

Industrial Water (IW) District

(a) Permitted uses and structures.

- (1) Piers, docks and wharves.
- (2) Terminals for freight or passengers arriving or departing by ship.
- (3) Facilities for construction, maintenance and repair of vessels.
- (4) Ship supply establishments and facilities.
- (5) Wholesale and retail establishments dealing primarily in bulk materials delivered by ship and railroad or by ship and truck in combination.
- (6) Military installations, other than residential.
- (7) Heliports.
- (8) Radio, television and telephone transmission and relay stations and towers.
- (9) Hiring halls and other places of assembly for registration for or assignment of employment primarily related to uses within the district.
- (10) Uses which are directly related to port activities such as:
 - (i) Freight, trucking, shipping or other transportation terminals.
 - (ii) Distribution centers, packaging and crating operations.
 - (iii) Offices.
 - (iv) Warehousing and storage, including open storage but not bulk storage of flammable liquids.
 - (v) Manufacturing and processing.
 - (vi) Service activities such as commercial parking lots or garages, restaurants (including drive-in or drive-thru restaurants), including the retail sales and service of beer and wine and clinics in connection with industrial activities.
 - (vii) Scrap processing, indoor, clean, meeting the performance standards and development criteria set forth in Part 4.
 - (viii) Bulk storage of flammable liquids, but not refining or processing.
- (11) Dredge disposal.
- (12) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.

(b) Permitted accessory uses.

- (1) See [Section 656.403](#).

- (2) Residential facilities (including not more than one mobile home) located on the same premises as an industrial use for the use of watchmen or caretakers whose employment requires residence on the premises.

(c) The following uses are permitted by right within an Industrial Sanctuary or otherwise permissible by exception.

- (1) A commercial or industrial use that can be demonstrated to be directly related to port activities, including retail sale and service of alcoholic beverages for either on-premises consumption or off-premises consumption, or both, not otherwise provided for.
- (2) Outdoor storage of scrap or processed scrap generated through scrap processing.
- (3) Utility plants.
- (4) Water-related recreation facilities.
- (5) Commercial Marinas.
- (6) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
- (7) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.

(d) Minimum lot requirements (width and area).

None.

(e) Minimum lot coverage by all building.

None. *Impervious surface ratio* as required by [Section 654.129](#).

(f) Minimum yard requirements.

None.

(g) Maximum height of structures.

None.

(h) Limitations on permitted or permissible uses by exception.

All of the permitted and permissible uses by exception in the IW District are subject to the provision that noise levels from an activity shall not exceed 75 dbA at a point where the lot adjoins a commercial district and 65 dbA at a point where the district adjoins a residential district.