

### **Discussion topics relating to uses and development standards in Urban Industrial and Urban Maritime shoreline environments**

At the SMP CAC meeting on October 28<sup>th</sup>, we will conduct small group discussions on a variety of issues relating to industrial lands in the shoreline jurisdiction. These discussions will provide CAC members with the opportunity to offer suggestions or concerns relating to these issues.

Topics of discussion will include:

- **Caretaker units.** To help avoid conflicts between residential developments in areas intended for industrial uses, caretaker units are allowed when necessary for a water-dependent or water-related use. What types of uses truly require caretaker facilities? Is the need for a caretaker linked to parcel size? In order to reduce the potential for residential/industrial use conflicts what is the appropriate size for a caretaker unit?
- **Vegetating and building setbacks.** When water dependent or water related uses are located on waterfront lots in the Urban Industrial and Urban Maritime shoreline environments, vegetated buffers generally are not possible. However, based on best available science vegetated buffers along the shorelines contribute to the ecological health of these shorelines. Are there incentives that can be provided in the regulations that would encourage landowners to increase the amount of vegetation along the waterfront or provide a building setback to accommodate vegetation? Could building bonuses be used to achieve more vegetation or building setbacks on a site? Note: when discussing setbacks we are not referring to equipment used for the operation of a business including but not limited to: dry docks, railways, boom cranes, emergency equipment, conveyor systems, and other heavy equipment.
- **Sustainability practices/Green infrastructure.** Industrial uses are the most intense land uses in terms of lot coverage and impermeable surfaces. Which sustainability practices could be compatible with industrial uses? Green roofs, permeable paving, green stormwater infrastructure, rainwater harvesting, and lot coverage reduction are possibilities, although approaches that focus on infiltration can be problematic on sites with soil contamination. Are there incentives that can be provided in the regulations that would encourage land owners to incorporate green building and sustainability practices on their sites? Are there other ways to encourage this type of development in Urban Industrial and Urban Maritime shoreline environments?
- **Allowing non-water dependent or not water-related uses on waterfront lots.** New SMP Guidelines allow for mixed use development on sites when it has been determined through an economic study that there is no demand for water dependent or water-related uses. The Office of Economic Development is currently doing a study that will help us answer this question. If mixed use is

allowed, what types of non-water dependent uses should be allowed and what types of limitations should be put on non-water dependent uses? The current code allows for such development with the following limitations:

- a. The non-water-dependent commercial uses occupy no more than ten (10) percent of the dry-land area of the lot except that when the lot provides more than nine thousand (9,000) lineal feet of moorage for commercial vessels, the non-water-dependent commercial uses may occupy up to twenty (20) percent of the dry-land area of the lot,
  - b. The total of all non-water-dependent commercial and manufacturing uses occupy no more than twenty (20) percent of the dry land area of the lot, and
  - c. The uses are located on site to accommodate water-dependent or water-related uses on site,
3. The uses listed in subsection B1 are permitted on dry land or over water when:
- a. The lot has less than fifty (50) feet of dry land and, if located over water, a dry-land location of the uses is not feasible,
  - b. The non-water-dependent commercial uses occupy no more than five (5) percent of the total lot area including submerged lands,
  - c. The total of all non-water-dependent commercial and manufacturing uses occupy no more than ten (10) percent of the total lot area including submerged land, and
  - d. The non-water-dependent uses are located to accommodate the water-dependent or water-related uses on site,
4. The uses permitted in subsection B1 may be relocated on a lot provided the requirements of subsection B2 or B3 are met;

Are there other limitations or requirements that should be included if non-water dependent uses are allowed on waterfront lots?

- Should **recreational marinas and/or yacht**, boat and beach clubs be allowed in the Urban Industrial or the Urban Maritime shoreline environments?
- Should **water-related museums** be allowed on waterfront and upland lots or just upland lots?
- What type of **institutional uses** should be allowed on upland lots?