



## *Agenda Briefing*

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**Date of Meeting:** February 16, 2021

**Responsible Department:** Community Development

**Presenter:** Sean Landis

**Briefing Prepared By:** Sean Landis

**Strategic Focus Area:** Public Safety

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**General Information / Subject:**

Consider and Take all appropriate action on a request to amend the Code of the City of Seabrook Appendix A, Comprehensive Zoning, Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.15 "Comprehensive Land Use Matrix", by requiring within a (WAD) waterfront Activity Zoning Districts a "Conditional Use Permit" for the following uses: "Storage, Boat ;Inside" and "Storage, Recreational vehicle; Inside".

AN ORDINANCE AMENDING THE CODE OF THE CITY OF SEABROOK APPENDIX A, COMPREHENSIVE ZONING, ARTICLE 3, "ESTABLISHMENT OF ZONING DISTRICTS AND ASSOCIATED REGULATIONS", SECTION 3.15 "COMPREHENSIVE LAND USE REGULATION MATRIX," BY REQUIRING WITHIN A (WAD) WATERFRONT ACTIVITY ZONING DISTRICTS A CONDITIONAL USE PERMIT FOR THE FOLLOWING USES: "STORAGE, BOAT; INSIDE", AND "STORAGE, RECREATIONAL VEHICLE; INSIDE"; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2000 FOR VIOLATION OF ANY PROVISION HEREOF BY INCLUSION INTO THE CODE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

### **Executive Summary / Background:**

The (WAD) waterfront Activity District is specifically designed to accommodate a select group of commercial and recreational land use activities associated with waterfront areas. The primary land use orientation of the district is retail-commercial establishments with a waterfront marine-coastal theme. In accordance with Comprehensive Master Plan 2030, the district aims at preserving Seabrook's small town character, its waterfront, and to create a "unique" place. The land uses within this district are also intended to meet a portion of the community's tourism and recreational demand. The incorporation of piers, boardwalks, outdoor patios, and outdoor cafes into site development of properties located in this district is encouraged.

Due to the differences between WAD District description stated above and the lack of compatibility with that description. Staff is recommending to amend the Code of the City of Seabrook Appendix A, Comprehensive Zoning, Article 3, "Establishment of Zoning Districts and Associated Regulations", Section 3.15 "Comprehensive Land Use Matrix", by requiring within a (WAD) Waterfront Activity Zoning Districts a "Conditional Use Permit" for the following uses: Storage, Boat; Inside and Storage, Recreational Vehicle; Inside.

**Funding / Fiscal Information:**

**Account Number:** N/A

**Amount Budgeted:** N/A

**Amount Requested / Required:** N/A

**Funding Source (if not budgeted):**

N/A

**Supporting Materials Attached:**



**Prior Action / Review by Council, Boards, Commissions:**

The Planning and Zoning Commission at their January 21, 2021 regular meeting recommended unanimously to approve the modification to the Land Use Matrix.

**Staff Recommendation:**

N/A

**APPROVED BY:  
(as appropriate)**

*Sean Landis*

2-1-2021

\_\_\_\_\_  
Preparer or Department Director

\_\_\_\_\_  
Date

\_\_\_\_\_  
Building Official, if needed

\_\_\_\_\_  
Date

\_\_\_\_\_  
City Secretary, if needed

\_\_\_\_\_  
Date

\_\_\_\_\_  
Community and Visitor Relations Director  
if needed

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Date

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Court Administrator, if needed

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Date

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Deputy City Manager, if needed

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Date

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EDC Director, if needed

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Date

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Emergency Services Director, if needed

\_\_\_\_\_  
Date

All requests must be submitted to the City Secretary's Office no later than 12:00 p.m. on the Monday, one week prior to the regular Tuesday Council Meeting. All required attachments are to be submitted with the request. Incomplete items cannot be placed on the agenda.

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Finance Director, if needed

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Date

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HR Director, if needed

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Date

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IT Director, if needed

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Date

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Police Chief, if needed

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Date

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Public Works Director, if needed

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Date



2/1/2021

\_\_\_\_\_  
City Manager

\_\_\_\_\_  
Date