Provide clear language for existing uses and development

Existing Residential Development

Expansion may be allowed:

- No closer than most waterward point
- No wider than existing
- Up to 2,000 ft² of total final footprint
- Mitigation provided to meet no net loss of ecological functions
- Existing structures and uses can remain
- New accessory structures must be located on landward side of residence
- 100% replacement allowed if structure is destroyed

Water Quality buffer varies based on site characteristics, proposed development, and runoff coefficient.

Allowed activities

- Trimming / pruning for fire and view protection
- Limited removal of trees in Zone 2 to allow for construction of primary residence and filtered view
- Expansion or establishment of orchards / gardens with limitations
- Ongoing agriculture
- Trails, stairs, raised walkways
- Well creation near edge of buffer
- Fences which do not impede water flow or wildlife access
- Approved shoreline modifications

Don’t miss this!

Existing legally established structures and impervious areas are excluded from critical area buffers and tree protection zones.

Don’t miss this!
Expansion may result in a legal non-conforming structure.