

Single Family Residences, Setbacks, and Nonconforming Structures

Lacey, Olympia, and Tumwater

There are several major changes between the proposed and existing regulations for single family residences. They are outlined below.

Lakefront Homes

New single family homes can be built in vacant lots along shorelines of Olympia, Lacey, and Tumwater, and are subject to existing setbacks found in the Shoreline Master Program and all of the development standards found in local regulations. Where shorelines are also critical areas, such as wetlands associated with shoreline lakes, the most restrictive of Critical Area Ordinance regulations and Shoreline Master Program regulations apply.

Under the proposed Shoreline regulations, shoreline setbacks will be increased along many lakes, but will be consistent with existing, nearby development. The proposal includes a requirement to add native vegetation within a shoreline setback.

Existing Homes

For shoreline homes located on the landward side of the proposed building setbacks (see table on right) there will be little difference in how renovations, additions, and other modifications are permitted by local jurisdictions.

Nonconforming Structures

Shoreline setbacks will increase on some lakes under the proposed regulations, in order to protect the ecological function of the shoreline. This will make some homes located close to the edge of the water nonconforming structures.



Homes in the center of the photo are less than 50 feet from the water's edge, and would be nonconforming under the proposed SMP update. Hicks Lake, Lacey.

Water Body <i>Reach</i>	Current Setback	Proposed Setback
Barnes Lake <i>BAR-1A</i>	None	75'
Black Lake <i>BLK-2</i>	50'	50'
Chambers Lake <i>CHAM-1A</i> <i>CHAM-3</i>	10' 10'	75' 75'
Hewitt Lake <i>HEWITT-1</i>	50'	75'
Hicks Lake <i>HICKS-2B</i>	10'	50'
Ken Lake <i>KEN-1</i>	10'	25'
Long Lake <i>LONG-1</i> <i>LONG-2</i> <i>LONG-3B</i> <i>LONG-4</i> <i>LONG-5</i>	50' 50' 100' 50' 50'	50' 50' 50' 50' 50'
Pattison Lake <i>PAT-1</i> <i>PAT-2</i> <i>PAT-3B</i> <i>PAT-4A</i> <i>PAT-4C</i>	50' 50' 50' 50' 50'	50' 75' 75' 75' 50'
Ward Lake <i>WARD-1</i>	50'	75'
East Bay Marine	10'	25'

The reaches are marked on the maps

Under the proposed regulations, nonconforming homes can still be altered (such as adding an addition) as long as the alterations do not *increase* the nonconformity. For instance, additions would need to be built behind the existing home or behind the setback, not closer to the shoreline. If substantial alterations are made, homeowners will be required to develop a vegetation plan for the area between the home and edge of water.

If a nonconforming home is destroyed by fire or other natural causes, a new home could be built on the existing foundation. Any substantial expansion would require the rebuilt home to be located behind the building setback.

Evaluation of Proposed Residential Setbacks

Lacey, Olympia, and Tumwater

If setbacks are increased the number of nonconforming homes will increase. The table below shows the

Water Body Reach	Existing Residential Homes Setback from Shoreline (feet)						Current Desig.	Current Setback	Homes Currently Non-conforming	Proposed Setback	Non-conforming Under Proposal	
	0-25	25-50	50-75	75-100	100+	Total						
Barnes Lake												
BAR-1A	Num.	1	2	7	16	24	50	Not in SMP	None	n/a	75'	10
	%	2%	4%	14%	32%	48%	100%					
Black Lake												
BLK-2	Num.	0	18	16	11	65	110	Rural	50'	18	50'	18
	%	0%	16%	15%	10%	59%	100%					
Chambers Lake												
CHAM-1A	Num.	0	0	1	10	16	27	Urban	10'	0	75'	1
	%	0%	0%	4%	37%	59%	100%					
CHAM-3	Num.	0	1	6	8	49	64	Urban	10'	0	75'	7
	%	0%	2%	9%	13%	77%	100%					
Hewitt Lake												
HEWITT-1	Num.	0	0	3	3	33	39	Rural	50'	0	75'	3
	%	0%	0%	8%	8%	85%	100%					
Hicks Lake												
HICKS-2B	Num.	5	22	30	27	17	101	Urban	10'	0	50'	27
	%	5%	22%	30%	27%	17%	100%					
Ken Lake												
KEN-1	Num.	7	19	22	4	13	65	Urban	10'	0	25'	7
	%	11%	29%	34%	6%	20%	100%					
Long Lake												
LONG-1	Num.	2	6	11	5	3	27	Rural	50'	8	50'	8
	%	7%	22%	41%	19%	11%	100%					
LONG-2	Num.	2	13	22	7	14	58	Rural	50'	15	50'	15
	%	3%	22%	38%	12%	24%	100%					
LONG-3B	Num.	1	13	12	2	4	32	Conser.	100'	28	50'	14
	%	3%	41%	38%	6%	13%	100%					
LONG-4	Num.	0	11	16	9	10	46	Rural	50'	11	50'	11
	%	0%	24%	35%	20%	22%	100%					
LONG-5	Num.	8	43	57	17	25	150	Rural	50'	51	50'	51
	%	5%	29%	38%	11%	17%	100%					
Pattison Lake												
PAT-1	Num.	0	19	28	16	16	79	Rural	50'	19	50'	19
	%	0%	24%	35%	20%	20%	100%					
PAT-2	Num.	0	1	14	16	28	59	Rural	50'	1	75'	15
	%	0%	2%	24%	27%	47%	100%					
PAT-3B	Num.	0	0	4	2	5	11	Rural	50'	0	75'	4
	%	0%	0%	36%	18%	45%	100%					
PAT-4A	Num.	0	1	3	6	3	13	Rural	50'	1	75'	4
	%	0%	8%	23%	46%	23%	100%					
PAT-4C	Num.	6	12	8	0	7	33	Rural	50'	18	50'	18
	%	18%	36%	24%	0%	21%	100%					
Ward Lake												
WARD-1	Num.	0	2	6	7	36	51	Rural	50'	2	75'	8
	%	0%	4%	12%	14%	71%	100%					
Budd Inlet												
BUDD-6B, 7	Num.	12	23	6	6	1	48	Urban	10'	0	25'	12
	%	25%	48%	13%	13%	2%	100%					

overall effect of the proposed regulations on the number of non-conforming homes along the shorelines.

Note: This table is for reaches with proposed Shoreline Residential environmental designations. Setbacks will remain at 100' for residential homes in the Urban Conservancy environmental designation.