

D. Regulations – Normal Residential Appurtenances and Accessory Structures.

1. Normal residential appurtenances and accessory structures are not allowed in critical area buffers SJCC 18.50.120 except for:

- a. Private pedestrian pathways, stairways, ramps, and boathouses served by marine railways.
- b. Temporary fencing for shoreline habitat and natural systems enhancement projects pursuant to SJCC 18.50.590,

The critical area buffers required by SJCC 18.50.120, 18.50.130 and Chapter 18.35 SJCC must be met to achieve the no net loss standard in SJCC 18.50.120. A no net loss report may not be used to meet the critical area requirements because avoidance, the first step in the mitigation sequence analysis required by SJCC 18.50.120(B) and 18.50.140, cannot be met.

2. Accessory dwelling units must comply with SJCC 18.40.240. Normal residential appurtenances and accessory structures are not allowed in the shoreline aesthetic buffer except for:

- a. Private pedestrian pathways, stairways, ramps, and boathouses served by marine railways and normal residential appurtenances,
- b. Normal residential appurtenance structures and accessory structures less than thirty inches in height, and
- c. Temporary fencing for shoreline habitat and natural systems enhancement projects pursuant to SJCC 18.50.590.

~~With the exception of private pedestrian pathways, stairways, ramps, decks attached to the primary structure, and boathouses served by marine railways, normal residential appurtenances that are not water dependent are not allowed seaward of the most landward extent of the residence. The director may authorize an alternative location without requiring a shoreline variance by issuing a written administrative determination. To be approved, the director must find that:~~

- ~~a. Application of this regulation would result in greater adverse impacts on shoreline ecological functions; or~~

~~b. The restriction conflicts with other applicable regulations of this SMP.~~

~~3. Accessory dwelling units must comply with SJCC 18.40.240. Normal residential appurtenances that are not identified in the definition in SJCC 18.20.140 or in subsection 4 below are allowed with a conditional use permit.~~

~~4. The lot width requirement in SJCC 18.50.540(A)(2) does not apply to the normal residential appurtenances and accessory structures less than thirty inches in height.~~