

PRINCIPAL ZONES - COASTAL		
ZONE DISTRICT	DESIGNATION	CODE SECTION
COMMERCIAL		
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Commercial General	CG	313-2.2
INDUSTRIAL		
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*In the RS district, the number following the RS sets forth the minimum parcel size, in square feet, in the zone district.

**In the “RM - Residential Multi-Family Zone”, a maximum density shall be represented on the adopted zoning maps by a whole number immediately following the principal zone designator corresponding to the maximum permitted dwelling units per acre (e.g., RM-5 equals a Residential Multi-Family Density Zone that allows for the development of up to five dwelling units per acre[5du/a]). (Former Section CZ#A313-13)

***In the RA and AE districts, the number following the RA or AE sets forth the minimum parcel size, in acres, in the zone district.

313-2.2 CG: Commercial General	
Use Type	Principal Permitted Use
Civic Use Types	Minor Utilities Essential Services Administrative Non-Assembly Cultural
Commercial Use Types	Retail Sales Retail Services Automotive, Sales, Service and Repair Office and Professional Service
Industrial Use Types*	Cottage Industry; subject to the Cottage Industry Regulations
Use Type	Conditionally Permitted Use
Residential Use Types	Caretaker's Residence
Civic Use Types	Community Assembly Health Care Services Extensive Impact Civic Use Oil and Gas Pipelines; subject to the Oil and Gas Pipelines Regulations Major Electrical Distribution Lines; subject to the Electrical Distribution Lines Regulations Minor Generation and Distribution Facilities
Commercial Use Types	Heavy Commercial Warehousing Storage and Distribution Transient Habitation
Industrial Use Type*	Research/Light Industrial
Natural Resource Use Type	Coastal Access Facilities
Use Types Not Listed in This Table**	Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the CG zone.
Development Standards	
Minimum Lot Size	5,000 square feet
Minimum Lot Width	Fifty feet (50')
Maximum Lot Depth	Three (3) times the lot width
Maximum Density	(None specified.)
Minimum Yard Setbacks***	
Front	None, except that where frontage is in a block which is partially in a Residential (RS, R2, RM) zone, the front yard shall be same as that required in such Residential zone
Rear	Fifteen feet (15'), except that where a rear yard abuts an alley, such rear yard may be not less than five feet (5')
Side	None, except that a side yard of an interior lot abutting on a Residential (RS, R2, RM) zone or an Agricultural (AE) zone shall not be less than the front yard required in such Residential zone or Agricultural zone.
Flag Lots	For Flag Lots, the Director, in consultation with the Public Works Department, shall establish the minimum yard that is required for a vehicular turn around on the lot.
Maximum Ground Coverage	(None specified).
Maximum Structure Height	Forty-five feet (45')
Permitted Main Building Types	Ancillary Residential; Manufactured Home Limited Mixed Residential - Nonresidential Nonresidential Detached; Multiple/Group

*See, Industrial Performance Standards, Section 313-103.1.

**See, "Classifying Uses Not Specifically Mentioned in Use Type Descriptions," Section 313-165.

313-3.3 MG: Industrial General	
Use Type	Principal Permitted Use
Civic Use Types	Minor Utilities
Commercial Use Types	Warehousing, Storage and Distribution Heavy Commercial
Industrial Use Types*	Research/Light Industrial Aquaculture; subject to the Coastal-Dependent Industrial Development Regulations Timber Product Processing
Use Type	Conditionally Permitted Use
Residential Use Types	Caretaker's Residence
Civic Use Types	Solid Waste Disposal; subject to the Solid Waste Disposal Regulations Oil and Gas Pipelines; subject to the Oil and Gas Pipelines Regulations Minor Generation and Distribution Facilities Extensive Impact Civic Uses Major Electrical Distribution Lines; subject to the Electrical Distribution Lines Regulations
Industrial Use Type*	Heavy Industrial Hazardous Industrial Coastal-Dependent; subject to the Coastal-Dependent Industrial Development Regulations Coastal-Related; subject to the Coastal-Dependent Industrial Development Regulations
Agricultural Use Type	General Agriculture
Extractive Use Type	Surface Mining - 1; subject to the Surface Mining Regulations Surface Mining - 2; subject to the Surface Mining Regulations Oil and Gas Drilling and Processing; subject to the Oil and Gas Drilling and Processing Regulations Metallic Mineral Extraction; subject to the Surface Mining Regulations
Natural Resource Use Type	Coastal Access Facilities
Use Types Not Listed in This Table**	Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the MG zone.

*See, Industrial Performance Standards, Section 313-103.1.

**See, "Classifying Uses Not Specifically Mentioned in Use Type Descriptions," Section 313-165.

313-3.3 MG: Industrial General	
Development Standards	
Minimum Lot Size	One acre (1a).
Minimum Lot Width	(None specified.)
Maximum Lot Depth	(None specified.)
Maximum Density	(None specified.)
Minimum Yard Setbacks***	
Front	Fifty feet (50').
Rear	Fifty feet (50').
Side	Twenty-five feet (25').
Flag Lots	For Flag Lots, the Director, in consultation with the Public Works Department, shall establish the minimum yard that is required for a vehicular turn around on the lot.
Maximum Ground Coverage	(None specified.)
Maximum Structure Height	Fifty feet (50') plus one foot (1') for each foot of front yard setback over fifty feet (50') to a maximum of seventy-five feet (75').
Permitted Main Building Types	Ancillary Residential; Manufactured Home. Unlimited Mixed Residential - Nonresidential. Nonresidential Detached or Multiple/Group.

***Note: Setbacks may be modified by other provisions of this Code or State law. For example, see Section 313-30: "Alquist-Priolo Fault Hazard" and the "Fire Safe Regulations" at Title III, Division 11.
(Former Section CZ#A313-27(A-C))

313-3.4 MC: Industrial/Coastal-Dependent	
Use Type	Principal Permitted Use
Civic Use Types	Minor Utilities
Industrial Use Types*	Coastal-Dependent; subject to the Coastal-Dependent Industrial Development Regulations Aquaculture; subject to the Coastal-Dependent Industrial Regulations
Use Type	Conditionally Permitted Use
Residential Use Types	Caretaker's Residence
Civic Use Types	Solid Waste Disposal; subject to the Solid Waste Disposal Regulations Oil and Gas Pipelines; subject to the Oil and Gas Pipelines Regulations Major Electrical Distribution Lines; subject to the Electrical Distribution Lines Regulations
Commercial Use Types	Coastal-Dependent Recreation
Industrial Use Type*	Coastal-Related; subject to the Coastal-Dependent Industrial Regulations Heavy Industrial, limited to alteration, improvement, and relocation of existing facilities
Extractive Use Type	Surface Mining - 1; subject to Surface Mining Regulations Surface Mining - 2; subject to Surface Mining Regulations Oil and Gas Drilling Processing; subject to Oil and Gas Drilling and Processing Regulations
Natural Resource Use Type	Coastal Access Facilities
Use Types Not Listed in This Table**	Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the MC zone.

*See, Industrial Performance Standards, Section 313-103.1.

**See, "Classifying Uses Not Specifically Mentioned in Use Type Descriptions," Section 313-165.

313-3.4 MC: Industrial/Coastal-Dependent	
Development Standards	
Minimum Lot Size	10,000 square feet.
Minimum Lot Width	(None specified.)
Maximum Lot Depth	(None specified.)
Maximum Density	(None specified.)
Minimum Yard Setbacks***	
Front	Front yard setbacks in the MC zone district shall be as designated by the Development Standard Combining Zone regulations.
Rear	Rear yard setbacks in the MC zone district shall be as designated by the Development Standard Combining Zone regulations.
Side	Side yard setbacks in the MC zone district shall be as designated by the Development Standard Combining Zone regulations.
Exceptions to Required Rear or Side Yard Setbacks	Where a required side or rear yard abuts the ocean or harbor, and is proposed to be developed for a coastal-dependent use, an exception to the required side or rear yard may be granted through a Special Permit.
Flag Lots	For Flag Lots, the Director, in consultation with the Public Works Department, shall establish the minimum yard that is required for a vehicular turn around on the lot.
Maximum Ground Coverage	(None specified.)
Maximum Structure Height	Fifty feet (50') plus one foot (1') for each foot of front yard setback over fifty feet (50') to a maximum of seventy-five feet (75').
Permitted Main Building Types	Ancillary Residential; Manufactured Home. Unlimited Mixed Residential-Nonresidential. Nonresidential Detached or Multiple/Group.

***Note: Setbacks may be modified by other provisions of this Code or State law. For example, see Section 313-30: "Alquist-Priolo Fault Hazard" and the "Fire Safe Regulations" at Title III, Division 11.
(Former Section CZ#A313-28(A-C))

313-5.4 NR: Natural Resources	
Use Type	Principal Permitted Use
Natural Resource Use Types	Fish and Wildlife Habitat Management
Use Type	Conditionally Permitted Use
Residential Use Types	Caretaker's Residence (allowed only within Humboldt Bay Coastal sand dune areas only)
Civic Use Types	Minor Utilities Oil and Gas Pipelines; subject to the Oil and Gas Pipelines Regulations Major Electrical Distribution Lines; subject to the Electrical Distribution Lines Regulations Minor Generation and Distribution Facilities
Industrial Use Types*	Aquaculture; subject to the Coastal-Dependent Industrial Regulations
Extractive Use Types	Surface Mining - 3; subject to the Surface Mining Regulations
Natural Resource Use Types	Watershed Management Wetland Management Boating Facilities Improvements Resource-Related Recreation Coastal Access Facilities
Use Types Not Listed in This Table**	Any use not specifically enumerated in this Division, if it is similar to and compatible with the uses permitted in the NR zone.
Development Standards	
Minimum Lot Size	Determined during subdivision approval process and in conformance with this zone and the General Plan.
Minimum Lot Width	Determined during subdivision approval process and in conformance with this zone and the General Plan.
Maximum Lot Depth	(None specified.)
Maximum Density	(None specified.)
Minimum Yard Setbacks***	
Front	Twenty feet (20').
Rear	Ten feet (10').
Side	Five feet (5').
Flag Lots	For Flag Lots, the Director, in consultation with the Public Works Department, shall establish the minimum yard that is required for a vehicular turn around on the lot.
Maximum Ground Coverage	(None specified.)
Maximum Structure Height	Thirty-five feet (35').
Permitted Main Building Types	Ancillary Residential or Manufactured Home (only one unit per lot). Nonresidential Detached, Multiple/Group.


*See, Industrial Performance Standards, Section 313-103.1.

**See, "Classifying Uses Not Specifically Mentioned in Use Type Descriptions," Section 313-165.

***Note: Setbacks may be modified by other provisions of this Code or State law. For example, see Section 313-30: "Alquist-Priolo Fault Hazard" and the "Fire Safe Regulations" at Title III, Division 11.
(Former Section CZ#A313-32(A-C))

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Eureka, California Code of Ordinances

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CHAPTER 156: COASTAL ZONING REGULATIONS

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- (h) Candy stores;
- (i) Finance companies;
- (j) Florists;
- (k) Gift shops;
- (l) Interior decorating shops;

(m) Prescription pharmacies provided at least 80% of the interior display area of a pharmacy shall be used for the sale of prescription or trade drugs and provided liquor shall not be sold;

(n) Restaurants and soda fountains, not including drive-in establishments, not less than 150 feet from an R District;

(o) Telegraph offices; and,

(p) Travel agencies.

(13) Timber harvest of less than three acres.

('63 Code, § 10-5.29103)

(E) *Off-street parking.* Off-street parking facilities shall be provided for each use as prescribed in §§ 155.115 through 155.123 of this title. ('63 Code, § 10-5.29104)

(F) *Off-street loading.* Off-street loading facilities shall be provided for each use as prescribed in §§ 155.135 through 155.141 of this title. ('63 Code, § 10-5.29105)

(G) *Signs.* No sign, outdoor advertising structure, or display of any character shall be permitted except as prescribed in §§ 155.155 through 155.168 of this title. ('63 Code, § 10-5.29106)

(H) *Site plan review and architectural review.* All permitted uses, except one-family dwellings, multi-family dwellings containing not more than six units, and dwelling groups containing not more than six units, shall be subject to site plan review as prescribed in §§ 155.180 through 155.187 of this title. All conditional uses shall be subject to architectural review. ('63 Code, § 10-5.29107)

(Ord. 417-C.S., passed 12-6-84; Am. Ord. 512-C.S., passed 3-8-90; Am. Ord. 518-C.S., passed 8-26-90) Penalty, see § 150.999

§ 156.072 CW — WATERFRONT COMMERCIAL DISTRICTS.

(A) *Purposes.* In addition to the objectives prescribed in § 155.002 of this title, the CW Waterfront Commercial Districts are included in the zoning regulations to achieve the following purposes:

(1) To encourage, protect and maintain coastal-dependent and coastal-related uses;

(2) To encourage development of recreational and visitor-serving uses;

(3) To provide appropriately located areas for retail stores, offices, service establishments, amusement establishments, and wholesale businesses offering commodities and services required by residents of the city and its surrounding market area;

(4) To provide opportunities for retail stores, offices, service establishments, amusement establishments, and wholesale businesses to concentrate for the convenience of the public and in mutually beneficial relationships to each other;

(5) To provide space for community facilities and institutions that appropriately may be located in commercial areas;

(6) To provide adequate space to meet the needs of modern commercial development, including off-street parking and truck loading areas;

(7) To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the amount of land around them;

(8) To protect commercial properties from noise, odor, dust, dirt, smoke, vibration, heat, glare, heavy truck traffic, and other objectionable influences incidental to industrial uses;

(9) To protect commercial properties from fire, explosion, noxious fumes, and other hazards;

(10) To encourage upgrading of the use of strategically located sites between the central business district and Humboldt Bay by creating an environment suitable for establishments catering to tourists; and

(11) To protect and maintain certain industrial uses that require waterfront locations.

('63 Code, § 10-5.29110)

(B) *Required conditions.*

(1) All uses shall comply with the regulations prescribed in §§ 155.025 through 155.036 of this title.

(2) In a CW District all businesses, services, and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and loading areas, exhibits of goods sold, manufactured, or processed on the premises, outdoor dining areas, and utility substations and equipment installations.

(3) No use shall be permitted, and no process, equipment, or material shall be employed which is found by the Planning Commission to be objectionable to persons residing or working in the vicinity by reason of odor, insect nuisance, fumes, dust, smoke, cinders, dirt, refuse, water-carried wastes, noise, vibration, illumination, glare, unsightliness, or heavy truck traffic or to involve any hazard of fire or explosion.

(C) *Permitted uses.* The following uses shall be permitted in the CW Waterfront Commercial District, provided that when recreation and visitor-serving facilities are integrated with coastal-dependent uses (noted below with an asterisk), the recreation and visitor-serving areas shall be secondary to and compatible with the coastal-dependent uses:

(1) Docks, piers and wharfs;

(2) Boat launching;

(3) Commercial fishing facilities;

(4) Recreational boating facilities;

(5) Public and commercial recreation;

(6) Hotels and motels;

(7) Visitor-serving facilities, including antique shops, art galleries, restaurants (but not including drive-in establishments), bars and taverns, and other establishments that offer retail sales and services to visitors;

(8) Offices related to or dependent upon coastal-dependent or coastal-related uses;

(9) Ice vending stations;

(10) Marine and boat sales, services and repairs;

(11) Coastal dependent and coastal-related uses.

('63 Code, § 10-5.29112)

(D) *Conditional uses.*

(1) The following conditional uses shall be permitted in the CW Waterfront Commercial District upon the granting of a use permit in accord with the provisions of §§ 155.280 through 155.299 of this title. The applicant shall demonstrate and the city shall find that granting of a use permit will not diminish recreational or visitor-serving opportunities.

(a) Accessory uses and structures located on the same site as a permitted use;

(b) Administrative, business, and professional offices, except medical and dental offices;

(c) Art and artists' supply stores;

(d) Art galleries and stores selling objects of art;

(e) Arts and crafts schools and colleges;

(f) Bakeries, including baking for sale on the premises only;

(g) Banks;

(h) Barber shops and beauty shops;

(i) Bus depot;

(j) Bus depots, provided all buses shall not be stored on the site and no repair work or servicing of vehicles shall be conducted on the site;

(k) Business, professional, and trade schools and colleges;

(l) Charitable institutions;

(m) Churches, parsonages, parish houses and other religious institutions;

(n) Christmas tree sales lots;

(o) Cleaning, coin-operated;

(p) Clothing and costume rental establishments;

- (q) Clothing stores;
- (r) Conference center;
- (s) Dairy products manufacturing for retail sales on the premises only;
- (t) Dance halls;
- (u) Department stores;
- (v) Dry goods stores;
- (w) Finance companies;
- (x) Florists;
- (y) Food stores and supermarkets;
- (z) Fur shops;
- (aa) Furniture stores;
- (bb) Garden shops;
- (cc) Gunsmiths;
- (dd) Gymnasiums;
- (ee) Hardware stores;
- (ff) Ice storage houses;
- (gg) Interior decorating shops;
- (hh) Jewelry stores;
- (ii) Laundries, self-service type;
- (jj) Leather goods and luggage stores;
- (kk) Liquor stores;
- (ll) Locksmiths;
- (mm) Massage and physical culture studios;
- (nn) Medical and dental offices;

- (oo) Medical and orthopedic appliance stores;
- (pp) Meeting halls;
- (qq) Mens' furnishing stores;
- (rr) Messengers' offices;
- (ss) Millinery shops;
- (tt) Music and dance studios;
- (uu) Music stores;
- (vv) Musical instrument repair shops;
- (ww) Office and business machine stores;
- (xx) Offices and office buildings;
- (yy) Oil and gas pipelines;
- (zz) Optician and optometrical shops;
- (aaa) Parking facilities, including fee parking facilities;
- (bbb) Passenger railroad stations;
- (ccc) Pet and bird stores;
- (ddd) Picture framing shops;
- (eee) Post offices;
- (fff) Prescription pharmacies and dental and optical laboratories;
- (ggg) Pressing establishments;
- (hhh) Printing shops, including lithographing and engraving;
- (iii) Radio and television broadcasting studios;
- (jjj) Realtors and real estate offices;
- (kkk) Recreational vehicle parks;

(lll) Residential uses permitted in the RM Districts shall be permitted in a CW District, provided the residential units are located

above the ground floor of commercial structures and the minimum size of such dwelling units shall not be less than what is required in the Building and Housing Code;

(mmm) Saving and loan offices;

(nnn) Scientific instrument shops;

(ooo) Skating rinks within buildings;

(ppp) Sporting goods stores;

(qqq) Sports arenas within buildings;

(rrr) Stamp and coin stores;

(sss) Stationery stores;

(ttt) Stenographic services;

(uuu) Tailor and dressmaking shops;

(vvv) Telegraph offices;

(www) Television and radio sales and repair stores;

(xxx) Theaters and auditoriums within buildings;

(yyy) Toy stores;

(zzz) Variety stores;

(aaaa) Warehouses;

(bbbb) Watch and clock repair shops;

(cccc) Wholesale establishments without stocks;

(dddd) Women's apparel accessory stores;

(eeee) Public utility service pumping stations, power stations, equipment buildings and installations, drainageways and structures, storage tanks, and transmission lines found by the Planning Commission to be necessary for the public health, safety or welfare.

(2) Any other use which is determined by the Planning Commission to be similar to the listed conditional uses and which conform to the policies of the land use plan. In making such a determination, in addition to the findings prescribed in §§ 155.280

through 155.299 of this title, the Planning Commission must find:

(a) That consideration of all determinable characteristics of the use that is subject to the application indicates that the use has the same essential characteristics as a permitted or conditional use;

(b) That the use conforms to the purposes of the CW Waterfront Commercial District;

(c) That the use will not create significantly more vehicular traffic or congestion than associated with permitted or conditional uses; or

(d) That the proposed use will not negatively affect recreation or visitor-serving facilities and coastal-dependent uses.

('63 Code, § 10-5.29113)

(E) *Off-street parking.* Off-street parking facilities shall be provided for each use as prescribed in §§ 155.155 through 155.123 of this title. ('63 Code, § 10-5.29114)

(F) *Off-street loading.* Off-street loading facilities shall be provided for each use as prescribed in §§ 155.135 through 155.141 of this title. ('63 Code, § 10-5.29115)

(G) *Signs.* No sign, outdoor advertising structure or display of any character shall be permitted except as prescribed in §§ 155.155 through 155.168 of this title. ('63 Code, § 10-5.29116)

(H) *Site plan review and architectural review.* All permitted uses shall be subject to site plan review as prescribed in §§ 155.180 through 155.187 of this title. Conditional uses shall be subject to architectural review. ('63 Code, § 10-5.29117)

(Ord. 417-C.S., passed 12-6-84) Penalty, see § 150.999

§ 156.073 CN — NEIGHBORHOOD COMMERCIAL DISTRICTS.

(A) *Purposes.* In addition to the objectives prescribed in § 156.002 of this chapter, the CN Neighborhood Commercial Districts are included in the zoning regulations to achieve the following purposes:

(1) To provide appropriately located areas for retail stores, offices, service establishments, amusement establishments, and wholesale businesses offering commodities and services required by residents of the city and its surrounding market area;

Penalty, see § 150.999

§ 156.076 MC — COASTAL DEPENDENT INDUSTRIAL DISTRICTS.

(A) *Purposes.* In addition to the objectives prescribed in § 156.002 of this chapter, the MC Coastal Dependent Industrial Districts are included in the zoning regulations to achieve the following purposes:

- (1) To reserve and protect parcels adjacent to the sea for coastal-dependent and coastal-related uses;
- (2) To provide for coastal-dependent energy and industrial uses;
- (3) To provide development standards which will ensure that potential environmental damage will be avoided, minimized, or mitigated;
- (4) To protect areas appropriate for industrial uses from intrusion by dwellings and other inharmonious uses;
- (5) To protect residential and commercial properties and to protect nuisance-free, nonhazardous industrial uses from noise, odor, insect nuisance, dust, dirt, smoke, vibration, heat and cold, glare, truck and rail traffic, and other objectionable influences, and from fire, explosion, noxious fumes, radiation, and other hazards incidental to certain industrial uses;
- (6) To provide opportunities for certain types of industrial plants to concentrate in mutually beneficial relationships to each other;
- (7) To provide adequate space to meet the needs of modern industrial developments, including off-street parking and truck loading areas and landscaping;
- (8) To provide sufficient open space around industrial structures to protect them from the hazard of fire and to minimize the impact of industrial plants on nearby residential and agricultural districts; and,
- (9) To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the amount of land around them.

('63 Code, § 10-5.29150)

(B) *Required conditions.*

(1) All uses shall comply with the regulations prescribed in §§ 155.025 through 155.036 of this title.

(2) In an MC District, no use shall be permitted which emits any air pollutant detectable by the human senses without the aid of instruments beyond the boundaries of the MC District or any adjoining MG District;

(3) No use shall be permitted which creates any emission which endangers human health, can cause damage to animals, vegetation, or other property, or which can cause soiling at any point beyond the boundaries of the site;

(4) No use shall be permitted which creates annoying odor in such quantities as to be readily detectable beyond the boundaries of the M District when diluted in the ratio of one volume of odorous air to four volumes of clean air;

(5) No use, except a temporary construction operation, shall be permitted which creates vibration, changes in temperature, direct or sky reflected glare, or electrical disturbances detectable by the human senses without the aid of instruments beyond the boundaries of the site. No use shall be permitted which creates electrical disturbances that affect the operation of any equipment beyond the boundaries of the site;

(6) In an MC District, no use, except a temporary construction operation, shall be permitted which creates at any R District boundary, noise of a maximum sound pressure level greater than the values given in the following table:

<i>Octave Band (Cycles per Second)</i>	Maximum Permitted Sound Pressure Level (Decibels)
Below 75	72
75 - 149	67
150 - 299	59
300 - 599	52
600 - 1,199	46
1,200 - 2,399	40
2,400 - 4,799	34

4,800 and above	32
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(7) No use shall be permitted which emits dangerous radioactivity; and

(8) No use shall be permitted which creates insect nuisance beyond the boundaries of the site.

('63 Code, § 10-5.29151)

(C) *Permitted uses.* The following uses shall be permitted:

- (1) Boat repair and ship building;
- (2) Commercial fishing facilities;
- (3) Docks, piers and wharves;
- (4) Marine services;
- (5) Marine oil terminals;
- (6) OCS service bases and offshore pipelines;
- (7) Seafood processing;
- (8) Water borne carrier import and export facilities.

('63 Code, § 10-5.29152)

(D) *Conditional uses.*

(1) The following conditional uses shall be permitted in accord with the provisions of Article 24 of this chapter:

- (a) Access support facilities;
- (b) Boat launching and berthing facilities;
- (c) Electrical generating or other facilities which require intake, outfalls, or pipelines;
- (d) Fish waste processing plants;
- (e) Fishing piers;
- (f) Ice and cold storage facilities;

- (g) OCS oil and/or gas processing and treatment facilities;
- (h) Oil and gas pipelines;
- (i) Onshore petroleum production;
- (j) Outfalls;
- (k) Warehouses serving permitted uses.

(2) Existing developed parcels in existence as of January 1, 1984 of less than one acre located in a coastal-dependent industrial district shall be allowed to be developed with coastal-related or general industrial uses if they are not proposed for consolidation with other parcels to permit a new or expanded coastal-dependent industrial use and are not adjacent to the shoreline.

('63 Code, § 10-5.29153)

(E) *Off-street parking.* Off-street parking facilities shall be provided for each use as prescribed in §§ 155.115 through 155.123 of this title. ('63 Code, § 10-5.29154)

(F) *Off-street loading.* Off-street loading facilities shall be provided for each use as prescribed in §§ 155.135 through 155.141 of this title. ('63 Code, § 10-5.29155)

(G) *Signs.* No sign, outdoor advertising structure, or display of any character shall be permitted except as prescribed in §§ 155.155 through 155.168 of this chapter. ('63 Code, § 10-5.29156)

(H) *Site plan review and architectural review.* All permitted uses shall be subject to site plan review as prescribed in §§ 155.180 through 155.187 of this title. Conditional uses shall be subject to architectural review. ('63 Code, § 10-5.29157)

(Ord. 417-C.S., passed 12-6-84) Penalty, see § 150.999

§ 156.077 ML — LIMITED INDUSTRIAL DISTRICTS.

(A) *Purposes.* In addition to the objectives prescribed in § 156.002 of this chapter, the ML Limited industrial Districts are included in the zoning regulations to achieve the following purposes:

- (1) To reserve appropriately located areas for industrial plants and related activities;
- (2) To protect areas appropriate for industrial uses from intrusion by dwellings and other inharmonious uses;

(G) *Signs.* No sign, outdoor advertising structure, or display of any character shall be permitted except as prescribed in §§ 155.155 through 155.168 of this title. ('63 Code, § 10-5.29166)

(H) *Site plan review and architectural review.* All permitted uses shall be subject to site plan review as prescribed in §§ 155.180 through 155.187 of this title. Conditional uses shall be subject to architectural review. ('63 Code, § 10-5.29167)

(Ord. 417-C.S., passed 12-6-84; Am. Ord. 489-C.S., passed 3-12-89; Am. Ord. 526-C.S., passed 6-20-91; Am. Ord. 551-C.S., passed 12-17-92; aM. oRD. 631-C.S., passed 9-7-99) Penalty, see § 150.999

§ 156.078 MG — GENERAL INDUSTRIAL DISTRICTS.

(A) *Purposes.* In addition to the objectives prescribed in § 156.002 of this chapter, the MG General Industrial Districts are included in the zoning regulations to achieve the following purposes:

- (1) To reserve appropriately located areas for industrial plants and related activities;
- (2) To protect areas appropriate for industrial uses from intrusion by dwellings and other inharmonious uses;
- (3) To protect residential and commercial properties and to protect nuisance-free, nonhazardous industrial uses from noise, odor, insect nuisance, dust, dirt, smoke, vibration, heat and cold, glare, truck and rail traffic, and other objectionable influences and from fire, explosion, noxious fumes, radiation, and other hazards incidental to certain industrial uses;
- (4) To provide opportunities for certain types of industrial plants to concentrate in mutually beneficial relationships with each other;
- (5) To provide adequate space to meet the needs of modern industrial developments, including off-street parking and truck loading areas and landscaping;
- (6) To provide sufficient open space around industrial structures to protect them from the hazard of fire and to minimize the impact of industrial plants on nearby residential and agricultural districts;
- (7) To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of buildings of excessive size in relation to the amount of land around them;

(8) To provide locations where industries that are incompatible with most other land uses can operate with minimum restriction and with minimum adverse effect on other uses.

('63 Code, § 10-5.29170)

(B) *Required conditions.*

(1) All uses shall comply with the regulations prescribed in §§ 155.025 through 155.036 of this title.

(2) No use shall be permitted which creates any emission which endangers human health, can cause damage to animals, vegetation, or other property, or which can cause soiling at any point beyond the boundaries of the site. In an MG District, no use, except a temporary construction operation, shall be permitted which creates, at any R District boundary, noise of a maximum sound pressure level greater than the values given in the following table:

<i>Octave Band (Cycles per Second)</i>	Maximum Permitted Sound Pressure Level (Decibels)
Below 75	72
75 - 149	67
150 - 299	59
300 - 599	52
600 - 1,199	46
1,200 - 2,399	40
2,400 - 4,799	34
4,800 and above	32

(3) No use shall be permitted which creates annoying odor in such quantities as to be readily detectable beyond the boundaries of the M District when diluted in the ratio of one volume of odorous air to four volumes of clean air;

(4) No use, except a temporary construction operation, shall be permitted which creates vibration, changes in temperature, direct or sky reflected glare, or electrical disturbances detectable by the human senses without the aid of instruments beyond the boundaries of the site. No use shall be permitted which creates electrical disturbances that affect the operation of any equipment beyond the boundaries of the site;

(5) No use shall be permitted which emits dangerous radioactivity;

(6) No use shall be permitted which creates insect nuisance beyond the boundaries of the site.

('63 Code, § 10-5.29172)

(C) *Permitted uses.* The following uses, shall be permitted:

- (1) All uses listed as permitted uses in the ML District;
- (2) Aircraft and aircraft accessories and parts manufacture;
- (3) Automobile, trucks, and trailer accessories and parts manufacture;
- (4) Automobile, truck, and trailer assembly;
- (5) Bag cleaning;
- (6) Boiler works;
- (7) Box factories and cooperages;
- (8) Breweries and distilleries;
- (9) Building materials manufacture and assembly, including composition wallboards, partitions, panels, and prefabricated structures;
- (10) Business machines manufacture, including accounting machines, calculators, cardcounting equipment, and typewriters;
- (11) Can and metal container manufacture;
- (12) Candle manufacture, not including rendering;
- (13) Carpet and rug manufacture;
- (14) Cement products manufacture, including concrete mixing and batching;
- (15) Chemical products manufacture provided no hazard of fire or explosion is created, including adhesives, bleaching products, bluing, calcimine, dyestuffs (except aniline dyes), essential oils, soda and soda compounds, and vegetable gelatin, glue, and size;
- (16) Clay products manufacture, including brick, fire brick, tile,

and pipe;

(17) Cork manufacture;

(18) Electronics manufacturing;

(18.1) Emergency shelters pursuant to the requirements and regulations contained in § 156.041 of this chapter.

(19) Firearms manufacture;

(20) Flour, feed and grain mills;

(21) Food products manufacture, including such processes as cooking, dehydrating, roasting, refining, pasteurization, and extraction involved in the preparation of such products as casein, cereal, chocolate and cocoa products, cider and vinegar, coffee, glucose, milk and dairy products, molasses and syrups, oleomargarine, pickles, rice, sauerkraut, sugar, vegetable oils, and yeast;

(22) Glass and glass products manufacture;

(23) Gravel, rock, and cement yards;

(24) Hair, felt, and feathers processing;

(25) Insecticides, fungicides, disinfectants, and similar industrial and household chemical compounds manufacture;

(26) Jute, hemp, sisal, and oakum products manufacture;

(27) Leather and fur furnishing and dyeing, not including tanning and curing;

(28) Machinery manufacture, including heavy electrical, agricultural, construction, and mining machinery, and light machinery and equipment, such as air conditioning, commercial motion picture equipment, dishwashers, dryers, furnaces, heaters, refrigerators, ranges, stoves, ovens, and washing machines;

(29) Machine tools manufacture, including metal lathes, metal presses, metal stamping machines, and woodworking machines;

(30) Match manufacture;

(31) Meat products processing and packaging, not including slaughtering and glue and size manufacture;

(32) Metal alloys and foil manufacture, including solder,

pewter, brass, bronze, and tin, lead, and gold foil;

(33) Metal casting and foundaries, not including magnesium foundaries;

(34) Motor and generator manufacture;

(35) Motor testing of internal combustion motors;

(36) Painting, enameling, and lacquering shops;

(37) Paper products manufacture, including shipping containers, pulp goods, carbon paper, and coated paper stencils;

(38) Paraffin products manufacture;

(39) Plastics manufacture;

(40) Porcelain products manufacture, including bathroom and kitchen fixtures and equipment;

(41) Railroad equipment stations manufacture, including railroad car and locomotive manufacture;

(42) Railroad freight stations, repair shops, and yards;

(43) Rubber products manufacture, including tires and tubes;

(44) Sandblasting;

(45) Shoe polish manufacture;

(46) Starch and dextrine manufacture;

(47) Steel products manufacture and assembly, including steel cabinets, lockers, doors, fencing and furniture;

(48) Stone products manufacture and stone processing, including abrasives, asbestos, stone screening and sand and lime products;

(49) Structural steel products manufacture, including bars, girders, rails and wire rope;

(50) Textile bleaching;

(51) Wire and cable manufacture;

(52) Wood and lumber processing and woodworking, including

planing mills, saw mills, excelsior, plywood, veneer, and wood-preserving treatment;

(53) Wood scouring and pulling.

('63 Code, § 10-5.29172)

(D) *Conditional uses.* The following conditional uses shall be permitted upon the granting of a use permit in accord with the provisions of §§ 155.280 through 155.299 of this title:

- (1) Airports and heliports;
- (2) Asphalt and asphalt products manufacture;
- (3) Cement, lime, gypsum, and plaster of paris manufacture;
- (4) Charcoal, lampblack, and fuel briquettes manufacture;
- (5) Chemical products manufacture, including acetylene, aniline dyes, ammonia, carbide, caustic, soda, cellulose, chlorine, cleaning and polishing preparations, creosote, exterminating agents, hydrogen and oxygen, industrial alcohol, nitrating of cotton or other materials, nitrates of an explosive nature, potash, pyroxylin, rayon yarn, and carbolic, hydrochloric, picric, and sulfuric acids;
- (6) Coal, coke, and tar products manufacture;
- (7) Drop forges;
- (8) Dumps and slag piles;
- (9) Fertilizer manufacture;
- (10) Film manufacture;
- (11) Fireworks manufacture and storage;
- (12) Fish products processing and packaging;
- (13) Garbage dumps;
- (14) Gas manufacture or storage;
- (15) Gas and oil wells;
- (16) Gelatine, glue, and size manufacture from animal or fish refuse;

- (17) Incineration or reduction of garbage, offal, and dead animals;
- (18) Junk yards;
- (19) Lard manufacture;
- (20) Linoleum and oil cloth manufacture;
- (21) Magnesium foundries;
- (22) Manure, peat, and topsoil processing and storage;
- (23) Metal and metal ores reduction, refining, smelting, and alloying;
- (24) Motor vehicle wrecking yards;
- (25) Oil and gas pipelines;
- (26) Paint manufacture, including enamel, lacquer, shellac, turpentine, and varnish;
- (27) Paper mills;
- (28) Petroleum and petroleum products storage;
- (29) Pulp mills;
- (30) Rifle ranges;
- (31) Rolling mills;
- (32) Rubber manufacture or processing, including natural or synthetic rubber and gutta-percha;
- (33) Soap manufacture, including fat rendering;
- (34) Steam plants;
- (35) Stockyards and slaughterhouses;
- (36) Storage of inflammable liquids;
- (37) Storage of used building materials;
- (38) Tallow manufacture;
- (40) Tanneries and curing and storage of rawhides;

(41) Wood and bones distillation;

(42) Wood pulp and fiber reduction and processing;

(43) Storage of logs or wood chips;

(44) Accessory structures and uses located on the same site as a conditional use.

('63 Code, § 10-5.29173)

(E) *Off-street parking.* Off-street parking facilities shall be provided for each use as prescribed in §§ 155.115 through 155.123 of this title. ('63 Code, § 10-5.29174)

(F) *Off-street loading.* Off-street loading facilities shall be provided for each use as prescribed in §§ 155.135 through 155.141 of this title. ('63 Code, § 10-5.29175)

(G) *Signs.* No sign, outdoor advertising structure, or display of any character shall be permitted except as prescribed in §§ 155.155 through 155.168 of this title. ('63 Code, § 10-5.29176)

(H) *Site plan review and architectural review.* All permitted uses shall be subject to site plan review as prescribed in §§ 155.180 through 155.187 of this title. Conditional uses shall be subject to architectural review. ('63 Code, § 10-5.29177)

(Ord. 417-C.S., passed 12-6-84; Am. Ord. 631 C.S., passed 9-7-99)
Penalty, see § 150.999

§ 156.079 P — PUBLIC DISTRICTS.

(A) *Purposes.* In addition to the objectives prescribed in § 156.002 of this chapter, the P Public District is included in the zoning regulations to provide a procedure for the orderly establishment of public facilities, expansion of their operations, or changes in the use of lands owned by governmental agencies. The PF/M Public Facility/Marina District is further specifically included in the zoning regulations to give full recognition to the approval, in 1976, of a marina and associated developments on a portion of Woodley Island and adjacent waters (NCR-76-C-369 and City of Eureka Planning Commission Permit Resolution 76-25, extended by Resolution 78-39). ('63 Code, § 10-5.29180)

(B) *Required conditions.*

(1) All uses shall comply with the regulations prescribed in §§ 155.025 through 155.036 of this title. Each yard space shall be not