May 8, 2025

Planning Commission Findings & Recommendations

Ordinance O-9-25 Expanding Waterfront Uses

in R4 General Residence (Zoning) Districts

Factual Background

Waterfront uses –waterfront access, boating, boat storage, yacht clubs, etc. –are generally reserved for the maritime zones. R4 zones are designated for single-family detached homes, duplexes, townhouses, apartments, and condominiums.

While some private property in R4 districts may have private marinas, they are not permitted to have commercial marinas, and significant restrictions exist on the types of waterfront activities permitted on those properties.

O-9-25 expands the permitted uses in R4 (general residential) zoning district to accommodate the uses already taking place in at least one such R4 area, Nautilus Point. The uses include stand-up paddle board rentals (SUPs), kayak rentals, charter boat rentals, and boat club.

These new uses would be deemed permitted under the use table 21.48.01, subject to review by the Board of Appeals.

Planning Commission Hearing

The Planning Commission held a public hearing on May 1, 2025.

Chief of Comprehensive Planning, Eric Leshinski, introduced the legislation and gave an overview of the intent.

Ward 8 Alderman Arnett, co-sponsor of the Ordinance, testified that this Ordinance arises out of the fact that these uses are already taking place at the Nautilus Point location: Capital SUP, Tiki Bar charter/rental and the Freedom Sailing Club. Mr. Arnett mentioned that co-sponsor Alderman Savidge of Ward 7 recommended an amendment to limit the proposed additional uses to SUPs and kayak rentals.

The following Commissioners were in attendance: Steven Reilly (virtual), Quentin Cummings (virtual) Diane Butler, Everett Bellamy and Tom Sfakiyanudis.

There was no public testimony on the Ordinance.

A brief discussion took place, followed by deliberations.

The Planning Commission recommends keeping the proposed additional uses in 21.48.010 -Tables of Uses - Residential Zoning Districts, line 9: "boat rentals, boat charters.
Delete boat charter services and related activities
Add stand-up paddleboard and kayak rentals.

Include asterisk*
This use does not include houseboats, house barges, or vessels, which may be otherwise interpreted to mean houseboats or house barges.

The Ordinance, with recommended changes as recommended for approval by City Council. The vote was unanimous.

The voting Commissioners authorized the Vice Chair to sign on their behalf.

Diane Butler /kac

Diane Butler Vice, Chair
on her behalf and on behalf of the Commission