

Chapter 21.30 MI MARINE INDUSTRIAL DISTRICT

Sections:

- [21.30.010](#) Purpose.
- [21.30.020](#) Permitted uses and structures.
- [21.30.030](#) Conditional uses and structures.
- [21.30.040](#) Dimensional requirements.
- [21.30.050](#) Site and access plan.
- [21.30.060](#) Traffic requirements.
- [21.30.070](#) Site development requirements.
- [21.30.080](#) Nuisance standards.
- [21.30.090](#) Lighting standards.

21.30.010 Purpose.

The purpose of the Marine Industrial District is primarily to provide adequate space for those [water-dependent](#) industrial [uses](#) that require direct marine access for their operation, such as fishing, fish processing, marine transportation, off-shore oil [development](#) and tourism, giving priority to those [water-dependent](#) uses over other industrial, commercial and recreational [uses](#). [Ord. [08-29](#), 2008].

21.30.020 Permitted uses and structures.

The following [uses](#) are permitted outright in the Marine Industrial District, except when such [use](#) requires a conditional [use](#) permit by reason of size, traffic volumes, or other reasons set forth in this chapter:

- a. Port and harbor facilities;
- b. Manufacturing, processing and packing of sea products;
- c. Cold storage;
- d. Dry docks;
- e. Wharves and docks, marine loading facilities, ferry terminals, marine railways;
- f. Marine equipment sales, rentals, service, repair and storage;
- g. Boat launching or moorage facilities, marinas, boat charter services;
- h. Warehouse and marshaling [yards](#) for storing goods awaiting transfer to marine vessels or off-loaded from a marine vessel and awaiting immediate pickup by land-based transportation;
- i. Mobile food services;
- j. Itinerant merchants, provided all activities shall be limited to [uses](#) permitted outright under this [zoning district](#);
- k. Recreational vehicle parks, provided they shall conform to the standards in Chapter [21.54](#) HCC;
- l. Caretaker, business owner or employee housing as an [accessory use](#) to a primary [use](#), and limited to no more than 50 percent of the [floor area](#) of a [building](#) and for [use](#) by an occupant for more than 30 consecutive days;
- m. More than one [building](#) containing a permitted [principal use](#) on a [lot](#);
- n. Restaurant as an [accessory use](#);

o. Parks;

p. As an [accessory use](#), one [small wind energy system](#) per [lot](#). [Ord. [13-11\(A\)](#) § 6, 2013; Ord. [09-34\(A\)](#) § 19, 2009; Ord. [08-29](#), 2008].

21.30.030 Conditional uses and structures.

The following [uses](#) may be permitted in the Marine Industrial District when authorized by conditional [use](#) permit issued in accordance with Chapter [21.71](#) HCC:

- a. Planned unit [development](#), limited to [water-dependent](#) or [water-related](#) uses and excluding all [dwellings](#);
- b. Boat sales, rentals, service, repair and storage, and boat manufacturing;
- c. Extractive enterprises related to other [uses](#) permitted in the district;
- d. Campgrounds;
- e. Bulk petroleum storage;
- f. Helipads;
- g. Heliports;
- h. Indoor recreational facilities;
- i. Outdoor recreational facilities;
- j. Public utility facilities and [structures](#);
- k. The location of a [building](#) within a [setback](#) area required by HCC [21.30.040\(b\)](#). In addition to meeting the criteria for a conditional [use](#) permit under HCC [21.71.030](#), the [building](#) must meet the following standards:
 1. Not have a greater negative effect on the value of the adjoining property than a [building](#) located outside the [setback](#) area; and
 2. Have a design that is compatible with that of the [structures](#) on the adjoining property. [Ord. [14-49\(A\)](#) § 9, 2014; Ord. [13-11\(A\)](#) § 7, 2013; Ord. [08-29](#), 2008].

21.30.040 Dimensional requirements.

The following dimensional requirements shall apply to all [structures](#) and [uses](#) in the Marine Industrial District:

- a. Lot Size. The minimum [lot](#) size is 6,000 square feet.
- b. Setbacks. No [building](#) may be located in a required [setback](#) area without an approved conditional [use](#) permit.
 1. Buildings shall be set back 20 feet from all dedicated rights-of-way. [Alleys](#) are not subject to a 20-foot [setback](#) requirement. The [setback](#) requirements from any [lot](#) line abutting an [alley](#) will be determined by the dimensional requirements of subsection (b)(2) of this section.
 2. Buildings shall be set back five feet from all other [lot](#) boundary lines.
- c. The maximum [building height](#) is 35 feet.
- d. No [lot](#) shall contain more than 8,000 square feet of [building area](#) (all [buildings](#) combined), nor shall any [lot](#) contain [building area](#) in excess of 70 percent of the [lot area](#) without an approved conditional [use](#) permit.

e. Building Area and Dimensions – Retail and [Wholesale](#).

1. The total [floor area](#) of retail and [wholesale business](#) uses within a single [building](#) shall not exceed 25,000 square feet.
2. In no event may a conditional [use](#) permit or [variance](#) be granted that would allow a [building](#) to exceed the limits of subsection (d)(1) of this section and no [nonconforming use](#) or [structure](#) may be expanded in any manner that would increase its nonconformance with the limits of subsection (d)(1) of this section. [Ord. [13-11\(A\)](#) § 8, 2013; Ord. [08-29](#), 2008; Ord. [08-27\(S\)](#) § 1, 2008].

21.30.050 Site and access plan.

- a. A zoning [permit](#) for a [building](#) or [structure](#) within the Marine Industrial District shall not be issued by the City without a level two [site plan](#) approved under Chapter [21.73](#) HCC.
- b. No zoning [permit](#) may be granted without a level two [right-of-way](#) access plan approved under Chapter [21.73](#) HCC. [Ord. [08-29](#), 2008].

21.30.060 Traffic requirements.

A conditional [use](#) permit is required for every [use](#) that:

- a. Is estimated to generate more than 100 vehicle [trips](#) during any hour of the day calculated utilizing the [Trip](#) Generation Handbook, Institute of Transportation Engineers, 9th Edition;
- b. Is estimated to generate more than 500 vehicle [trips](#) per day calculated utilizing the [Trip](#) Generation Handbook, Institute of Transportation Engineers, 9th Edition;
- c. Is estimated to generate an increase in the traffic to more than 100 vehicle [trips](#) during any hour of the day due to a change in land [use](#) or intensity of [use](#); or
- d. Is expected to generate traffic that will detract from the safety of, or degrade by one [level of service](#), the [highway](#), [road](#), [street](#), [alley](#) or intersection. [Ord. [13-27](#) § 11, 2013; Ord. [08-29](#), 2008].

21.30.070 Site development requirements.

All [site](#) development shall conform to the level three [site](#) development standards contained in HCC [21.50.040](#) and the following requirements:

- a. Development shall not impair public [use](#) of adjacent publicly owned tidelands.
- b. Buildings and roadways shall be located to minimize [alteration](#) to the natural terrain.
- c. Grading and [filling](#) shall not alter the storm berm except as necessary to correct unsafe conditions.
- d. Point source discharges to a waterway shall conform to the applicable regulations of the Alaska [Department](#) of Environmental Conservation. [Ord. [13-11\(A\)](#) § 9, 2013; Ord. [08-29](#), 2008].

21.30.080 Nuisance standards.

The nuisance standards of HCC [21.59.010](#) apply to all [development](#), [uses](#), and [structures](#) in this [zoning district](#). [Ord. [08-29](#), 2008].

21.30.090 Lighting standards.

The level one lighting standards of HCC [21.59.030](#) apply to all [development](#), [uses](#), and [structures](#) in this [zoning district](#). [Ord. [08-29](#), 2008].