## CHAPTER 10.26 INDUSTRIAL MARINSHIP DISTRICT

#### 10.26.010 Specific Purposes

In addition to the general purposes established in Section 10.10.030 (Title and Purpose), the specific purposes of the Industrial Marinship zoning district are as follows:

- A. To provide for non-polluting, low intensity industrial uses;
- B. To provide for uses compatible with an industrial area;
- C. To provide for non-invasive industry with minimal community impacts;
- D. To provide for industrial, service and arts uses, with the necessary support elements for the Sausalito community;
- E. To ensure all uses and development are compatible with the Marinship Specific Plan;
- F. To encourage a mixture of uses;
- G. To provide for urban development standards;
- H. To maintain the land use entitlements that were contained in prior code section 10.700 (Industrial District Regulations); and
- H. To provide for public access to and views of Richardson Bay.

The Industrial Marinship district is a base district which is entirely within an overlay district (-M, Marinship). The entire district is subject to the requirements established by Section 10.28.050 (Marinship).

#### 10.26.020 Land Uses Allowed

Table 10.26-1 (Land Uses Allowed in Industrial Marinship) outlines the uses that are allowed in the Industrial Marinship District. The notations indicate whether the use is permitted or requires a Minor Use Permit or a Conditional Use Permit. The table also indicates the uses that are subject to additional special requirements and notes the section of the Zoning Ordinance where these standards can be found. In addition, all uses in the Industrial Marinship district are subject to the Marinship overlay district, which identifies use and development requirements for all properties in the Marinship Specific Planning Area. Chapter 10.88 (Definitions) provides definitions for general land use categories.

Residential and office uses which existed when the Marinship Specific Plan was adopted are permitted to remain, provided no expansion occurs and no new uses are established, consistent with the Marinship Specific Plan. Existing restaurants are also permitted to remain. Additions to existing restaurants and new eating establishments are subject to the Marinship Specific Plan, this Chapter, and Section 10.44.210 (Restaurants), as indicated in Table 10.26-1 (Land Uses Allowed in Industrial Marinship). In addition, site-specific exceptions shall be allowed, consistent with the Marinship Specific Plan and Section 10.28.050 (Marinship Overlay).

AND HOW

١

Table 10.26-1  LAND USES ALLOWED IN INDUSTRIAL MARINSHIP DISTRICT							
ALLOWABLE LAND USES	LAND USE PERMIT	SPECIAL REQUIRE- MENTS	SPECIFIC STANDARDS IN SECTION:				
Manufacturing and Processing Use	Manufacturing and Processing Uses						
Applied Arts	MUP		10.26.030.A (Applied Arts) and 10.28.050.D.3 (Arts and Applied Arts) See Marinship Specific Plan.				
Arts (Fine, Industrial, & Marine)	Р		See Marinship Specific Plan.				
Commercial fishing facilities	CUP	Not processing plants	See Marinship Specific Plan.				
Industrial research & development	P	piario	See Marinship Specific Plan.				
Industrial service and supply	P		See Marinship Specific Plan.				
Light Manufacturing	P		See Marinship Specific Plan.				
Lumber yards	CUP		See Marinship Specific Plan.				
Marine oriented research & development	P		See Marinship Specific Plan.				
Marine industrial uses	P		See Marinship Specific Plan.				
Photofinishing Labs	CUP		See Marinship Specific Plan.				
Printing and publishing	MUP		See Marinship Specific Plan.				
Recycling collection stations		ee Section 10.44.200 (F	Recycling Collection Stations)				
Wholesaling and distribution	Р		See Marinship Specific Plan.				
Recreation, Education and Public A	ssembly lise	<b>G</b>					
Parks and playgrounds	P		See Marinship Specific Plan.				
Recreation and fitness centers	CUP		See Marinship Specific Plan.				
Schools - Specialized education and training	CUP		See Marinship Specific Plan.				
Temporary uses and events	P		10.44.300 (Temporary Uses and Events)				
Performing arts, theaters and rehearsal use	Р	Occasional live performances or films require CUP	See Marinship Specific Plan.				
Yacht clubs (tax exempt)	CUP		See Marinship Specific Plan.				
Resource and Open Space Uses							
Plant nurseries	CUP		See Marinship Specific Plan.				
Retail Trade		***************************************					
Auto, vehicle and parts sales	CUP		See Marinship Specific Plan.				
Building material stores	CUP		See Marinship Specific Plan.				
Nurseries	CUP		See Marinship Specific Plan.				
Restaurants	CUP		10.44.210 (Restaurants) and 10.44.220 (Restaurants - Outdoor Eating Areas) and See Marinship Specific Plan.				
Wholesale and retail fish sales	CUP		See Marinship Specific Plan.				

Table 10.26-1 (continued) LAND USES ALLOWED IN INDUSTRIAL MARINSHIP DISTRICT					
ALLOWABLE LAND USES	LAND USE PERMIT	SPECIAL REQUIRE- MENTS	SPECIFIC STANDARDS IN SECTION:		
Service Uses		/			
Business/Office supply and support services	Р		See Marinship Specific Plan.		
Catering	Р		See Marinship Specific Plan.		
Equipment rental and sales	Р		See Marinship Specific Plan.		
Financial Institutions	Р		See Marinship Specific Plan.		
Laundry and dry cleaning plants	Р		See Marinship Specific Plan.		
Marine commercial service uses	Р	·	See Marinship Specific Plan.		
Marine fuel facility	CUP	,	See Marinship Specific Plan.		
Medical services - Clinics and laboratories	Р		See Marinship Specific Plan.		
Existing Offices – Prior to April 5, 1988	Р		10.28.050.D.4 (Office uses)		
			See Marinship Specific Plan. See Marinship Specific Plan.		
Parcel Delivery Service	P		See Marinship Specific Plan.		
Public safety facilities	P		See Marinship Specific Plan.		
Public utility facilities	P		See Marinship Specific Plan.		
Publishers	CUP		See Marinship Specific Plan.		
Recording studios	P		See Marinship Specific Plan.		
Repair and maintenance – Consumer products	Р		See Marinship Specific Plan.		
Repair and maintenance - Vehicle	P		10.44.250 (Service Stations)		
Service stations	CUP		See Marinship Specific Plan.		
Storage, accessory	Р	Less than 90 days	10.44.280 (Storage, Accessory) See Marinship Specific Plan.		
Storage yards	CUP	Containerized or outdoor	See Marinship Specific Plan.		
Veterinary Clinics	CUP	Only when accessory to marine research laboratory	See Marinship Specific Plan.		
Warehousing	Р	Jescardi Japonatory	See Marinship Specific Plan.		
		I			
Transportation and Communications		See Section 10.	.44.260 (Antennae and Personal		
Antennae, communications facilities	CUP		Service Facilities) and See MSP		
Boat storage	Р		See Marinship Specific Plan.		
Boat launching ramps, haul out and dry docks	CUP		See Marinship Specific Plan.		
Offstreet parking	CUP	To serve use in "W" district	See Marinship Specific Plan.		
Piers or docks for pleasure craft	CUP	Only when incidental and accessory to marine industrial use	See Marinship Specific Plan.		
Pipelines and transmission lines	P		See Marinship Specific Plan.		
Vehicle storage	CUP		See Marinship Specific Plan.		

	Zoning Permit required for all uses	Chapter 10.52
Р	Permitted use	
MUP	Minor Use Permit required	Chapter 10.58
CUP	Conditional Use Permit required	Chapter 10.60

### 10.26.030 Inclusionary Uses

The following uses may be permitted as inclusionary uses only when accompanied by a specified use:

- A. Applied Arts. Applied arts uses may not exceed 50% of all arts uses on the parcel. Other required arts uses are fine, industrial and marine arts. Applied Arts uses that are established consistent with this requirement may remain if other arts uses vacate the site and/or premises. However, the vacated tenant space cannot be utilized for uses other than required arts uses and must remain dedicated to the re-establishment of another required arts use to fulfill the inclusionary use ratio.
- B. Commercial uses. Commercial office and retail uses may not exceed 40% of the floor area permitted on the parcel and must be accompanied by non-commercial uses. Commercial office and retail uses that are established consistent with this requirement may remain if other non-commercial uses vacate the site and/or premises. However, the vacated tenant space cannot be utilized for uses other than non-commercial use and must remain dedicated to the re-establishment of another non-commercial use to fulfill the inclusionary use ratio.

### 10.26.040 Site Development Requirements

Table 10.26-2 (Site Development Standards – Industrial Marinship Zoning District) establishes parcel requirements and site development standards for the Industrial Marinship zoning district. Minimum standards are provided for parcel size, lot width and setbacks. Floor area ratio, building coverage and height limit are the maximum amounts allowed. Site development standards are also specified by and contained in Section 10.28.050 (Marinship). Specific uses may be subject to additional specific standards. In addition, certain standards vary depending on the applicable situation. Refer to noted sections and the Marinship Specific Plan for additional requirements or explanations.

# Table 10.26-2 SITE DEVELOPMENT STANDARDS – Industrial Marinship Zoning District

IM	SEE SECTION
N/A	
30 Feet	
50'	
N/A	
.40	10.40.040.G (Industrial-Equivalent FAR requirements) and 10.26.040.C (Floor Area Ratio)
50%	
1	
0'	
30'	
0' *2	
0 *3*	
Determined by Community	
Development Director	
5'	
0,	
50′ *4*	
Subject to Community Development Director review	
10'	
0,	·
10% of floor area	
32 Feet *5*	
	N/A  30 Feet  50'  N/A  .40  50%  0' 30' 0'*2  0*3*  Determined by Community Development Director  5' 0' 50'*4*  Subject to Community Development Director review 10'  0' 10% of floor area

<sup>\*1\*</sup> Setback required only when adjacent to residential, public or public open space zoning district. See noted section for additional setback requirements between structures on the same site and in other situations. Different setbacks may also apply if district is combined with other zoning districts.

- \*2\* The Marinship Specific Plan "prefers" buildings be located at the street (public or private) right-of-way line.
- \*3\* Except adjacent to H district (20') or P district (30').
- \*4\* Unless otherwise approved by Community Development Director.
- \*5\* Along shoreline, lower height is encouraged. Taller buildings may be allowed for heavy marine industrial uses or remodeled existing historic structures with a Conditional use Permit. See Marinship Specific Plan.

The following requirements also apply:

- A. Minimum Parcel Size. New parcels proposed in a subdivision shall comply with applicable provisions of Section 10.40.030 (Minimum Parcel Standards) and Title 9 (Subdivisions) of this code. Existing parcels which do not meet the minimum lot area or width requirements specified by this section may be developed in accordance with the development standards outlined in the following section provided that the subject parcel has been legally created.
- B. Setbacks. Setbacks will only be required where the subject parcel is adjacent to a residential (including H, Houseboat) or public zoning district. Additional requirements for setbacks between structures on the same site, and setbacks in other situations are established by Section 10.28.050 (Marinship), Section 10.40.080 (Exceptions to Required Setbacks) and by Chapter 10.44 (Specific Use Requirements) for certain specific land uses.
- **C.** Floor Area Ratio. Accessory commercial and office use is limited to a floor area ratio of .15 of the total permitted floor area ratio (.40).
- D. Commercial Uses. Commercial uses shall not exceed 40 percent of the permitted FAR. For the purposes of this section, commercial uses shall include commercial office, commercial services, restaurants and food services. Accessory office uses shall not be included for the purposes of this section. Commercial uses shall be permitted when developed with approved noncommercial uses. No new Commercial Office Uses are permitted, except for accessory offices (see Section 10.28.050.D, Land Uses.)
- E. Uses in Enclosed Buildings. All uses shall be conducted within completely enclosed buildings, except the following:
  - 1. Off-street parking and loading;
  - Nurseries (CUP required);
  - 3. Marine industrial uses;
  - 4. Outdoor eating and drinking area;
  - 5. Recreational facilities;
  - 6. Public utility substations;
  - 7. Storage and lumber yards (CUP Required); and
  - 8. Temporary Accessory Storage, accessory to permitted uses (90 days).
- F. Marinship Overlay. All development is subject to the development requirements contained and specified in Section 10.28.050 (Marinship).
- G. Operational Requirements. All new and existing operations and uses shall be subject to review of impacts, including but not limited to noise, air quality (including dust, fumes, gases, vapors, and other particulate matter), vibration, radiation, electrical disturbances, illumination and glare, odor, solid and liquid waste, and temperature variations.