

22.110.30 F. - WATERFRONT DISTRICT Development Regulation Matrix

WATERFRONT DISTRICT WATER-ORIENTED USES - MARINE SHORELINE MAP 1; REACHES 5-7, CHAPTER 22.110.10

Use	Permitted	Setback (from OHWM)	Buffer (from OHWM)	Height ¹	Pub Acc Required	Hab Restoration Required ²
Water-Dependent						
on land	Y	0'	none	N/A	subj to 22.08.100	N
in a structure	Y	0'	none	< or = to 35' outright >35'< or =50';view anlys >50' = variance	subj to 22.08.100	N
Water-Related						
on land	Y	0'	none	N/A	subj to 22.08.100	N
in a structure	Y	50'	none	<35' outright >35'< or =50';view anlys >50' = variance	subj to 22.08.100	N
Water-enjoyment						
on land	Y	0'	none	N/A	Y	N
in a structure	Y	50'	none	<35' outright >35'< or =50';view anlys >50' = variance	Y	N
public use over/in-water N-W-O	CUP Only if is accessory to and supports a WD / WR / WE use	N/A per the associated use	N/A per the associated use	25' from OHWM per the associated use	Y per the associated use	N per the associated use

WD: water-dependent, WR: water-related, WE: water-enjoyment, N-W-O: non-water-oriented uses, CUP: shoreline conditional use permit

¹ Height: as defined in 22.10 and as specified in Section 22.03.30.F.5.g.

² Each project is meant to mitigate it's anticipated impacts per 22.08.20. A subsequent analysis can include or result in required (and additional) restoration.

WATERFRONT DISTRICT SHORELINE MIXED USES - MARINE SHORELINE MAP 1; REACHES 5-7, CHAPTER 22.110.10

Use	Permitted	Setback (min-max) ¹ (from OHWM)	Buffer (min-max) ^{1 & 2} (from OHWM)	Height ³	Pub Acc Required	Hab Restoration Required ⁴
Water-Dependent						
on land	Y	0'	25' - 50'; that portion necessary for the WD use may encroach the req'd buffer	N/A	Subject to 22.03.30 F.6.f and 22.08.100	N
in a structure	Y	0'	25' - 50'; that portion necessary for the WD use may encroach the req'd buffer	< or = to 35' outright >35'< or =50';view analysis >50' = variance	Subject to 22.03.30 F.6.f and 22.08.100	N

Use	Permitted	Setback (min-max) ¹ (from OHWM)	Buffer (min-max) ^{1 & 2} (from OHWM)	Height ³	Pub Acc Required	Hab Restoration Required ⁴
Water-Related						
on land	Y	25' - 100'	25' - 50'	N/A	Subject to 22.03.30 F.6.f and 22.08.100	N
in a structure	Y	50' - 100'	25' - 50'; that portion necessary for the WD use may encroach the req'd buffer	< or = to 35' outright >35'< or =50';view analysis >50' = variance	Subject to 22.03.30 F.6.f and 22.08.100	N
Water-Enjoyment						
on land (park, plaza)	Y	25'	25'	N/A	Subject to 22.03.30 F.6.f and 22.08.100	N
in a structure (e.g. aquarium, museum, restaurant)	Y	50' - 200'	25' - 50'	< or = to 35' outright >35'< or =50';view analysis >50' = variance	Subject to 22.03.30 F.6.f and 22.08.100	N
N-W-O						
shoreline mixed use structure	Y - if develop'd concurrently with any of WD / WR / WE use	50' - 150'	25' - 50'	< or = to 35' outright >35'< or =50';view analysis >50' = variance	Subject to 22.03.30 F.6.h and 22.08.100	Y pursuant to 22.03.30 F.6.h. and consistent with 22.09.160

WD: water-dependent, WR: water-related, WE: water-enjoyment, N-W-O: non-water-oriented uses, CUP: shoreline conditional use permit
WDMP: Waterfront District Master Plan

¹ For shorelines within the Waterfront District shoreline designation the setbacks and buffers shall be established as specified in section 22.03.30.F.6.f.

² Except for W-D and W-R uses where there is an existing bulkhead or sheet piling or other vertical in-water structure - the required buffer does not apply. Replacement of said structures for a permitted use would not require compliance with the buffer requirement.

³ For Shoreline mixed use buildings, height shall be as specified in section 22.03.30.F.6.g.

⁴ Habitat restoration is outright required for developments where a non-water-oriented use is proposed within a shoreline substantial development pursuant to 22.03.30.F.6.h
Each project is meant to mitigate it's anticipated impacts per 22.08.20. A subsequent analysis can include or result in required (and additional) restoration.

Benches and picnic tables are allowed within setback areas.

WATERFRONT DISTRICT RECREATIONAL USES - MARINE SHORELINE MAP 1; REACHES 5-7, CHAPTER 22.110.10 ***						
Use	Permitted	Setback (from OHWM)	Buffer (from OHWM)	Height	Pub Acc Required	Hab Restoration Required¹
Water-Dependent						
on land	Y	0'	50'; that portion necessary for the WD use may encroach the req'd buffer	N/A	Subject to 22.03.30 F.6.f and 22.08.100	N
in a structure	Y	0'	50'; that portion necessary for the WD use may encroach the req'd buffer	25-feet	Subject to 22.03.30 F.6.f and 22.08.100	N
Water-Related						
on land	Y	25'	50'	N/A	Subject to 22.03.30 F.6.f and 22.08.100	N
in a structure	Y	50'	50'	25-feet	Subject to 22.03.30 F.6.f and 22.08.100	N
Water-Enjoyment						
on land (park, plaza)	Y	25'	50'	N/A	Subject to 22.03.30 F.6.f and 22.08.100	N
in a structure (e.g. aquarium, museum, restaurant)	Y	100'	50'	25-feet	Subject to 22.03.30 F.6.f and 22.08.100	N
Non-water -oriented						
Non-water -oriented that either support or are accessory to a permitted use	Y	Same as permitted use	50'	25-feet	Subject to 22.03.30 F.6.f and 22.08.100	Stand alone non-water oriented uses are not permitted unless w/in a historic structure
Non-Water-Oriented uses that adaptively reuse or preserve a historic structure.	Y	Same as permitted use	50'	25-feet	Subject to 22.03.30 F.6.f and 22.08.100	Stand alone non-water oriented uses are not permitted unless w/in a historic structure

WD: water-dependent, WR: water-related, WE: water-enjoyment, N-W-O: non-water-oriented uses, CUP: shoreline conditional use permit
WDMP: Waterfront District Master Plan

¹ Each project is meant to mitigate it's anticipated impacts per 22.08.20. A subsequent analysis can include or result in required (and additional) restoration.

Benches and picnic tables are allowed within setback areas.