200' shoreline environment

Planning areas

Site preparation buffer (if located within any shoreline
environment—also adjacent riparian buffer (or nearest off-
edge) or greater than area of development
planning area but outside of 150' buffer

Non water-oriented use, located within shoreline
Non water-oriented uses—development impacts scenario

Mitigation planting area within riparian buffer

Public access required

150' buffer boundary

Type I stream
Public access required

Water-related, employment or non-water-oriented uses—development impacts scenario

200' shoreline environment

150' buffer boundary

Type Strategy

Riparian mitigation provided due to

Buffer impacts in accordance with C&G

Shoreline variance permitted required

Developed located outside of 150' buffer to maximum extent feasible

Impacts must be mitigated in accordance with C&G
200' shoreline environment

250' buffer boundary

150' buffer boundary

Water-dependent use—development impacts scenario

Water-dependent use within

Type I stream

250' buffer to waters edge

Public access required if compatible with dependent use

Access cannot be located off-site

Improvements or fee in lieu is required

Accordance with C40 standards through vegetative plantings in maximum extent practical, mitigated

Impacts to buffer minimized to the