

TITLE 10
CHAPTER 24

WATERFRONT/MARINE DISTRICT WF/M

SECTION:

- 10-24-1: Purpose
- 10-24-2: Permitted Buildings and Uses
- 10-24-3: Buildings and Uses Permitted Conditionally
- 10-24-4: Site and Development Provisions

10-24-1: PURPOSE: The Waterfront/Marine District applies to areas designated a Water Dependent Site in the Florence Comprehensive Plan. The District is intended to allow a mix of water-dependent, water-related and water-oriented uses along the Siuslaw River Estuary. The WF/M zone, while allowing up to 50% of the zone to be used for non-water-dependent or non-water related uses, will continue to be the community's center for water-dependent and water-related activities and will continue to provide access for such uses to the Siuslaw River Estuary in Florence.

10-24-2: PERMITTED BUILDINGS AND USES: The uses permitted in the WF/M District shall be those listed as permitted uses in Chapter 18: Marine District. The provisions of the adjacent Estuary District shall supersede the provisions of this Chapter. The adjacent Estuary District shall be reviewed for additional uses and requirements that may apply.

10-24-3: BUILDINGS AND USES PERMITTED CONDITIONALLY: In the WF/M District, the Planning Commission, subject to the procedures and conditions set forth in Chapter 4 of this Title, may grant a Conditional Use Permit for any use listed in the Marine District (50% of the Zone) and Old Town District Area A (50% of the Zone), with affirmative findings that the criteria in section 10-24-4 are met.

10-24-4: SITE AND DEVELOPMENT PROVISIONS AND OTHER CRITERIA:

- A. Fifty percent (50%) of the Waterfront Marine District shall be maintained and protected for Water Dependent and Water Related Uses as permitted with a Conditional Use Permit in the Marine District. The uses, site and development standards, and other criteria in the Marine District shall apply to these uses.
- B. The uses, site and development standards, and other criteria in the Old Town District A shall apply to the remaining fifty percent (50%) of the Waterfront Marine District.
- C. In addition to the standards defined in subsections A and B, all development proposals in the Waterfront/Marine District must demonstrate that the development will retain at least 50% of the zone to be used for-water-dependent or water related uses, as specified in Chapter 18: Marine District.

Ordinance No. 6, Series 1996, Effective 7-3-96
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