

## Chapter 20.620

### COLUMBIA RIVER SHORELINE ENHANCEMENT PLAN DISTRICT

#### Sections:

**20.620.010 Purpose**

**20.620.020 Establishment of Boundaries.**

**20.620.030 Administration.**

#### **Section 20.620.010 Purpose**

A. General. The Columbia River Shoreline Enhancement Plan District is intended to provide standards for development that will conserve and enhance the community appearance along the city's Columbia River shoreline, and provide a general framework of standards and goals for waterfront development. Further, the district regulations:

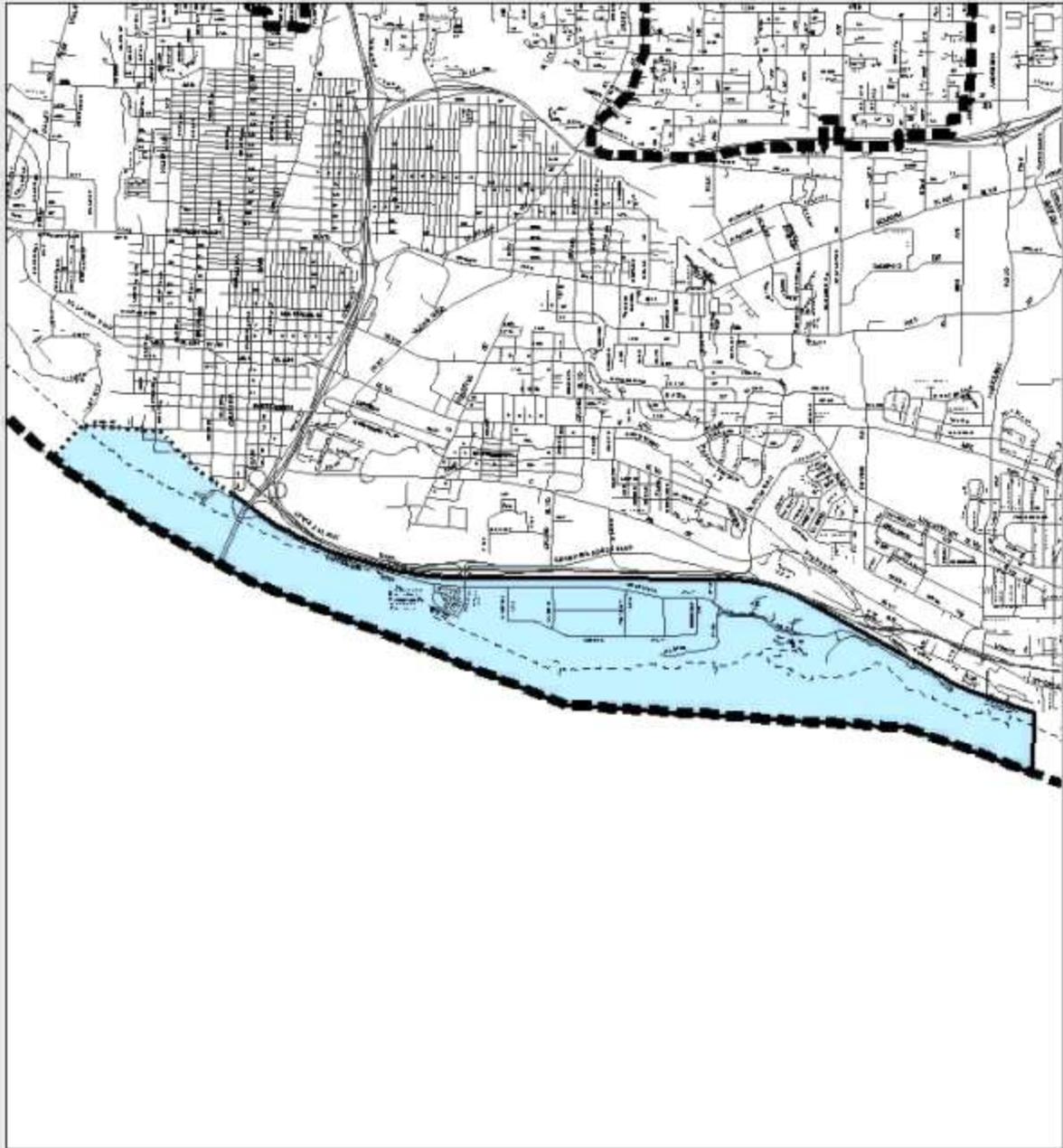
1. Provide for the management of the Columbia River shoreline by planning for and fostering all reasonable and appropriate uses of the shoreline;
2. Give consideration to water-dependent, water-related and water-oriented uses and reserve portions of the urban shoreline for these activities;
3. Secure public shoreline access to or along the waterfront, to include waterfront access plans, construction of waterfront parks, trails, esplanades, bikeways and viewpoints.

B. Relationship to other regulations. The regulations of the Columbia River Shoreline Enhancement Plan District are in addition to the requirements of the underlying zone. The district establishes additional land use regulations, master development plan requirements and incorporates a public access element.

(M-3764, Amended, 10/16/2006, Sec 3; M-3643, Added, 01/26/2004)

#### **Section 20.620.020 Establishment of Boundaries.**

Boundaries. The Columbia River Shoreline Enhancement Plan District shall apply to the shoreline and all lands located south of the Burlington Northern Santa Fe Railroad main line berm and Port of Vancouver rail access right-of-way, upstream from the railroad bridge to the Inn at the Quay, south of the north lease line of the Inn at the Quay, approximately 200' south of the BNSF main line to the eastern most portion of Wintler Park, as shown in Figure 20.620 – 1.



0 3,000 6,000 12,000 Feet



 Plan District

..... Boundary will shift to follow south side of rail r-o-w

**FIGURE  
20.620-1**



**Columbia River Shoreline Enhancement Plan District**

(M-3764, Amended, 10/16/2006, Sec 3; M-3643, Added, 01/26/2004)

**Section 20.620.030 Administration.**

A. A master plan required. An applicant who proposes any development within the Columbia River Shoreline Enhancement Plan District shall submit a master development plan per the requirements of Chapter 20.260 VMC, Planned Developments or 20.268 VMC, Public Facilities Master Plans, as appropriate for the proposed use(s). For the purposes of this chapter, compliance with Chapter 20.268 VMC, Public Facilities Master Plans is required, not voluntary where appropriate for the proposed use(s).

B. Additional Approval Criteria.

1. The proposed development has been considered as a whole and conforms to the Comprehensive Plan and applicable zoning regulations.

2. Changes to the Comprehensive Plan and underlying zoning district have been integrated into the master plan.

3. Phased development has been properly coordinated.

4. The master plan process has been coordinated with the requirements of the State Shoreline Management Act and the city's shoreline program, and insofar as applicable with the city's adopted policy for a waterfront trail.

(M-3764, Amended, 10/16/2006, Sec 3; M-3643, Added, 01/26/2004)

Ex5912-000003-CRK

Vancouver Municipal Code, Chapter 20.620 (Columbia  
River Shoreline Enhancement Plan District)

