ARTICLE 28

(MR) Marine Rural

SECTION 3.28.000 Purpose

The Marine Rural zone is designed to regulate uses and activities in coastal rural shorelands that are suitable and needed for water dependent and water related uses. The intent of the MR zone is to designate and protect these shoreland areas for water dependent and water related recreational uses, aquaculture, disposal of dredged material and water dependent industrial and commercial uses which require a rural location.

SECTION 3.28.050 Permitted Uses

In the MR zone the following uses and activities and their accessory buildings and uses are permitted subject to the exceptions and provisions set forth in this ordinance.

1. Aids to navigation.

2. Aquaculture.

3. Maintenance and rehabilitation of existing structures.

4. Private and public water-dependent recreation including but not limited to:

   - marinas and moorages;
   - boat charter services;
   - boat ramps and hoists; and
   - fishing piers.

5. Research and education observation.

6. Water-dependent industrial and commercial activities which are linked to the harvest and propagation of agricultural, mineral and timber resources such as: log storage, handling, dumping into the rivers and retrieval from the rivers; loading and unloading of gravel onto and from barges; or the loading and unloading of animals and agricultural products from barges.

SECTION 3.28.100 Uses Permitted with Standards

In shoreland areas subject to the MR zone, the following uses and activities and their accessory buildings and uses are permitted consistent with the procedures set forth in §2.060.1 and subject to conformance with applicable standards and criteria set forth in §3.28.200 (depicted in parenthesis behind each affected use) and Article 36 SUPPLEMENTARY PROVISIONS of this chapter.

1. Bridge crossings, roads and railroads.

2. Disposal of dredged material.

3. Nondependent uses which do not preclude the timely use of the site for water-dependent uses.

4. Travel trailer and camping facilities when part of a moorage facility/marina. (3)

5. Utilities, communication and transportation facilities necessary to serve permitted and conditionally permitted uses.

SECTION 3.28.150 Uses Permitted Conditionally

In the MR 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 §3.28.200 (depicted in parenthesis behind each affected use) and Article 36 SUPPLEMENTARY PROVISIONS of this chapter.

1. One single-family dwelling in conjunction with or attached to a permitted use. (2)

2. Flood and erosion control structures.

3. Water-dependent and water-related industrial and commercial uses listed as permitted in the MRI and MC zones. (1)

4. Uses not listed as permitted but shown to be water-dependent or water-related by the applicant.

SECTION 3.28.200 Standards and Criteria

In a MR zone, approval of uses and activities 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. Water dependent and water related commercial and industrial uses and other uses may be permitted in shorelands zoned MR only when it is found that such uses satisfy a need which cannot be accommodated on shorelands in urban and urbanizable areas or in rural areas committed to nonresource use.

2. Single-family residences may be permitted on existing lots, parcels or units of land in shorelands zoned MR if found to be compatible with the allowed uses.

3. Recreational vehicle and camping facilities may be permitted in rural shorelands zoned MR when they are owned and operated as an integral part of a moorage facility.

SECTION 3.28.250 Property Development Standards

1. **Area:** No standard established.

2. **Setbacks:**

   a. Front Yard: Front yards will not be required except residential uses shall maintain a minimum front yard of 15 feet.

   b. Side Yard: Except for residential uses, side yards will not be required. If they are created, they shall be a minimum of three (3) feet. Residential uses shall maintain five (5) feet for interior side yards and 10 feet for exterior side yards.

   c. Rear Yards: Rear yards will not be required, except no structural improvements shall be allowed within 10 feet of the centerline of an alley.

3. **Land Division:** Requests for land division, including subdivision, or land partition, shall be reviewed through the approval process provided in Chapter 2 of this ordinance and shall conform to the applicable requirements of Chapter 4.