

ARTICLE X

WM WATERFRONT MARINE DISTRICT

SECTION 10.01 INTENT AND PURPOSE

The WM Waterfront Marine District is intended to accommodate recreational boating and water-oriented land uses along with activities and services related to that use and to provide safe and orderly waterfront development compatible with other uses in the vicinity.

SECTION 10.02 USES PERMITTED BY RIGHT

In the WM Waterfront Marine District, no structure or land shall be used and no structure erected except for one or more of the following specified uses:

- A. Marinas with not more than one slip for each ten (10) feet of frontage operating under permits issued by regulatory agencies having jurisdiction.
- B. One single-family dwelling unit.
- C. On Site Use Wind Energy System 65 feet or less in total height.

SECTION 10.03 USES PERMITTED BY SPECIAL LAND USE

The following uses of land and structures may be permitted in this District by the application for and the issuance of Special Land Use, as provided for in Article XIV:

- A. Marinas with more than one slip for each ten (10) feet of frontage operating under permits issued by regulatory agencies having jurisdiction.
- B. In connection with a marina:
 - 1. Two or more dwelling units.
 - 2. Restaurants.
 - 3. Commissary facilities for provision of food, beverages, and similar goods primarily intended for and designed to accommodate recreational boating.
 - 4. Retail businesses that supply goods and services for persons using the facilities of the district such as the sale of boats, boat engines and accessories, fishing equipment, engine and hull repair shops and similar goods and services.
 - 5. Marine contracting businesses, including the indoor storage of equipment and the docking of work boats and barges.
 - 6. Outdoor out of water storage of boats.
 - 7. Boat launch facilities.
 - 8. Recreational facilities for use by the occupants of the marina slips.
 - 9. Gasoline and/or diesel sales.
- C. Uses similar to the above permitted and fulfilling the intent and purpose of the WM Waterfront Marine District.
- D. Accessory buildings and structures to the foregoing.

- E. Any Wind Energy System which is greater than 65 feet in height.
- F. Met Tower.

SECTION 10.04 SITE DEVELOPMENT STANDARDS

The following maximum and minimum standards shall apply to all uses and structures in the WM Waterfront Marine District:

- A. Minimum Lot Area: No building or structure shall be established on any parcel less than sixty thousand (60,000) square feet in lot area.
- B. Minimum Lot Width: The minimum lot width and the minimum frontage on water shall be two hundred (200) feet.
- C. Yard and Setback Requirements:
 - 1. Front Yard: Not less than fifty (50) feet.
 - 2. Side Yards: Ten (10) feet, except in the case of a corner lot where the side yard on the street shall not be less than the setback required for the front yard.
 - 3. Side Yards Adjacent to Residential District: No structure shall be less than thirty-five (35) feet from any residential district boundary line.
- D. Maximum Floor Area: Primary and accessory structures are restricted to a maximum gross ground floor area of twenty (20%) percent of the lot size and to a maximum total gross floor area of forty (40%) percent of the lot size.
- E. Maximum Height Requirements: No structure shall exceed forty-four (44) feet in height as measured from the average finished grade.
- F. Parking shall be in accordance with the Parking and Loading requirements of this ordinance.