

Greenwich Waterfront Business (WB) Zone Study  
Recommended Zoning Revisions

August 2018 changes in black underline

November 2018 changes in red

December 2018 changes in green

**Sec. 6-2. CLASSES OF ZONES.**

**Thirty-five (35) classes of zones are established:**

**CLASSES OF ZONES**

RA-4.	4 Acre Residence
RA-2.	2 Acre Residence
RA-1.	1 Acre Residence
R-20.	Single Family Residence 20,000 square feet R-12. Single Family Residence 12,000 square feet R-7. Single Family Residence 7,500 square feet
R-6.	Single and Two-family Residence 7,500 square feet; Multi-family R-
MF.	Multi-Family
R-C.	Residential Conservation
R-CC.	Residential Conservation Cluster
R-PHD-E.	Residential-Planned Housing Design-Elderly
R-PHD-N.	Residential-Planned Housing Design-Neighborhood R-
PHD-TH.	Residential-Planned Housing Design-Town House R-
PHD-SU.	Residential-Planned Housing Design-Small Unit
RP-R.	Planned Residential
CCRC.	Continuing Care Retirement Community Overlay Zone LBR. Local Business Retail
CGBR.	Central Greenwich Business Retail LB. Local Business
CGB.	Central Greenwich Business
GB.	General Business
GBO.	General Business-Office
<b>WB.</b>	<b>Waterfront Business</b>
<del>WB 1.</del>	<del>Waterfront Business — Byram</del>
<del>WB 2.</del>	<del>Waterfront Business — Steamboat Road</del>
<del>WB 3.</del>	<del>Waterfront Business — River Road and Sound Shore Drive</del>
BEX-50.	Executive Office Business
P.	Parking
CGIOZ.	Central Greenwich Impact Overlay Zone
PRIOZ.	Post Road Impact Overlay Zone
HRO	Historic Residential-Office
HO.	Historic Overlay
COZ.	Coastal Overlay Zone FHOZ. Flood Hazard Overlay Zone
IND-RE.	Industrial Re-Use Overlay Zone
H.	Hospital Zone (H-1, H-2)

**Sec. 6-5. DEFINITIONS.**

(a) As used in this Article:

**(12.4) Dock and port facilities shall mean as place where a watercraft can dock so that passengers can embark and disembark appropriately or in case of cargo ships, load or unload goods.**

**(36.1) Marina: Waterfront establishments whose business is offering slips, berthing, storing, moorings, or securing of watercraft, but not including community piers and other non-commercial boat docking and storage facilities. A marina may include the sale or rental of watercrafts and marine sporting equipment, promotional events clearly incidental to watercraft activities, and the servicing, repair, or storage of same. Such establishments may also provide travelift services, slip rental, fuel, and sanitary pump out service.**

**Renumber 36.1 through 36.5**

**(40.1) Public Waterfront Access shall mean a safe and unobstructed access along and/or to the dry, nontidal or nonsubmerged shore areas for all members of the public in order to provide a continuous public access system to and along the waterfront and/or public rights-of-way. Such access shall be in the form of a permanent easement or other form of conveyance acceptable to the Town of Greenwich. Public Waterfront Access shall not** preclude other types of in-water access, such as car-top boat launches or fishing piers.

~~(40.1)~~ **(40.2) Rear Lot** shall mean a lot whose frontage on a street is as defined in Sec. 6-131. (5/4/2005)

~~(40.2)~~ **(40.3) Recreational Facility:** shall mean a commercial establishment or use where indoor or outdoor passive or active recreation activity is conducted including but not limited to batting cages, miniature golf, skate parks, ice-skating rinks, swimming pools, golf courses, bowling alleys, tennis and other sports facilities. (9/28/2010, 9/20/2013)

**(43.1) Rowing Club: shall mean a facility that consists of a space to store rowing shells, oars, and associated equipment. It may also include incidental space for fitness equipment, locker rooms, office space, boat sales, and restaurant.**

**Renumber 43.1 through 43.2**

**(52.1) Water-based recreation uses shall mean a recreational use facilitating public access to the water, which through the location, design, and operation, ensures the public's ability to enjoy the physical and aesthetic qualities of the shoreline. The use must be open to the general public. Water-based recreation uses may include but are not limited to parks and playgrounds, piers, fishing piers, pedestrian and/or bicycle trails, rental of small watercraft such as kayaks and paddle boards for use off the property only, and similar improvements.**

~~(52.1)~~ **(52.2) Water-dependent uses** means those uses and facilities which require direct access to, or location in, marine or tidal waters and which therefore cannot be located inland. (5/11/1987)

**(52.3) Water-related uses shall mean those uses and facilities which require or are directly related to uses that require direct access to, or location in, marine or tidal waters and which therefore cannot be located inland. For example, a rowing club requires direct access to the water and a common ancillary use includes space for ergometers and related and ancillary office space.**

**(52.4) Water-enhanced uses shall mean those uses and facilities that are not directly dependent upon access to water, but whose presence facilitates public access to and enjoyment of the water.**

**(52.2) (52.5) Wet bar shall mean an area equipped with running water, a sink of not more than 250 square inches and a bar or serving counter, and may also include an under counter or counter top refrigerator. The wet bar shall not include facilities for cooking. (10/3/2001)**

**(54) Yacht Club: shall mean a facility that consists of structures and related grounds and/or moorage used for social and recreational purposes related to boating, sailing or yachting. Incidental uses may include a swimming pool and restaurant.**

**(54) (54.1) Yard, Front shall mean an open space across the full width of the lot between the front wall of the principal building and the front lot line. See Diagrams 7 and 9 (4/30/2002)**

**Sec. 6-100. USE GROUPS FOR BUSINESS ZONES.**

**USE GROUP 7**

**USE GROUP 7a** Water Dependent Uses (5/11/87)

Boat ~~and marine engine~~ rentals ~~and sales~~ (5/11/87)

**Boat** and engine repairs, service and storage;

Assembling, processing or any light mechanical operation clearly accessory and related to the conduct of a water dependent use shall be permitted provided that such accessory use is not larger than 750 square feet gross floor area; and, in the opinion of the Zoning Enforcement Officer, is not offensive or obnoxious or detrimental to the neighborhood by reason of emission of odor, dust, smoke, fumes, or noise; (7/19/2006)

Boat yards and/or buildings devoted to boat building, repairs, service and dry storage on both the ground and in boat storage racks\*;

~~Recreational and~~ Commercial fishing and boating facilities **such as marine transport and excursion services, including ferries, captained charter services, sport fishing and water taxis;**

Dock and port facilities; (5/11/87)

**Facilities for marine pollution control, oil spill cleanup, and servicing of marine sanitation devices; Harbor security and emergency response services including but not limited to Harbor Master, Marine Patrol and Coast Guard;**

Processing ~~or sale~~ of seafood **delivered to the site via a dock or port facility located on the same property and** provided that such use is not larger than 750 square feet gross floor area, and in the opinion of the Zoning Enforcement Officer is not offensive or obnoxious or detrimental to the neighborhood by reason of emission of odor, dust, smoke, fumes or noise; (5/11/87)

Public or private marinas; (5/11/87)

**Public waterfront access subject to Section 6-107(g);**

Retail sales and dispensing of fuel and lubricants at dockside for marine purposes only but expressly excluding the bulk storage of fuel;

Water-based recreation uses; (5/11/87)

\*Boat storage racks along with the boats placed on them are limited in aggregate height to a maximum 30 feet above the grade and must meet accessory setbacks. Height shall be measured from the grade beneath the rack to the highest point of the uppermost boat stored on the rack. (7/19/2006)

**USE GROUP 7b Water Related Uses (Special Permit Required).** ~~Prior to the approval of an application for a Special Permit the Planning and Zoning Commission shall find that the proposed activities are accessory or subordinate or provide supportive services to a water dependent use. (5/11/87)~~

~~Beach Clubs, including pools, cabanas and lockers. (5/11/87)~~

~~Streets, parks and playgrounds~~

**Boat and marine engine sales;**

Food service, other than drive-ins, having no more than 750 square feet gross floor area, when subordinate and clearly incidental to a water dependent use and as subject to Sec. 6-194 to Sec. 6-199 inclusive of the Building Zone Regulations. (5/11/87)

~~Marine related retail and service establishments. (5/11/87)~~

Marine research laboratories for the study of oceanography, marine environment, ecology and coastal resources. (5/11/87)

**Rowing clubs, public or private;**

Sale of marine and fishing supplies and provisions **such as fishing tackle and bait, marine parts and**

hardware and equipment supplies, anchoring tackle and supplies, marine electrical, electronics, navigation equipment, and the like (5/11/87)

Yacht clubs, public or private

**USE GROUP 7c Water Enhanced Uses**

~~Special Permit Required. Prior to the approval of an application for a Special Permit the Planning and Zoning Commission shall find that the proposed activities maximize the opportunity for public access to and enjoyment of waterfront areas without conflicting with other Use Group 7a and 7b water-dependent uses.~~

**Office Uses, not related to any 7a or 7b use**

Outdoor dining facilities, ancillary and contiguous to an eating establishment (restaurant, or retail food establishment), operating on a seasonal (seven month) basis starting on April 1st and concluding on November 1st in any calendar year and subject to the standards and conditions listed (1) through (8) under Section 6-100 Use Group 1. (11/25/2008, 3/25/2014)

**Restaurants greater than 750 square feet, other than drive-ins**

**Retail Food Establishments**

**Seasonal Farm Stands**

**Multi Family Dwellings**

**Sec. 6-107. USE REGULATIONS AND SPECIAL REQUIREMENTS FOR WATERFRONT BUSINESS ~~ZONE~~ ZONES.**

(a) Statement of Policy and Purposes (5/11/87)

Waterfront properties in the Town of Greenwich are an extraordinary and limited resource. It is therefore the policy of the Planning and Zoning Commission to control the uses and intensity of development in the Waterfront Business ~~Zone~~ Zones so as to enhance the value of waterfront land for the intended purpose of retaining and encouraging commercial uses which depend on a waterfront location and encourage land uses that maximize opportunities for public access, while protecting natural resources. **To that end, the waterfront shall be developed following the schedule of priorities herein:**

- (a) The first priority of this zone is to protect and nurture existing and potential water-dependent uses;**
- (b) The second priority is to encourage other water related uses so long as they do not interfere with water-dependent uses, either directly by displacement or indirectly by placing incompatible demands on the zone's infrastructure;**
- (c) Water enhanced uses are encouraged provided that they do not interfere with and are not incompatible with first and second priority uses and meet the special requirements of Section 6-107(e).**

The purpose of these zoning regulations is to regulate the type and size of development in business zoned waterfront properties in order to: (5/11/87)

- (1) Implement the goals of the Connecticut Coastal Area Management Act and Sec. 6-111 of the Building Zone Regulations – The Coastal Overlay Zone; (5/11/87)
- (2) Preserve scenic vistas by permitting development of a height and mass which will be compatible with the public enjoyment of waterfront views; (5/11/87)
- (3) Give the highest priority and preference to uses and facilities that are dependent upon their proximity to the water or the shorelands immediately adjacent to marine and tidal waters; (5/11/87)
- (4) Capitalize on the waterfront's unique attributes as a recreational resource accessible either through publicly owned land or commercial water dependent establishments; **and to assure that these limited waterfront areas are reserved for the uses they are uniquely suited for and are not pre-empted by uses which can be more appropriately located elsewhere.**
- (5) **Create and enhance public access to and enjoyment of the water**

(b) Permitted Uses:

**Use Group 7a**

**Use Group 7b (special permit required)**

**Use Group 7c (special permit required)**

**Use Group 7a and 7b**

**The following Use Group 7c uses are permitted in the WB 1 (Byram) subject to the special permit conditions specified in Section Sec. 6-107(d):**

**Restaurants greater than 750 square feet, other than drive-ins**

**Retail Food Establishments**

**Seasonal Farm Stands**

**Multi-Family Dwellings, permitted on upper stories only**

The following Use Group 7c uses are permitted in the WB-2 (Steamboat Road) subject to the special permit conditions specified in Section Sec. 6-107(d):

Restaurants greater than 750 square feet, other than drive-ins  
Office Uses, not related to any 7a or 7b use  
Multi-Family Dwellings, permitted on upper stories only

The following Use Group 7c uses are permitted in the WB-3 (River Road / Sound Shore Drive) subject to the special permit conditions specified in Sec. 6-107(d):

Restaurants greater than 750 square feet, other than drive-ins  
Retail Food Establishments  
Seasonal Farm Stands  
Office Uses, not related to any 7a or 7b use, permitted on upper stories only  
Multi-Family Dwellings, permitted on upper stories only

(c) Special Requirements:

- (1) No change in use ~~of existing structures exceeding 40,000 cubic feet in volume above established grade~~ from one Use Group 7b or 7c use to another use from that category shall **not** be permitted without a special permit **approval from the Planning and Zoning Commission.** (5/11/87)
- (2) No new construction for any use or uses which would result in a structure or group of structures which individually or together would total in excess of 40,000 cubic feet in volume above established grade shall be permitted except when authorized by special permit by the Commission pursuant to Sec. 6-17 of these regulations. (5/11/87)
- (3) All applications in the WB Zone shall be reviewed for compliance with the Building Zone Regulations including but not limited to Sec. 6-111, Sec. 6-15 and Sec. 6-17. (5/11/87)
- (4) No construction or change of use of land or water shall adversely impact existing or potential water-dependent activities or development opportunities. (5/11/87)
- (5) In addition to the standards and requirements of Sec. 6-141(b)(1) conversion of a non-conforming use of land or buildings to another non-conforming use, shall be permitted only upon a finding by the Planning and Zoning Commission that, in consideration of the nature of the waterfront property, including the land, the water immediately adjacent and the existing structures, the purposes and requirements of the WB Zone are met. (5/11/87)
- (6) No land in the WB Zones shall be divided so as to create lots without a common boundary with the water. Any division shall be consistent with the standards and requirements in (7) below. (5/11/87)
- (7) Lot shape, size and location, the location and size of the buildings, and the arrangement of parking and drives shall be consistent with maximum utilization of the property for the purposes of the zone. The mix of slip space, upland storage, support facilities and parking shall be such that it assures the viability of water-dependent uses. (5/11/87)
- (8) No building shall be located less than 30' from mean high water unless the Commission finds that the special function, use or design of the structure or its relationship to the lot makes placement closer to the waterfront more consistent with the purposes of the zone. (5/11/87)
- (9) Illuminated signs, as regulated in Sec. 6-168 shall not be visible from the water. (5/11/87)
- (10) **Sites shall be designed in a manner that preserves the visual quality of vistas and view sheds from both the water and public right-of-way. See diagram 11. When assessing impacts to vistas and view sheds, the Commission shall take into consideration the following:**

- (a) Presence of and locations of public access easements
  - (b) The size and height of buildings
  - (c) Locations and orientation of buildings, surface parking areas, and site landscape features relative to the water
  - (d) Coastal resources within the view shed, including tidal rivers, streams and creeks, wetlands and marshes, intertidal mudflats, beaches and dunes, bluffs and headlands, islands, rocky shorefronts, and adjacent shoreland areas
- (d) Special Requirements for Use Group 7b uses only:
- (1) A public waterfront access in accordance with 6-107(f) shall be provided on any site with a Use Group 7b use
  - (2) Prior to the approval of an application for a Special Permit, the Planning and Zoning Commission shall find that the proposed activities maximize the opportunity for public access to and enjoyment of waterfront areas without conflicting with other Use Group 7a uses.
- (e) Special Permit Requirements for Use Group 7c uses only:
- (1) Prior to the approval of an application for a Special Permit, the Planning and Zoning Commission shall find that the proposed activities are subordinate to, or provide supportive services to, a Use Group 7a use.
  - (2) A Use Group 7a use and public waterfront access in accordance with 6-107(f) shall be provided on any site with a Use Group 7c use, subject to the following: ~~Therefore, any property improved with a Use Group 7c use, shall also be improved with a public waterfront access and any other Use Group 7a use.~~
    - (a) A Use Group 7c use shall only be permitted once the waterside improvements are fully developed with improvements that, first, support the Use Group 7a uses and, secondarily support the Use Group 7b uses. Further, the majority of the waterside improvement shall be in support of Use Group 7a uses, subject to the discretion of the Commission who shall take in to consideration that some Use Group 7a uses may have more space demand than others. For example, the space needed for the boat slips in a marina could exceed the space needed for a commercial fishing operation.
    - (b) Once the upland improvements needed to satisfy Section 6-107(e)(2)(a) have been met, including but not limited to the structures and buildings to support the Use Group 7a and/or 7b uses, the public access walkway, and all parking requirements, the remaining available upland parking area may be used to support a Use Group 7c use, provided that the total building coverage of any buildings or structures occupied by a Use Group 7c use shall be no more than fifteen percent (15%) of the gross lot area.
  - (3) Special conditions for public or private restaurants:
    - (a) Restaurants are permitted provided that full course meal food service and consumption shall be the primary function of the restaurant, and full course meal service shall be continued up until the hours of closing.
    - (b) The hours of operation for any restaurant shall be limited to within 5:00 a.m. and 11:00 p.m. each day.
    - (c) One boat slip per every 10 seats in a public or private restaurant shall be made available for public docking and use of the restaurant (subject to any reciprocity rules for private clubs). For public restaurants only, every boat slip required for the public's use of the restaurant shall result in one less upland parking space required for the same. For either public or private restaurants, a lesser number of boat slips may be required as deemed appropriate by the Commission so as to ensure no Use Group 7a or 7b use is hindered by this



requirement.

- (4) Special Conditions for Multi-Family Dwellings
- (a) All multi-family residential developments shall have a minimum lot size of 20,000 square feet
  - (b) Multi-family development in a flood hazard zone (A-zone) shall provide access from the proposed building to the street, both of which must be at an elevation equal to or greater than the corresponding flood zone elevation. No residential uses are allowed within FEMA-designated V-zones. All residential development must be constructed according to FEMA standards
  - (c) Multi-family residential developments shall use the parking standards from Sec. 6-155
  - (d) The net density for a multi-family residential development in the WB zone shall not exceed 1 dwelling unit per 4,200 square feet of lot area.
  - ~~(e) The maximum permitted floor area ratio (FAR) for residential developments may be increased from 0.5 to 0.7, as determined by the Commission.~~
  - (f) The maximum number of stories for residential buildings may be increased from 2.5 stories to 3 stories and the maximum height may be increased from 30 feet to 35 feet, as determined by the Commission
  - (g) Boat slips associated with a marina on a property improved with residential uses shall be made available to the public at large and shall not be restricted for the sole use of the residences.
- ~~(f) The following requirements shall apply to any site with a Use Group 7c use:~~
- (g) Requirements for Public Waterfront Access
- (1) The public waterfront access shall be ensured through the dedication of a permanent public waterfront access easement or other acceptable instrument. The easement shall encompass the area of land extending from the mean high water mark to a point at least fifteen feet inland, subject to the discretion of the Commission.
    - (a) The easement shall be wide enough to accommodate a ten foot wide walkway as well as necessary screening and fencing so as to ensure public safety and security for upland uses. See Diagram 12.
    - (b) The public waterfront access easement shall connect to all public waterfront access easements on adjacent properties. See Diagram 12.
    - (c) The public waterfront access easement shall extend along the entire waterfront of the site. See Diagram 12.
  - (2) The Commission, in its discretion, may modify the size or layout of a public waterfront access easement under the following conditions:
    - (a) If safe, unobstructed waterfront improvements cannot be reasonably built within a fifteen foot easement due to physical, site, or environmental conditions including but not limited to presence of steep terrain, exposed bedrock, coastal wetlands, or utilities. See Diagram 13.
    - (b) If, due to the nature of the upland use, a wider buffer is needed between the public waterfront access and upland areas in order to protect the health, safety, and welfare of the public and ensure tenant security. See Diagram 13.
    - (c) If, due to the nature of a Use Group 7a use, a reduction or elimination of a portion of the Public Waterfront Access is needed such as in the area of a crane-operated boat lift.
  - (3) The Commission shall require the dedication of a ten foot permanent public accessway

easement ~~or other acceptable instrument~~ that connects the public waterfront access easement to the public right-of-way. The easement shall be wide enough to accommodate an eight foot wide walkway. The Commission, in its discretion, may waive the public accessway easement requirement for a walkway if it finds that there is another accessway within a reasonable distance. See Diagram 12. In determining whether to waive the public accessway easement requirement, the Commission shall consider the following:

- (a) Distance to other public accessways
  - (b) Connectivity to other public accessways and waterfront walkways
  - (c) Presence of and locations of dedicated public access parking spaces
  - (d) Sidewalk connectivity
  - (e) Physical, site, or environmental conditions including but not limited to presence of steep terrain, exposed bedrock, coastal wetlands, or utilities
- (4) A Declaration of Restrictions for the public waterfront access easement shall be provided to the Commission. The restrictions shall include but not be limited to maintenance obligations of the waterfront public access improvement and associated landscaping.
- (5) In order to ensure public safety and tenant security, property owners shall be permitted to establish reasonable rules that must be approved by the Planning and Zoning Commission, which will govern permitted and prohibited recreational uses on their property, inclusive of all easements, as well as reasonable time-of-day restrictions (e.g. open dawn to dusk) as established in the Town of Greenwich Park Rules
- (6) All public waterfront access points shall contain uniform signage indicating the area is open to the public. Public waterfront access signage shall meet the following criteria:
- (a) All Public Access signs shall abide by the design criteria as shown in the CT DEEP Coastal Public Access Sign Catalog. These signs are available from the CT DEEP for a nominal production fee. See Diagram 14.
  - (b) All signs shall be placed in an area that is clearly visible from the public right-of-way
  - (c) Where materials to construct the public access way differ from property to property, signage shall be placed at the property line to indicate the continuation of the public access.
- (6) Public waterfront access signage may also include the following items:
- (a) Hours of operation (e.g. dawn to dusk)
  - (b) Directional arrows
  - (c) Types of recreation permitted
  - (d) Prohibited activities
- (7) Public Access Parking Requirement. Since many residents do not live within walking distance to the water, public parking is necessary for maximizing the utility of public waterfront access points.
- (a) One public access parking space shall be required if the total minimum parking requirement for a site is 30 spaces or less. Two public access parking spaces shall be required if the total minimum parking requirement for a site is greater than 30 spaces.
  - (b) Each dedicated public access parking space shall be clearly signed and demarcated as reserved for public access use

- (c) Public access parking spaces shall not count towards the minimum parking requirement
- (8) Up to 25 percent of the minimum parking requirement can be satisfied by off-site parking under the following conditions:
  - (a) The off-site parking area must have adequate entrances and exits and be on property under the same ownership as the site, with the nearest entrance within one-thousand feet of the main entrance of the building.
  - (b) Employees of the building's occupants shall be required to use such available parking, leaving on-site parking for patron and customer use. Residential uses are not eligible for the off-site parking allowance.
- (h) Design Standards for Waterfront Public Access Improvements

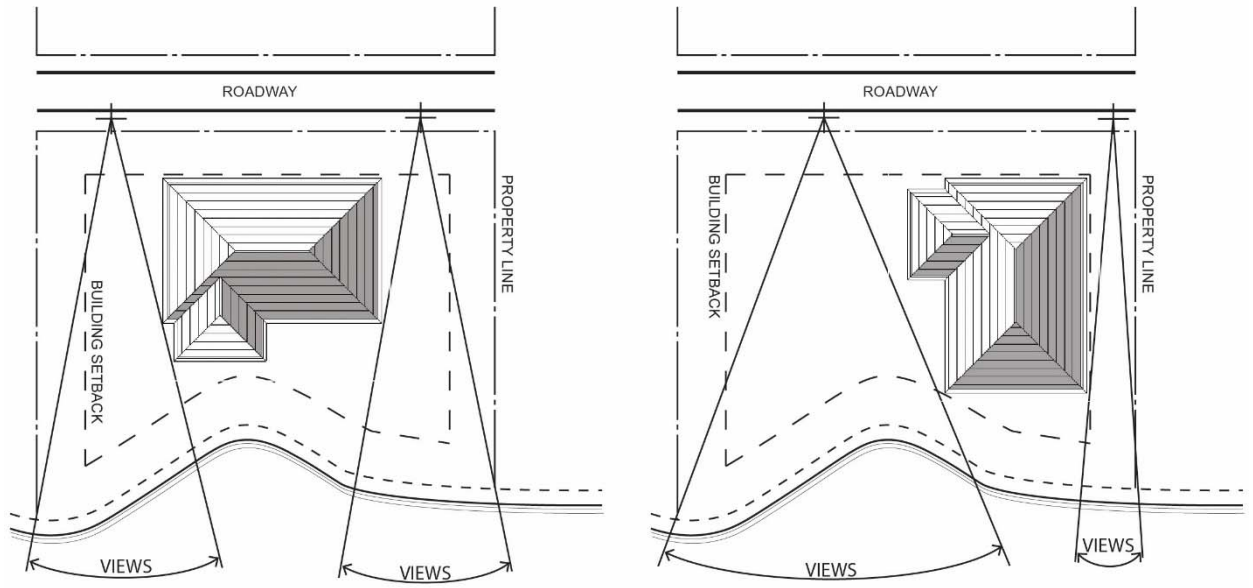
The purpose of this section is to establish design standards for public waterfront access improvements in order to ensure that these areas are cohesive across many development sites.

  - (1) Waterfront improvements shall be accessible to the public and shall be located within a public access easement.
  - (2) A waterfront walkway at least ten feet in width shall be provided. See Diagram 15. The walkway:
    - (a) Shall extend along the entirety of the public waterfront access easement. See Diagram 15.
    - (b) Shall be constructed of high-quality materials that are cohesive with public waterfront improvements on abutting properties so as to create a unified waterfront. See Diagram 15.
    - (c) Shall provide unobstructed access to public waterfront improvements on abutting properties. See Diagram 15.
    - (d) A vegetative buffer, fencing, or screening may be provided between the waterfront walkway and upland land uses in a manner necessary to ensure public safety and tenant security. See Diagram 15.
    - (e) The walkway extending to a public street or right-of-way in a manner providing safe and convenient public access to the waterfront shall be made of the same materials as the waterfront walkway.
    - (f) The walkway shall be exempt from the coverage calculation.

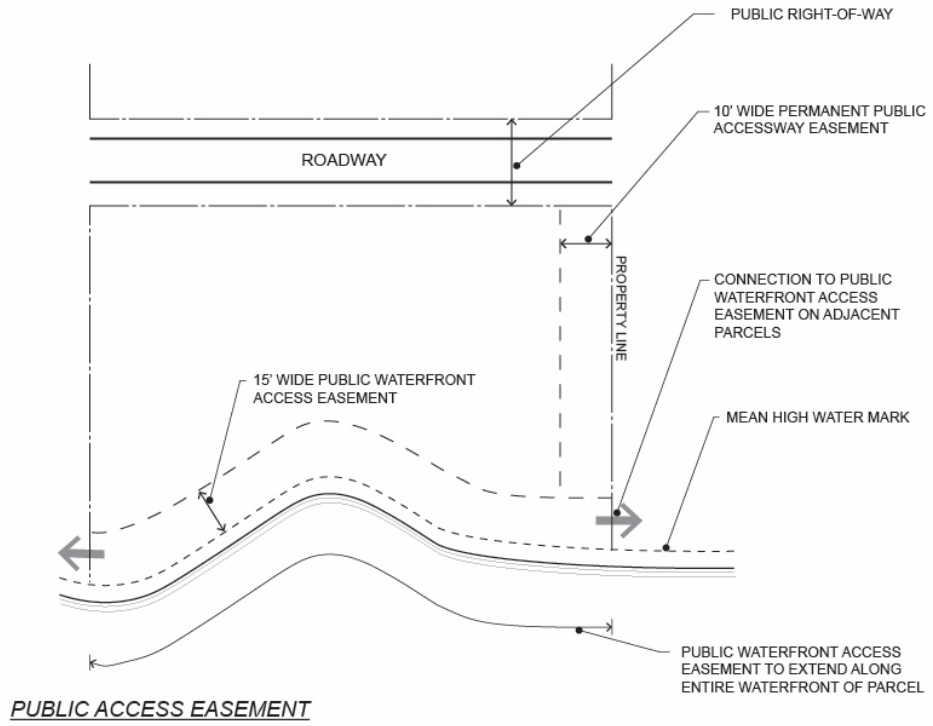
**Sec. 6-158. CUSTOMER OR PATRON PARKING; REQUIRED SPACES.**

<u>USE</u>	<u>REQUIRED PARKING SPACES</u>
Marina	<del>1-1/2 spaces</del> <b>0.75</b> <b>0.5 spaces</b> per slip, mooring or other unit accommodating a boat or vessel in the water

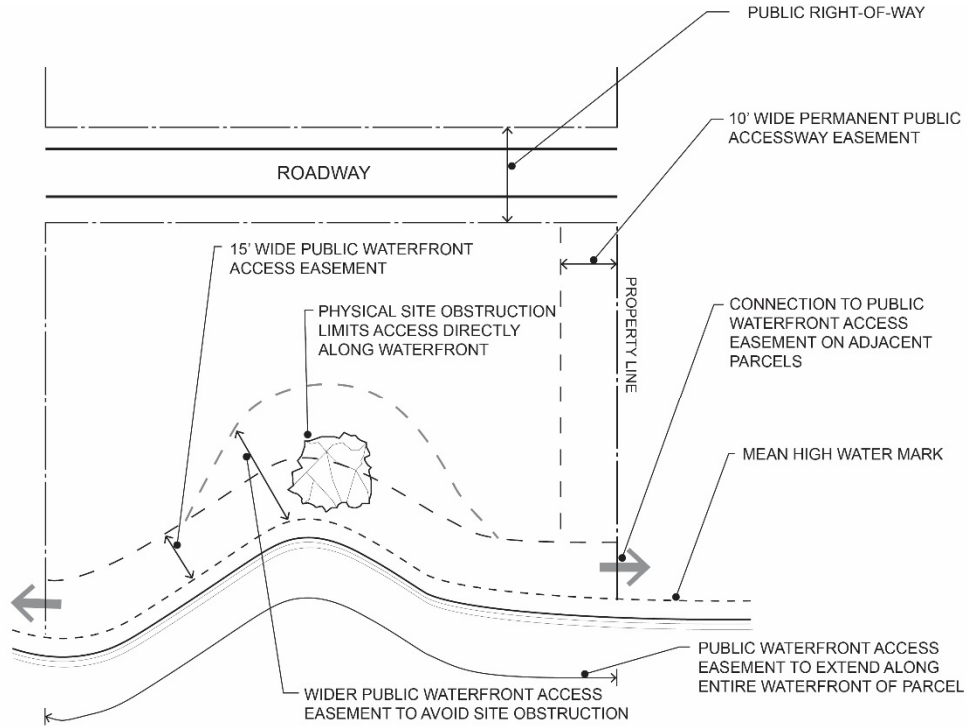
**DIAGRAM 11: ILLUSTRATION OF BUILDING ORIENTATION AND IMPACTS TO WATERFRONT VIEWS**



**DIAGRAM 12: ILLUSTRATION OF WATERFRONT PUBLIC ACCESS AND PUBLIC ACCESSWAY EASEMENTS**



**DIAGRAM 13: ILLUSTRATION OF CONDITIONS WHERE A WIDER PUBLIC WATERFRONT ACCESS EASEMENT MAY BE REQUIRED**



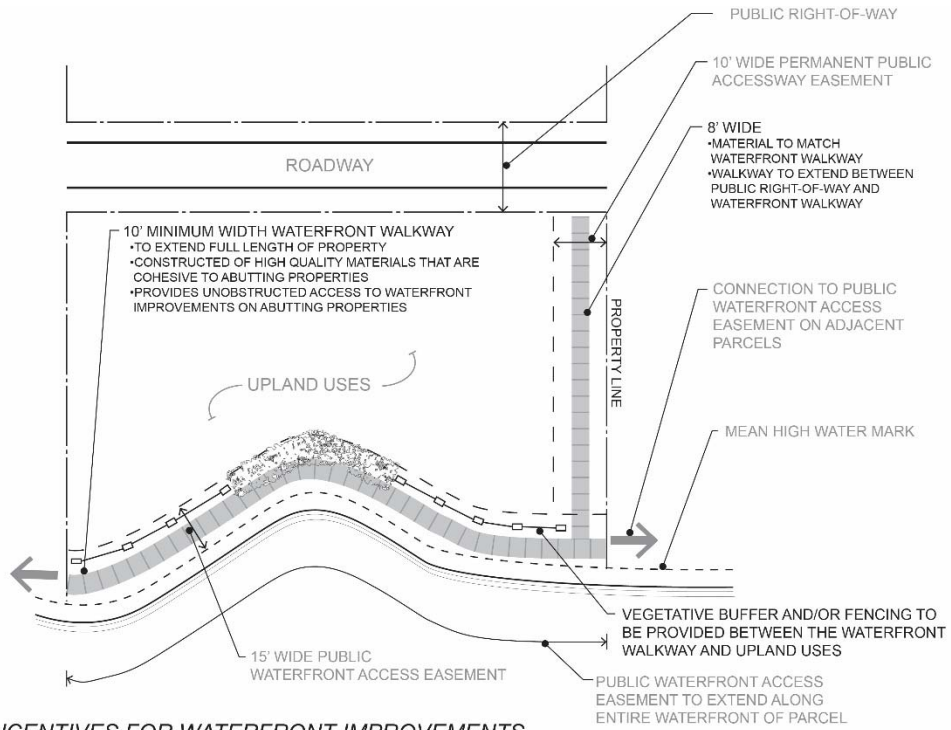
**WIDEN PUBLIC ACCESS EASEMENT DUE TO SITE,  
PHYSICAL AND/OR ENVIRONMENTAL CONDITIONS**

**DIAGRAM 14: ILLUSTRATION OF PUBLIC ACCESS SIGNAGE FROM THE DEEP COASTAL PUBLIC ACCESS SIGN CATALOG**





**DIAGRAM 15: ILLUSTRATION OF DESIGN STANDARDS FOR PUBLIC WATERFRONT ACCESS IMPROVEMENTS**



**INCENTIVES FOR WATERFRONT IMPROVEMENTS**

**DIAGRAM 16**

**ILLUSTRATION OF WATERFRONT WALKWAY AND VEGETATIVE BUFFER DESIGN STANDARDS**

