

LAND/WATER USE DESIGNATIONS TABLE

PROPOSED LAND USE DESIGNATION	DESCRIPTION	ALLOWED USE TYPES Included, but not limited to:
COMMERCE LAND USES		
1 Aviation Industry	Facilities providing or supporting aviation opportunities, including airplane and heliport uses.	Primary Uses: Airport; Airport-related Commercial; Airport-related Industrial; International Airport; Support Services.
2 Marine Sales & Services	Services for marine industry and water-based facilities. This designation supports the Marine Services Berthing water designation.	Primary Uses: Boat Brokerage; Boat Rental; Boat Sales, including parts and equipment; Dry Boat Storage; Dry Dock Service; Marine Fueling Station; Marine-related Professional Services; Vessel Building and Repair; Vessel/Sailing School. Secondary uses: Aquaculture; Blue Technology; Commercial/Retail; Food Service/Restaurant; Pleasure Craft (motorized or non-motorized) Rental/Sales Services.
3 Maritime Services & Industrial	Coastal-dependent and/or coastal-related industrial facilities with functional dependencies on direct access to, or association with, deep-water berthing or other waterfront berthing; large scale energy generation; and industrial and manufacturing-related activities.	Primary Uses: Aquaculture; Barge/Tugboat Operation; Blue Technology; Derelict Water Craft Storage; General Ship and Boat Building and Repair; Government (non-municipal) and Business Services; Large Scale Energy Generation, for consumption within District Tidelands; Logistics and Supply Chain Support Services; Manufacturing and Sale of Engines, Parts, Motors, Machines, Turbines, and Metal Articles; Marine-related Assembly, Distribution, Manufacture, Processing, Repair, Servicing, and Testing of Products; Marine-related Professional Services; Railroad Tracks and Switching; Research and Development; Steel Fabrication, Foundry and General Metal Manufacturing; U.S. Customs and Shipping Offices; Wholesale Sales. Secondary Uses: Marine-related Parts/Equipment Sales; Supportive Service (commercial, professional, and business) Facilities.

4	Marine Terminal	Coastal-dependent marine terminal facilities and uses necessary to operate, support, or maintain terminal operations, goods movement, goods and cargo-handling and other water-, marine- and shipping-dependent activities. This designation has functional dependencies on direct access to, or association with, deep-water berthing assigned the Industrial & Deep Water Berthing water designation.	Primary Uses: Bulk Liquid Handling (receipt and distribution), Bunkering, Storage and Pipelines; Bulk Loading Facilities, Storage and Silos; Cargo and Storage Area; Cargo Fumigation; Cargo Handling and associated equipment such as Bulk Loader and Container Cranes; Fueling Facilities; Lift and Graving Docks; Railroad Tracks and Switching; Storage and Maintenance of Marine Machinery/Equipment; Supply/Fish Loading; Terminal Facilities and Operations; Terminal Support and Transportation Facilities; U.S. Customs and Shipping Offices; Warehousing. Secondary Uses: Aquaculture; Blue Technology; General Ship and Boat Building and Repair; Logistics and Supply Chain Support Services; Marine-related Assembly, Distribution, Manufacture, Processing, Repair, Servicing, and Testing of Products; Marine-related Industrial Uses; Marine Research and Education; Marine Service Contractors (including diving and emergency response services); Maritime-related Office.
5	Visitor-Serving Marine Terminal	Facilities and uses to accommodate cruise ships, including operation, support, or maintenance of terminal operations, cargo-handling and other coastal-dependent activities. This designation has functional dependencies on direct access to, or association with, deep-water berthing assigned the Industrial & Deep Water Berthing water designation. Cruise terminal uses are the priority allowable use type in this designation; other listed Primary and Secondary uses are allowed only if they do not interfere with cruise terminal operations.	Primary Uses: Commercial Attraction; Cruise Terminal Facilities and Operations, including Boarding, Passenger Handling, and Shore-powering Infrastructure; Cultural Use; Exhibit Space; Food Service/Restaurant; Logistics and Supply Chain Support Services; Marine-related Retail; U.S. Customs and Shipping Offices. Secondary Uses: Aquaculture; Blue Technology; Ferry Craft and Water Taxi Landing; Marine Research and Education; Marine Terminal.

6	Visitor-Serving Recreation Commercial	Visitor-serving uses providing shore-side public access to coastal resources, including commercial recreation uses, recreational marinas, and boating.	Primary Uses: Aquatic Center; Commercial Attraction; Conference Center or Meeting Space; Commercial/Retail; Commercially Operated Passenger Vessel Landing; Cultural or Museum Use; Dry Boat Storage; Exhibit Space; Ferry Craft and Water Taxi Landing; Food Service/Restaurant; Marina; Marine-related Retail; Motel/Hotel; Pleasure Craft (motorized or non-motorized) Rental/Sales Services; Public Golf Course; Recreational Vehicle & Camping; Shore-side Marina Services; Yacht Club. Secondary Uses: Aquaculture; Blue Technology; Fresh Fish Market Operation involving Food Service/Restaurant, Retail and Wholesale Operation (Canning/Processing Operation prohibited); Heliport.
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NAVIGATION/INSTITUTIONAL LAND USES

7	Institutional/Roadways	Uses and facilities operated by non-municipal government agencies, including land areas devoted to maritime services and harbor regulatory activities of the District. This designation supports the Institutional Berthing water designation.	Primary Uses: Government Agency Facilities; Port Administration and General Services; Port-related Public Safety (non-municipal Police, Fire).
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FISHERIES LAND USE

8	Commercial Fishing	Facilities and operations related, and complementary, to commercial fishing. This designation supports the Commercial Fishing Berthing water designation.	Primary Uses: Commercial Fishing Facilities and Operations; Equipment Storage; Fish Laboratories and Testing; Fishing Vessel Moorage; Fresh Fish Market Operations, including associated Food Service/Restaurant, Retail and Wholesale Operations, and limited Fish Processing Operations (Cannery prohibited); Fueling Station; Marine-related Cold Storage/Fish Unloading/Ice House; Pumpout and Disposal Facility; Transshipment Area. Secondary Uses: Aquaculture; Blue Technology; All allowable Primary uses under Sportfishing land designation.
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9	Sportfishing	Facilities and operations related to visitor-serving recreational sportfishing. This designation supports the Sportfishing Berthing water designation.	Primary Uses: Bait Barge Facility; Catch Processing and Exchange; Ferry Craft and Water Taxi; Fishing Tackle Rental and Sales; Food Service/Restaurant; Fueling Dock; Sportfishing Facilities and Operations. Secondary Uses: Aquaculture; Blue Technology; All allowable Primary uses under Commercial Fishing land designation; All allowable Primary uses under Marine Sales and Services land designation; Pleasure Craft (motorized or non-motorized) Rental/Sales Services.
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RECREATION LAND USES

10	Recreation Open Space	A range of visitor-serving open spaces, related to view or access to the coast, for public access and use. This designation is complementary to Recreational Berthing, Conservation / Intertidal, and Open Bay/Water designations.	Primary Uses: Accessways; Activating Uses (Pavilions, etc.); Bikeways and Bicycle Facilities; Comfort Stations; Cultural, Entertainment, and Performance Feature or Venue¹; Ferry Craft and Water Taxi Landing; General Open Space; Greenways; Marine-related Education (non-municipal); Open Space Setback Areas or Transitions; Park; Pedestrian and Bicycle Route; Pedestrian Amenities; Pier (pylon and mole); Plaza; Programmed Area (large or small) for a Variety of Uses; Promenade; Public Beaches; Recreation Areas. Secondary Uses: Pleasure Craft (motorized or non-motorized) Rental/Sales Services.
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ENVIRONMENTAL STEWARDSHIP LAND USES

11	Conservation Open Space	Open space primarily reserved for habitat and wildlife conservation and environmental protection. This designation is complementary to Conservation / Intertidal and Open Bay/Water designations.	Environmentally Protected Areas; Habitat Enhancement; Habitat Replacement; Habitat Restoration; Mitigation; Mitigation Banking; Native Habitat; Riparian Habitat.
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¹ Performance Feature or Venue allowed as a Primary use if open to the general public 85% of the year.

PROPOSED WATER USE DESIGNATION	DESCRIPTION	ALLOWED USE TYPES Included, but not limited to:
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COMMERCE WATER USES

1	Industrial & Deep Water Berthing	Water areas dedicated to ship berthing directly adjacent to berths. This designation supports the Marine Terminal, Visitor-Serving Marine Terminal and Maritime Services & Industrial land designations with functional dependencies on direct access to, or association with, deep-water berthing.	Primary Uses: General Ship and Boat Building and Repair activities; In-water activities associated with Marine-related Assembly, Distribution, Manufacture, Processing, Repair, Servicing, and Testing of Products; Navy Ship Berthing; Supply/Fish Loading; Terminal Berthing. Secondary Uses: Aquaculture; Blue Technology; Marine Research and Education.
2	Marine Services Berthing	Water areas adjacent to navigable waters that support Marine Sales & Services land designation activities.	Primary Uses: Marine and Tug Services; Marine Services Berthing and Mooring; Supply/Fish Loading; Vessel Building and Repair activities. Secondary Uses: Aquaculture; Blue Technology; Pleasure Craft (motorized or non-motorized) Rental and Use.

NAVIGATION/INSTITUTIONAL WATER USES

3	Anchorage	Water areas used for mooring of small and large private recreational and commercial water craft, including the management and regulation of short-to long-term anchorages subject to permit requirements. This designation is complementary to the Open Bay/Water designation.	Anchorage areas including access, surrounding navigable waters, and appropriate area for natural movement of moored vessels.
4	Institutional Berthing	Water areas dedicated for public agency small craft use. This use is supportive of the Institutional land designation.	Primary Uses: Institutional Berthing and Mooring; U.S. Customs, U.S. Coast Guard, and Public Safety (non-municipal Police, Fire). Secondary Uses: Aquaculture; Blue Technology; Marine Research and Education.
5	Navigation Corridor	Water areas devoted to maneuvering of vessels. This use is supportive of all berthing water designations.	Boat Navigation; Main Ship Channel; Nautical Mile Markers; Ship Navigation.

6	Open Bay / Water	Water areas adjoining shoreline recreation areas, boat launching ramps, public access points, public fishing piers, public vista areas, and other public recreational facilities. This designation is supportive of all land and water designations.	Multiple uses of open bay water areas for recreational and for natural habitat purposes is possible under this designation; Aquaculture and Blue Technology uses may be allowed where environmental impacts are limited or mitigated.
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FISHERIES WATER USES

7	Commercial Fishing Berthing	Water areas exclusive for commercial fishing berthing adjacent to shore side facilities designated for the promotion and protection of these priority uses. This designation is supportive of the Commercial Fishing land designation.	Primary Uses: Bait Barge Facility; Commercial Fishing Berthing and Mooring; Fueling Dock. Secondary Uses: Aquaculture; Blue Technology; Marine and Tug Services; Marine Research and Education; All allowable Primary uses under Sportfishing Berthing water designation.
8	Sportfishing Berthing	Water areas exclusive for sportfishing berthing adjacent to shore side facilities designed for the promotion and protection of these priority uses. This designation is supportive of the Sportfishing land designation.	Primary Uses: Bait Barge Facility; Fueling Dock; Ocean/Bay-related Tours; Sportfishing Berthing and Mooring. Secondary Uses: Aquaculture; Blue Technology; All allowable Primary uses under Commercial Fishing water designation; Marine Research and Education; All allowable Primary uses under Marine Services Berthing water designation; Pleasure Craft (motorized or non-motorized) Rental and Use.

RECREATION WATER USES

9	Recreational Berthing	Water areas associated with the mooring of pleasure craft. This designation is supportive of the Visitor-Serving Recreation Commercial and Recreation Open Space land designations.	Primary Uses: Boat Ramps; Commercially Operated Passenger Vessels; Cultural or Museum Use; Ferry Craft and Water Taxi; Mobile Food Service/Restaurant; Ocean/Bay-related Tours; Pleasure Craft Berthing, Slips, and Mooring; Pleasure Craft (motorized or non-motorized) Rental and Use; Short Term Berthing/Slips; Transient Overnight Accommodations. Secondary Uses: Aquaculture; Blue Technology; Marine Research and Education.
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ENVIRONMENTAL STEWARDSHIP WATER USES

10	Conservation / Inter-tidal	Open space reserved for habitat and wildlife conservation and environmental protection. This designation is complementary to land and water designations of Conservation Open Space, Open Bay/Water, and Recreation Open Space, which may involve public access points or piers where appropriate.	Aquaculture and Blue Technology uses may be allowed where environmental impacts are limited or mitigated; Environmentally Protected Areas; Estuary; Habitat Enhancement; Habitat Replacement; Habitat Restoration; Mitigation; Mitigation Banking; Salt Pond; Wetlands.
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LAND/WATER USE DESIGNATIONS – CONSOLIDATION CROSS-WALK

CURRENT DESIGNATION	PROPOSED DESIGNATION
LAND USES	

COMMERCE

Airport Related Commercial Aviation Related Industrial International Airport	Aviation Industry
Marine Sales & Services	Marine Sales & Services
Industrial Business Park Marine Related Industrial	Maritime Services & Industrial
Marine Terminal	Marine Terminal Visitor-Serving Marine Terminal
Commercial Recreation Golf Course	Visitor-Serving Rec. Commercial

NAVIGATION/INSTITUTIONAL

Streets City Pump Station Harbor Services Land Navy Fleet School	Institutional / Roadways
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FISHERIES

Commercial Fishing	Commercial Fishing
Sportfishing	Sportfishing

RECREATION

Park/Plaza Open Space Promenade	Recreation Open Space
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ENVIRONMENTAL STEWARDSHIP

Habitat Replacement	Conservation Open Space
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CURRENT DESIGNATION	PROPOSED DESIGNATION
WATER USES	

COMMERCE

Terminal Berthing Specialized Berthing	Industrial & Deep Water Berthing
Marine Services Berthing Specialized Berthing	Marine Services Berthing

NAVIGATION/INSTITUTIONAL

Open Bay	Open Bay / Water
Boat Anchorage Ship Anchorage	Anchorage
Boat Navigation Corridor Ship Navigation Corridor	Navigation Corridor
Navy Ship Berthing Harbor Services Water Navy Small Craft Berthing	Institutional Berthing

FISHERIES

Commercial Fishing Berthing	Commercial Fishing Berthing
Sportfishing Berthing Specialized Berthing	Sportfishing Berthing

RECREATION

Recreational Boat Berthing Specialized Berthing	Recreational Berthing
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ENVIRONMENTAL STEWARDSHIP

Estuary Wetlands	Conservation / Inter-tidal
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