



Lummi Rural Height 2024

PDS Presentation to the
County Council

January 28, 2025

Background - Why

- Item PLN2024-00004
- Review height limitations allowed on Lummi Island for consistency with other similarly zoned and situated areas. Lummi Island height limitations are the most restrictive in any zone and limit building height to 24 feet without provisions to increase.

Order of Presentation

- Historic Height
- Other Islands (Eliza)
- Building height measurement
 - Shoreline
 - Outside of 100 feet of shoreline
- Proposed Code



Historic height limits

- 24-foot restriction
- Water supply limiting factor in fire insurance ratings

Eliza Island

- Geographically close to Lummi Island
- No fire department
- 25 feet when within 100 feet of shoreline
- 30 feet elsewhere

Shoreline

- **Shoreline**
 - **23.110.080 H definitions** “Height (building)” means the vertical dimension measured from average grade to the highest point of a structure; provided, that antennas, chimneys, and similar appurtenances shall not be used in calculating height, unless such appurtenance obstructs the view of a substantial number of adjacent residences.

Proposed Code Change

Chapter 20.34 RURAL RESIDENTIAL-ISLAND (RR-I) DISTRICT

20.34.400 Height limitations.

- 1) The maximum height of structures shall be limited to 25 feet when any portion of the structure is within 100 feet of the marine shoreline ordinary high water mark, and 30 feet when further away. Height of structures shall also conform, where applicable, to the general requirements of WCC [20.80.675](#).
- 2) All building setbacks shall be pursuant to WCC [20.80.200](#), or WCC 23.40.020 if within shoreline jurisdiction, but shall be increased by one foot for each foot of building height in excess of 25 feet.
- 3) Any structure exceeding 25 feet in height shall require a fire flow system consistent with WCC 15.04.040, even if the structure has less than the sq footage thresholds cited in B105.1.1.