

Chapter 102. ZONING

ARTICLE V. District Regulations

DIVISION 10. Waterfront I "A" Downtown District

Sec. 102-481. Permitted uses. [Ord. No. 28-1997, § 609.1, 3-4-1997]

Permitted uses in the Waterfront I "A" Downtown District are as follows:

Municipal uses deemed necessary by the City Council, but, prior to taking action thereon the council shall hold a public hearing for which 10 days' public notice shall be given.

Sec. 102-482. Permitted uses requiring Planning Board review. [Ord. No. 28-1997, § 609.2, 3-4-1997; Ord. No. 1-1999, 7-6-1999; Ord. No. 21-2006, 2-7-2006]

Permitted uses with Planning Board review in the Waterfront I "A" Downtown District are as follows:

- (1) Retail businesses and services.
- (2) Office buildings.
- (3) Restaurants, diners, and carry-outs (excluding drive-through).
- (4) Parks.
- (5) Light manufacturing.
- (6) Hotels, motels, convention centers and multi-unit residential complexes.
- (7) Retail sale of products assembled on-site.
- (8) Research, experimental or testing laboratories.
- (9) Public transportation passenger stations.
- (10) Public utility uses such as electric substations.
- (11) Office parks.
- (12) Health care facilities and professional offices.
- (13) Retirement facilities.
- (14) Planned unit development.
- (15) Commercial uses with single-family residential spaces on the second and/or third floors.
- (16) Home occupations.
- (17) Museums
- (18) Water-related uses.
- (19) Art galleries.
- (20) Stealth telecommunications facilities.

Sec. 102-483. Applicability of shoreland zoning and floodplain regulations. [Ord. No. 28-1997, § 609.3, 3-4-1997]

Provisions of chapter 82, pertaining to shoreland zoning, and chapter 78, article II, pertaining to floodplains, may apply in the Waterfront I "A" Downtown District. See the shoreland zoning maps and FIRM flood maps.

Sec. 102-484. Standards. [Ord. No. 28-1997, § 609.4, 3-4-1997; Ord. No. 57-1997, 6-17-1997]

- (a) The general standards of performance in article IX of this chapter shall be observed in the Waterfront I "A" Downtown District.
- (b) The following standards shall apply:
 - (1) Minimum lot size is 10,000 square feet.
 - (2) Minimum lot frontage is 50 feet.
 - (3) Maximum building or structure height is 35 feet.
 - (4) The minimum setback is 10 feet from each lot line.
- (c) New construction or renovation shall not utilize exterior facade materials which would include vertical metal siding, untextured concrete or concrete block. Brick or wooden clapboard facade or wood shingle materials are encouraged. Roof pitches for all such new construction or renovation must be at least three inches rise per foot of run.
- (d) Any building renovation which does not relate to a changed use or change in the exterior footprint, size, area, or volume of a building shall be reviewed and approved by the code enforcement officer as a permitted use, subject to the general performance standards in article IX of this chapter. Such renovation, whether interior or exterior, shall not require Planning Board review.
- (e) In addition to the criteria applicable to the approval of uses classified as permitted uses requiring Planning Board review, the applicant shall be required to demonstrate to the Planning Board that the use proposed will not cause vibration or emission of any material, odor or noise which will unreasonably interfere with the use or enjoyment of other properties located within the waterfront district or adjacent thereto.

Sec. 102-485. Planned unit development and cluster housing development. [Ord. No. 28-1997, § 609.5, 3-4-1997]

In the case of a planned unit development and cluster housing development in the Waterfront I "A" Downtown District, the standards in section 102-484 may be modified in accordance with article VI of this chapter. In addition, a planned unit development and cluster housing development shall be reviewed under the subdivision ordinance.

Sec. 102-486. Maximum area of light manufacturing uses. [Ord. No. 28-1997, § 609.6, 3-4-1997]

New light manufacturing structures shall not exceed 3,000 square feet of manufacturing area per use in the Waterfront I "A" Downtown District.

Sec. 102-487. Enumeration of uses does not restrict uses in other districts. [Ord. No. 28-1997, § 609.7, 3-4-1997]

The express enumeration of a permitted use or a permitted use requiring Planning Board review in the Waterfront I "A" Downtown District is not intended to implicitly exclude those same uses in other districts in which the uses enumerated in this division are not specifically listed or mentioned.

Sec. 102-488. Prohibited uses. [Ord. No. 28-1997, § 609.8, 3-4-1997]

Only those uses specifically listed as permitted uses or permitted uses requiring Planning Board are allowed within the Waterfront I "A" Downtown District. All other uses are excluded.

Sec. 102-489. through Sec. 102-510. (Reserved)