

Sec. 1250. Waterway Overlay District

Purpose: The purpose of the Waterway Overlay District is to allow for a compatible mixture of uses, to increase development potential, and enhance the transient accommodation environment.

Application: The Waterway Overlay Zone shall “overlay” an existing zoning district. The provisions of the underlying zoning code regulate provisions not discussed in the overlay zone.

1250.1 OZ-TA:

1250.1.1 Minimum front street building line: Ten (10’) feet from the property line.

1250.1.2 Minimum Side Street Building Line: Seven and one-half (7.5’) feet from the property line

1250.1.3 Minimum Rear Building Line: Ten (10’) feet from the property line.

1250.1.4 Off-street Parking and Loading Requirements

1250.1.4.1 Marinas shall require 1 space for every 3 slips.

1250.1.4.2 Amusement Services establishments shall not be required to provide parking if they are constructed in conjunction with a transient accommodation.

1250.1.4.3 Golf Courses shall require 4 spaces per golf hole

1250.1.4.4 Golf driving ranges shall require 1 space per 0.75 stalls. If the driving range is an accessory use to a golf course no additional parking shall be required.

1250.1.5 Permitted Uses: Within the TA (transient Accommodation) districts the following uses shall be permitted.

1250.1.5.1 Marinas, including berthing and dry storage of boats, fueling facilities, day docks, boat landings, and permitted accessory uses.

1250.1.5.2 Restaurants

1250.1.5.3 Amusement service establishments providing for commercial entertainment activities including golf courses, golf driving ranges, watercraft rentals, day dock rentals, and miniature golf courses. (Miniature golf courses shall be developed in accordance with development standards in section 904.)

1250.1.5.4 Amusement service establishments providing for commercial entertainment activities including pool halls and billiard parlors, and bowling alleys provided they are located within a transient accommodation/residential building.

1250.1.5.5 Boardwalks, boat docks, day docks, and other recreational activities

1250.1.6 Accessory uses

1250.1.6.1 For marinas: Restaurants, boat service facilities and stores for the sale of incidental supplies.

1250.1.7 Maximum Building Coverage: there shall be no maximum building coverage

1250.1.8 Minimum usable outdoor living space: No minimum

1250.1.9 Floor area ratio: There shall be no maximum floor area ratio

1250.2 OZ-Single Family Residential Districts

1250.2.1 Permitted Uses: Within the R (single family residential) districts the following uses shall be permitted.

1250.2.1.1 one (1) dock allowed per residential lot.

1250.3 OZ-Multi-Family Districts

1250.2.2 Permitted Uses: Within the RM (Residential Multi-Family) districts the following uses shall be permitted.

1250.2.2.1 One (1) dock per singly family subdivided lot

1250.2.2.2 One (1) community dock per multi-family building or one (1) marina for every 5 Acres of development.