

Chapter 18.34 WATERFRONT USE DISTRICT (WUD)

18.34.010 Description.

The waterfront use district (WUD) is a classification to provide the opportunity and reserve space for water-related activities which can benefit from Cosmopolis' waterfront location and to protect the allowed uses from incompatible activities, thereby encouraging the continued development of water-oriented, water-related and water enjoyment uses within Cosmopolis and uses which are compatible with those uses and foster a vibrant waterfront. Provisions are also included to lessen the potential impacts of the allowed uses.

(Ord. 1181 §2(part), 2006).

18.34.020 Permitted uses.

Permitted uses in the WUD district are as follows:

- (1) Retail and wholesale business;
- (2) Professional and consumer services, offices, shops and clinics;
- (3) Financial institutions;
- (4) Restaurants, cafes, fast-food shops, taverns and lounges;
- (5) Water access facility;
- (6) Water enjoyment facility;
- (7) Water-oriented facility;
- (8) Water-related facility;
- (9) Motels and hotels;
- (10) Condominiums and townhouses.

(Ord. 1181 §2(part), 2006).

18.34.030 Conditional uses.

The following uses may be allowed in the waterfront use district (WUD) subject to first obtaining a conditional use permit as provided in Chapter 18.77 and the applicable requirements of this title:

- (1) RV/camping facilities.

(Ord. 1181 §2(part), 2006).

18.34.040 Off-street parking.

Off-street parking shall be provided in the waterfront use district (WUD) in accordance with the requirements of Section 18.68.020 of this title.

(Ord. 1181 §2(part), 2006).

18.34.050 Minimum requirements.

- (a) Minimum Lot Area. There are no minimum lot area requirements.
- (b) Minimum Lot Dimension. There are no minimum lot dimension requirements.
- (c) Minimum Yard Requirements. No front yard is required for any property fronting on a dedicated street having a width of eighty feet or more. For a property fronting on a street having a width of less than eighty feet, the front yard shall be established by measuring back forty feet from the centerline of the dedicated right-of-way.

(Ord. 1181 §2(part), 2006).

18.34.060 Maximum height of buildings.

The maximum height of buildings shall not exceed forty feet.

(Ord. 1181 §2(part), 2006).

18.34.070 Signs.

Signs in the waterfront use district (WUD) shall comply with the provisions in Section 18.52.140 of this title.

(Ord. 1181 §2(part), 2006).

18.34.080 Access.

Access to city streets shall be limited to not more than two two-way access/egress routes per city block on which the property fronts.

(Ord. 1181 §2(part), 2006).

18.34.090 Landscaping.

No less than five percent of the total property area shall be devoted to well-maintained hedges, plants, trees or other greenery along the street frontage. Further landscaping may be adjacent to buildings or border the property or may serve to channel traffic within the required off-street parking and a layout plan shall be submitted to and approved by the building department.

(Ord. 1181 §2(part), 2006).