O-9-25

Expanding Waterfront Uses in R4 General Residence (Zoning) Districts

AMENDMENT 3 – ALD. SAVIDGE

(with floor amendments added)

Amendment Summary:

Amendment 3 limits the new marina authority established in O-9-25 to paddlecraft only, removing the provisions for boats and other marine vessels. It also mandates that any changes permitted in O-9-25 require approval from the Port Wardens.

MOTION:

1. In "Boat Storage - In Water:", after "Boat", insert "and Paddlecraft"; and in "Boat Storage - On Land", strike "Boat" and insert "Paddlecraft".

2. Add footnote #3 to the District R4 column in the following Uses rows, "Boat Rentals," "Boat Services," "Boat and (and Paddlecraft) Storage - In Water," "Boat (Paddlecraft) Storage - On Land," and "Boat Transportation."; after footnote "2" insert footnote "3", "Subject to Port Wardens approval pursuant to § 15.16.030 and § 15.16.040 of the City Code.".

3. In Section 21.64.125: strike "Boats and Marine" from the title and insert "Paddlecraft" before "Vessels; in "On-Land Boats and Marine Equipment

Storage and Display," strike "Boats and Marine" and insert "Paddlecraft" before "Equipment"; strike subsections 1 and 2, and insert the following:

"1. In the R4 district, on-land paddlecraft and associated equipment storage are permitted on paved or unpaved areas.
2. Any structures providing on-land paddlecraft or associated equipment storage may be replaced in-kind, regardless of being located on paved or unpaved surfaces."

4. In Section 21.72.010: In the "Paddlecraft" definition strike ", where the primary means of propulsion is a single or double-bladed paddle," and ", or other mechanical devices".

As the changes to Amendment 2 would look in the Ordinance

Parts 1-3 of the amendment

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[3]			
Boat Services: Tugboat, vessel towing services, fireboat, pilotboat, harbormaster and similar services										P[3]			
Boat and Paddlecraft Storage - In Water:										P[3]			

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
Underlining & green - amendment to an amendment (2nd degree amendment)

Docks, slips, piers and other facilities at which boats are berthed.													
~~Boat~~Paddlecraft Storage - On Land: Open areas, paved or unpaved, and structures providing for on-land boat and marine equipment storage and display										P-Std[3]			
Boat Transportation: Marine transportation and water taxis										P[3]			
Cemeteries	P	P	P	P	P								

Footnotes

1 Duplex units existing on August 10, 1970, may be altered or enlarged provided that the alteration or enlargements otherwise meet the provisions of the R2 zoning district, except that the shared lot line between each half of the duplex unit must meet the provisions of the R3, General Residence District, and subject to minor site design plan review.

2 Attached units existing on August 10, 1970, may be altered or enlarged provided that the alteration or enlargement otherwise meets the provisions of the C1A zoning district except that the shared lot line between attached units will have no setback requirement, and subject to minor site design plan approval and review by the Historic Preservation Commission under Section 21.56 of this Code.

3 Subject to Port Wardens approval pursuant to § 15.16.030 and § 15.16.040 of the City Code.

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Part 4 of the amendment

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~~Paddlecraft Vessels

On-Land ~~Boats and Marine~~Paddlecraft **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.~~

1. In the R4 district, on-land paddlecraft and associated equipment storage are permitted on paved or unpaved areas.

2. Any structures providing on-land paddlecraft or associated equipment storage may be replaced in-kind, regardless of being located on paved or unpaved surfaces.

Part 5 of the amendment

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.

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