Shoreline Master Program Moratorium
Replacement of Floating On-Water Residence-Vessels

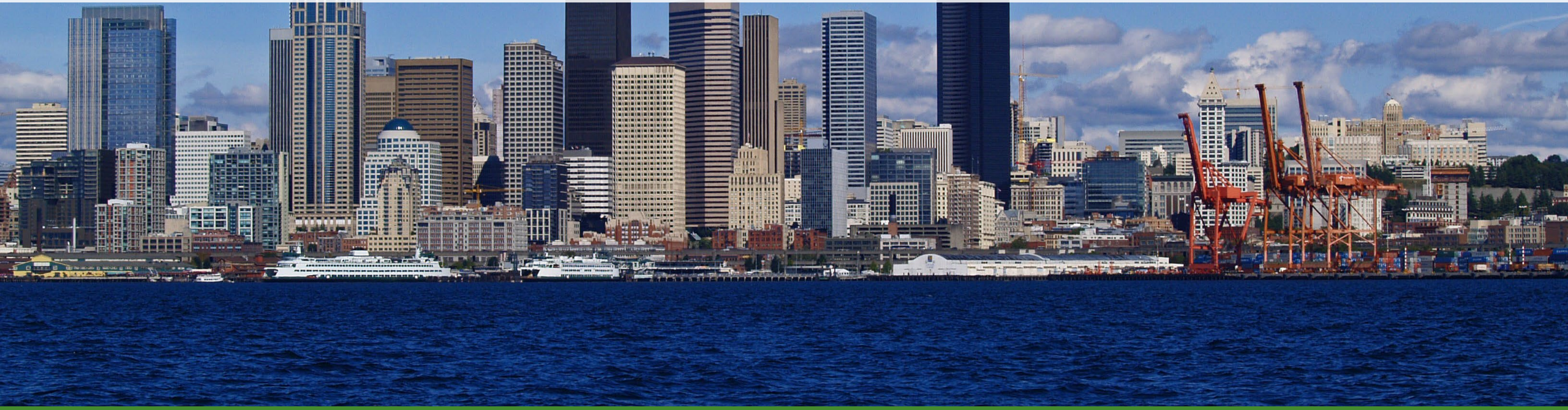


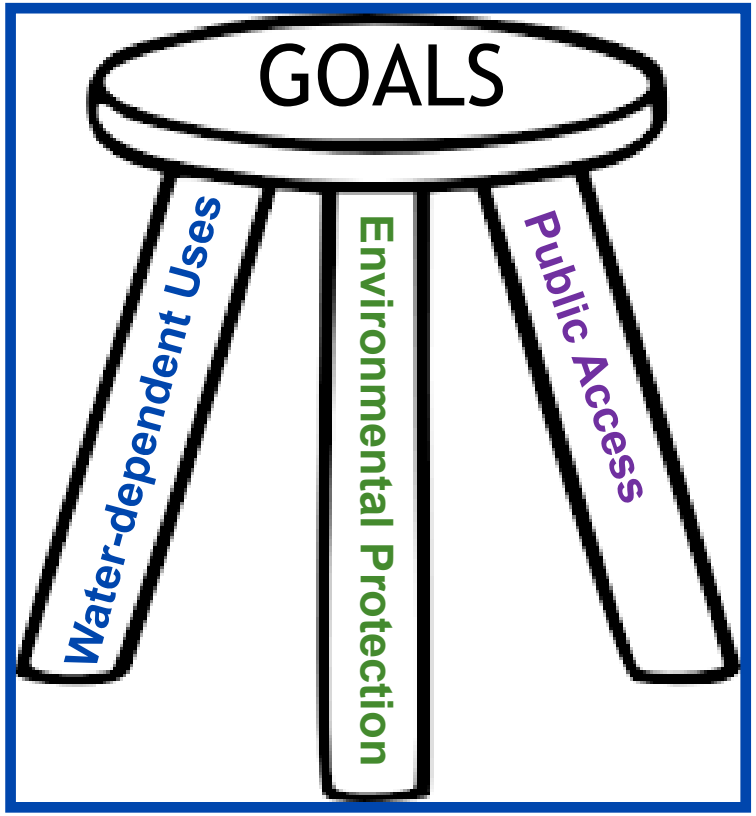
Photo by John Skelton

Seattle Department of
Construction & Inspections

City Council
July 2023

Shoreline Management Act and Shoreline Master Program

Shorelines Are a Finite Resource



Water Dependent Uses

Environmental Protection

Public Access

Traditional Floating Homes – 507 Verified

Floating Homes 1894/1917 – present – Connected to sewer and water

House Barges - Not Floating Homes/Not Vessels
34 Verified in 1994

House Barges 1970s – 1990 - Not connected to sewer or water; Detachable connection to electricity

Floating On-Water Residences 1994 – 2014
Not Floating Homes/Not House Barges/Not Vessels

Not connected to sewer or water; Detachable connection to electricity

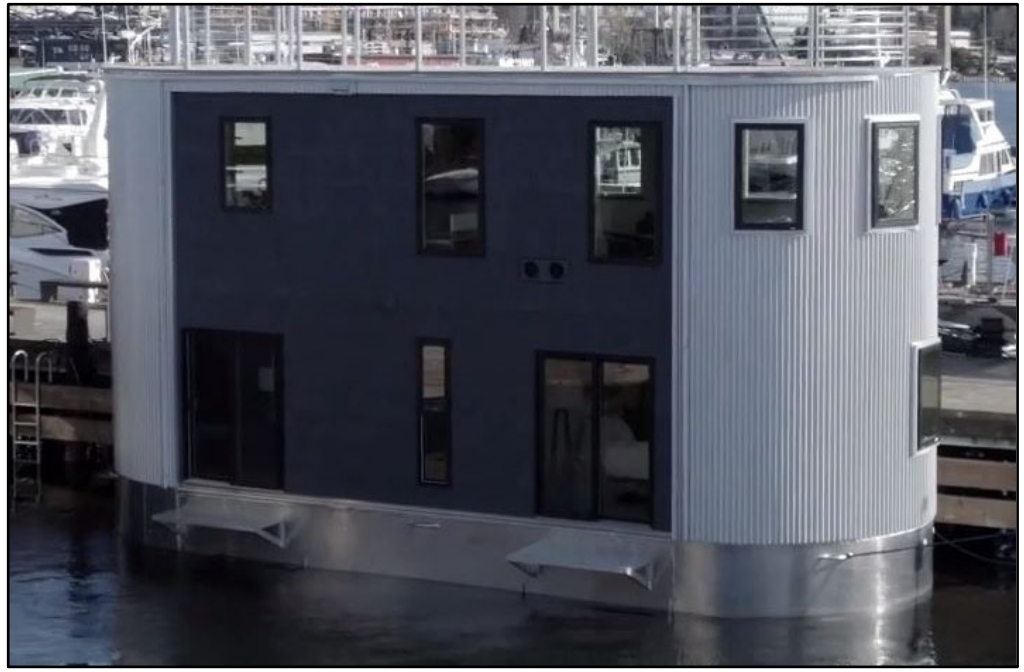
Floating On-Water Residences 1994 – 2014
222 Verified

Not connected to sewer or water; Detachable connection to electricity

***Intended to be a finite number – 2014 estimate 113; 2022 – 222 verified**

Vessel = Water Dependent Use

Vessel ➡ Floating On-Water Residence ➡ Replaced



Solution

- Temporary moratorium limited to the replacement of FOWR-vessels until Shoreline Master Program (SMP) regulations are updated
- During this time amend the SMP regulations
- Public process with broad public outreach including to the FOWR community

Who is not Affected

- People living on conventional vessels
- People who want to replace verified FOWR-structures
- People who want to verify a vessel as a FOWR
- People living on floating homes, house barges, vessels with a dwelling unit
- Repair and maintenance of any type of floating residence

Questions