

O. Waterfront Mixed-Use (WMU) District

WMU Waterfront Mixed-Use District				
1. Purpose				
It is the purpose of the Waterfront Mixed-Use (WMU) District to recognize certain lands that are special water-oriented sites , and as such have a unique ability to provide an environment conducive to water-oriented commercial and residential development . In order to service the residents of these lands , and to serve the transient boat and minor tourist use component of the district, water-oriented commercial uses are permitted.				
2. Allowable Principal Uses				
USE CLASSIFICATION/TYPE		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
Residential Uses				
<i>Mixed-Use</i>	PC	Sec. 16-4-102.B.1.a	Residential	1.5 per du
			Nonresidential	1 per 500sf
<i>Multifamily</i>	P		1 bedroom	1.4 per du
			2 bedroom	1.7 per du
			3 or more bedrooms	2 per du
<i>Single-Family</i>	P		2 per du + 1 per 1,250 GFA over 4,000 GFA	
Public, Civic, Institutional, and Educational Uses				
<i>Cemeteries</i>	P		1 per 225 GFA of office area + 1 per 500 GFA of maintenance facilities	
<i>Community Service Uses</i>	P		1 per 400 GFA	
<i>Major Utilities</i>	SE		1 per 1,500 GFA	
<i>Minor Utilities</i>	P		n/a	
<i>Public Parks</i>	P		See Sec. 16-5-107.D.2	
<i>Religious Institutions</i>	P		1 per 3 seats in main assembly area	
Telecommunication Antenna, Collocated or Building Mounted	PC	Sec. 16-4-102.B.2.e	n/a	
<i>Telecommunication Towers, Monopole</i>	PC	Sec. 16-4-102.B.2.e	1	
Resort Accommodations				
<i>Bed and Breakfasts</i>	PC	Sec. 16-4-102.B.4.a	1 per guest room	
<i>Hotels</i>	P		1 per guest room	
<i>Interval Occupancy</i>	P		1 bedroom	1 per du
			2 bedrooms	1.25 per du
			3 or more bedrooms	1.5 per du
Commercial Recreation				
<i>Indoor Commercial Recreation Uses</i>	P		1 per 3 persons + 1 per 200 GFA of office or similarly used area	
<i>Outdoor Commercial Recreation Uses</i> Other than <i>Water Parks</i>	PC	Sec. 16-4-102.B.5.b	Golf Courses, Miniature Golf Courses, or Driving Ranges	1 per tee
			Stadiums	1 per 4 spectator seats

Chapter 16-3: Zoning Districts
Sec. 16-3-105. Mixed-Use and Business Districts

			Other	1 per 3 persons + 1 per 200 GFA of office or similarly used area
Water Parks	P			See Sec. 16-5-107.D.2
Office Uses				
Contractor's Offices	PC	Sec. 16-4-102.B.6.a		1 per 350 GFA of office/administrative area
Other Office Uses	P			1 per 350 GFA
Commercial Services				
Bicycle Shops	PC	Sec. 16-4-102.B.7.c		1 per 200 GFA
Convenience Stores	PC	Sec. 16-4-102.B.7.d		1 per 200 GFA
Eating Establishments	PC	Sec. 16-4-102.B.7.e		1 per 100 sf of gross floor area and outdoor eating area
Liquor Stores	SE	Sec. 16-4-102.B.7.g		1 per 200 GFA
Nightclubs or Bars	PC	Sec. 16-4-102.B.7.h		1 per 70 GFA
Open Air Sales	PC	Sec. 16-4-102.B.7.i		1 per 200 sf of sales/display area
Other Commercial Services	P			See Sec. 16-5-107.D.2
Vehicle Sales and Services				
Auto Rentals	PC	Sec. 16-4-102.B.8.a		See Sec. 16-5-107.D.2
Watercraft Sales, Rentals, or Services	PC	Sec. 16-4-102.B.8.e		1 per 200 GFA
Industrial Uses				
Seafood Processing	PC	Sec. 16-4-102.B.9.b		1 per 1,300 GFA of indoor storage or manufacturing area + 1 per 350 GFA of office or administrative area
Other Uses				
Agriculture Uses	P		Stables or Riding Academies	1 per 5 stalls
			Other	n/a
Boat Ramps, Docking Facilities, and Marinas	P			1 per 200 GFA of enclosed floor space not used for storage + 1 per 3 wet slips + 1 per 5 dry storage slips

3. Development Form Standards

MAX. DENSITY (PER NET ACRE) ¹		LOT COVERAGE	
Residential	16 du	Max. Impervious Cover	50%
Hotel	35 rooms	Min. Open Space for Major Residential Subdivisions	16%
Nonresidential	8,000 GFA		

MAX. BUILDING HEIGHT ²

All **Development** 75 ft

USE AND OTHER DEVELOPMENT STANDARDS

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

TABLE NOTES:

P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = **dwelling units**; sf = square feet; GFA = **gross floor area** in square feet; ft = feet; n/a = not applicable

1. For purposes of calculating new **density**, only 25% of total square footage devoted to boat dry storage facilities shall be counted.

2. Where a **parcel** in the WMU District adjoins a zoning district with a **height** limit lower than that in the WMU District, no part of a **building** on the WMU-zoned **parcel** shall exceed a **height** equal to the **height** limit in the adjoining district plus 1 foot, or major fraction thereof, for each foot of horizontal distance from the adjoining district.