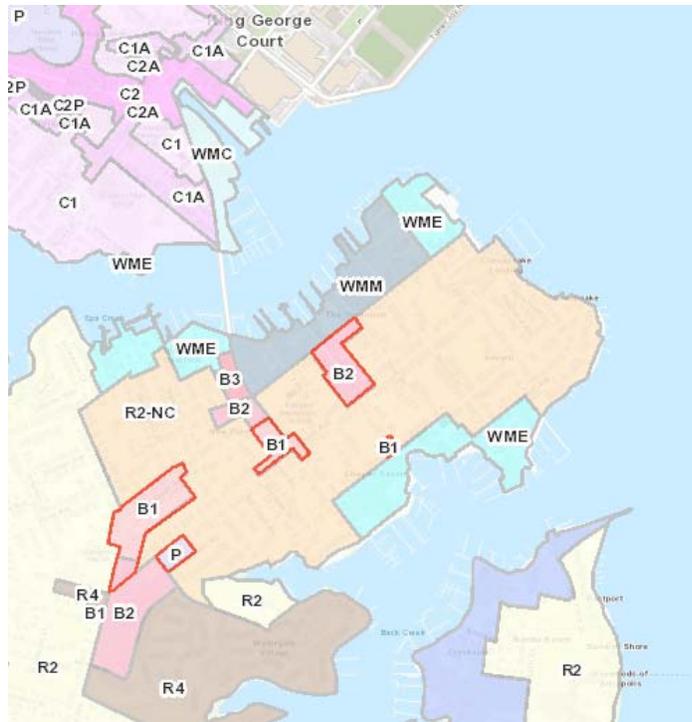




STAFF REPORT ON PROPOSED LEGISLATION

To: Mayor Gavin Buckley
From: Sally Nash, Director of Planning & Zoning
Date: April 28, 2020, Amended
Subject: O-15-20, Waterfront Mixed Maritime District

The purpose of this ordinance is to change “professional office” from a special exception use to a permitted use in the Waterfront Mixed Maritime (WMM) District. The impact of this change would be that a professional office could be administratively approved for Use and Occupancy and would not need approval from the Board of Appeals to locate in the district.



The WMM district is located in Eastport, on the south side of Spa Creek. The purpose of the zone is to “reserve areas along the water’s edge for maritime uses, provide an environment for supporting maritime merchandising efforts and to encourage the preservation of existing buildings and uses. In support of specified maritime uses, the WMM district also provides for some non-maritime uses. The visual image of this area as an active maritime center is to be encouraged and maintained” (Section 21.46.030).

This maritime district allows non-maritime uses as long as these uses do not exceed 30% of the total gross floor area of the development. The proposed

ordinance would also allow professional offices on properties having public marinas to include the area of the marina and developed waterway (the waterway area lying between the shoreline, the harbor line and the lateral lines of waterfront property) when calculating the total gross floor area under certain conditions. It also changes the parking requirements of professional offices in the WMM district from one space per 200 feet to one space per 300 feet.

Prepared by Sally Nash, Director of Planning & Zoning