

Chapter 20.88 MARINE INDUSTRIAL (MI)

Sections:

20.88.010 INTENT.

20.88.020 OUTRIGHT PERMITTED USES.

20.88.030 ACCESSORY USES.

20.88.040 CONDITIONAL USES.

20.88.060 DEVELOPMENT STANDARDS.

20.88.070 DESIGN STANDARDS.

20.88.080 PARKING REQUIREMENTS.

20.88.090 LANDSCAPING REQUIREMENTS.

20.88.100 SIGN STANDARDS.

20.88.010 INTENT.

The intent of the marine industrial (MI) zone is to provide for areas of marine-related light industrial uses within a waterfront-oriented complex. Marine industrial areas should include adequate screening, architectural standards, and other site design considerations to assure compatibility with neighboring uses—especially residential and shoreline public access areas. Developments shall be consistent with shorelines and critical areas designations, functionally linked to marine-related activities, and accessible from the waterfront through an on-site circulation system.

20.88.020 OUTRIGHT PERMITTED USES.

The following uses are permitted outright:

- (a) Boat and marine vehicle sales;
- (b) Boat and marine vehicle service and repair;
- (c) Fully enclosed boat storage;
- (d) General office and business service that is functionally related to marine-related activities;
- (e) General retail under seven thousand (7,000) gross square feet that is functionally related to marine-related activities;
- (f) Light industrial/manufacturing that is functionally related to marine-related activities, including research, development and testing;
- (g) Location of wireless telecommunications facilities per BMC 20.46.140;
- (h) Residential as a secondary use;
- (i) Restaurants and drinking places under two thousand five hundred (2,500) gross square feet that are functionally related to water-related activities;
- (j) Transportation facility including marine freight and passenger terminals, transit stops and transportation services;
- (k) Waterfront parks, playgrounds and open space, or public viewing facility.

20.88.030 ACCESSORY USES.

The following accessory uses may be permitted when found in connection with a principal use: Fuel stations intended primarily for marine vehicles, provided ingress and egress shall occur entirely within the MI zone, and not on roadways or parking areas adjacent to other zones.

20.88.040 CONDITIONAL USES.

Dry storage of marine vessels commonly referred to as dry stacking may be allowed to a height of fifty (50) feet, provided a conditional use permit is approved pursuant to BMC 20.58.020, subject to the following conditions:

- ~~(a) All other setback and development standards of the marine industrial zone and the Shoreline Master Program are met;~~
- ~~(b) The dry stacking facility will not substantially obscure existing views to the water from existing residences.~~

~~20.88.060 DEVELOPMENT STANDARDS.~~

~~Lot development requirements shall be in accordance with the following standards unless allowed for by law otherwise:~~

- ~~(a) Maximum front yard setback: ten (10) feet. At least sixty-five (65) percent of a building's front facade shall meet the maximum front yard setback requirement.~~
- ~~(b) Minimum side yard setback: zero (0) except when adjacent to the low density residential zone (R-10) where a ten (10) to twenty (20) foot visual screen is required pursuant to BMC 20.50.050(b).~~
- ~~(c) Minimum rear yard setback: zero (0) except when adjacent to the low density residential zone (R-10) where a ten (10) to twenty (20) foot visual screen is required pursuant to BMC 20.50.050(b).~~
- ~~(d) Maximum building height: thirty-five (35) feet.~~
- ~~(e) Maximum building coverage: sixty (60) percent unless increased per BMC 20.88.070(b).~~
- ~~(f) Maximum development coverage: seventy-five (75) percent unless increased per BMC 20.88.070(c).~~
- ~~(g) Maximum density of secondary residential use: ten (10) units per acre.~~

~~20.88.070 DESIGN STANDARDS.~~

- ~~(a) Light, glare, and odors shall not impact or be readily discernable from properties outside the MI zone, and all provisions of the noise levels ordinance, Chapter 6.32 BMC, shall be met.~~
- ~~(b) Maximum building coverage may be increased to seventy-five (75) percent when separate buildings on more than one (1) lot are constructed with uniformity of the following architectural elements:
 - ~~(1) Roof pitches;~~
 - ~~(2) Exterior building facade material;~~
 - ~~(3) Exterior building facade palette of colors;~~
 - ~~(4) Exterior window sash material and style.~~~~
- ~~(c) Maximum development coverage may be increased to eighty-five (85) percent with a City-approved, on-site circulation plan depicting access to and from all portions of the site and the waterfront.~~
- ~~(d) Ingress and egress to all uses within the MI zone shall be from a collector arterial roadway or higher roadway classification, or from a roadway or driveway that is fully within the MI zone and not adjacent to other zones.~~
- ~~(e) Hours of operation for light industrial/manufacturing uses shall be limited to 7:30 a.m. to 7:30 p.m.~~

~~20.88.080 PARKING REQUIREMENTS.~~

~~Parking shall meet the standards of Chapter 20.48 BMC.~~

~~20.88.090 LANDSCAPING REQUIREMENTS.~~

~~Landscaping shall meet the standards of Chapter 20.50 BMC.~~

~~20.88.100 SIGN STANDARDS.~~

~~Signage shall meet the standards of Chapter 20.52 BMC. For freestanding signs, the maximum size and height standards of Figure 20.52(a) shall apply.~~