

## 'No Net Loss'

### Martin County

- Have adopted a 'no net loss' comprehensive plan amendment, limited to existing marinas and boatyards, upon recommendation by the Marine Industries Association
  - Not yet an ordinance, still in the process of drafting one
- Policy is for lands which have an existing zoning designation of Waterfront General Commercial, or an existing marina or boatyard operation
  - Such land may not be converted to permanent residential use unless additional land equally or more suitable for the same type of marine waterfront commercial use in location and size, can be and is converted to a designation of marine waterfront commercial.
  - Lands that have an existing zoning designation other than WGC, and are not used for existing marina or boatyard operation, shall not be subject to the 'no net loss' policy.

### State of Massachusetts

- Do not have a 'no net loss' policy on marine lands, only wetlands
- General Laws do stress the use of water dependent activities and development along tidal waterfronts
- Developers, if non-water dependent, must compensate the public for building on their waterfront, and allow the public access to it
  - There is a formula to determine how much area should be set aside for public use, based upon the size of the structure and the area of its base

### State of Connecticut

- Do not have a 'no net loss' policy on marine lands, only wetlands
- Laws encourage water dependent development along the coast and rivers, and offer preference to such development as marinas and boatyards
- When condos do develop, they often offer the public access to the facility, although there is no law saying that they must.