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	Р		
Boat Storage - In Water: Docks, slips, piers and other facilities where boats are berthed.	Р		
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	Р		

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 onland 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.

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

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

As the changes would look in the Ordinance:

Parts 1-3

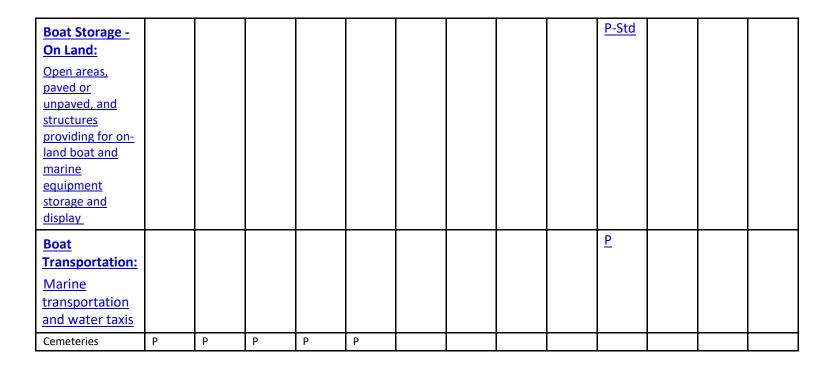
Section 21.48.010 - Tables of Uses—Residential Zoning Districts

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										<u>s</u> P-Std			
Boat Services: Tugboat, vessel towing services, fireboat, pilotboat, harbormaster and similar services										<u>P</u>			
Boat Storage - In Water: Docks, slips, piers and other facilities at which boats are berthed.										<u>P</u>			

Explanation:

StrikethroughUnderliningindicates a change to the City Code.Underlining & black- copyediting or reformatting of existing Code sectionUnderlining & red- new matter added to the code.Underlining & blue- amendment



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

- 1. In the R4 district, only open areas, paved or unpaved, and structures providing onland 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.

Part 5

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

Section 21.72.010 - Terms.

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