

19.20.900 Purpose and intent.

The purpose of this zoning district is to accommodate water dependent, water related and water enjoyment uses. These water dependent and related uses shall be clean industrial uses such as boat building, sail making, water dependent transportation, ware housing, and other uses that do not include processes that generate by products that needs to be discharged into the air or water. The intent of this district is to also accommodate commercial uses, to support and energize activity in this area. Since parking is limited in this area, the district should permit uses that are less dependent on automobiles, and promote the use of alternate modes of transportation. Considerations must be given to limit parking in this district to conserve land for buildings and activities.

19.20.905 Principal permitted uses.

In a maritime zoning district, the following are principal permitted uses:

Water-dependent uses such as:

- (1) Marinas
- (2) Yacht Clubs
- (3) Boat Launch ramps
- (4) Boat Repairs
- (5) Boat Storage
- (6) Ferry and Passenger Terminals
- (7) Float Plan facilities
- (8) Aquaculture
- (9) Sewer and storm outfalls
- (10) Boat building and related industry
- (11) Restoration activities

Water-related uses such as:

- (1) Warehousing of goods transported by water
- (2) Professional services serving water dependent activities
- (3) Marine hardware and retail store
- (4) Outdoor recreation outfitters

Water-oriented uses such as:

- (1) Mini-storage facilities related to the Marina
- (2) Offices that serve water dependent uses
- (3) Laundry facilities

Water-enjoyment uses such as:

- (1) Restaurants, cafes and food vendors
- (2) Bars, taverns and brew pubs
- (3) Gifts, hobbies, ice cream
- (4) Convenience store including groceries
- (5) Tours, visitor information centers
- (6) Governmental buildings and associated facilities
- (7) Transit terminals
- (8) Parks and open space

19.20.910 Accessory permitted uses.

Accessory uses are not primary uses and can be allowed along with other permitted accessory uses in a maritime district. The primary use shall be the largest use in a development or constitute 60% or more of the area. The following are accessory permitted uses:

- (1) Non water-oriented offices
- (2) Caretaker or security residences serving a permitted use
- (3) Utilities – accessory to permitted uses
- (4) Parking - accessory to permitted uses

19.20.915 Conditional uses permitted.

The following uses and their accessory uses may be permitted in a maritime district when authorized by the hearing examiner:

- (1) Conference Center;
- (2) Hotel and motel;
- (3) Transmission lines and other primary facilities

19.20.920 Uses prohibited.

The following uses are prohibited in the maritime zoning district:

- (1) Residential uses

19.20.930 Density provisions.

In the Maritime district the following density provisions apply:

- (2) Minimum lot area, no limitation;
- (3) Minimum lot width, no limitation;
- (4) Minimum lot depth, no limitation;
- (5) Maximum Height – 35 feet, 55 feet for water-dependent structures
- (6) Lots within 200 ft of the ordinary high water mark must meet the development standard requirements of the Shoreline Master Program.
- (6) Parking – There shall be no required parking for permitted and accessory uses. Bicycle racks shall be provided in accordance with the Design Guidelines and Regulations. If parking is provided, it shall not exceed the minimum required and shall meet the parking space size and access requirements of OHMC 19.44.110. Parking may be required for conditional uses. The number of parking spaces shall be determined by special studies and reduced to the minimum needed or available.

19.20.940 Conditions governing permitted uses.

All principal uses permitted outright in the Maritime district shall meet the following conditions:

- (1) Uses permitted in this district shall not include processes that generate by-products that need to be discharged into the air or water.
- (2) The use of property must not result in the creation of offensive odors and offensive or harmful quantities of dust, smoke, exhaust fumes, noise or vibration.
- (3) Landscaping and buffers between commercial and industrial uses shall be constructed and maintained in accordance with the provisions of OHMC Chapter 19.46.
- (4) Uses that are intended for storage or warehousing are not permitted to store material that are considered hazardous, toxic or environmentally damaging.
- (5) If located within 200 feet of the shoreline OHM, development standards established in the Shoreline Master Program shall be incorporated.
- (2) In the event that the requirements of this chapter contradict with the Shoreline Master Program, the more restrictive shall apply.

(3) Adhere to the Design Guidelines and Regulations

19.20.950 Site plan and design review required.

Site plan and design review shall be required as per Chapter 19.48 OHMC. (Ord. 1573 § 1, 2010; Ord. 1555 § 8, 2009).

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