

NOTE 16 - RIVERFRONT RECREATION DISTRICT

1. PURPOSE

To encourage the development of public and private recreation facilities concentrated on and around existing public lands located on the Delaware River waterfront. It is intended that development in the Riverfront recreation area will provide aesthetic and social benefits to the residents of the City through improved public access to the water and the City's historic district while creating economic opportunities linked with the recreational rather than the industrial use of the waterfront.

2. PERMITTED USES

a. PRINCIPAL USES

- (1) Marinas
- (2) Restaurants
- (3) Health and Exercise Clubs
- (4) Public Parks and Recreation Facilities
- (5) Boat Launch Ramps
- (6) Bait and Tackle shops
- (7) Fishing piers
- (8) Existing Multi-Family structures
- (9) Uses permitted in the CRO District subject to the following exceptions:
  - (a) Residential uses are prohibited.
  - (b) The use shall comply with the Area and Bulk requirements of the CRO District.

b. ACCESSORY USES

- (1) Dockmaster/administrative offices for a marina.
- (2) Marine service when such service is performed in conjunction with and is clearly incidental to a marina operation.

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3. CONDITIONAL USES

Seasonal concession stands/kiosks shall be permitted subject to the following conditions:

- a. Vending carts, vehicles and trailers or temporary stands are prohibited unless they are part of a public event approved by City Council.
- b. Stands shall not block public walkways or public access to the waterfront.
- c. In addition to the requirements identified herein, all stands located in a public park or on public land shall be approved by City Council and be subject to all other requirements of that body.

4. AREA AND BULK REQUIREMENTS

a. Minimum Lot Area Requirements for specified uses

- (1) Marina - 5 acres
- (2) Restaurant - 2 acres

b. Minimum setbacks

- (1) Buildings and structures
  - (a) Municipal Street 60 ft.
  - (b) Side 40 ft.
  - (c) Delaware River 50 ft.

(2) Parking areas

- (a) Except as identified below, all parking shall comply with the setback requirements established in Note 1.
- (b) With the exception of short term (dropoff/pickup) parking in marina and car and trailer parking at launch ramps, no parking area may be located within 50 ft. of the Delaware River.

c. Maximum Building Height

- (1) Boat Rack Storage Buildings - 45 ft.
- (2) All other buildings - 35 ft.

d. Maximum impervious coverage - 70%

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5. PARKING

Parking for all uses shall be provided as required by Note 9 .

6. LANDSCAPING

All areas on individual lots not covered by buildings or impervious surface shall be landscaped in conformance with the standards of Note 5.

7. DESIGN STANDARDS

a. Incorporation of Historic Design Elements

All buildings and structures shall incorporate architectural elements commonly found in the Historic District. Attention shall be given to such elements as doors, windows, existing building facades, color, signs, and other elements that have been identified.

b. General Guidelines for Marinas

- (1) For safety and comfort and to avoid interference with commercial boating activity, marinas shall be designed so that wave heights do not exceed two (2) to four (4) feet in the entrance channel and one (1) to one and one half (1.5) feet in the berthing area.
- (2) Lavatory facilities connected to a sanitary sewer and adequate to serve the marina shall be provided.
- (3) Sewage pumpout facilities shall be provided. Pumpout stations shall be located so as to be conveniently available to all boats. The Planning Board may waive pumpout requirements if the applicant provides a covenant for joint use of facilities within one-half mile of the proposed marina site or if a public facility is available within one-half mile. The discharge of untreated sewage into the water shall not be allowed.

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- (4) The fuel dock should be designed to accommodate the four (4) largest expected vessels. The best location for the fuel dock is near the entrance to the marina and the dockmaster's office. The fuel dock/fuel storage area must be accessible to fuel delivery trucks. Fuel pumps should include back pressure cutoff valves. Main cutoff valves should be available both at the dock and the upland area of the marina.
- (5) Marinas shall provide abundant receptacles for trash and recyclables along with adequate fish cleaning areas, including separate and well marked containers for organic refuse.
- (6) Public access including, but not limited to, walkways, fishing piers, etc. shall be provided.

The minimum width of an public walkway to the waters edge shall be at least five feet. Walkways along the waters edge shall be at least ten feet wide and shall run along the entire length of the shoreline and shall connect to the adjoining property thus establishing a consolidated river walk. Appropriate safety measures shall be incorporated in the design of walkways along the waters edge.

- (7) Transient Moorage
  - (a) Transient moorage shall be provided at the rate of forty lineal feet of transient moorage space for each one thousand lineal feet of moorage space in the marina if the marina is part of a development which includes restaurants or other non-water-dependent or non-water-related uses which operate during evening and weekend hours; or the marina is owned, operated, or franchised by a governmental agency for use by the general public.
  - (b) The Planning Board may waive the requirement for transient moorage if it is found that there is adequate transient moorage already existing in the area.

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- (8) Facilities, equipment, and established procedures for the containment recovery and mitigation of spilled petroleum products shall be provided.