

CITY OF OCEAN SHORES
PLANNING DIVISION
FLOAT AND PIER (DOCK) REGULATIONS

The following regulations shall control the location, construction, maintenance, and use of floats and piers, including docks, within the City of Ocean Shores.

General Regulations

- Only one (1) pier or float will be allowed for any parcel or adjacent parcels of land under one ownership, with the exception of areas zoned B-2, for which additional docks or floats may be authorized by City Council.
- Property corners shall be located, staked, and flagged for all dock applications.
- Owner's property may be cleared with a clearing permit, but a strip of natural vegetation shall be retained adjacent to the shoreline.
- Applicants may not clear City property, except as authorized by the City. Generally, an eight-foot path leading to the dock will be permitted. An Agreement for Temporary Use of City Real Property may be required.
- Piers and floats shall be located at least five feet from the sides of the property, following City setback regulations.
- Piers and floats may not extend beyond the existing ordinary high water line by more than thirty feet (30') on lakefront property and ten feet (10') on canals.
- Piers and floats shall not obstruct more than fifty percent (50%) of the shoreline of the parcel or parcels except for R-5, R-9, and B-1 zones, which may be obstructed a maximum of seventy-five percent (75%).
- Piers and floats must be stable when walked upon, and the deck may not be higher than three feet (3') above the ordinary water line.
- Piers and floats may only be constructed as authorized by the Department of Fish and Wildlife, following specifications of the Hydraulic Project Approval.
- Boats may not be used for permanent living quarters, except in a recognized marina where suitable sanitary facilities are provided.
- Boathouses and boat garages are **NOT** permitted over the inland navigable water.

References: Ocean Shores Municipal Code, Chapter 17.50.230 and Chapter 18.22

See reverse side of page for Application Requirements.

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Application Requirements

- A completed and signed Joint Aquatic Resources Permit Application (JARPA)
(The City will send this to the Dept. of Fish and Wildlife for Hydraulic Project Approval.)
- A completed and signed SEPA (State Environmental Policy Act) environmental checklist
- City Building Permit Application Form
- Drawings of proposed dock, showing dimensions
- Map showing site location
- Site plan, approximately to scale, showing
 - Shoreline
 - Applicant's property boundaries with corner markers
 - City property, if applicable
 - Proposed dock location (with setbacks specified)
 - Dimensions of dock
 - Proposed access to dock (pathway, steps, etc.)
 - Structures on property
 - Streets
- Property corners located, staked, and flagged
- An Agreement for Temporary Use of City Real Property (if required)
- Application Fees
 - \$300 for SEPA
 - A Building Permit fee based on square footage

See reverse side of page for General Regulations.