

TEXT AMENDMENTS

2.6.4 W- 1 Waterfront District

The following provisions shall apply in the W-1 Waterfront District unless otherwise provided:

A. Permitted Uses:

- Dwellings, Multiple family
- Hotel, motel and accessory commercial including restaurants
- Public and private docking
- Public assembly and festival gathering
- Public parks and recreation
- River-theme retail commercial uses including restaurants **(indoor and outdoor seating with alcohol sales and consumption is permitted with proper ABC license)** and other retail establishments complementary to uses listed above

Taverns

Vehicular parking structures when part of a larger development including a mix of above uses

B. Prohibited Uses:

All uses other than those listed as permitted or similar to those permitted are prohibited. Specifically prohibited are adult entertainment uses and advertising signs/billboards (off-premises advertising).

C. Permitted Uses With Special Standards*

The following uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

1. Community Service Facility
2. Transitional Housing
3. Homeless Shelter

C. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

D. Maximum Density and FAR

1. Maximum Floor Area Ratio:.....None
2. Maximum Density:
 - a. For 0 bedroom dwelling units only.....435 dwellings per acre
 - b. For 1 bedroom dwelling units only.....217 dwellings per acre
 - a. For 2 or more bedroom dwelling units only...145 dwellings per acre

2.6.5 W-2 Waterfront District

The following provisions shall apply in the W-2 Waterfront District unless otherwise provided:

A. Permitted Uses:

- Automobile service stations, convenience stores and branch banks when located on parcels without river frontage
- Dwellings, Multiple family
- Governmental services
- Hotels, motels; including accessory docking facilities
- 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 facilities and festival gathering places
- Public parks and recreation
- Restaurants; including accessory docking facilities
- River-theme retail commercial uses including restaurants **(indoor and outdoor seating with alcohol sales and consumption is permitted with proper ABC license)** and other retail establishments complementary to uses listed above

Taverns

B. Prohibited Uses:

All uses other than those listed as permitted or similar to those permitted are prohibited. Specifically prohibited are adult entertainment uses and advertising signs/billboards (off-premises advertising).

D. Permitted Uses With Special Standards*

The following uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

1. Community Service Facility
2. Transitional Housing
3. Homeless Shelter

C. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

D. Maximum Density and FAR

1. Maximum Floor Area Ratio:.....8.0
2. Maximum Density:
 - a. For 0 bedroom dwelling units only.....435 dwellings per acre
 - b. For 1 bedroom dwelling units only.....217 dwellings per acre
 - c. For 2 or more bedroom dwelling units only... 145 dwellings per acre