

Exhibit 2 to Attachment C – Recommended Changes: Lewis County SMP,  
Resolution No. 16-216

Table 5-1: Permitted, Conditional, and Prohibited Uses

Shoreline Uses (1)	High Intensity	Shoreline Residential	Rural/Urban Conservancy	Natural	Aquatic (2)
<b>Key: P = Permitted Use, C = Conditional Use, X = Prohibited</b>					
<b>Agriculture (New agricultural activities only) (3)(4)</b>	P	P	P	C	X
<b>Aquaculture</b>	C	C	C	X	C
<b>Boating and Water Access Facilities</b>					
Boat Ramps and Launches	P	P	P	X	See adjacent upland shoreline environment designation
Boat Launching Rails	P	P	P	X	
Boat Lifts and Canopies	P	P	P	X	
Moorage Covers (Open Sides, Structural Roof)	C	C	C	X	
Mooring Buoys	P	P	P	X	
Private Single / Joint-Use Docks and Piers	P	P	P	X	
Public Piers / Docks / Marinas	P	P	PC	X	
Recreational Floats	P	P	P	X	
<b>Commercial Development (5)</b>	P	C (6)	C (6)	X	X(6)
<b>Forest Practices</b>	P	P	P	C	X
<b>Industrial Development (7)</b>	P	X	C (8)	X	X(6)
<b>Mining</b>	P	X	C	X	X
<b>Parking (9)</b>	P	P	P	X	X
<b>Recreational Development (10)</b>					
Water-oriented	P	P	P	C (11)	P (12)
Non-water-oriented	P	P	P	X	X
Trails	P	P	P	C	X
<b>Residential Development (13)</b>	P	P	P	C	X
<b>Signs</b>	P	P	P	X	X
<b>Transportation Facilities</b>					
Bridges for motorized and non-motorized uses	C	C	C	C	C
Expansion of roads within existing right-of-way	P	P	P	P	X

**Commented [VZK(1):** Required change to address uses within the Urban Conservancy designation within UGAs

**Commented [VZK(2):** County suggested change to encourage water-dependent and water-enjoyment recreation facilities that do not deplete the resource over time per 3.01.04(C)(2)

**Commented [VZK(3):** County requested revision. Language from the original footnote 6 is relocated to Note 5.

**Commented [VZK(4):** Revised Note 6 addresses an oversight. By definition, water-dependent commercial and industrial uses need access within the Aquatic SED.

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Shoreline Uses (1)	High Intensity	Shoreline Residential	Rural/Urban Conservancy	Natural	Aquatic (2)
New roads related to for permitted shoreline uses	P	P	P	C	X
Expansion of roads outside of a right-of-way or movement of existing roads	C	C	C	XC	X
<b>Utilities (Primary)</b>					
Solid waste disposal or transfer sites	X	X	X	X	X
Production and processing facilities	P	X	C	X	X
Transmission facilities within an existing right-of-way	P	P	P	C	C
Transmission facilities outside an existing right-of-way	P	P	C	C	C
Accessory utilities	Reviewed as part of primary use				
Other	C	C	C	C	C

**Commented [VZK(1):** Required change to address uses within the Urban Conservancy designation within UGAs

**Commented [VZK(5):** Edit to improve clarity.

**Commented [VZK(6):** Change suggested by the County to allow for the relocation of existing roads when in poor locations.

**Commented [VZK(7):** County suggested revisions to Utility provisions to more fully address the use and to improve internal consistency.

**Notes:**

- (1) Any use that would substantially degrade ecological functions in shoreline jurisdiction should not be allowed. In addition, development shall be subject to the underlying zoning.
- (2) Where a use would be located both upland and overwater, the more restrictive standards apply.
- (3) Includes agricultural commercial uses such as roadside stands, on-farm markets, pumpkin patches, and Christmas tree farms. New agricultural activities in the Natural shoreline environment designation are limited to very low intensity uses.
- (4) Upland finfish facilities in the shoreline jurisdiction require a shoreline conditional use permit.
- (5) New non-water-oriented commercial development is subject to meeting only permitted when allowed in the shoreline designation and the activity meets the criteria in SMP Section 5.08.02(B).
- (6) Commercial uses in the Shoreline Residential and Rural Conservancy shoreline environment designations are limited to low intensity water-oriented uses. Water-dependent development is allowed when authorized in the adjacent upland shoreline environment designation.

**Commented [VZK(8):** County requested revision adding the language in existing Note 6 to Note 5.

**Commented [VZK(9):** Recommended language to address an oversight and improve internal consistency. By definition, water-dependent uses need access to the Aquatic designation.

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- (7) ~~subject to meeting only permitted when it is allowed in the shoreline designation and the activity meets the criteria in SMP Section 5.10.02(AB).~~
- (8) Industrial uses in the Rural Conservancy shoreline environment designation are limited to low intensity, water-oriented uses where those uses have located in the past or at unique sites in rural communities that possess shoreline conditions and services to support the use.
- (9) Parking may be allowed as an accessory use to an approved use. Off-street parking lots or parking structures are prohibited as a primary use in all shoreline environment designations.
- (10) Concession stands, gift shops, and interpretive centers are permitted as accessory uses when limited to the minimize size necessary for the use and serving a related, permitted recreational use in the Shoreline Residential or Rural Conservancy shoreline environment designations.
- (11) Water-oriented recreational development and uses in the Natural shoreline environment designation are limited to low intensity uses.
- (12) Only water-dependent uses are permitted in the Aquatic shoreline environment designation.
- (13) Home occupations, as established by LCC 17.145.120: Home Occupations are incidental and accessory to a residential use. Use the 'Residential' use category to determine whether they are allowed in a particular shoreline environment designation.

**Commented [VZK(10)]:** (7) and (8) County requested revisions. These improve internal consistency with Policy 3.01.04 (C)(4) and consistency with WAC 173-26-211(5)(b)(ii)(A) for industrial uses in the Rural Conservancy designation. This is also stated in Policy 3.01.04(C)(4).

**Commented [VZK(11)]:** Typographical correction.