

19.06.10 DW CORE DOWNTOWN WATERFRONT DISTRICT

Subdivision 1. Purpose

The Core Downtown Waterfront district is intended to promote a mix of shops, restaurants and professional services that serve both the year round and seasonal or visitor populations. The emphasis in this district is on commercial services as a primary function, where residential uses can fit as a secondary function and can add to the liveliness and viability of the downtown. There is an emphasis on creating an attractive pedestrian environment that makes the Core Downtown and Waterfront of the City a destination in and of itself. New uses in this district should not detract from other existing uses.

Subdivision 2. Permitted Principal Uses

Within the DW District, unless otherwise provided by this chapter, no uses are permitted except the following:

Permitted uses:

1. Commercial: retail, restaurant, bar, services, excluding auto oriented services.
2. Lodging (Including 1st floor)
3. Government and civic uses
4. Parks and recreational uses
5. Arts and cultural uses
6. Accessory uses customary to permitted uses

Subdivision 3. Uses by Conditional Use Permit

Buildings and land may be used for the following if granted a Conditional Use Permit as provided in Section 19.17:

Conditional Uses:

1. Residential above the first floor
2. Three-story buildings
3. Structures over 10,000 square feet
4. Improvements to and restoration of existing single and multiple family dwellings as regulated in Section 19.04, R-1 Residence District (Ord. 2003-03)
5. Any water dependent industrial or water dependent transportation use; provided that the Planning Commission finds that the proposed use is advantageously served in this location through the direct access to water transportation for receipt or shipment of supplies, goods, or commodities.
6. Docks, wharfs, and other facilities used in connection with water transportation, navigation, or industrial uses.