

APPENDIX E

WATERFRONT ZONING CLASSIFICATIONS SCHEDULE

PROPOSED WATERFRONT ZONING CLASSIFICATIONS - PERMITTED USES

District	Principal	Accessory	Special
<p>WF-1 Waterfront Residential/ Commercial</p>	<ul style="list-style-type: none"> .Row houses for one or two family occupancy .Elevator apartments .Art or craft studios .Parks .Playgrounds 	<ul style="list-style-type: none"> .Parking lots .Private or public parking garages .Home occupations .The following commercial uses, when part of a primarily residential mixed-use project: <ul style="list-style-type: none"> Banks Offices Personal service outlets Restaurants Retail stores, except the following: <ul style="list-style-type: none"> Department stores Drive-in restaurants Furniture stores Lumber or building supply dealers Marine supply dealers New or used automobile dealers Taverns Theaters .Principal permitted uses, when part of a primarily commercial mixed-use project .Docks or boat launches .Indoor or outdoor recreational facilities .Other uses customarily accessory to principal permitted uses 	<ul style="list-style-type: none"> .Commercial uses occupying more than 2,500 square feet of floor area .Primarily commercial mixed-use projects .Day care centers .Drive-in banks .Drive-in restaurants

PROPOSED WATERFRONT ZONING CLASSIFICATIONS - PERMITTED USES

District	Principal	Accessory	Special
<p>WF-2 Waterfront Recreation</p>	<ul style="list-style-type: none"> .Parks .Playgrounds .Outdoor recreational facilities .Band shells .Outdoor theaters (not including drive-in theaters) .Docks or boat launches .Marinas .Aquariums .Zoos .Botanical gardens .Natural preserves .Wildlife refuges 	<ul style="list-style-type: none"> .Parking lots . Structures necessary for the administration, maintenance, or operation of principal permitted uses (not including commercial uses) .Other uses customarily accessory to principal permitted uses 	<ul style="list-style-type: none"> . Restaurants . Commercial uses incidental to the operation of principal permitted uses
<p>LC Land Conservation</p>	<ul style="list-style-type: none"> .Parks .Playgrounds .Public outdoor recreational facilities .Band shells .Outdoor theaters (not including drive-in theaters) .Natural preserves .Wildlife refuges 	<ul style="list-style-type: none"> .Parking lots .Structures necessary for the administration, maintenance, or operation of principal permitted uses (not including commercial uses) 	<ul style="list-style-type: none"> .Cemeteries .Cultural or educational facilities .Commercial uses incidental to the operation of principal permitted uses

one	Use	Minimum Lot Sizes				Max. Bldg. Ht.		Minimum Yard Sizes				Max. Coverage
		Area	Area/DU	Width	Depth	Feet	Stories	Front	(Side)		Rear	
									One	Both		
F-1	Row houses	2000	1000	20	100	35	2.5				25	60%
	Elevator apartments (or primarily residential mixed-use projects)	20,000	800	100	200	85	8	20	15	40	25	40%
	All other uses	5,000	800	50	100	45	3				25	60%
F-2	All uses					30	2					
C	All uses					30	2					

PROPOSED WATERFRONT ZONING CLASSIFICATIONS

Additional Regulations

District

- WF-1
- . No commercial use may occupy more than 2,500 square feet of floor area.
 - . Required parking must be provided within 250 feet of each use.
 - . Adjustments to the required minimum lot area should be made if required parking spaces are provided within a principal structure on a lot.
- WF-2
- . None
- LC
- . No structure, parking lot, or special use shall be located within 50 feet of any residential district boundary line.