Chapter 21.30
MI MARINE INDUSTRIAL DISTRICT

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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;
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 distract 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 lidelands.
   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].