

CHANNEL DISTRICT

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Issue: Existing small lot homes next to light industrial uses and other properties not near the water's edge.

Potential Solutions:

Remove developed uses not near the waterfront from the Channel Overlay Boundary. Possible rezones to align current uses with new zoning designations (i.e., existing housing zoned industrial).

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Issue: Industrial uses near Residential uses.



Potential Solutions: Help transition future heavy industrial uses out of the channel that conflict with the surrounding residential uses and possible maritime and entertainment uses in the nearby downtown areas. Staff envisions using a new Commercial Flex (CF) zone that would be a hybrid zone for commercial and light industrial uses.

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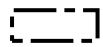

Issue: Keep sub-areas to maintain maritime uses in the Commercial Downtown (CD) zones.

Potential Solutions: Keep sub-areas to maintain maritime uses in the Commercial Downtown (CD) zones.

Legend

-  Channel District Boundary
-  Zoning Designation

DISTRICT MAP & AERIAL PHOTO

-  Areas of consideration
-  Areas to remove from boundary

MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

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Map created by: AL

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Aerial Photo: Esri, Maxar, Earthstar Geographics, and the GIS User Community

