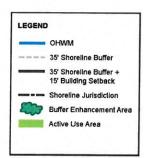
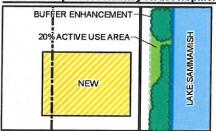
Figure 3 Development and Expansion on Lake Sammamish

New Development/Voluntary Redevelopment



NOTE: These drawings are not to scale. They are intended for illustration purposes only.



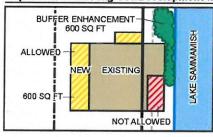
- New development/redevelopment located wholly or partially within shoreline jurisdiction is permitted
- Development must be landward (outside) of shoreline buffer and building setback
- Requires enhancement of 80% of buffer; 20% of buffer may be used for "active use"

Expansion of Existing Use/Development Outside Shoreline Buffer



- Expansion of existing use located wholly or partially within shoreline jurisdiction is permitted
- Expansion must be landward of shoreline buffer and building setback
- For all expansions > than 500 sq ft, an equal area of the buffer must be enhanced

Expansion of Existing Use/Development within Shoreline Buffer



- Expansion of existing use located wholly or partially within shoreline buffer must be landward of existing foundation walls
- Expansion waterward of existing foundation walls is prohibited
- For all expansions > than 500 sq ft, an equal area of the buffer must be enhanced

Buffer Reduction with Bulkhead Removal



- The standard shoreline buffer may be reduced from 35 ft to a minimum of 10 ft if a property owner removes an existing bulkhead and replaces it with natural softshore stabilization
- New/expanded structure must be at least 25 ft from OHWM
- Approval of shoreline buffer reduction shall be contingent on City review of bulkhead removal and shoreline restoration plan