

### Rebuilding a Non-conforming Structure After Fire/Flood/Natural Damage

**PDSMP Article 2 Definition**

*Nonconforming structure means a structure which does not conform to the dimensional regulations of this Program, including but not limited to setback, buffer, height, lot coverage, density, and building configuration*

	<b>Non-conforming Structure: Single Family Residential</b>	<b>Non-conforming Structure: (NOT single family residential)</b>
<b>Damage <u>up to 75%</u> replacement cost</b>	<ul style="list-style-type: none"> <li>• Rebuild same location/configuration as previous.</li> <li>• Apply w/in 6 months, complete reconstruction w/ in 2 years.</li> <li>• Shoreline Variance permit not required</li> <li>• Administrative review for Shoreline Substantial Development Permit Exemption (if no expansion)</li> </ul>	<ul style="list-style-type: none"> <li>• Rebuild same location/configuration as previous.</li> <li>• Apply w/in 6 months, complete reconstruction w/in 2 years.</li> <li>• Any expansion/enlargement or relocation w/ in the buffer may require a Shoreline Variance.</li> </ul>
<b>Damage <u>exceeding 75%</u> replacement cost</b>	<ul style="list-style-type: none"> <li>• Shoreline Variance permit not required</li> <li>• Administrative review for Shoreline Substantial Development Permit Exemption (if no expansion)</li> </ul> <p><b>Conforming Lot:</b></p> <ul style="list-style-type: none"> <li>• Rebuild to comply w/ new SMP if possible.</li> </ul> <p style="margin-left: 150px;"><b>Non-Conforming Lot:</b></p> <ul style="list-style-type: none"> <li>• Rebuild same location/configuration as previous if not able to meet new SMP requirements.</li> </ul>	<ul style="list-style-type: none"> <li>• Rebuild to comply w/ new SMP.</li> <li>• Any expansion/enlargement or relocation w/ in the buffer may require a Shoreline Variance.</li> </ul>

**Also:**

- Replacement of any non-conforming structures or buildings or portions thereof within the Aquatic or Priority Aquatic shoreline area (waterward of ordinary high water) shall comply with Program requirements for materials that come in contact with the water pursuant to PDSMP Article 6.

### Expanding/Enlarging a Non-conforming Structure

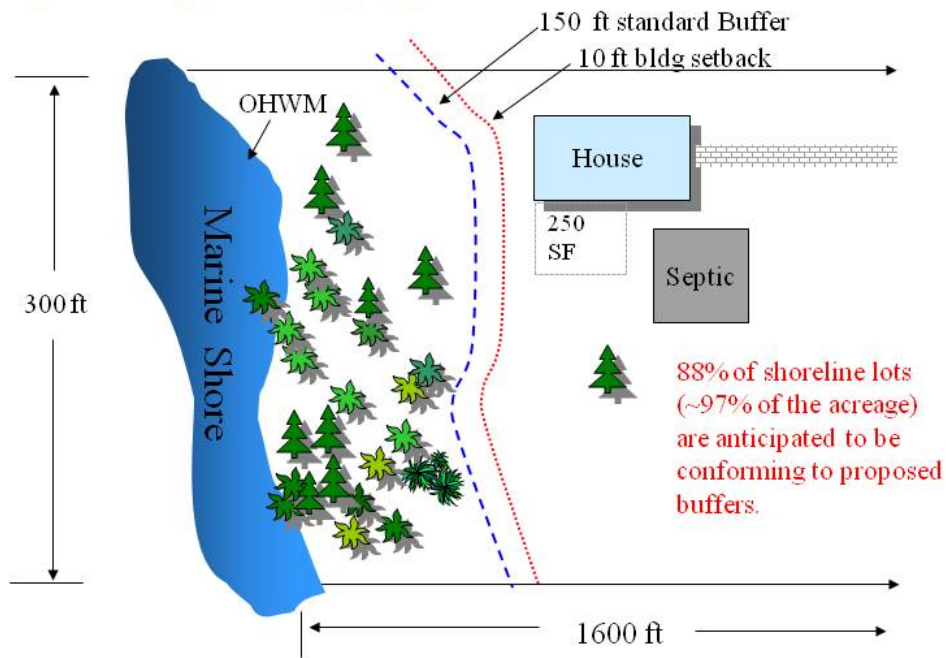
**PDSMP Article 2 Definition**

*Nonconforming structure means a structure which does not conform to the dimensional regulations of this Program, including but not limited to setback, buffer, height, lot coverage, density, and building configuration*

Single Family Residential Expand/Enlarge/Additional Appurtenance	Up to 10% of Footprint Or Up to 35' Height Limit	11—25% of Footprint Or Up to 35' Height Limit	More than 25% of Footprint Or Adverse Effect on Critical Area or Views	Extend Waterward of Existing, or Height over 35', or Further Encroach on Critical Area or Side yard Setback
<b>Criteria</b>	<ul style="list-style-type: none"> <li>• Proposal for lateral or landward expansion/enlargement</li> <li>• Do not adversely affect critical areas</li> <li>• Do not substantially block shoreline views</li> <li>• Do not locate in/over water</li> </ul>	<ul style="list-style-type: none"> <li>• Proposal for lateral or landward expansion/enlargement</li> <li>• Do not adversely affect critical areas</li> <li>• Do not substantially block shoreline views</li> <li>• Do not locate in/over water</li> <li>• Equivalent area of shoreline buffer to be enhanced via planting plan</li> </ul>	<ul style="list-style-type: none"> <li>• Proposal for expansion/enlargement of footprint by more than 25%</li> <li>• Adverse effects on critical areas</li> <li>• Shoreline views substantially blocked</li> </ul>	<ul style="list-style-type: none"> <li>• Proposal for expansion/enlargement 1) waterward of existing footprint, 2) further encroaching into critical area or side yard setback, or 3) increase height over 35'</li> </ul>
<b>Permits</b>	<ul style="list-style-type: none"> <li>• Allowed w/o Conditional Use Permit or Shoreline Variance</li> <li>• Administrative review for consistency w/ criteria as part of SFR Exemption from Shoreline Substantial Development Permit</li> </ul>	<ul style="list-style-type: none"> <li>• Allowed w/o Conditional Use Permit or Shoreline Variance</li> <li>• Administrative review for consistency w/ criteria as part of SFR Exemption from Shoreline Substantial Development Permit</li> </ul>	<ul style="list-style-type: none"> <li>• Conditional Use Permit required</li> </ul>	<ul style="list-style-type: none"> <li>• Shoreline Variance required</li> </ul>

# 1. PDSMP Articles 8.8 and 9.3

## Expanding/Enlarging a SFR



Not to Scale – For discussion only

### Consideration:

1. What do you see?
2. Is this a non-conforming lot?
3. Is this a non-conforming structure?
4. Does this represent the Planning Commission's intent?

### Notes:

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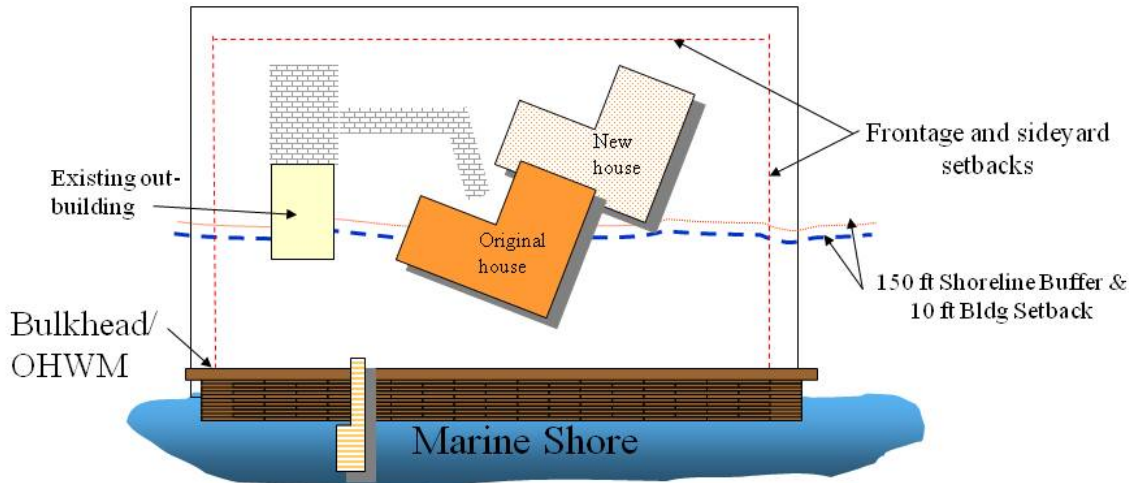
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## 2. PDSMP Article 10.6.B

### Reconstructing a Non-conforming Residence



**OUTCOME:** Damage to original structure > 75% of value, new house can be reconstructed outside buffer

Not to Scale – For discussion only

#### Consideration:

1. What do you see?
2. Is this a non-conforming lot?
3. Is this a non-conforming structure?
4. Does this represent the Planning Commission's intent?

Notes:

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## 5. PDSMP Article 10.6.G.1

### Expanding a Non-conforming Residence



Not to Scale – For discussion only

#### Consideration:

1. What do you see?
2. Is this a non-conforming lot?
3. Is this a non-conforming structure?
4. Does this represent the Planning Commission's intent?

#### Notes:

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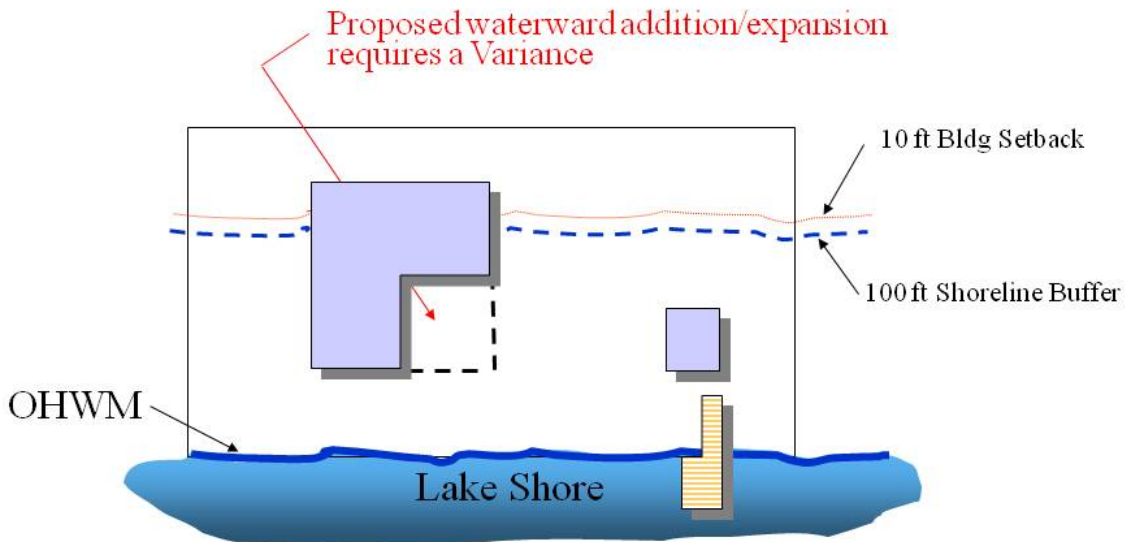
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## 6. PDSMP Article 10.6.H

### Expanding a Non-conforming Residence



Not to Scale – For discussion only

**Consideration:**

1. What do you see?
2. Is this a non-conforming lot?
3. Is this a non-conforming structure?
4. Does this represent the Planning Commission's intent?

Notes:

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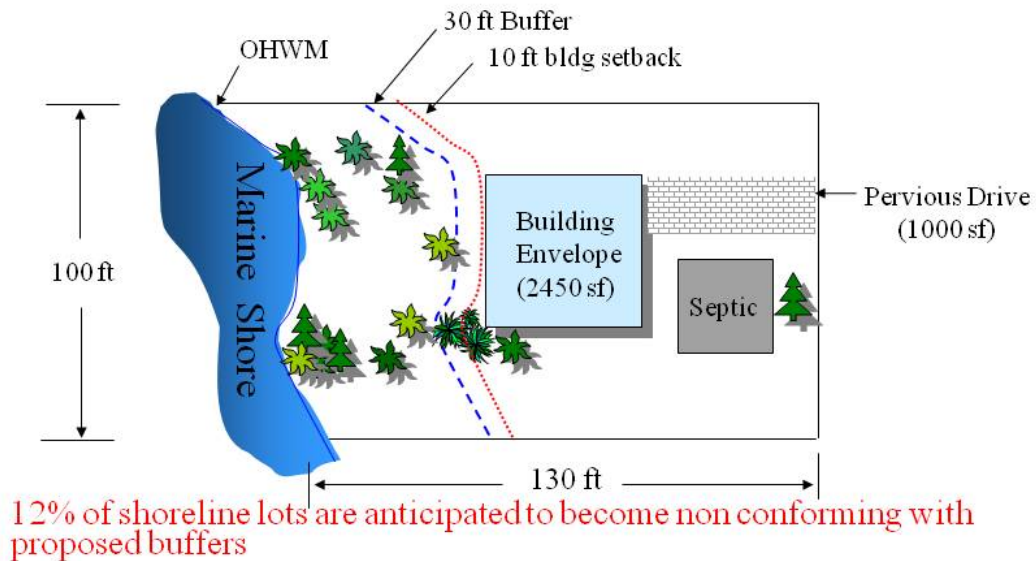
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## 7. PDSMP Article 6.1.E.1

### Development on Non-conforming Lots – No Variance Required



Not to Scale – For discussion only

#### Consideration:

1. What do you see?
2. Is this a non-conforming lot?
3. Is this a non-conforming structure?
4. Does this represent the Planning Commission's intent?

Notes:

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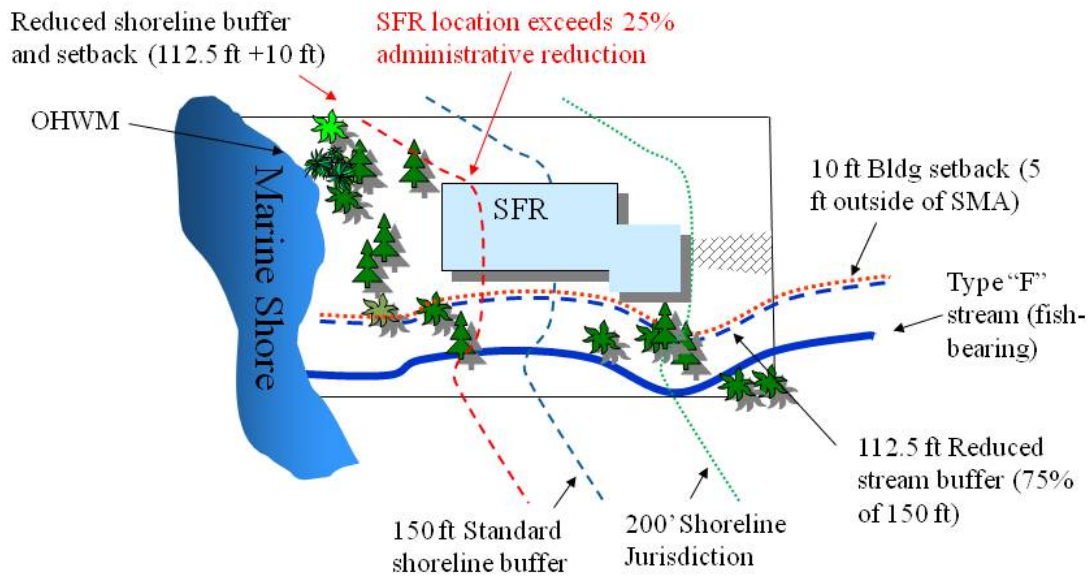
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## 8. PDSMP Article 6.1.E.2

### Nonconforming Lots – Development Requiring a Variance



Not to Scale – For discussion only

#### Consideration:

1. What do you see?
2. Is this a non-conforming lot?
3. Is this a non-conforming structure?
4. Does this represent the Planning Commission's intent?

#### Notes:

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