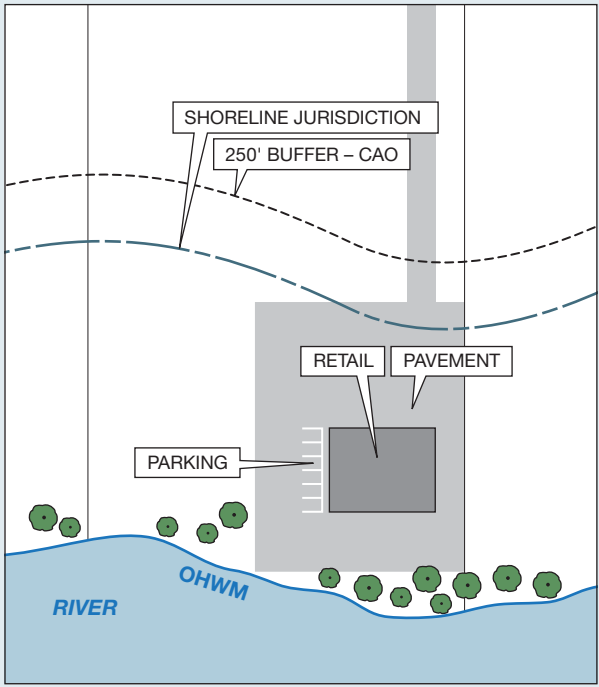
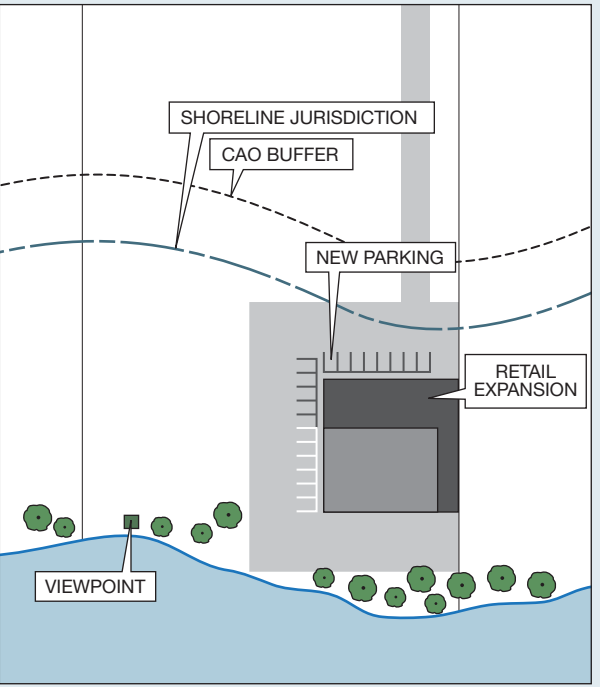
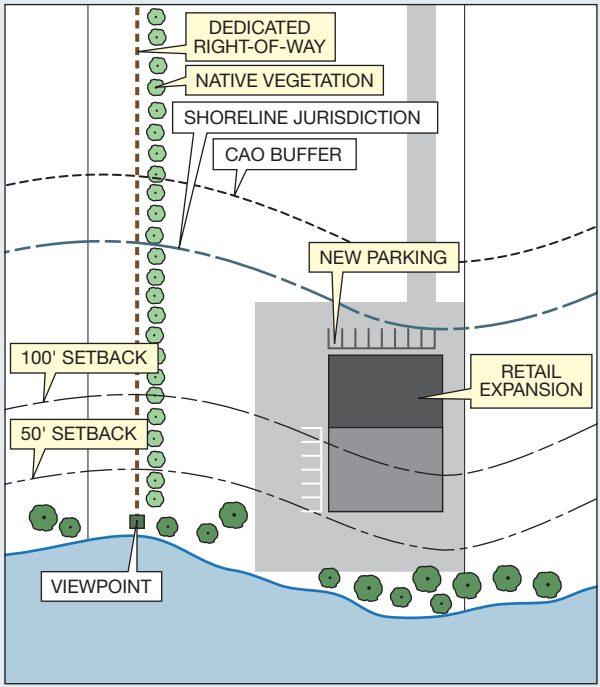


Nonconforming Commercial Development

HIGHWAY COMMERCIAL ZONING DISTRICT

EXISTING DEVELOPMENT	PROPOSED DEVELOPMENT UNDER EXISTING REGULATIONS	PROPOSED DEVELOPMENT UNDER PROPOSED REGULATIONS
<p style="text-align: center;">URBAN SHORELINE DESIGNATION</p> 	<p style="text-align: center;">URBAN SHORELINE DESIGNATION</p> 	<p style="text-align: center;">HIGH INTENSITY SHORELINE DESIGNATION</p> 
<p>EXISTING DEVELOPMENT</p> <p>The property in this scenario is located in the city of Washougal in an Urban Shoreline Environment Designation, zoned Highway Commercial, and is currently developed with a retail commercial use and associated parking. A Highway Commercial zone allows retail establishments. The property is considered nonconforming under existing regulations because the commercial structure is built within a required critical area buffer. The property is considered nonconforming under proposed regulations because the building is built within a required critical area buffer and a commercial structure setback of 100'.</p> <p>PROPOSED DEVELOPMENT</p> <p>The proposed development is to expand the retail commercial use and structure, and add more parking.</p>	<p>EXISTING CITY OF WASHOUGAL SMP REGULATIONS</p> <ol style="list-style-type: none"> 1. A 250' critical area buffer from the ordinary high water mark (OHWM) is required. Development within these buffers may be limited and may be required to retain or provide native vegetation. 2. Parking facilities should be placed well inland of the shoreline. 3. Commercial structures on shorelines should be designed and located so that scenic views from surrounding areas are not degraded. 4. Shoreline frontage of commercial establishments should, to the extent possible, be maintained in its natural condition. 5. Public access to shorelines should be provided unless in conflict with commercial use. 6. Development must comply with the 2005 Stormwater Management Manual for Western Washington. 	<p>PROPOSED CITY OF WASHOUGAL SMP REGULATIONS</p> <ol style="list-style-type: none"> 1. Same as Existing Regulation #1. 2. The retail commercial structure, a non-water-oriented use, must be setback 100' from the OHWM. Loading, service areas, and other accessory uses must be located upland of a commercial structure or underground whenever possible, but in no case can be waterward of the structure. 3. Parking accessory to the retail use must be setback 50' from the OHWM. Parking must be located landward of the primary structure as far as possible. 4. Similar to Existing Regulation #3. 5. Public access may be required unless significant environmental impacts or security issues that cannot be mitigated will result. 6. Public access sites must be connected to a barrier free route of travel and must consist of a dedication of land or a physical improvement such as in the form of a trail, corridor, or viewpoint. 7. Same as Existing Regulation #6.