

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 will apply to the new City Dock MX Zone; and paragraph **E.3.d.** does the following:
 - 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 21.50.260 – Bulk Regulations Table MX District

4. The new City Dock MX Zone, Limits Applicable of Bulk Regulations to Only 21.22 (Site Design Planning Review) and 21.24 (Planned Development) for new developments and redevelopments.

(NOTE: The total of Section 21.50.260 is eliminated by Section 21.44.030 (2.b) above.)

Section 21.54.080 – Development Requirements – Intensely developed areas

5. Adds 90% Allowable Impervious Surface to MX Zone and 95% Allowable Impervious Surface to I1 Zone of a Development Site.

Section 21.56.170 – Height Measurement

6. Adjusts 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.

(NOTE: The total of Section 21.56.180 is eliminated by Section 21.44.030 (2.a) above.)

(NOTE: Enactment of this Ordinance 23-18 would permit the construction of structures whose top could be 94 feet above the existing grade, i.e., 65' (21.50.260) plus 25' for rooftop accessory structures (Note 8 of 21.50.260) plus 4' to get to Base Flood Elevation Plus 2 feet.)

Section 21.64.540 – Restaurants, Standards

8. New City Dock 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 verses 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.

(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.