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16.28.040 Channel area (-CHA) overlay district.

- A. **Purpose.** The channel area (-CHA) overlay district, as defined in Division 8, is intended to ensure physical and visual public accessibility to and along the waterfront, protection of natural resources along the waterfront, and promote walkable uses and mixed- use residential development by limiting certain activities in conformance with the Waterfront Connections Plan and the General Plan.
- B. **Applicability.** The -CHA overlay zoning district may be combined with any zoning district established by Section 16.16.020 (Zoning districts established) within the district boundaries. The provisions of this section shall govern the -CHA overlay district. In the event of any perceived conflict between the provisions of this section and any other provision of this Development Code, this section shall control.
- C. **Use Permit Required.** Within the -CHA overlay zoning district, no structure shall be added to, constructed, erected, or enlarged; no use shall be enlarged, extended, or intensified; no new use of premises shall be introduced; and no former use shall be re-established without a Commission use permit in compliance with Chapter 16.168 (Use Permits).
- D. **Marine Commercial Subarea.** The Marine Commercial Subarea (MCS) is located within the north shore of the -CHA overlay district, on the south side of West Fremont Street, between the Interstate 5 bridge and North Harrison Street. The MCS is intended to ensure retention and continuation of certain marine facilities within the overlay district. Parcels located within the MCS do not require a use permit to enhance or expand existing marine related uses, including facilities for yacht and boat sales and rentals, maintenance, storage, and supportive marine-related uses. The MCS also permits the following uses with the approval of a commission use permit (CUP). Consistent with the General Plan commercial designations for the subarea, industrial use operations shall be kept indoors. All operations and accessory outdoor use shall be screened consistent with Section 16.28.070(D) (Development Standards).

Land Use	Permit Required
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Animal services - Kennel and boarding facilities	CUP
Auto/vehicle services - Major repair/bodywork	CUP
Electronics, equipment & appliance manufacturing	CUP
Furniture and fixtures manufacturing	CUP
Manufacturing - Light	CUP
Metal products fabrication, machine/welding shops	CUP
Warehouses	CUP

(Ord. 2022-07-12-1601-02 C.S. § 10; prior code § 16-240.040)

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