O-9-25

Expanding Waterfront Uses in R4 General Residence (Zoning) Districts

AMENDMENT 2 – ALD. ARNETT

Amendment Summary:

Amendment 2 expands O-9-25 to allow specific types of maritime and boating services in R4 residential zoning districts.

a) The following commercial boats & vessels are permitted:

- Paddleboards, kayaks, and other paddlecraft (propelled through the water using handheld paddles);
- Tugboats, boat towing services, fireboats, pilotboats, harbormaster boats and similar services; and
- Marine transportation and water taxis.

b) The following boating services are permitted:

- In the water storage in docks, slips, and piers;
- On land storage on paved or unpaved open areas and buildings; and
- Marine equipment storage and display

MOTION:

1) On page 2, in the Uses column, before boat, add subtitle "Boat Rental" and after "boat" insert "and paddlecraft,"

2) On page 2, in the "Boats, rentals, charters, and charter services" row and the "District R4" column, strike "S" and insert "P".

Explanation: ~~Strikethrough~~ indicates matter stricken from existing law.
Underlining indicates a change to the City Code.
Underlining & black - copyediting or reformatting of existing Code section
Underlining & red - new matter added to the code.
Underlining & blue - amendment

3) Add the following uses in the Table of Uses, in alphabetical order, with the corresponding column for "District R4":

USE	District R4
Boat Services: Tugboat, vessel towing services, fireboat, pilotboat, harbormaster and similar services	P
Boat Storage - In Water: Docks, slips, piers and other facilities where boats are berthed.	P
Boat Storage - On Land: Open areas, paved or unpaved, and structures providing for on-land boat and marine equipment storage and display	P-STD
Boat Transportation: Marine transportation and water taxis	P

4) On page 2 in line 8, insert the following *new* section in Chapter 21.64 -- Standards for Uses Subject to Standards:

"Section 21.64.125 - Boats and Marine Vessels

On-Land Boat and Marine Equipment Storage and Display

1. In the R4 district, only open areas, paved or unpaved, and structures providing on-land boat and marine equipment storage and are permitted.

2. Any open areas, paved or unpaved, and structures providing on-land boat and marine equipment storage may also be replaced in-kind."

5. On page 2, at the end of Section I and before Section II, insert the following:

Title 21 - PLANNING AND ZONING
Division VI - GENERAL TERMS AND RULES OF MEASUREMENT
Chapter 21.72 - TERMS AND DEFINITIONS

Section 21.72.010 - Terms.

"Overlay district" means a district established to respond to special features or conditions of a land area, such as historic value, physical characteristics, location, or other circumstances. An overlay district supplements the regulations of the underlying zoning district.

"Paddlecraft" refers to any type of water vessel that is propelled and steered by human power, where the primary means of propulsion is a single or double-bladed paddle, without reliance on motors, or other mechanical devices.

"Perennial stream" is a stream that flows continuously throughout the year.

As the changes would look in the Ordinance:

Parts 1-3

Section 21.48.010 - Tables of Uses—Residential Zoning Districts

P = Permitted Use; S = Special Exception Use; -Std = Use Subject to Standards (Chapter 21.64); A = Accessory Use; Blank = Not Permitted

Uses	District R1A	District R1B	District R1	District R2	District R2-NC	District R3	District R3-NC	District R3-NC2	District R3-R	District R4	District R4-R	District C1	District C1A
Bed and breakfast home in a structure constructed or erected after December 14, 1998 on a vacant lot of record					S-Std								
Boat Rentals: Boat and paddlecraft rentals, charters, and charter services										~~S~~ P-Std			
Boat Services: Tugboat, vessel towing services, fireboat, pilotboat, harbormaster and similar services										P			
Boat Storage - In Water: Docks, slips, piers and other facilities at which boats are berthed.										P			

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Boat Storage - On Land: Open areas, paved or unpaved, and structures providing for on-land boat and marine equipment storage and display										P-Std			
Boat Transportation: Marine transportation and water taxis										P			
Cemeteries	P	P	P	P	P								

Part 4

City Code Title 21 - PLANNING AND ZONING
Division V - REGULATIONS OF GENERAL APPLICABILITY
Chapter 21.64 STANDARDS FOR USES SUBJECT TO STANDARDS

Section 21.64.125 - Boats and Marine Vessels

On-Land Boat and Marine Equipment Storage and Display

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2. Any open areas, paved or unpaved, and structures providing on-land boat and marine equipment storage may also be replaced in-kind.

Part 5

Title 21 - PLANNING AND ZONING
Division VI - GENERAL TERMS AND RULES OF MEASUREMENT
Chapter 21.72 - TERMS AND DEFINITIONS

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