

ARTICLE 23C

(MRI) Marine Industrial

SECTION 3.23C.000 Purpose

The Marine Industrial classification is intended to establish and preserve adequate shoreland area for water dependent industrial and commercial uses within the urban areas of coastal Douglas County. The Marine Industrial classification is primarily intended to be applied to designated urban water dependent shorelands areas adjacent to the estuarine waters within the Reedsport Urban Growth Boundary and within the committed shorelands areas of Gardiner and Winchester Bay area, for which a Goal 2, Part II Exception has been taken.

SECTION 3.23C.050 Permitted Uses

In the MRI zone, the following uses and activities and their accessory buildings and uses are permitted subject to the applicable development standards and provisions set forth in this ordinance:

1. Aids to navigation.
2. Boat launch or moorage facility, marina and boat charter services.
3. Cold storage and ice processing for marine/estuarine products.
4. Communication facilities essential to service water-dependent uses.
5. Energy production facilities, forest products processing and other industrial complexes dependent on the estuarine or marine waters for processing, transportation of material, loading or unloading from ships and barges, etc.
6. Facilities for construction, repair, maintenance and dismantling of boats, barges, ships and related marine equipment.
7. Facilities for processing of products harvested from the estuary or ocean.
8. Facilities for refueling and providing other services for boats, barges, ships and related marine equipment.
9. Laboratory for research on marine/estuarine products and resources and physical and biological characteristics of the estuary.
10. Loading and unloading facilities.
11. Maintenance and rehabilitation of existing structures.
12. Marine ways and drydock facilities for boat, barge and ship repair and maintenance.

13. Office in conjunction with a permitted or conditionally permitted use.
14. Public waterfront access.
15. Research and education observation.
16. Utilities such as power and telephone lines and their support structures, gas lines, water lines and sewer lines.
17. Wharves, docks and piers.

SECTION 3.23C.100 Uses Permitted with Standards

The following uses and activities and their accessory buildings and uses are permitted in the MRI zone subject to the provisions set forth in §2.060.1 and the applicable standards and criteria set forth in §3.23C.200 (depicted in parenthesis behind each affected use) and in Article 36 SUPPLEMENTARY PROVISIONS of this chapter.

1. Disposal of dredged material.
2. Nondependent uses which are temporary and do not preclude the timely use of the site for water-dependent uses when a need arises; for example, parking and open storage.
3. Transportation facilities essential to service water-dependent uses. (2)

SECTION 3.23C.150 Buildings and Uses Permitted Conditionally

In the MRI zone, the following uses and activities and their accessory buildings and uses may be permitted subject to the provisions of §2.060.1, Article 39 and the applicable standards and criteria set forth in §3.23C.200 (depicted in parenthesis behind each affected use) and Article 36 SUPPLEMENTARY PROVISIONS of this chapter.

1. Dwelling for caretaker or single family dwelling attached to a permitted or conditionally permitted use. (2,3)
2. Flood and erosion prevention structures.
3. Retail seafood market in conjunction with seafood packing and processing plant. (2)
4. Uses not listed above which must locate next to the estuary because of a demonstrated relationship to the water, proven unavailability of upland locations or specialized siting requirements. (1,2)

SECTION 3.23C.200 Standards and Criteria

In a MRI zone, approval of uses permitted with standards or permitted conditionally shall be based on findings which show that the proposed use complies with the following applicable criteria and standards.

1. Uses not listed as permissible may be allowed upon a demonstration by the applicant that the uses are in fact water-dependent consistent with the criteria set forth in the definitions.
2. Any applicant for a use shall furnish evidence of compliance, or intent to comply, with all applicable permit and rule requirements of: 1) the Douglas County Salmon Harbor Management Board; 2) Port of Umpqua; 3) Department of Environmental Quality; 4) Division of State Lands; 5) U.S. Army Corps of Engineers and all other agencies having interest applicable to the proposed use.
3. Dwellings for caretakers and attached single-family dwellings may be allowed in an MRI zone if such uses are a necessary and accessory part of a water-dependent use and do not interfere with the location and operation of other water-dependent uses.

SECTION 3.23C.250 Property Development Standards

1. **Area:** No standard established.
2. **Coverage:** Full coverage is allowable, provided minimum parking space has been provided.
3. **Setbacks:**
 - a. Front Yard: No standard established.
 - b. Side and Rear Yards: Side or rear yards will not be required, but if side or rear yards are created, they shall be a minimum of 5 feet.
 - c. Landscaping: If yards are created, they shall be planted and maintained.
 - d. Vision Clearance: Visual clearance for corner properties on streets with width of less than 66 feet shall be a minimum of 1 foot vision clearance for each foot of street width under 66 feet; provided that a vision clearance of more than 10 feet shall not be required. Said vision clearance shall be from the curb or walk level to a minimum height of 8 feet.

- 4. Signs:**
 - a. Signs shall not extend over a public right-of-way or beyond the property line.
 - b. Signs may be illuminated but may not be of the flashing or moving type.
 - c. The total sign area of all signs on the property shall be limited to ninety-six square feet.
 - d. Signs shall be in conformance with state siting standards set forth in Oregon Revised Statutes and Oregon Administrative Rules.
- 5. Parking:** Off street parking shall be provided in accordance with Article 35.