



Low Intensity

SHORELINE ENVIRONMENT DESIGNATION

What is a shoreline environment designation?

Shoreline environment designations work like a zoning overlay. Each designation has standards for development and allowed uses. The purpose of shoreline environment designations is to provide a uniform basis for applying policies and regulations within similar environmental conditions.

There are six environment designations for shorelines in Gig Harbor: **Natural**, **Urban Conservancy**, **Low Intensity**, **City Waterfront**, **Historic Working Waterfront**, and **Marine Deepwater**.

What is the purpose of the Low Intensity designation?

The purpose of the Low Intensity Environment is to accommodate residential development in areas that are already developed with or planned primarily for residential uses. The Low Intensity Environment may also include water-oriented commercial and recreation uses and public access.

What is the required buffer in the Low Intensity designation?

The vegetation conservation strip buffer to protect “nearshore” habitat and water quality varies depending on the location of your shoreline property:

- **Colvos Passage or Gig Harbor Bay (UGA):** a 50-foot wide buffer from the “ordinary high water mark” (OHWM).
- **Gig Harbor Bay or Tacoma Narrows North:** a 35-foot wide buffer from the OHWM.
- **Henderson Bay:** a 75-foot wide buffer from the OHWM.
- **Tacoma Narrows South:** a 50-foot wide buffer from the top of the bluff or 75-foot wide buffer from the OHWM, whichever is greater.

In some cases, a larger buffer to protect a critical area might be required. A 10-foot building setback from the buffer is required to limit construction impacts.

Buffers should consist of an undisturbed area of native vegetation. No buildings or structures are allowed in the buffer unless specifically permitted by the SMP. Development activities allowed in the buffer are limited to uses such as unpaved trails and habitat enhancement projects. If development exists, revegetation or enhancement may be required when the property redevelops or changes use.

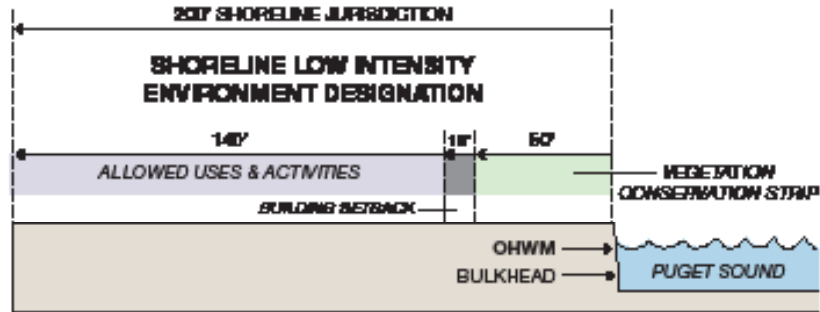
Further Information: If you have any questions please contact the Gig Harbor Planning Division at (253) 851-6170.



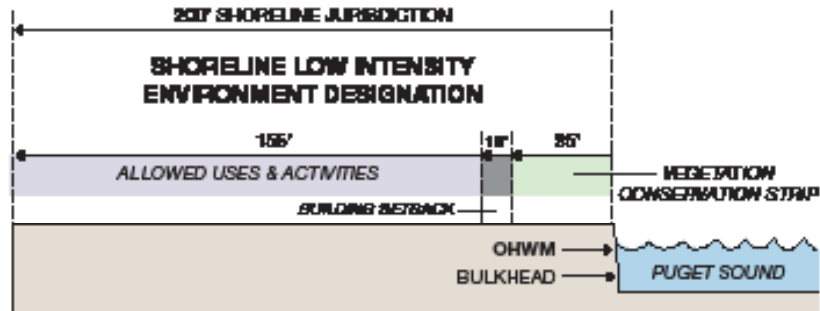
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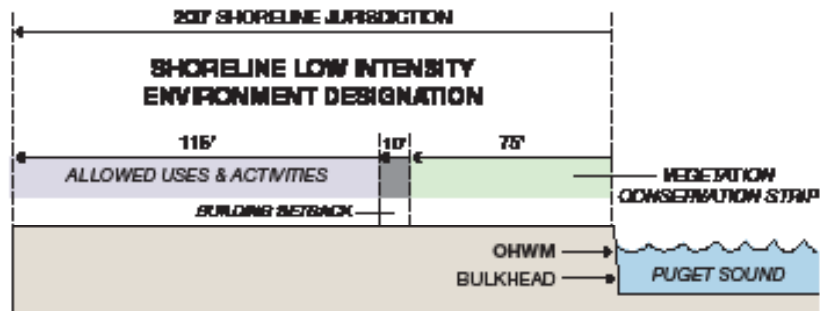
Colvos Passage or
Gig Harbor Bay (UGA):



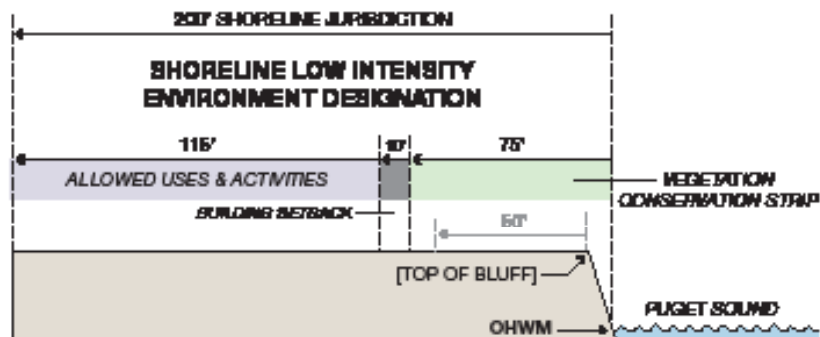
Gig Harbor Bay or
Tacoma Narrows:



Henderson Bay:



Tacoma Narrows South:



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Allowed Uses and Activities

Boat Launch Facilities Private

- hand launch only
- ramps made of planks or rails
- concrete ramps prohibited

See section 7.11

Boat Launch Facilities Public

- hand launch or licensed trailer
- ramp made with concrete, rails or graded slope

See section 7.11

Clearing and Grading only in association with an approved shoreline development.

See section 7.3

Commercial Uses

- water-oriented uses landward of OHWM
- water-dependent uses waterward of OHWM

See section 7.12

Commercial Fishing Moorage

See section 7.11

Dredging and Dredge Material Disposal

- dredging to maintain navigational channel at Gig harbor Bay
- dredging for shoreline restoration purposes

See section 7.4

Educational facilities (scientific, historical, cultural, educational research uses)

See section 7.14

Fill and excavation (upland areas) only in association with an approved shoreline development

See section 7.5

Fill (waterward of OHWM) for activities associated with shoreline restoration and City utilities only

See section 7.5

In-Stream Structures only as part of city of Gig Harbor surface water management activities

See section 7.6

Marinas, Boating and Joint Moorage (non-single family residential & nonresidential)

See section 7.11

Moorage facilities, Single Family Residential (piers, docks, floats, lifts, and buoys)

See section 7.11

Net sheds, historic

See section 7.16

Pedestrian Beach Access Structures (paths, stairs) public or joint use/shared access

See section 7.7

Recreation

- water-dependent uses waterward of OHWM
- water-oriented uses landward of OHWM

See section 7.17

Residential Development

See section 7.18

Shoreline Habitat and Natural Systems Restoration and Enhancement Projects, Environmental Remediation

See section 7.8

Shoreline Stabilization (bulkheads and revetments) for normal maintenance of existing shoreline stabilization, or soft-shore stabilization

See section 7.9

Signs and Outdoor Advertising

See section 7.19

Transportation Facilities (roads, bridges, parking)

See section 7.20

Utilities (primary facilities for treatment or generation)

- above ground
- underground
- water-dependent facilities

See section 7.21

Uses Allowed Only With a Conditional Use Permit

Aquaculture prohibited in Gig Harbor Bay, Colvos Passage and Tacoma Narrows. All other areas:

- bottom culture: on-bed and on-cultch
- bag, rack & bag, stake, and long-line
- hydraulic harvest methods

See section 7.10

Dredging and Dredge Material Disposal for maintaining location, depth, and width in previously dredged areas as authorized under the Shoreline Master Program.

See section 7.4

Fill (waterward of OHWM) for water dependent uses and public access

See section 7.5

Groins only in Gig Harbor Bay

See section 7.9

Pedestrian beach access structures (paths, stairs) private access

See section 7.7

Shoreline Stabilization (bulkheads and revetments) hard shoreline armoring

See section 7.9

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