

SSB 5451 - H COMM AMD  
By Committee on Local Government

ADOPTED AND ENGROSSED 4/5/11

1 On page 2, beginning on line 4, strike all of section 2 and insert  
2 the following:

3 "NEW SECTION. **Sec. 2.** A new section is added to chapter 90.58 RCW  
4 to read as follows:

5 (1) New or amended master programs approved by the department on or  
6 after September 1, 2011, may include provisions authorizing:

7 (a) Residential structures and appurtenant structures that were  
8 legally established and are used for a conforming use, but that do not  
9 meet standards for the following to be considered a conforming  
10 structure: Setbacks, buffers, or yards; area; bulk; height; or  
11 density; and

12 (b) Redevelopment, expansion, change with the class of occupancy,  
13 or replacement of the residential structure if it is consistent with  
14 the master program, including requirements for no net loss of shoreline  
15 ecological functions.

16 (2) For purposes of this section, "appurtenant structures" means  
17 garages, sheds, and other legally established structures. "Appurtenant  
18 structures" does not include bulkheads and other shoreline  
19 modifications or over-water structures.

20 (3) Nothing in this section: (a) Restricts the ability of a master  
21 program to limit redevelopment, expansion, or replacement of over-water  
22 structures located in hazardous areas, such as floodplains and  
23 geologically hazardous areas; or (b) affects the application of other  
24 federal, state, or local government requirements to residential  
25 structures."

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