62-21 - Classification of Uses in the Waterfront Area
The following uses shall be classified in accordance with their relationship to the water: Water-Dependent (WD) or Waterfront-Enhancing (WE). Such uses are listed in this Section only in the lowest numbered Use Group in which they appear. Where a WD or WE use appears in more than one Use Group, its additional listing is noted by a cross-reference. Uses listed shall only be permitted in accordance with applicable district use regulations, unless expressly stated otherwise in this Chapter.

62-211 - Water-Dependent (WD) uses

WD uses require direct access to a body of water in order to function or use waterways for transport of materials or products. WD uses shall be limited to the following:

From Use Group 4:
- Non-profit private beach clubs
- Non-profit private boat clubs

From Use Group 6:
- *Docks for ferries, other than gambling vessels, limited as to passenger load (also listed in Use Group 14)*
- *Docks for water taxis (also listed in Use Group 14)*
- Docks or mooring facilities for non-commercial pleasure boats (also listed in Use Group 14)
- Terminal facilities at river crossings for access to electric, gas or steam lines

From Use Group 7:
- Boatels, provided that the units are predominantly occupied by persons with boats docked at the facility

From Use Group 9:
- *Docks for sightseeing, excursion or sport fishing vessels, other than gambling vessels, limited as to dock capacity per zoning lot (also listed in Use Group 14)*

From Use Group 10:
- Docks for ferries, other than gambling vessels, with no restriction on passenger load

From Use Group 13:
- Boat fuel sales establishments, open or enclosed, without restriction as to location
- Commercial beaches
From Use Group 14:

- Boat fuel sales establishments, open or enclosed, restricted to location within 10 feet of a boat dock berth
- Boat launching facilities for non-commercial pleasure boats
- Boat rental establishments, open or enclosed
- *Boat storage, repair or painting establishments with size and location restrictions

From Use Group 16:

- Boat sales establishments, open or enclosed
- *Public transit yards, *trucking terminals, warehouses and *wholesale establishments, provided such *uses* ship or receive materials or products by water as evidenced by operational docking facilities on the *zoning lot*

From Use Group 17:

- *Boat building or repair establishments, open or enclosed, for boats less than 200 feet in length
- Docks for passenger ocean vessels, other than #gambling vessels#
- Docks for sightseeing, excursion or sport fishing vessels, other than #gambling vessels#, with no restriction on vessel or dock capacity
- Docks for vessels not otherwise listed, other than docks for #gambling vessels#
- All other *uses* in Use Group 17 that ship or receive materials or products by water as evidenced by operational docking facilities on the *zoning lot*

From Use Group 18:

- Marine transfer stations for garbage
- Sewage disposal plants
- Ship or boat building establishments or repair yards, for vessels 200 feet in length or over
- All other *uses* in Use Group 18 that ship or receive materials or products by water as evidenced by operational docking facilities on the *zoning lot*

Other Uses:

- Airports
- Heliports
- Seaplane bases

*Uses* *accessory* to the preceding listed *uses*

* Refer to Use Group for detailed description of this *use*
WE #uses# comprise a group of primarily recreational, cultural, entertainment or retail shopping #uses# that, when located at the water’s edge, add to the public use and enjoyment of the waterfront. WE #uses# shall be limited to the following:

From Use Group 3:

- Art galleries, non-commercial
- *Colleges or universities
- Libraries
- Museums
- #Schools#

From Use Group 4:

- Community centers
- Houses of worship
- *Ice skating rinks, outdoor
- *Non-commercial clubs, with restrictions
- **Playgrounds or private parks
- Recreation centers, non-commercial
- *Philanthropic or non-profit institutions without sleeping accommodations, excluding ambulatory diagnostic or treatment health care facilities listed in Use Group 4
- Golf courses
- *Tennis courts, outdoor

From Use Group 5:

- #Transient hotels#

From Use Group 6:

All #uses# in Use Groups 6A and 6C, not otherwise listed as WD #uses# (some #uses# also listed in Use Groups 12 and 14)

- *Non-commercial clubs, without restrictions (also listed in Use Group 14)

From Use Group 7:

Bicycle rental or repair shops (also listed in Use Group 14)

- *#Motels# or #tourist cabins#
Refreshment stands, drive-in (also listed in Use Group 13)

Sailmaking establishments

From Use Group 8:

*Ice vending machines, coin-operated (also listed in Use Group 14)*

*Theaters*

From Use Group 9:

*Boat showrooms or sales establishments*

*Catering establishments (also listed in Use Group 13)*

*Health and fitness establishments* with no limitation on *floor area* per establishment

*Wedding chapels or banquet halls (also listed in Use Group 13)*

From Use Group 10:

*Eating or drinking places, without restrictions on entertainment or dancing but limited to location in hotels*

From Use Group 12:

*Arenas, auditoriums or stadiums, with capacity limited to 2,500 seats*

*Eating or drinking establishments, with entertainment or dancing*

*Historical exhibits*

*Indoor golf recreation centers*

*Skating rinks, enclosed*

From Use Group 13:

*Camps, overnight or outdoor day*

*Children’s amusement parks, limited to a 10,000 square foot *zoning lot* *

*Circuses, carnivals or fairs of a temporary nature*

*Commercial swimming pools*

*Golf driving ranges*

*Miniature golf courses*

*Outdoor ice or roller skating rinks*

*Outdoor skateboard parks*

From Use Group 14:
*Boat showrooms or sales establishments, restricted to boats less than 100 feet in length

Fishing tackle or equipment, rental or sales

*Sporting goods sales or rental establishments

From Use Group 15:

All #uses# listed

From Use Group 16:

Riding academies, open or enclosed

Stables for horses

#Uses# #accessory# to the preceding listed #uses#

* Refer to Use Group for detailed description of this #use#

** Open to the sky except for seasonal enclosures not more than 30 feet high or greater than 200 feet in any other dimension