Development Scenario 1: High Bank Profile (bedrock)

Site Summary
- Bedrock shoreline
- No trees present
- 0.92 acre lot
- Adjoining houses are set back approximately 92 feet and 40 feet
- South-facing lot along SW shore of San Juan Island

Regulatory Comparison

Existing
- Normal house setback on a treeless lot is 100 ft from top of bank.
- If view obstructed by existing houses, setback may be determined by averaging setbacks of existing houses.

Proposed
- No trees present, therefore, no tree protection zone identified.
- Water Quality buffer = 65 ft
- Geotechnical review not necessary for bedrock shoreline.
- Water quality buffer may be reduced if adverse impacts to critical area and ecological functions are mitigated, for example by the use of a sod roof.