

Section 1117. "WB-1, WB-2, WB-3" Waterfront Business and Commercial Districts:

District Intent: It is the intent of this District that the environmentally sensitive nature of waterfront and marshfront locations be considered and protected. When applying for a Building Permit in a "WB" District, the applicant must certify compliance with all applicable state, federal and County laws, codes or regulations.

(a) **"WB-1" Waterfront Business:**

(i) **Permitted Uses:**

- (1) Marinas for private, recreational watercraft (no length limit), including enclosed dry storage and docking with ramp and lift equipment.
- (2) Small convenience stores including bait, tackle, marine supplies and accessories. Beer and wine sold to be consumed off-premises only. (may serve both water and land customers)
- (3) Gas and Fuel facilities for both boats and Vehicles. (no repair facilities)
- (4) Customary Accessory Buildings and Uses incidental to the above Permitted Uses and any Conditional Uses permitted by the County Commission. (Revised-3/3/98)

(ii) **Conditional Uses:** The following Uses may be permitted in this District on a conditional basis upon approval by the County Commission: (Revised-3/3/98)

- (1) Commercial fishing boats under twenty-five (25) feet in length. (no storage, packing, or processing facilities)
- (2) Charter boats under sixty-five (65) feet in length (no size limit for sailboats) for sport or recreational use. (maximum of thirty (30) persons plus crew per boat).
- (3) One residential Dwelling Unit per lot as an Accessory Use within the same structure as the Commercial activity Revised-2/1/05)
- (4) Customary Accessory Buildings and Uses incidental to any approved Conditional Uses. (Revised-3/3/98)

(b) **"WB-2" Waterfront Commercial:**

(i) **Permitted Uses:**

- (1) All Permitted Uses in "WB-1" classification.

- (2) All Conditional Uses in "WB-1" classification.
- (ii) Conditional Uses: The following Uses may be permitted in this District on a conditional basis upon approval by the County Commission: (Revised-3/3/98)
 - (1) Restaurants (no entertainment unless approved for entertainment facilities).
 - (2) Entertainment facilities.
 - (3) Hotels, motels, and tourist homes.
 - (4) Private Clubs.
 - (5) Boat, motor, and marine supply dealers.
 - (6) Enclosed marine service and repair facilities.
 - (7) Taverns, including floating taverns.
 - (8) Charter or cruise boats (no length limit).
 - (9) Customary Accessory Buildings and Uses incidental to the above Permitted Uses.

(c) **"WB-3" Waterfront Commercial-Industrial" :**

- (i) Permitted Uses
 - (1) All permitted Uses in "WB-2" classification.
 - (2) All conditional Uses in "WB-2" classification.
 - (3) Commercial watercraft including fishing boats.
 - (4) Seafood storage, packing, or processing plants.
 - (5) Customary Accessory Buildings and Uses incidental to the above Permitted Uses and any Conditional Uses permitted by the County Commission: (Revised-3/3/98)
- (ii) Conditional Uses: The following Uses may be permitted in this District on a conditional basis upon approval by the County Commission, after recommendation by the Planning Commission:

- (1) Marine construction, repair, and service facilities including boat yards and marine railways.
 - (2) Manufacturing plants.
 - (3) Customary Accessory Buildings and Uses incidental to the any approved Conditional Uses. (Revised-3/3/98)
- (d) **Lot and Building Requirements:** Because of the uniqueness of waterfront and marsh front sites, applications for a reclassification to WB Districts must include a site plan proposing appropriate buffers and setbacks which must be approved by the County Commission.