



Planning & Development Services Dept.

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ADMINISTRATIVE ORDER #000054 120402

CODE INTERPRETATION

CODE SECTION: 20.50.020 & 20.20.032

ISSUE: Definition of lot area: does the code intend this to include lot area extending into the Puget Sound beyond the ordinary high tide mark? There is an exception in Section 20.50.020.B.C that says submerged lands shall not be credited toward base density calculations. But what about calculations for lot coverage and impervious surface?

DECISION:

Submerged areas are not included in impervious surface and lot coverage calculations. We exclude submerged area from all calculations. Our maps only include lot area to the OHWM (ordinary high water mark) on Puget Sound. Therefore, those lot area figures are already consistent with the SMC 20.50.020 (B)(C) citation.

Note: There has been a determination in another jurisdiction that submerged areas if included in calculations should be considered impervious - they can't absorb more water

Director Approval Date: December 4, 2002 by Anna Kolousek