

# W-2 Waterfront District Amendment



Planning and Zoning Committee

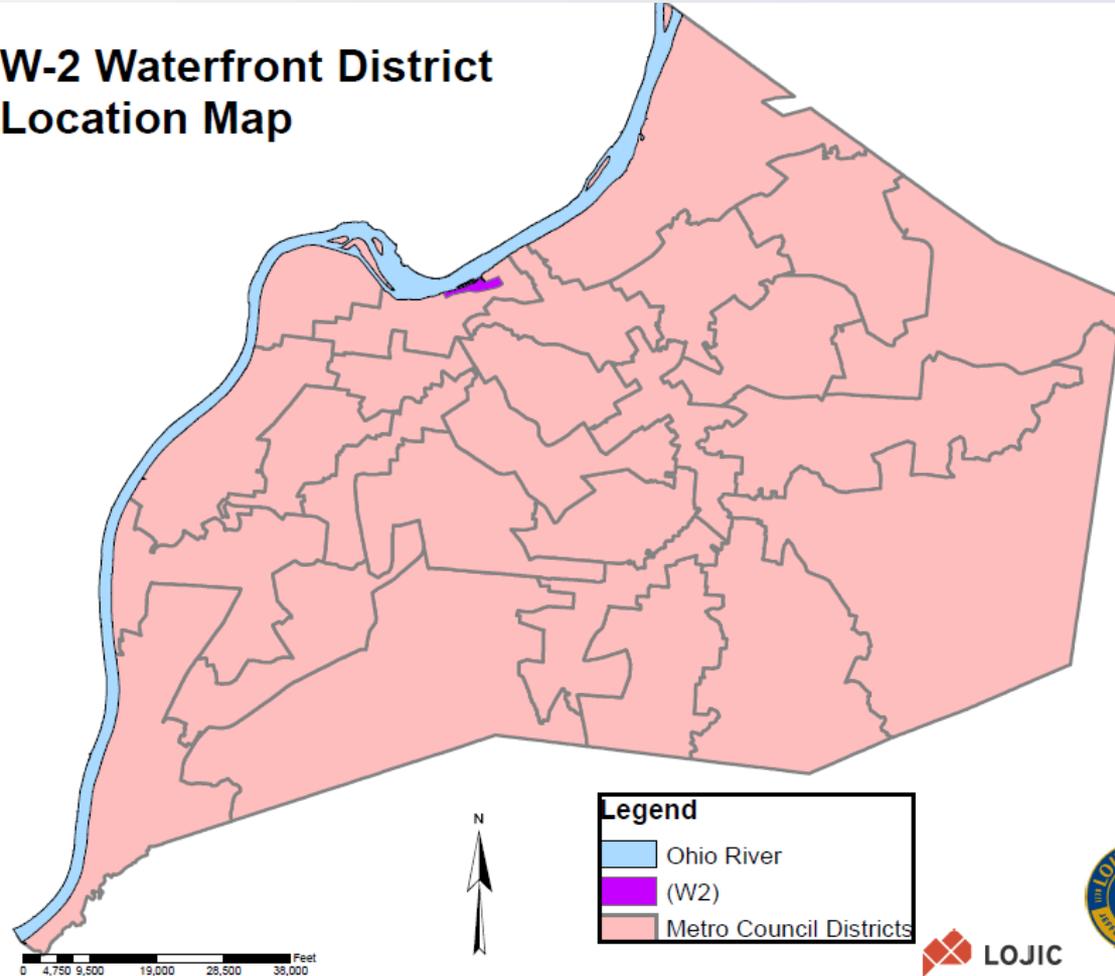
August 30, 2022

# Background

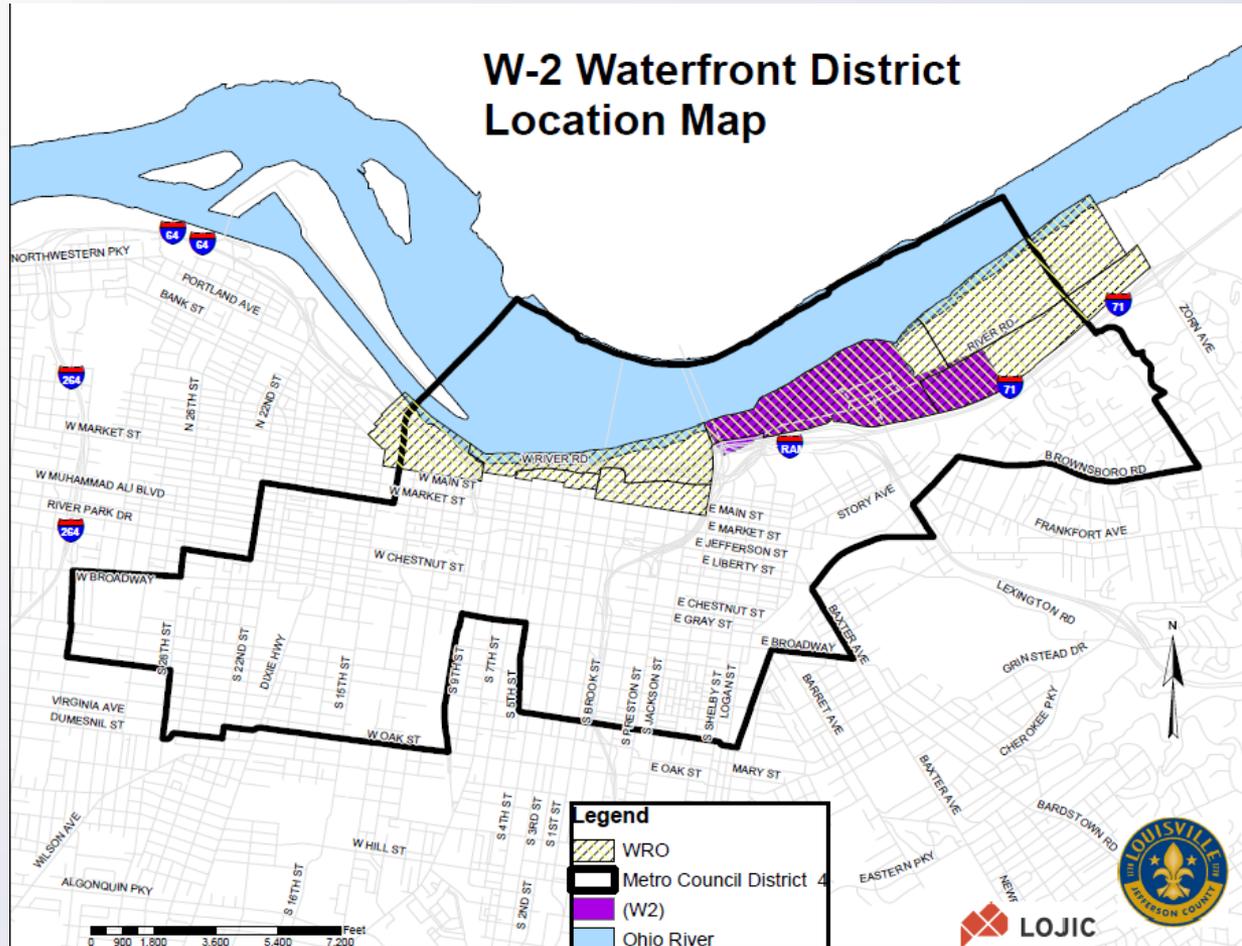
- Based on a request from Waterfront Park staff, the Planning Commission adopted a resolution regarding amendments to the W-2 Waterfront District on July 21, 2022.
- The Planning Committee reviewed the text amendment at its meeting on August 2, 2022, and unanimously recommended approval to the Planning Commission.

# Location of Existing W-2 District

W-2 Waterfront District  
Location Map



# W-2 Waterfront District



# Amendment

Antique shops and interior decorating shops

Art galleries

Artist studios

Bakeries, retail sales on premises only

Banquet and event facilities

Bed and Breakfasts

Bicycle sales and service

Breweries and distilleries, including accessory tasting rooms and tap rooms (where production activities occur indoors in a space 15,000 square feet or less)

~~Automobile service stations, e~~ Convenience stores and branch banks ~~when located on parcels without river frontage~~

# Amendment

Dwellings, Multiple family

Florist shops

Governmental services

Hotels, motels; including accessory docking facilities

Libraries, museums, historical buildings and grounds, arboretums, aquariums

Offices: professional, general

Pleasure boat sales and boat service if contained within a building or performed in the water

Private river-oriented recreational facilities, including boat charter, private boat docking, sight seeing

Public assembly and festival gathering

Public parks, playgrounds and recreational facilities

Recreation, sports, and similar entertainment uses (excluding night clubs, bars, and adult businesses)

Restaurants (indoor and outdoor alcohol sales and consumption with proper ABC license)

~~River theme retail commercial uses including restaurants and other~~

†Retail establishments complementary to uses listed above

# Public Meetings

- Planning Committee of the Planning Commission reviewed the text amendment on August 2, 2022
- Planning Commission public hearing on 8/18/2022
  - No one spoke in opposition.
  - Motion to recommend approval of the text amendment to the LDC by a vote of 8-0.