

COMMERCIAL DEVELOPMENT

INTRODUCTION

Commercial developments are those uses which are involved in wholesale and retail trade or business activities and shall include business parks. Commercial developments range from small businesses within residences, to high-rise office buildings. Commercial developments are intensive users of space because of extensive floor areas and because of facilities, such as parking, necessary to service them. (Sec. 3 or Ord. 83-055 adopted May 23, 1983)

POLICIES

1. Ensure that new commercial development located in shoreline areas emphasizes those uses which are water-oriented uses and activities.
2. Strongly encourage new commercial developments on shorelines to locate in those areas where current commercial uses exist.
3. In order to minimize adverse impact, ensure that adequate assessment be made of and consideration given to, the effect a commercial structure will have on a scenic view significant to a given area or enjoyed by a significant number of people.
4. Require that parking facilities minimize their visual impact on the shorelines, and where possible be placed inland away from the immediate water's edge and recreational beaches, EXCEPT when the parking facility is within or beneath the structure and adequately screened, or in cases when an alternate orientation would have less adverse impact on the shoreline.
5. Encourage commercial developments that abut the water's edge to provide physical and/or visual access to the shoreline where appropriate.
6. Ensure that all commercial development respect natural systems.

REGULATIONS

General

1. New commercial development located in shoreline areas shall emphasize those uses which are water-oriented uses and activities as defined herein. Commercial development in shoreline areas should be encouraged in descending order of preference as follows:
 - a. Water-dependent uses
 - b. Water-related uses
 - c. Water-enjoyment uses
2. Nonwater-oriented commercial uses in shoreline areas may be permitted as a conditional use.
3. Applications for commercial development shall include a detailed statement explaining the nature and intensity of water orientation of the proposed activity. Such statement shall include (at a minimum) the following:
 - a. Nature of the commercial activity;
 - b. Need for shoreline frontage (where appropriate);

- c. Special considerations being planned to enhance the relationship of the activity to the shoreline;
 - d. Provisions for public visual and/or physical access to the shoreline.
4. Signs associated with commercial developments shall meet the regulations specified under "Signs".
 5. Parking associated with commercial developments shall meet the regulations specified under "Roads and Railroads."
 6. Construction and landfill consisting of clean fill and not to include solid waste, over or into water bodies, marshes, bogs or swamps to facilitate a water-dependent use or enhance public access may be allowed as a conditional use, provided the proposed project will supply equivalent replacement of habitat and/or hydrological function of the subject water body or watershed.
 7. To facilitate a nonwater-dependent use, construction and landfill consisting of clean fill and not to include solid waste, over or into water bodies, marshes, bogs or swamps may be allowed as a conditional use provided the applicant can demonstrate that there is no other alternative to said fill, and that the proposed project will improve the habitat and/or hydrological function of the subject water body or watershed.

Natural Environment

1. Commercial development is prohibited in the Natural Environment.

Conservancy Environment

1. Commercial development shall be prohibited on conservancy shorelines EXCEPT for those low intensity recreational developments which do not substantially change the character of the Conservancy Environment.
2. Any commercial structure, except one which requires or is dependent on direct, contiguous access to the water, shall be set back from the ordinary high water mark by a minimum of 100 feet. The removal of natural vegetation and the alteration of topography shall be kept to a minimum. The need for such activities shall be documented in the permit application.

Rural Environment

1. Commercial development or activity shall be prohibited on rural shorelines EXCEPT for those developments or activities which do not substantially change the character of that environment. Such developments may include: restaurants, campgrounds, group camps, and similar recreational facilities; craft or antique stores and the like; hunting and fishing and other private club structures; game preserves and private parks; museums and limited commercial activities in historical structures and farm produce sales.
2. Any commercial structure or facility, except one which requires or is dependent on direct, contiguous access to the water, shall be set back from the ordinary high water mark by a minimum of one hundred (100) feet. The removal of natural vegetation and the alteration of topography shall be kept to a minimum. The need for such activities shall be documented in the permit application.

Suburban Environment

1. Commercial development shall be compatible in size, scale and intensity with the majority of existing adjacent shoreline uses. Uses shall reflect the Neighborhood Business provisions of the Zoning Code 18.12.030(5)(a) SCC.
2. Any commercial structure or facility, except one which requires or is dependent on direct, contiguous access to the water, shall be set back from the ordinary high water mark by a minimum of one hundred (100) feet. The removal of natural vegetation and the alteration of topography shall be kept to a minimum. The need for such activities shall be documented in the permit application.

Urban Environment

1. Any commercial structure or facility, except one which requires or is dependent on direct, contiguous access to the water, shall be set back from the ordinary high water mark by a minimum of twenty-five (25) feet, except setbacks for North Creek shall conform to Section 3(b) of the Environmental Designation Map Descriptions at page E-19. (Sec. 3 or Ord. 83-055 adopted May 23, 1983)
2. Commercial development may be located on landfill or over water PROVIDED that such development must require or be dependent on direct, contiguous access to the water or must provide substantial numbers of the public the opportunity to physically or visually enjoy the shoreline.
3. A minimum 25 foot buffer zone of permanent vegetation or other suitable soil erosion control methods shall be established and maintained between the structures or facilities and the associated water bodies.