

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: No uses are permitted, all uses are allowed conditionally per 10-24-3.

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
Amended by Ord. No 1, Series 2008, Effective 2-4-08
Amended by Ord. No. 10, Series 2009
Section 10-24-2 amended by Ordinance No. 3, Series 2013, See Exhibit B (7-31-13)