

PORTS AND WATER-RELATED INDUSTRY

Port Districts become gravitational points for industrial/manufacturing activities. Heavy industry may not specifically require a water-front location but is attracted to port areas because of the variety of transportation available.

A. Policies

1. Water-dependent industries which require frontage on navigable waters should be given priority over other industrial uses.
2. Port facilities should be designed to permit viewing of harbor areas from viewpoints, waterfront restaurants, and similar public facilities which would not interfere with port operations or endanger public health and safety.
3. Sewage treatment, water reclamation, and power plants should be located where they do not interfere with and are compatible with recreational, residential, or other public uses of waters and shorelines. Waste treatment ponds for water-related industry should not be located on shorelines.
4. The cooperative use of docking, parking, cargo handling, and storage facilities should be strongly encouraged in water front industrial areas.
5. Land transportation and utility corridors serving ports and water-related industry should follow guidelines provided under the sections dealing with utilities, road and railroad design, and construction. Where feasible, transportation and utility corridors should be located upland to reduce pressures for the use of waterfront sites.
6. Port and water related industries planning should be based on a recognition of the regional nature of said services. Prior to allocating shorelands for port uses, local governments should consider statewide needs and coordinate planning with other jurisdictions to avoid

wasteful duplication of port services within port service regions.

7. Since industrial wharves and piers are often longer and greater in bulk than recreation or residential piers, careful planning must be undertaken to reduce adverse impact of such facilities on other water dependent uses and shoreline resources. Because heavy industrial activities are associated with industrial piers and docks, the location of these facilities should be considered a major factor in determining the environmental compatibility of such facilities.

B. Regulations

1. Parking and loading facilities shall be placed inland, away from the water's edge, and shall not be permitted in set-backs or side areas.
2. Prospective industrial projects shall be thoroughly investigated to forestall any enterprise which might degrade or substantially pollute a waterway or local environment.
3. All industrial development shall include sewage facilities in compliance with County Health Standards.
4. Industrial structures shall be of as low profile as feasible in a shorelines areas and spaced at intervals of not less than 50 feet, except as may be permitted by a Conditional Use Permit.
5. Approved landscaping for screening and blending with the environment shall be a part of industrial construction requirements.
6. Floating equipment (non-residential) is permitted in port bodies of water.
7. Waste treatment ponds for water-related industry shall not be located within shorelines area.
8. All fuels, chemicals, and toxic substances shall be kept, stored, handled and used in a fashion which

assures that there will be no opportunity for contamination of waters.

9. The following structures are permitted: breakwaters, bulkheads, piers, docks, roads and utilities, buildings and warehouses, dikes, sheet piling for barges and large craft docking, and residences for security.
10. Heavy and light industry and commercial enterprises are permitted.
11. Fishing piers and recreation activities are permitted when they do not interfere with port operation or endanger public health and safety.
12. Marinas, industrial, agricultural (existing), commercial, and warehousing activities may occupy adjacent sites within port areas.
13. Other activities related to port facilities and activities may be permitted by conditional use permit.
14. Only new industries that are water-dependent shall be permitted on shorelines in Community and Urban/Industrial environments. Water-related uses shall have a minimum 50 foot setback on shorelines in Community and Urban/Industrial environments.
15. Existing port or industrial development on shorelines which is neither water-dependent nor water-related shall be permitted to expand inland from, but not along, shoreline areas.
16. Port and water-related industry use limitations in shoreline environments:

NATURAL-Prohibited
CONSERVANCY-Prohibited
RURAL-Prohibited
COMMUNITY-Conditional Use
URBAN/INDUSTRIAL-Permitted