WD-1 WATERFRONT DEVELOPMENT DISTRICT

§ 156.290 GENERAL REGULATIONS.

The WD-1 Waterfront Development District is established as a district in which a wide variety of principal uses are designed to foster economic growth and public benefit. These regulations are intended to:

(A) Prohibit the use of the land in this district that is counterproductive to the general intent of the district;

(B) Permit commercial, office, entertainment, hotel or other visitor-serving use, recreational and supporting uses to coexist in a single district designed as a unit;

(C) Locate the district so that Lake Michigan or a majority tributary provides one of its boundaries; and

(D) Initiate the establishment of this district by approval of a concept plan that documents and identifies the intent of the district. (1995 Code, § 17.62.010) (Ord. 0-96-0003, passed --1996; Ord. 0-00-0024, passed 10-30-2000) Penalty, see § 156.999

§ 156.291 USE REGULATIONS.

Uses permitted in the WD-1 Waterfront Development District shall be subject to the following conditions:

(A) Uniform control, either by ownership or agreement, of all uses and activities within the district;

(B) An approved concept plan set which includes a site plan, engineering plan, landscape plan and architectural plans which depict the intent of the proposal. The plan(s) shall be drawn at a scale as approved by the Plan Commission, identifying the proposed uses, buildings, roadways, parking, pedestrian circulation system, recreational facilities, common open spaces and landscape areas; and identifies the means by which the proposal will be constructed and serviced;

(C) A written description accompanying the concept site plan outlining the intent of the site plan, including a phasing plan if applicable;

(D) An estimate of construction costs for all buildings and site improvements, with subtotals for major development features; and

(E) Additional information as required by the Plan Commission which may include: concepts regarding covenants/restrictions, concepts regarding supplemental donations and the like.

(1995 Code, § 17.62.020) (Ord. 0-96-0003, passed --1996)

§ 156.292 HEIGHT REGULATIONS.

No specific height regulations are required, provided the proposed district can document to the satisfaction of the Common Council that all buildings, structures and uses can be adequately serviced by police, fire and other municipal agencies so as to protect the health, safety and welfare of the occupants.

(1995 Code, § 17.62.030) (Ord. 0-96-0003, passed --1996) Penalty, see § 156.999

§ 156.293 AREA REGULATIONS.

No yards are required in the WD-1 Waterfront Development District, except as noted in §§ 156.078, 156.080 and the following:

(A) Where the district boundary is located within 25 feet of a building, the district shall require a 25-foot wide transitional yard along the entire length of that district boundary line and no parking, roadways or buildings shall be located within the yard;

(B) Along with other district boundaries, a yard shall be required. The yard depth shall be determined by the Plan Commission and shall incorporate landscaping indicative of the proposed use, and landscaping shall reduce impacts on adjoining land.

(1995 Code, § 17.62.040) (Ord. 0-96-0003, passed --1996) Penalty, see § 156.999