

Ordinance 23-18

Rezoning the City Dock to Mixed Use (MX) Zoning

What Changes in City Code to Fit Hotel?

Section 21.44.030 – MX Mixed Use District

1. Adds most of City Dock as a second MX District alongside most of outer West Street
2. New and different Standards apply to new City Dock Zone
 - a. Eliminates the Application of 21.56.180 (Historic District Height Limits).
 - b. Eliminates Application of 21.50.260 (MX Bulk Regulations)

Section 21.48.030 – Table of Uses – Office & Mixed Use Zoning

3. Allows Restaurant & Conference Room to Hotels with more than 40 Rooms by Special Exception.

Section 2.50.260 – Bulk Regulations Table MX District

4. For new City Dock MX Zone, Limits Applicable Regulations to Only 21.22 (Site Design Planning Review) and 21.24 (Planned Development).

Section 21.54.080 – Development Requirements – Intensely developed areas

5. Increases Allowable Impervious Surface of a Development Site from 90% to 95%.

Section 21.56.170 – Height Measurement

6. Adjust Base Elevation for New Construction to Base Flood Elevation Plus 2 feet.

Section 21.56.180 – Special Height Limit Districts (Not in Ordinance 23-18 Summary)

7. Exempts CDMP Areas from Historic District Height Limits.

Section 21.64.540 – Restaurants, Standards

8. New MX District portion of City Dock Master Plan to have adjusted Standards:
 - a. Hours of operation shall be limited to midnight seven days a week versus 10:00 PM.
 - b. Eliminates prohibition of a bar, dancing or live entertainment and speakers or public address system.
 - c. Added outdoor dining area to rooftop dining area; changed ratio calculation criteria from area to seats; and increased ratio from 25% to 75%.
 - d. Eliminated the requirement that access to the rooftop dining area shall be through the interior of the restaurant.
 - e. Modified Lighting regulation by adding that lighting shall not be directed upward nor toward the water.
 - f. Added that 2 AM Alcoholic Beverage Licenses may be allowed in that portion of the Historic District Zoned MX and not subject to MX Height Districts.
 - g. (NOTE: This seems to conflict with the provisions of “a” above.)

Section 21.66.060 – Off-site Parking Facilities

9. Changed MX Off-site parking facilities from within 800’ to within 2,000’ the same as WMC District.

Section 21.70.100 – Nonconforming Signs

10. Added a new provision that “...all billboards shall be removed within seven years of (DATE OF THIS ORDINANCE) or be subject to a municipal infraction.

Section 21.72.010 - Terms

1. In definition of “Building Height” adjust Base Elevation for New Construction to Base Flood Elevation Plus 2 feet.

