

Chapter 16.55

CW – COMMERCIAL WATERFRONT

Sections:

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16.55.000 Purposes.

The CW zone has the following specific purposes in addition to the general purposes listed in Chapter 16.40 ECDC:

- A. To reserve areas for water-dependent and water-related uses and for uses which will attract pedestrians to the waterfront;
- B. To protect and enhance the natural features of the waterfront, and encourage public use of the waterfront;
- C. To ensure physical and visual access to the waterfront for the public.

16.55.010 Uses.

A. Permitted Primary Uses.

- 1. Marine-oriented services;
- 2. Retail uses which are either marine-oriented or pedestrian-oriented, excluding drive-in businesses;
- 3. Petroleum products storage and distribution;
- 4. Offices, above the ground floor, excluding medical, dental and veterinary clinics;
- 5. Local public facilities with marine-oriented services or recreation;
- 6. Neighborhood parks, natural open spaces, and community parks with an adopted master plan subject to the requirements of ECDC 17.100.070-;

7. Hotels.

B. Permitted Secondary Uses.

- 1. Off-street parking and loading in connection with a permitted use.

C. Secondary Uses Requiring a Conditional Use Permit.

- 1. Aircraft landings as regulated by Chapter 4.80 ECC;
- 2. Regional parks and community parks without a master plan subject to the requirements of ECDC 17.100.070. [Ord. 3353 § 6, 2001; Ord. 2366 § 9, 1983; Ord. 2307, 1982; Ord. 2283 § 6, 1982].

16.55.020 Site development standards.

A. Table.

	Minimum Lot Area	Minimum Lot Width	Minimum ¹ Setbacks	Maximum Height	Maximum Coverage
CW	None	None	15' landward of bulkheads for buildings; 60' landward of bulkheads for parking	30 ²	None

¹ Fifteen feet from lot lines adjacent to R zoned property.

² Tanks which are part of a petroleum products storage and distribution facility are allowed to be 48 feet in height.

B. Signs, Parking and Design Review. See Chapters 17.50, 20.10 and 20.60 ECDC.

C. Satellite Television Antennas. Satellite television antennas shall be regulated as set forth in ECDC 16.20.050 and reviewed by the architectural design board. [Ord. 2526 § 7, 1985].

16.55.030 Operating restrictions.

A. Enclosed Building. All uses shall be carried on entirely within a completely enclosed building except for:

1. Petroleum products storage and distribution;
2. Sales, storage, repair and limited building of boats;
3. Public parks;
4. Limited outdoor display of merchandise meeting the criteria of Chapter 17.65 ECDC;
5. Motorized and nonmotorized mobile vending units meeting the criteria of Chapter 4.12 ECC.

B. Nuisances. All uses shall comply with Chapter 17.60 ECDC, Performance Standards. [Ord. 3902 § 4, 2012; Ord. 3320 § 4, 2000].