

ARTICLE 19F

(MC) Marine Commercial

SECTION 3.19F.000 Purpose

The Marine Commercial classification is intended to establish and preserve adequate shoreland area for water dependent and water related commercial uses within the urban areas of coastal Douglas County. The Marine Commercial classification is primarily intended to be applied to designated urban water related shoreland areas 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 3.19F.050 Permitted Uses

In the MC zone, the following uses and activities and their accessory structures and uses are permitted subject to the applicable development standards and provisions set forth in this ordinance.

1. Aids to navigation.
2. Bait and tackle shop.
3. Boat launch or moorage facility, marina, and boat charter services.
4. Communication facilities essential to service water-dependent uses.
5. Facilities for refueling and providing other services for boats, barges, ships and related marine equipment.
6. Laboratory for research on marine/estuarine products and resources and physical and biological characteristics of the estuary.
7. Maintenance and rehabilitation of existing structures.
8. Marine-related specialty shop.
9. Office in conjunction with a permitted or conditionally permitted use.
10. Public waterfront access.
11. Research and education observation.
12. Storage of marine/estuarine products, fishing gear and marine equipment in buildings of less than 5,000 square feet of total floor space.
13. Store for sales and rental of marine supplies and equipment.
14. Utilities.

15. Wholesale and retail markets for marine/estuarine products limited to 2,500 square feet of floor area.

SECTION 3.19F.100 Uses Permitted with Standards

The following uses and activities and their accessory buildings and uses are permitted in the MC zone subject to the provisions of §2.060.1 and the applicable standards and criteria set forth in §3.19F.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. (2,3)

SECTION 3.19F.150 Buildings and Uses Permitted Conditionally

In the MC 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 §3.19F.200 (depicted in parenthesis behind each affected use) and in Article 36 SUPPLEMENTARY PROVISIONS of this chapter.

1. Dwelling for caretaker or single family dwelling attached to a permitted or conditionally permitted use. (3,6)
2. Flood and erosion prevention structures. (3)
3. Grocery store. (3,5)
4. Hotel/convention center at Salmon Harbor consistent with its Master Plan. (3,4)
5. Laundromat. (3,5)
6. Marine oriented public office building. (3,5)
7. Processing of seafood in conjunction with retail sales operation. (3)
8. Restaurant. (3,5)
9. Small scale boat building and repair, not to exceed 5,000 square feet in area.
10. Storage of marine equipment. (2,3)
11. Storage of products and materials transported by means of estuarine waters such as logs or gravel. (2,3)

12. Uses not listed as permitted but shown to be water-dependent or water-related by the applicant. (1)

SECTION 3.19F.200 Standards and Criteria

In a MC zone, approval of uses permitted with standards or 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 or water-related consistent with the criteria set forth in the definitions.
2. Storage of materials or products shall be permitted if found to be directly associated with water transportation and an integral part of the operation of a proposed or existing use or activity.
3. Any applicant for a use shall furnish evidence of compliance with, or intent to comply with, all applicable permit and rule requirements of: 1) the Douglas County Salmon Harbor Management Board; 2) the Port of Umpqua; 3) the Department of Environmental Quality; 4) the Division of State Lands; 5) the U.S. Army Corps of Engineers and; 6) all other agencies having interest applicable to the proposed use. If a statement of intent to comply be submitted, the Approving Authority shall condition approval on such compliance.
4. A hotel/convention center shall be permitted in the Salmon Harbor shorelands subarea if found to be consistent with the provisions and architectural guidelines of the Salmon Harbor Master Plan and if it will not interfere with the water-dependent and water-related uses of the Harbor.
5. Nondependent and nonrelated uses such as marine-oriented public office building, grocery store, laundromat and restaurant may be permitted upon a demonstration of public need; findings that sufficient quality of land has been established and preserved to meet the projected need for water-related uses and if shown that the goods and services provided by these areas are directly associated with water-related or water-dependent uses and the quality of these products or services is dependent on being located adjacent to those uses or the water.
6. Dwellings for caretakers and attached single-family dwellings may be allowed in urban water-related shorelands if such uses are an integral part of a water-related use and do not interfere with the location and operation of other water-related uses.

SECTION 3.19F.250 Property Development Standards

1. **Area:** No standard established, provided that the minimum property width and depth shall be 50 feet.
2. **Coverage:** The main building or buildings and accessory buildings shall not occupy in excess of 80 percent of the ground area.
3. **Setbacks:**
 - a. **Front Yard:** Front yards will not be required except:
 - (1) where specified setbacks are established for road widening purposes.
 - (2) residential uses shall conform to the setbacks established in the R-3 zone.
 - b. **Side Yard:** Except for residential uses, side yards will not be required. However, if side yards are created, they shall be a minimum of 3 feet wide. Residential uses shall conform to the minimum setbacks of the R-3 zone.
 - c. **Rear Yard:** No structural improvements will be allowed within 10 feet of the center line of the alley.
 - d. **Landscaping:** If yards are created, they shall be planted and maintained.
 - e. **Vision Clearance:** Vision 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 for 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. **Height:** Maximum height of any structure shall be 35 feet.
5. **Signs:** The total sign area of all signs on the property shall be limited to ninety-six square feet and shall be in conformance with state siting standards set forth in Oregon Revised Statutes and Oregon Administrative Rules.
6. **Parking:** Off street parking shall be provided in accordance with Article 35.