Table 1. Creeks Task Force Recommendations for Revisions to the Creeks Ordinance[1]

	Setback from Creek Centerline	Repair & Maintenance	Rebuild / Replace[2]	New Structure	Building Expansions	
					Vertical	Horizontal
Open Creeks						
Roofed Buildings						
Existing Ordinance	30'	no restrictions	no restrictions[3]	Not allowed (Variance)	Not allowed (Variance)	Not allowed (Variance)
Recommendations	30'	no restrictions	no restrictions[3]	Not allowed (Variance)	requires environmental analysis (ministerial review)	0'-25' not allowed (Variance); between 25' - 30' allowed with AUP (requires environmental analysis);
Decks						
Existing Ordinance	no restrictions	no restrictions	no restrictions	no restrictions	NA	NA
Recommendations	0' - 10'	no restrictions	AUP (requires environmental analysis)	Not allowed (Variance)	NA	NA
	10' - 30'	no restrictions	requires environmental analysis (ministerial review)	requires environmental analysis (ministerial review)	NA	NA
Paved Areas						
Existing Ordinance	no restrictions[4]	no restrictions	no restrictions	no restrictions	NA	NA
Impervious	30'	no restrictions	Not allowed (Variance)	Not allowed (Variance)	NA	NA
Pervious	0' - 10'	no restrictions	only footpaths and bridges allowed		NA	NA
	10' - 30'	no restrictions	no restrictions	no restrictions	NA	NA
Bridges						
Existing Ordinance	no restrictions[4]	no restrictions	no restrictions	no restrictions[4]	NA	NA
Recommendations	no restrictions[4]	no restrictions	Must meet new standard[5]	Must meet new standard[5]	NA	NA
Fences, play structures, and other similar structures						
Existing Ordinance	no restrictions	no restrictions	no restrictions	no restrictions	NA	NA
Recommendations	no restrictions	no restrictions	no restrictions	no restrictions	NA	NA
Underground Creek Culverts						
The CTF recommends underground creek culverts remain regulated under the Creeks Ordinance, BMC 17.08; however, they should be treated similarly to storm drains for the purposes of setbacks for safety, access and maintenance. Furthermore, setbacks for underground creek culverts should be handled administratively by engineering staff in Public Works. The recommendations for setbacks above apply only to open creeks.						

[1] These regulatory recommendations apply to open creeks under a revised Creeks Ordinance, with the exception for underground creek culverts identified at the bottom of the table. **ALL OTHER ZONING AND BUILDING CODE REQUIREMENTS APPLY.**

[2] Rebuild under the existing ordinance specifically applies to rebuilding after loss by a disaster, such as a fire or earthquake. The CTF recommends the rebuild pertain to any loss, not just due to natural disasters.

[3] The Zoning Ordinance generally requires a Use Permit in the case of a demolition and rebuild of a new dwelling unit. The CTF has recommended that no additional regulations be required to rebuild to the same size, configuration and footprint.

[4] The Creeks Ordinance prevents riprapping and other hardened material from being placed within the creek.

[5] Bridges shall be constructed with a clear span necessary to pass a one in 100 year storm event. Bridges shall be of the minimum width necessary for the proposed use.

Repair & Maintenance: general maintenance and minor repairs (less than 50% removal of structure) for legally non-conforming structures

Rebuild/Replace: Triggered when 50% of the walls and 50% of the roof of a building are removed (demolition). For unroofed structures the threshold for "loss" is if 50% or more of the structure is damaged and must be replaced. The structures is then considered a loss and should meet the new requirements as recommended above. These requirementd are for legally non-conforming structures.

Vertical Expansion: expanding a building up or down, i.e. adding a story or excavating for a lower floor or basement.

Horizontal Expansion: adding to a building horizontally, which results in expanding the existing building closer to the creek.

AUP: Administrative Use Permit