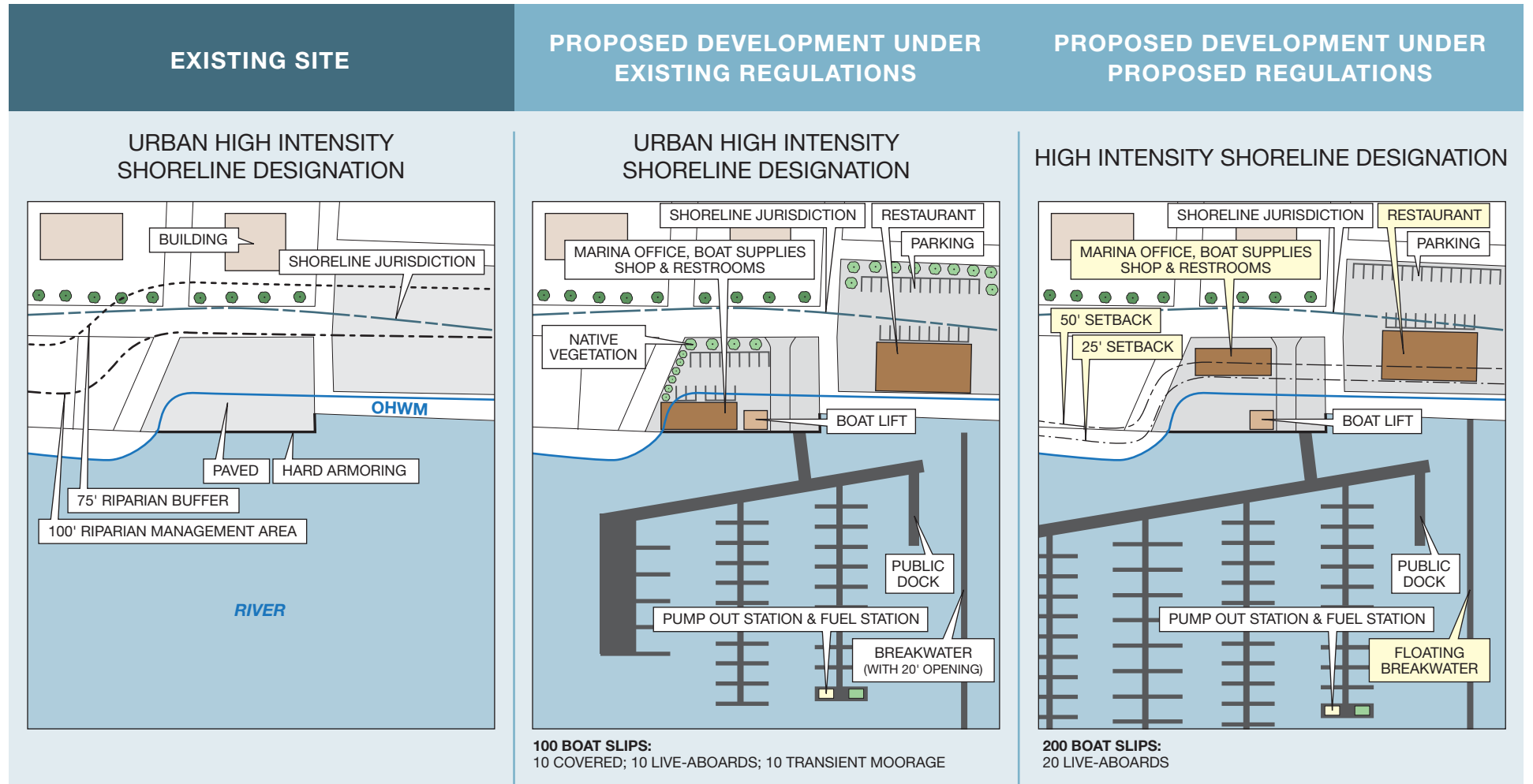


# New Marina

## MIXED USE ZONING DISTRICT



**EXISTING DEVELOPMENT**

The property in this scenario is located in the city of Vancouver in an Urban High Intensity Shoreline Environment Designation, zoned Mixed-Use, and is already developed with impervious surfaces. The Mixed Use zone allows marinas, eating/drinking establishments, offices, and retail stores.

**PROPOSED DEVELOPMENT**

- Build a marina with 100 slips under existing regulations and 200 slips under proposed regulations. Fewer slips are allowed under existing regulations because marinas can only cover up to 50% of the surface water or lot area (see Existing Regulation 6).
- Build a boat lift with a paved driveway.
- Provide a pump station and fuel dock for marina users.
- Build a restaurant with views of the water. This use is considered to be water-enjoyment under the SMP.
- Build an office for the marina and boat supply shop. These uses are considered to be water-related under the SMP.
- Provide parking spaces for marina users.

**EXISTING CITY OF VANCOUVER SMP REGULATIONS**

1. A 75' Riparian Management Area (RMA) landward from the ordinary high water mark and a 100' Riparian Buffer landward from the RMA are required. Development and clearing within the RMA is allowed for water-dependent and water-related activities only when no other feasible alternative exists.
2. Up to 10% of the slips at a marina can be covered. Covered moorage cannot exceed 20' in height above extreme high tide level. Where covered moorage is used, a public dock must be provided for viewing the water and for fishing.
3. Up to 10% of the slips at a marina can be used for liveboard vessels or houseboats.
4. When a marina is part of a mixed-use development which includes restaurants or other non-water-oriented uses, 10% of the marina's slips and 10% of its parking spaces must be made available for transient moorage.
5. One restroom is required for every 25 slips at a marina.
6. The marina can cover up to 50% of the surface water or lot area.
7. Parking must serve a shoreline use and must be located as far upland as possible. Parking must be located landward of the principal building being served. Parking must be landscaped with native vegetation to minimize impacts to the shoreline and abutting properties.
8. Breakwaters built waterward of the marina in a perpendicular plane to the shoreline cannot be built as a continuous one-piece structure. An opening at least 20' in width is required in order to allow for proper circulation and fish passage.

**PROPOSED CITY OF VANCOUVER SMP REGULATIONS**

1. Same as Existing Regulation #1.
2. Covered moorage for marinas is prohibited.
3. Up to 20% of the slips at a marina can be used for liveboard vessels.
4. New marinas must provide public access amenities.
5. One restroom is required for every 75 boat slips.
6. The restaurant, a water-enjoyment commercial building, must be setback 25' from the OHWM. Water-enjoyment buildings cannot exceed 35' in height when located 100' or closer to the shoreline. The marina office and boat shop, a water-related commercial building, must comply with the same setback and height standards.
7. Parking accessory to the restaurant and marina must be setback 50' from the OHWM. Parking must be located landward of the primary structure as far as possible.
8. Breakwaters are permitted for marinas only where protection from strong wave action is essential. Open-pile or floating breakwaters are the only type allowed unless it can be shown that solid breakwaters will have no significant adverse effect on the aquatic biology and shore processes.