

**LAND/WATER USE DESIGNATIONS TABLE**

<b>PROPOSED LAND USE DESIGNATION</b>	<b>DESCRIPTION</b>	<b>ALLOWED USE TYPES Included, but not limited to:</b>
<b><i>COMMERCE LAND USES</i></b>		
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.	<p>Primary uses: Boat Sales, including parts and equipment; Boat Brokerage; Boat Rental; Vessel Building and Repair (for small craft under 65 feet); Dry Boat Storage; Dry Dock Service; Marine Fueling Station; Marine-related Professional Services; Vessel/Sailing School; Aquaculture.</p> <p>Secondary uses: Aquaculture; Blue Technology; Food Service/Restaurant; Recreational Vessel (motorized or non-motorized) Rental/Sales Services; Commercial/Retail.</p>
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; and industrial and manufacturing-related activities.	<p>Primary uses: Aquaculture; Blue Technology; Marine-related Assembly, Distribution, Manufacture, Processing, Repair, Servicing, and Testing of Products; Barge/tugboat Operation; Logistics and Supply Chain Support Services; Derelict Water Craft Storage; General Ship and Boat Building and Repair; Government (non-municipal) and Business Services; Research and Development; Steel Fabrication, Foundry and General Metal Manufacturing; Marine-related Professional Services; U.S. Customs and Shipping Offices; Wholesale Sales; Manufacturing and Sale of Engines, Parts, Motors, Machines, Turbines, and Metal Articles.</p> <p>Secondary uses: Marine-related Parts/Equipment Sales; Railroad Tracks and Switching; Supportive Service (commercial, professional, and business) Facilities.</p>

4	Marine Terminal	<p>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 &amp; Deep Water Berthing water designation.</p>	<p>Primary uses: Terminal facilities and operations; Cargo and Storage Area; Bulk Liquid Handling (receipt and distribution), Bunkering, Storage and Pipelines; Bulk Loading Facilities, Storage and Silos; Cargo Handling and associated equipment such as Bulk loader and Container Cranes; Cargo Fumigation; Fueling Facilities; Lift and Graving Docks; Terminal Support and Transportation Facilities; Railroad Tracks and Switching; U.S. Customs and Shipping Offices; Storage and Maintenance of Marine Machinery/Equipment; Warehousing.</p> <p>Secondary uses: Logistics and Supply Chain Support Services; Aquaculture; Blue Technology; Marine-related Industrial Uses; Maritime-related Office; Marine Service Contractors (including diving and emergency response services); Marine-related Assembly, Distribution, Manufacture, Processing, Repair, Servicing, and Testing of Products; General Ship and Boat Building and Repair.</p>
5	Visitor-Serving Marine Terminal	<p>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 &amp; Deep Water Berthing water designation.</p> <p>Cruise terminal uses are the priority allowable use type in this designation; other listed uses are allowed only if they do not interfere with cruise terminal operations.</p>	<p>Primary uses: Cruise Terminal facilities and operations, including boarding, passenger handling, and shore-powering infrastructure; Cultural or Museum Use; Commercial Attraction; Exhibit Space; Food Service/Restaurant; Marine-related Retail; U.S. Customs and Shipping Offices.</p> <p>Secondary uses: Logistics and Supply Chain Support Services; Aquaculture; Blue Technology; Ferry Craft and Water Taxi Landing.</p>

6	Visitor-Serving Recreation Commercial	Visitor-serving uses providing shore-side public access to coastal resources, including commercial recreation uses, recreational marinas, and boating.	<p>Primary uses: Aquatic Center; Commercial Attraction; Conference Center or Meeting Space; Cultural or Museum Use; Dry Boat Storage; Exhibit Space; Ferry Craft and Water Taxi Landing; Food Service/Restaurant; Public Golf Course; Motel/Hotel; Marina; Shore-side Marina Services; Marine-related Retail; Recreational Vessel (motorized or non-motorized) Rental/Sales Services; Commercial/Retail; Recreational Vehicle &amp; Camping; Yacht Club.</p> <p>Secondary uses: Aquaculture; Blue Technology; Fresh Fish Market Operation involving Food Service/Restaurant, Retail and Wholesale Operation (Canning/Processing Operation prohibited); Heliport; Maritime-related Services.</p>
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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.	<p>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.</p> <p>Secondary uses: Aquaculture; Blue Technology; Marine Sales and Services (including all uses described as Primary Uses in that designation).</p>
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9	Sportfishing	Facilities and operations related to visitor-serving, recreational sportfishing. This designation supports the Sportfishing Berthing water designation.	<p>Primary uses: Sportfishing facilities and operations; Bait Barge Facility; Catch Processing &amp; Exchange; Ferry Craft &amp; Water Taxi; Fishing Tackle Rental &amp; Sales; Fueling Dock;.</p> <p>Secondary uses: Aquaculture; Blue Technology; Commercial Fishing (including all uses described as Primary Uses in that designation); Marine Sales and Services (including all uses described as Primary Uses in that designation); Food Service/Restaurant; Recreational Vessel (motorized or non-motorized) Rental/Sales Services.</p>
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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 / Inter-tidal, and Open Bay water designations.	<p>Primary uses: Recreation Areas; Accessways; Bikeways and Bicycle Facilities; Comfort Stations; Ferry Craft and Water Taxi Landing; Marine-related Education (non-municipal); General Open Space; Greenways; 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; Activating Uses (Pavilions, etc.); Cultural, Entertainment, and Performance Feature or Venue (if open to the general public 85% of the year).</p> <p>Secondary uses: Recreational Vessel (motorized or non-motorized) Rental/Sales Services.</p>
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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; Native Habitat; Riparian Habitat; Habitat Restoration; Habitat Replacement; Habitat Enhancement; Mitigation; Mitigation Banking.
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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: Terminal Berthing; Cruise Ship Berthing; 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.  Secondary uses: Aquaculture; Blue Technology.
2	Marine Services Berthing	Water areas adjacent to navigable waters that support Marine Sales & Services land designation activities.	Primary uses: Marine Services Berthing and Mooring; Vessel Building and Repair (for small craft under 65 feet) activities; Supply/Fish Off-Loading; Marine and Tug Services.  Secondary uses: Aquaculture; Blue Technology; Recreational Vessel (motorized or non-motorized) Rental and Use.

**NAVIGATION/INSTITUTIONAL WATER USES**

3	Anchorage	Water areas used for mooring of small and large private recreational 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.

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 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.

### ***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.	<p>Primary uses: Commercial Fishing Berthing and Mooring; Fueling dock; Bait Barge Facility.</p> <p>Secondary uses: Aquaculture; Blue Technology; Sportfishing Berthing (including all uses described as Primary Uses in that designation); Marine and Tug Services.</p>
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.	<p>Primary uses: Sportfishing Berthing and Mooring; Bait Barge Facility; Fueling dock; Ocean/Bay-related Tours;.</p> <p>Secondary uses: Aquaculture; Blue Technology; Commercial Fishing (including all uses described as Primary Uses in that designation); Recreational Vessel (motorized or non-motorized) Rental and Use; Marine Services Berthing (including all uses described as Primary Uses in that designation).</p>

**RECREATION WATER USES**

9	Recreational Berthing	Water areas associated with the mooring of recreational vessels. This designation is supportive of the Visitor-Serving Recreation Commercial and Recreation Open Space land designations.	<p>Primary uses: Recreational Boat Berthing and Mooring; Ferry Craft &amp; Water Taxi; Large Boat Berthing/Slips; Boat Ramps; Marina Slip Areas; Equipment Concessions for recreational activities; Ocean/Bay-related Tours.</p> <p>Secondary uses: Recreational Vessel (motorized or non-motorized) Rental and Use; Aquaculture.</p>
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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 Recreation Open Space, Conservation Open Space, and Open Bay land and water designations.	Environmentally Protected Areas; Estuary; Habitat Restoration; Habitat Replacement; Habitat Enhancement; Salt Pond; Wetlands; Mitigation; Mitigation Banking; Aquaculture and Blue Technology uses may be allowed where environmental impacts are limited or mitigated.
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**LAND/WATER USE DESIGNATIONS – CONSOLIDATION CROSS-WALK**

CURRENT DESIGNATION	PROPOSED DESIGNATION
<b>LAND USES</b>	

**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
<b>WATER USES</b>	

**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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