



DEPARTMENT OF COMMUNITY DEVELOPMENT

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JCC 18.22 Critical Areas Buffers

This information is intended to provide a quick summary of buffer ranges prescribed in JCC 18.22. Critical Area buffers may be reduced or increased based on site-specific analysis. Please see Jefferson County Code for more specific information regarding critical area buffers and performance standards.

Fish & Wildlife Habitat Conservation Areas (FWHCA): Streams, etc.

Stream & FWHCA Types	Buffer Requirement
Type "S" – Shoreline Streams	150 feet
Type "F" – Fish Bearing Streams	150 feet
Type "Np" – Non-Fish Bearing Perennial Streams	75 feet
Type "Ns" – Non-Fish Bearing Seasonal Streams greater than or equal to 20% grade	75 feet
Type "Ns" – Non-Fish Bearing Seasonal Streams less than 20% grade	50 feet
Natural Ponds under 20 acres	50 feet
Lakes 20 acres and larger	100 feet
Natural Area Preserves, Natural Resource Conservation Areas and wildlife corridors	No buffer required
Other Non-stream FWHCA:	150 feet
<ul style="list-style-type: none"> • Areas with Which Federally Listed Species Have a Primary Association 	
Stream & FWHCA Types	Buffer Requirement
<ul style="list-style-type: none"> • Commercial and Recreational Shellfish Areas • Kelp and Eelgrass Beds • Surf Smelt, Pacific Herring, and Pacific Sand Lance Spawning Areas • Locally Important Habitat Areas 	

Wetlands: The buffer is determined based on the wetland category determined by the total score on the rating form for the wetland rating system and the expected level of impact of the proposed adjacent land use.

Geologically Hazardous Areas:

Geologically Hazardous Areas	Buffer Requirement
Landslide Hazard Area:	30 feet or determined by geotechnical report A geotechnical report is always required for severe landslide hazard area and sometimes for other categories of LSHA.
Seismic Hazard Area	No buffer required
Channel Migration Zone	Buffer reaches to the outer extent of the High Risk CMZ

Wetlands Land Use Impact Category	Buffer Width Range with an Identified Wetland Boundary (Delineated)	Buffer Width Range from an Apparent Wetland Boundary (Not Delineated)
<p>LOW impact land uses include the following:</p> <ul style="list-style-type: none"> • Private driveways serving no more than two residential parcels; • Unpaved trails (when not exempted by JCC 18.22.070); • Utility corridors (private or public) without a maintenance road; • Landscaping, lawns, gravel driveways, etc. 	25 - 150 feet	45 - 200 feet
<p>MODERATE impact land uses include the following:</p> <ul style="list-style-type: none"> • Single-family residential use on parcels of one acre or larger; • Private roads or driveways serving three or more residential parcels; • Paved trails; • Passive recreation areas; • Utility corridors (private or public) with a maintenance road; • Class IV-General forest conversions, including conversion option harvest plans. 	40 - 225 feet	60 - 275 feet
<p>HIGH impact land uses include the following:</p> <ul style="list-style-type: none"> • Single-family residential use on parcels smaller than one acre; • Commercial, multifamily, industrial and institutional uses; • Public roads. 	50 - 300 feet	70 - 350 feet

OTHER CRITICAL AREAS: Critical Aquifer Recharge Areas and Frequently Flooded Areas do not have buffer requirements but do have standards to meet.

