



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

The following regulations shall control the location, construction, maintenance, and use of floats, 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 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, a four-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 high-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.

Reference: Ocean Shores Municipal Code (OSMC) Chapter 18.01, and the Shoreline Master Program (SMP) 5.07.02 (g)

**SEE REVERSE SIDE OF PAGE FOR APPLICATION REQUIREMENTS**

**CITY OF OCEAN SHORES PLANNING DIVISION**  
**FLOAT AND DOCK (APPLICATION REQUIREMENTS)**

- Hydraulic Project Approval (HPA) through Washington Department of Fish and Wildlife.
- A completed and signed State Environmental Policy Act (SEPA) checklist
- City Building Permit Application Form
- Drawings of the proposed dock, showing dimensions.
- Map showing site location
- Site plan, approximately to scale, showing shoreline or body of water.
- Applicant's property boundaries with corner markers.
- City property, if applicable.
- 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