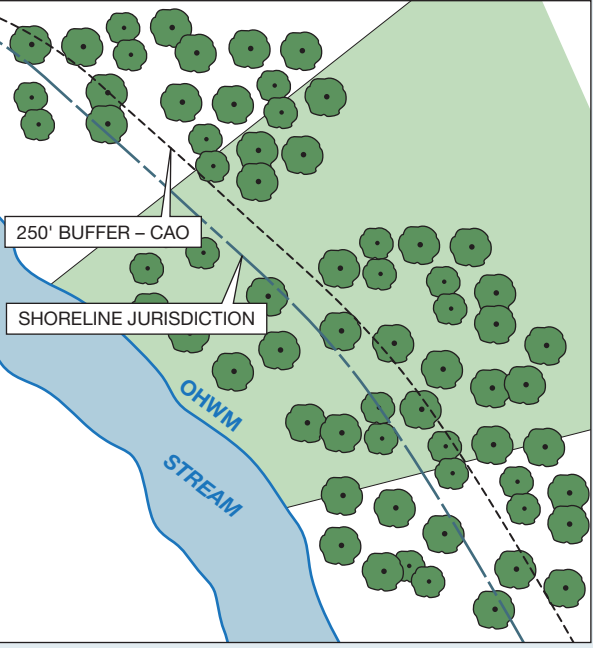
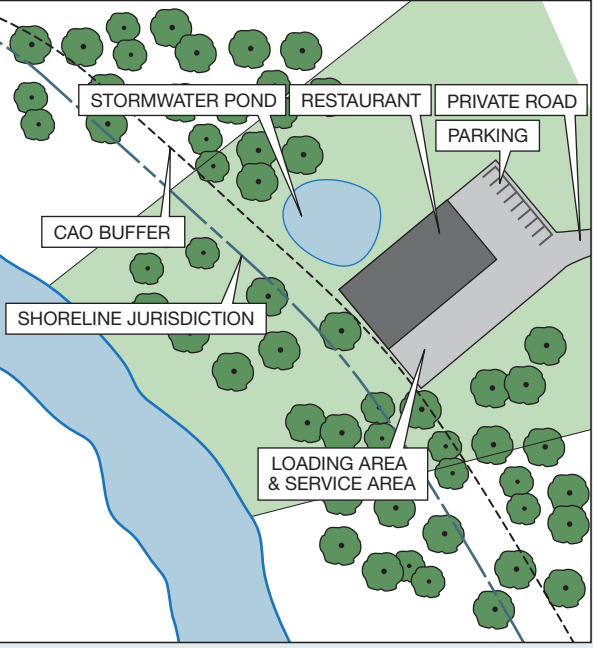
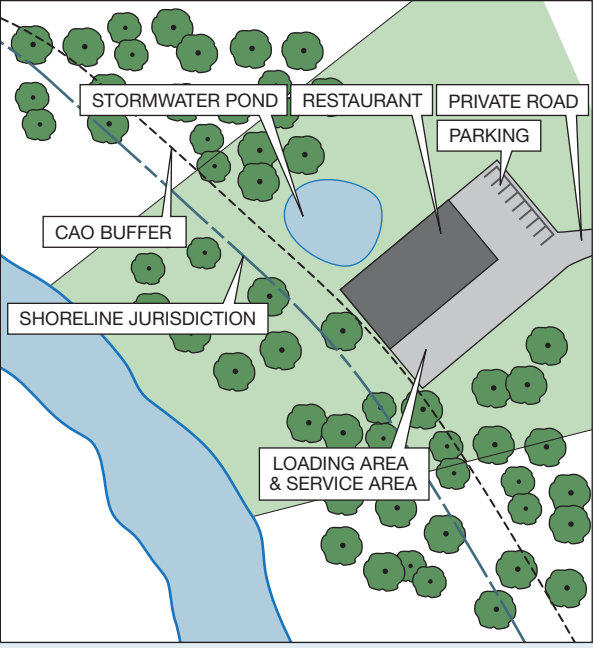


New Commercial Development with Stormwater Retention Basin

RESIDENTIAL/PROFESSIONAL ZONING DISTRICT

EXISTING SITE	PROPOSED DEVELOPMENT UNDER EXISTING REGULATIONS	PROPOSED DEVELOPMENT UNDER PROPOSED REGULATIONS
<p>RURAL SHORELINE DESIGNATION</p> 	<p>RURAL SHORELINE DESIGNATION</p> 	<p>HIGH INTENSITY SHORELINE DESIGNATION</p> 
<p>EXISTING DEVELOPMENT</p> <p>The property in this scenario is in the city of La Center in a Rural Shoreline Environment Designation, zoned Residential/Professional District, and is currently vacant and undeveloped. A Residential/Professional District zone allows commercial developments.</p> <p>PROPOSED DEVELOPMENT</p> <p>The proposal development is to establish a new restaurant with a private road, parking and a stormwater facility.</p>	<p>EXISTING CITY OF LA CENTER 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. Since critical area standards are more restrictive than the Shoreline Master Program, the proposed development cannot be built within the shoreline jurisdiction. Therefore, the regulations under the Program would not apply. 	<p>PROPOSED CITY OF LA CENTER SMP REGULATIONS</p> <ol style="list-style-type: none"> 1. Same as Existing Regulation #1. 2. Same as Existing Regulation #2.