



Draft SMP Amendment Summary – Nonconforming Structures

August 30, 2018 Planning Commission Meeting

Structure	Intentional Demolition	Unintentional Destruction
Primary residence	May be rebuilt in same footprint with additional height added if conforms to height limit and shoreline structure view setback line; expansion may be allowed Includes Point Monroe	May be rebuilt in same footprint with additional height added if conforms to height limit and shoreline structure view setback; expansion may be allowed
Accessory residential	May be rebuilt in same footprint with additional height added if conforms to height limit and shoreline structure view setback line	May be rebuilt in same footprint with additional height added if conforms to height limit and shoreline structure view setback line
Overwater structures (docks, piers, floats, buoys)	May be rebuilt in same footprint; may be reconfigured if resulting structure is in greater compliance with present regulations	May be rebuilt in same footprint; may be reconfigured if resulting structure is in greater compliance with present regulations
Other overwater structures	May not be rebuilt unless replacement considered normal repair; then may be rebuilt to same footprint and height	May be rebuilt to same footprint and height
Multifamily	May be rebuilt only in conformance with present regulations	May be rebuilt to same footprint and height
Water-dependent Commercial	May be rebuilt to same footprint and height	May be rebuilt to same footprint and height
Other Commercial and Industrial	May be rebuilt only in conformance with present regulations	May be rebuilt only in conformance with present regulations
ADU	May be rebuilt in same footprint with additional height added if conforms to height limit and shoreline structure setback; expansion allowed up to ADU maximum	May be rebuilt in same footprint with additional height added if conforms to height limit and shoreline structure view setback; expansion allowed up to ADU maximum