

SECTION 10.1100

SHORELINE HEIGHT STANDARDS

General

10.1101 Purpose

10.1102 Application

General

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The purpose of the shoreline height standards is to reduce the visual impact of structures built between the south bank of the Columbia River and Marine Drive.

10.1102 Application

The following height limits shall apply to structures for which a development permit is required on land lying north of Marine Drive:

- A. New structures shall not exceed a height equivalent to an elevation of three feet above the elevation of that portion of the Marine Drive roadway which abuts the development site.
- B. Enlargements to existing dwellings and construction of residential accessory structures on the same lot as an existing dwelling shall be permitted with a maximum height of 45 feet above grade.

Shoreline height standards do not apply to affordable housing development under **Section 10.1700**.

