

Suburban Environment

Statement of Intent

The objective of designating a Suburban Environment is to protect, maintain and enhance low and medium-density shoreline residential areas. Preservation of the natural and suburban character of shoreline areas placed in this environment is of prime importance.

Designation Criteria

The Suburban Environment should be applied to those shoreline areas which possess or can accommodate extensive amounts of suburban residential developments but are not suitable for most other types of urban uses. Areas to be designated in the Suburban Environment should possess one or more of the following criteria:

1. Areas presently containing extensive amounts of low to medium-density residential development.
2. Areas which could serve as transition zones between urban and rural or urban and conservancy environments.
3. Areas which do not possess the following biophysical limitations;
 - a. Areas of steep slopes presenting erosion and slide hazards;
 - b. Areas prone to flooding including the 100-year flood plain;
 - c. Areas of unstable stream bank configuration;
 - d. Areas with soils that have poor drainage or percolation, unless adequate drainage and sewer facilities are available or can be feasibly provided.
4. Areas which are suitable for low to medium-intensity recreational uses compatible with residential areas.
5. Areas designated in the adopted plans of public agencies for expansion of residential areas.
6. Areas which can provide the necessary infrastructure of public services, utilities and access to accommodate low and medium-density residential development.

Management Policies

1. Maintain and enhance the residential character of Suburban Environments by carefully controlling the type, location, scale and timing of new shoreline development.
2. Restrict Suburban Environments to low to medium-intensity residential and recreational uses.
3. Identify needs and plan for the acquisition of shoreline property for permanent public access to the water in the Suburban Environment.
4. Link, where practical, public access points with non-motorized transportation routes such as bicycle and hiking paths.
5. Provide incentives and actively promote aesthetic considerations in suburban shoreline development by means of sign control regulations, architectural design standards, planned unit developments, landscaping requirements and other such means.
6. Limit commercial development in the Suburban Environment to neighborhood oriented businesses.
7. Allow beach enrichment projects when it can be shown that other portions of the shoreline will not be adversely affected.
8. Encourage planned residential solutions for new development.
9. Decrease permitted residential densities of future development as the slope increases to avoid drainage, erosion, slide hazard and accessibility problems.