

Table 1. Shoreline Environment Designations Comparison ~ WAC 173-26, Jefferson County DRAFT 2000 SMP, Jefferson County 1989 SMP<sup>1</sup>

SED	WAC 173-26			Jefferson County DRAFT 2000			Jefferson County 1989	
	Purposes	Designation Criteria	Management Policies	Purposes	Designation Criteria	Management Policies	Definition	Management Policies
Aquatic Environment (WAC 173-26, 2000, & 1989)	To protect, restore, and manage the unique characteristics and resources of the areas waterward of the ordinary high-water mark.	<p>Assign an "aquatic" environment designation to lands waterward of the ordinary high-water mark.</p> <p>Local governments may designate submerged and intertidal lands w/ shoreland designations (e.g., "high-intensity" or "rural conservancy") if aquatic management policies and objectives are met. "Aquatic" designation may be applied to wetlands.</p>	<p>(A) New over-water structures only for water-dependent uses, public access, or ecological restoration.</p> <p>(B) Minimize the size of new over-water structures to smallest size required.</p> <p>(C) Multiple use of over-water facilities should be encouraged in order to reduce impact.</p> <p>(D) All developments and uses on navigable waters or their beds should be located and designed to minimize interference with surface navigation, to consider impacts to public views, and to allow for the safe, unobstructed passage of fish and wildlife, particularly those species dependent on migration.</p> <p>(E) Uses that adversely impact the ecological functions of critical saltwater and freshwater habitats should not be allowed except where necessary to achieve the objectives of RCW <a href="#">90.58.020</a>, and then only when their impacts are mitigated according to the sequence described in WAC <a href="#">173-26-201</a> (2)(e) as necessary to assure no net loss of ecological functions.</p> <p>(F) Shoreline uses and modifications should be designed and managed to prevent degradation of water quality and alteration of natural hydrographic conditions.</p>	<p>1. To protect the unique characteristics of the Aquatic environment by managing uses and activities.</p> <p>2. To assure compatibility between upland and aquatic uses.</p> <p>3. To promote uses which sustain the natural features and resources of water areas.</p>	<p>1. All marine water areas waterward of the ordinary high-water mark.</p> <p>2. All lakes designated shorelines of the state lying waterward of the ordinary high water mark.</p> <p>3. All rivers and streams designated shorelines of the state.</p>	<p><b>1. Over-water structures allowed only for water-dependent or water-related uses or for public access.</b></p> <p><b>2. Encourage multiple use of over-water facilities in order to reduce the impacts of development and increase effective use of water resources.</b></p> <p><b>3. Locate and design all developments and activities using navigable waters or their underlying lands to minimize and /or mitigate impacts to: surface navigation, public views, fish and wildlife passage, and vegetation and shellfish habitats.</b></p> <p>4. Prohibit activities that substantially degrade critical saltwater and freshwater habitats (unless such activities are necessary to achieve objectives of SMA and the project includes mitigation measures resulting in no net loss in critical ecological functions).</p> <p>5. Design and manage shoreline uses and modification activities to prevent damage to water quality and natural shoreline functions.</p> <p>6. Ensure that regulations implementing the aquatic environ identify and protect: waters w/ important ecological functions, important navigation waters, and waters of special scenic value and unique recreational opportunities.</p> <p>7. Compatibility with adjacent upland environment.</p> <p>8. Encourage diverse and compatible public access.</p> <p><b>9. Prohibit new facilities for deep draft vessels in areas where extensive dredging would be required.</b></p> <p><b>10. Prioritize public access opportunities where uplands are publicly owned.</b></p> <p><b>11. Underwater pipelines and cables are allowed only when impacts are less than the impact of upland alternatives.</b></p> <p>12. Consider potential use conflicts in the review of proposed aquatic developments.</p> <p><b>13. Require removal of abandoned structures when no longer serving permitted uses.</b></p>	The designation refers to all water bodies, including marine waters, lakes, rivers, and streams, and their respective water columns and underlying lands that are defined as shorelines of the state.	<p>1. Manage for appropriate use activities (allowance of multiple uses or single dominant use in areas w/ unique conditions; ensuring compatibility w/ upland shoreline designation).</p> <p><b>2. Require removal of abandoned structures when no longer serving permitted uses (unless negative environ impact).</b></p> <p>3. Reduce visual intrusion of over-water structures.</p> <p>4. Consideration of potential use conflicts with existing shoreline uses when considering new use proposals.</p> <p>5. No aquatic development in areas where ecological quality would be significantly degraded.</p> <p><b>6. Aquatic developments should not have significant adverse impact on natural dynamic processes of shoreline formation or change.</b></p> <p>7. Use of approved pesticides, herbicides, antibiotics, vaccines, or other chemicals should be minimized and be in compliance with appropriate agencies.</p> <p><b>8. Only Federal and State approved anti-fouling agents should be used in aquatic developments.</b></p>

<sup>1</sup> Bold text indicates provisions that have been incorporated into the Draft Recommended Shoreline Environment Designations Menu in Table 2.

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Natural Environment (WAC 173-26, 2000, & 1989)	<p>To protect those shoreline areas that are relatively free of human influence or that include intact or minimally degraded shoreline functions intolerant of human use. These systems require that only very low intensity uses be allowed in order to maintain the ecological functions and ecosystem-wide processes.</p> <p>Consistent with the policies of the designation, local government should include planning for restoration of degraded shorelines within this environment</p> <p><i>[Note– there are no proposed mgt policies addressing restoration and the general criteria that these are areas ecologically intact suggests protection and conservation should be primary objective rather than restoration]</i></p>	<p>Assign a "natural" environment designation to shoreline areas if any of the following characteristics apply:</p> <p>(A) The shoreline is ecologically intact and therefore currently performing an important, irreplaceable function or ecosystem-wide process that would be damaged by human activity;</p> <p>(B) The shoreline is considered to represent ecosystems and geologic types that are of particular scientific and educational interest; or</p> <p>(C) The shoreline is unable to support new development or uses without significant adverse impacts to ecological functions or risk to human safety.</p>	<p>(A) Any use that would substantially degrade the ecological functions or natural character of the shoreline area should not be allowed.</p> <p>(B) The following new uses should not be allowed in the "natural" environment: commercial uses, industrial uses, and roads, utility corridors, and parking areas that can be located outside of natural areas.</p> <p>(C) Single-family residential development may be allowed as a conditional use (provided no significant ecological impacts).</p> <p>(D) Commercial forestry may be allowed as a conditional use (if conditions of State Forest Practices Act are met).</p> <p>(E) Agricultural uses of a very low intensity nature may be consistent with the designation (with stipulations).</p> <p>(F) Scientific, historical, cultural, educational research uses, and low-intensity water-oriented recreational access uses may be allowed (provided no significant ecological impacts).</p> <p>(G) New development or significant vegetation removal that would reduce the capability of vegetation to perform normal ecological functions should not be allowed.</p>	<p>1. To protect and restore those shoreland areas relatively free of human influence or possessing natural functions intolerant of human use.</p> <p>2. To restrict the intensities and types of uses permitted in order to maintain the integrity of the natural shoreland environment.</p> <p>3. To allow valuable natural features and resources to continue to change or evolve through natural processes.</p>	<p>1. Areas currently performing an important or irreplaceable function.</p> <p>2. Areas degraded by development activities but which have potential to return to near natural conditions w/ minimal or no restoration activity.</p> <p>3. Areas representing ecosystems and geologic types that are of particular scientific and educational interest.</p> <p>4. Areas considered critical wildlife habitat.</p> <p>5. Areas possessing severe development limitations, due to the presence of critical environmental features.</p> <p>6. Outstanding or unique scenic features in a natural state, or areas having a high value in their natural states for low-intensity recreational uses.</p>	<p>1. Prohibit any use or activity that would substantially degrade the ecological functions or natural character of the shoreland area (including: residences, commercial activities, industrial activities, forestry, agriculture, mining, non-water-oriented recreation, roads and parking areas that can be located outside of a Natural environment, and public access improvements).</p> <p>2. Prohibit new structural shoreline stabilization and flood control works except where necessary to protect ecological functions.</p> <p>3. Allow limited access for scientific, historical, cultural, educational, and low-intensity recreational purposes.</p> <p>4. Ensure that uses and activities permitted in adjacent areas are compatible.</p>	<p><b>A shoreline possessing unique or fragile features either natural or cultural, that are essentially unaltered from their natural state or relatively intolerant of human use other than that for passive activities.</b> Included are those areas containing hazardous or unique environmental conditions, such as highly erosive bluffs, tidal marshes, estuaries, and active landslides.</p>	<p>Aquaculture developments and mechanized harvest practices involving substantial substrate modification through dredging, trenching, digging, or adverse sedimentation should be prohibited in wetlands and estuaries which are Natural environmental designations in this Master Program.</p>
Public Conservancy Environment (2000)				<p>1. To protect, conserve and enhance the ecological functions, existing resources, and valuable historic and cultural areas on publicly owned lands.</p> <p>2. To provide the public with recreational opportunities consistent with ecological protection and enhancement.</p>	<p>The Public Conservancy environment shall be applied to publicly owned shorelands dedicated for public use as a park, recreational site, or open space that do not meet the designation criteria for the Natural environment.</p>	<p>1. Dedicate all park land improvements for public use.</p> <p>2. Allow expansion of park facilities only when such expansion will increase recreation opportunities for the public.</p> <p>3. Ensure development practices demonstrate preservation of natural features to serve as examples for public.</p> <p>4. Prohibit new structural shoreline stabilization and flood control works except when protecting ecological functions.</p> <p>5. With conflict, ensure that resource preservation is given priority over public access and development objectives.</p> <p>6. Ensure that uses and activities permitted in areas adjacent to the Public Conservancy environment are compatible.</p> <p>7. Establish impervious surface area limitations for lot or parcel areas.</p>		

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Rural Conservancy Environment (WAC 173-26 & 2000)  Conservancy (1989)	The purpose of the "rural conservancy" environment is to <b>protect ecological functions, conserve existing natural resources and valuable historic and cultural areas in order to provide for sustained resource use, achieve natural flood plain processes, and provide recreational opportunities.</b> Examples of uses that are appropriate in a "rural conservancy" environment include low-impact outdoor recreation uses, timber harvesting on a sustained-yield basis, agricultural uses, aquaculture, low-intensity residential development and other natural resource-based low-intensity uses.	Assign a "rural conservancy" environment designation to shoreline areas outside incorporated municipalities and outside urban growth areas, as defined by RCW <a href="#">36.70A.110</a> , if any of the following characteristics apply: <b>(A) The shoreline is currently supporting lesser-intensity resource-based uses;</b> <b>(B) The shoreline is currently accommodating residential uses;</b> <b>(C) The shoreline is supporting human uses but subject to environmental limitations;</b> <b>(D) The shoreline is of high recreational value or with unique historic or cultural resources; or</b> <b>(E) The shoreline has low-intensity water-dependent uses.</b>	(A) Uses in the "rural conservancy" environment should be limited to those that sustain the shoreline area's physical and biological resources. Except as noted, commercial and industrial uses should not be allowed. <b>Uses that can be permitted in limited instances w/ certain provisions: agriculture, commercial forestry, aquaculture, low-intensity, water-oriented commercial and industrial uses, water-dependent and water-enjoyment recreation facilities, and mining.</b> (B) Developments and uses that would substantially degrade or permanently deplete the biological resources of the area should not be allowed. (C) Construction of new structural shoreline stabilization and flood control works only allowed where there is a documented need to protect an existing structure or ecological functions. (D) Residential development standards shall ensure no net loss of shoreline ecological functions (i.e. density, lot cover restrictions). (E) New shoreline modifications should be designed and managed consistent w/ these guidelines.	1. To protect, conserve, and enhance ecological functions, existing natural resources, and valuable historic and cultural areas. 2. To guide and provide opportunities for uses which achieve ecological protection and sustainable resource use. 3. To protect rural areas of low density development from high intensity commercial, industrial and residential development.	The Rural Conservancy environment shall be <b>applied to shorelands located outside of urban growth areas (UGAs), rural village centers (RVCs), and rural crossroads (RCs) that do not meet the designation criteria for the Natural or Public Conservancy environments.</b>	1. <b>Encourage uses and activities that sustain the physical and biological resources of the shoreline area.</b> 2. Encourage uses and activities that do not substantially degrade ecological functions or the rural or natural character. 3. <b>Encourage uses that contribute to environmental enhancement.</b> 4. <b>Prohibit commercial and industrial uses except for agricultural practices, commercial forestry, and aquaculture.</b> 5. Allow sustainable water-dependent, water-related and water-enjoyment recreational facilities provided environmental mitigation. 6. <b>Prohibit activities that would substantially degrade or permanently deplete physical or biological resources.</b> 7. Prohibit construction of new structural shoreline stabilization and flood control works except to protect ecological functions or existing structures (w/ mitigation). 8. Ensure compatible uses in surrounding areas. 9. <b>Ensure new residential development reflects the character of the surrounding area through development restrictions.</b> 10. Identify non-conforming uses and implement measures to reduce impacts of such uses to the shoreline ecology. 11. Design and manage shoreline modifications enhanced ecological functions over time. 12. Ensure that the use regulations for this designation allow for the continuation of less intense use and development.	An area with valuable natural, cultural, or historical resources or environmental conditions that should be protected, conserved, and managed to the extent that a continual supply of those resources are not degraded or depleted but are maintained. Also included are areas containing sensitive environmental conditions that may limit the potential for development or use. Low density residential and recreational uses are permitted provided these activities do not significantly degrade or deplete resources and respect limiting environmental condition.	To protect, conserve, and manage existing resources and valuable historical and cultural areas in order to ensure sustained resource stabilization and that sensitive natural conditions are not subject to inappropriate uses.

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Urban Conservancy (WAC 173-26)	The purpose of the "urban conservancy" environment is to protect and restore ecological functions of open space, flood plain and other sensitive lands where they exist in urban and developed settings, while allowing a variety of compatible uses.	Assign an "urban conservancy" environment designation to shoreline areas appropriate and planned for development that is compatible w/ maintaining or restoring of the ecological functions of the area, that are not generally suitable for water-dependent uses and that lie in incorporated municipalities, UGAs, or commercial or industrial "RAMIDs" if any of the following characteristics apply: (A) Suitable for water-related or water-enjoyment uses; (B) Open space, flood plain or other sensitive areas that should not be more intensively developed; (C) Potential for ecological restoration; (D) Retain important ecological functions; or (E) Potential for development compatible w/ ecological restoration.	(A) Uses that preserve the natural character of the area or promote preservation of open space, flood plain or sensitive lands should be the primary allowed uses. Uses that result in restoration of ecological functions should be allowed if the use is otherwise compatible w/ purpose of the environment and the setting. (B) Standards should be established for shoreline modifications within the designation that ensure new development does not result in a net loss of shoreline ecological functions. (C) Public access and public recreation objectives should be implemented whenever feasible. (D) Water-oriented uses should be given priority over nonwater-oriented uses. (E) Mining and related activities may be an appropriate use within the urban conservancy environment (with restrictions).					

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Rural Intensive Environment (2000)				<ol style="list-style-type: none"> <li>To provide economic development and recreational opportunities at a rural scale and intensity.</li> <li>To protect, conserve and enhance shoreline ecological functions, resources and character.</li> </ol>	The Rural Intensive environment shall be applied to shorelands within rural village centers (RVCs), rural crossroads (RCs), and resource based industrial zones (RBIZs) that do not meet the criteria for the Natural, Public Conservancy or Rural Conservancy environments.	<ol style="list-style-type: none"> <li>Allow sustainable, water-oriented commercial and industrial uses in rural communities that possess shoreline conditions and services to support the development.</li> <li>Encourage shoreline habitat restoration and environmental enhancement uses.</li> <li>Allow sustainable water-dependent, water-related and water-enjoyment recreational facilities.</li> <li>Prohibit activities and uses that would substantially degrade or permanently deplete the physical or biological resources of the area.</li> <li>Encourage the use of soft-bank protection methods for shoreline stabilization and flood control.</li> <li>Ensure compatible uses in surrounding areas.</li> <li>Establish impervious surface area limitations for lot or parcel areas lying within the shoreline jurisdiction.</li> <li>Design and manage shoreline modifications to achieve no net loss to shoreline ecological functions.</li> <li>Ensure continued intensive commercial and industrial activities, while concurrently maintaining rural character and protecting the essential functions of the shoreline.</li> <li>Permit water-dependent and water-related uses outright.</li> <li>Where appropriate and as a condition of approval for new development, require cleanup and rehabilitation of the shoreline ecology.</li> <li>Where feasible, require visual and physical public access.</li> </ol>		
Shoreline Residential (WAC 173-26)  Urban Residential (2000)  Suburban (1989)	The purpose of the "shoreline residential" environment is to accommodate residential development and appurtenant structures that are consistent with this chapter. An additional purpose is to provide appropriate public access and recreational uses.	Assign a "shoreline residential" environment designation to shoreline areas inside UGAs, incorporated municipalities, "RAMIDs" or "master planned resorts," if they are predominantly single-family or multifamily residential development or are planned and platted for residential development.	<p>(A) Standards for density or minimum frontage width, setbacks, lot coverage limitations, buffers, shoreline stabilization, vegetation conservation, critical area protection, and water quality shall be set to assure no net loss of shoreline ecological functions.</p> <p>(B) Multifamily and multilot residential and recreational developments should provide public access.</p> <p>(C) Access, utilities, and public services should be available and adequate to serve existing needs and/or planned future development.</p> <p>(D) Commercial development should be limited to water-oriented uses.</p>	<ol style="list-style-type: none"> <li>To accommodate residential development and associated uses in areas where urban services exist or are planned.</li> <li>To minimize the impacts of residential development on the shoreline ecology.</li> <li>To provide appropriate public access and recreational uses.</li> </ol>	The Urban Residential environment shall be applied to shorelands within urban growth areas (UGAs) or Master Planned Resorts (MPRs) that do not meet the criteria for the Natural or Public Conservancy environments and that are predominantly developed for single-family or multi-family residential use or are planned and platted for residential development.	<ol style="list-style-type: none"> <li>Permit developments only in those shoreland areas where hazards to proposed development can be effectively mitigated and no impact to ecological functions.</li> <li>Set densities or minimum frontage standards to protect the shoreline ecology and functions.</li> <li>Establish development standards for shoreline stabilization, vegetation management, critical area protection, and water quality.</li> <li>Require multifamily and multiple lot residential and recreational developments to provide public access.</li> <li>Require that access, utilities, and public services be available and adequate to serve existing and/or future needs.</li> <li>Limit commercial development to water-oriented uses that serve local residents.</li> <li>Ensure that new development or expansion or remodeling of existing development does not substantially degrade the shoreline ecology or conflict with water-dependent uses.</li> <li>Ensure compatible uses in the surrounding areas.</li> </ol>	Areas where residential activity may approach urban density, but usually where densities permit space for small numbers of livestock, gardens, or wood lots. These areas are served by individual or community water supplies, but generally are not linked with utilities from an urban center. Commercial activities to serve the needs of the immediate area are considered an integral part of this designation.	To provide permanent residential and recreational areas outside of urban areas, so long as development of these areas provides adequate facilities for sewage disposal, water supply, open space, and the like without severe degradation to the lifestyle that was sought initially.

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<p>Urban <b>High Intensity Environment</b> (2000)</p> <p>High Intensity (WAC 173-26)</p> <p>Urban (1989)</p>	<p>The purpose of the "high-intensity" environment is to provide for high-intensity water-oriented commercial, transportation, and industrial uses while protecting existing ecological functions and restoring ecological functions in areas that have been previously degraded.</p>	<p>Assign a "high-intensity" environment designation to shoreline areas within incorporated municipalities, urban growth areas, and industrial or commercial "rural areas of more intense development," as described by RCW 36.70A.070, if they currently support high-intensity uses related to commerce, transportation or navigation; or are suitable and planned for high-intensity water-oriented uses.</p>	<p>(A) In regulating uses in the "high-intensity" environment, first priority should be given to water-dependent uses. Second priority should be given to water-related and water-enjoyment uses. Nonwater-oriented uses should not be allowed except as part of mixed use developments. Nonwater-oriented uses may also be allowed in limited situations where they do not conflict with or limit opportunities for water-oriented uses or on sites where there is no direct access to the shoreline. Such specific situations should be identified in shoreline use analysis or special area planning, as described in WAC <a href="#">173-26-200</a> (3)(d).</p> <p>If an analysis of water-dependent use needs as described in WAC <a href="#">173-26-201</a> (3)(d)(ii) demonstrates the needs of existing and envisioned water-dependent uses for the planning period are met, then provisions allowing for a mix of water-dependent and nonwater-dependent uses may be established. If those shoreline areas also provide ecological functions, apply standards to assure no net loss of those functions.</p> <p>(B) Full utilization of existing urban areas should be achieved before further expansion of intensive development is allowed. Reasonable long-range projections of regional economic need should guide the amount of shoreline designated "high-intensity." However, consideration should be given to the potential for displacement of nonwater-oriented uses with water-oriented uses when analyzing full utilization of urban waterfronts and before considering expansion of such areas.</p> <p>(C) Policies and regulations shall assure no net loss of shoreline ecological functions as a result of new development. Where applicable, new development shall include environmental cleanup and restoration of the shoreline to comply in accordance with any relevant state and federal law.</p> <p>(D) Where feasible, visual and physical public access should be required as provided for in WAC <a href="#">173-26-221</a> (4)(d).</p> <p>(E) Aesthetic objectives should be implemented by means such as sign control regulations, appropriate development siting, screening and architectural standards, and maintenance of natural vegetative buffers.</p>	<p><b>1. To ensure optimum use of shorelines that are either presently urbanized or planned for urbanization.</b></p> <p>2. To prevent degradation of ecological functions.</p> <p>3. To effectively manage the shoreland environment for a variety of urban uses.</p>	<p>The "urban high-intensity" environment shall be applied to <b>shorelands within areas of permissible urban development (i.e, UGAs, master planned resorts and major industrial developments, and shorelines outside of urban growth areas designated as heavy industrial) that do not meet the criteria for the Natural, Public Conservancy, and Urban Residential environment designations</b> and which currently support, or are suitable and planned for, water-dependent uses related to commerce and navigation. Examples of areas within Jefferson County shorelines that meet these criteria are as follows: portions of the Port Ludlow MPR (i.e., those designated Resort Complex/Community Facility) and the Port Townsend Paper Mill.</p>	<p>1. Permit water-dependent and water-related uses outright. Conditionally permit water-enjoyment uses. Prohibit non-water-oriented uses except as part of mixed-use developments supporting water-oriented uses.</p> <p>2. Achieve full use of existing urban areas before allowing further expansion of high intensity development. Use reasonable long-range projections of regional economic need to guide the amount of shoreline designated high-intensity.</p> <p>Encourage the redevelopment of underused areas.</p> <p><b>3. Where appropriate, implement shoreline restoration activities as a requirement for new development.</b></p> <p>4. Where feasible, require visual and physical public access. Where appropriate, require that industrial and commercial facilities be designed to permit pedestrian shoreline access.</p> <p>5. Actively implement aesthetic objectives through means such as sign control regulations, appropriate development siting, screening and architectural standards, and maintenance of natural vegetative buffers.</p> <p>6. Ensure compatible uses in the surrounding areas.</p>	<p>The urban environment is an area of high intensity land use, including residential, commercial, and industrial development. Urban shorelines should be designated for high intensity use or multifamily residential development. The urban designation may also be applied to areas of lower intensity use where the surrounding land use is urban and urban services are available.</p>	<p>1. Development in urban areas should be managed so it enhances and maintains the shoreline for a variety of urban uses, with preference given to water dependent and water related uses. Water-enjoyment uses should be given priority in urban areas.</p> <p>2. Efficient utilization of existing urban areas.</p> <p>3. Pedestrian and visual access should be provided to and along the urban waterfront area.</p> <p>4. Urban development should provide for public views to the water.</p> <p>5. Preserve and enhance significant architecture and historic buildings.</p> <p>6. Unique natural features of the urban shoreline, such as bluffs, dunes, and wetland areas, should be preserved and protected.</p> <p>7. Parking facilities should be located on the upland side of buildings away from the shoreline.</p> <p>8. Internal and perimeter landscaping should be incorporated and maintained to screen parking facilities from the shoreline and adjacent properties.</p> <p>9. Ensure compatible uses in the surrounding areas.</p>