

Memorandum

To: Planning Commission
From: Planning Department
Date: 2/23/2012
RE: **Timeline for Chapter 18**

This is the timeline that I would like to follow to get through chapter 18

1. 2/28 meeting Residential codes hashed out so that a rough draft can be created for review
2. 2/28 meeting hopefully discuss but at least provide information on Business, commercial and industrial code revision
3. March work session review and edit business, commercial and industrial zones. Also review other zones like planned mobile parks, conditional use permits
4. Possible April to wrap up above zones
5. April/May session to review chapter 18 as a whole and Holly will present public hearing process for code revision, answer questions and do a quick over of chapter 18. Layout time line to finish chapters 16, 17, and 18

Planning Department

Memorandum

To: Planning Commission
From: Planning Department
Date: 2/23/2012
RE: **Explanation of lot coverage, building area, lot size and density**

At the last work session lot coverage, percentage of lot coverage and how density was defined using lot size were variables that caused a lot of discussion and some confusion. Below I have provided multiple definitions of the terms, some links that show other city codes and how lot area, building area and percentage of lot coverage are used in their residential zones. A table is also presented in the code write up that is attached that shows different towns in Alaska and their residential zoning lot sizes and percentage of lot coverage. All the examples and links are to clarify the concepts of lot coverage, building coverage, percentage of lot coverage and density and how these tools are used in zoning codes, it is to promote a discussion of if or how we want to incorporate these tools into our code.

Lot Coverage

There are two terms lot coverage and building area that are sometimes used interchangeably but may have very different definitions. In our code currently only high density has a maximum building coverage.

Our code definition

"Building area" means the total of areas taken on a horizontal plane at the main grade level of the principal building and all accessory buildings, exclusive of steps.

Definitions for building area or coverage:

Building coverage is that portion of a zoning lot which, when viewed from above, is covered by a building.

“Building coverage” means the horizontal area measured within the outside of the exterior walls of the ground floor of all principal and accessory buildings on a lot.

Building coverage the horizontal area measured within the outside of the exterior walls of the ground floor of all principle and accessory buildings on the lot.

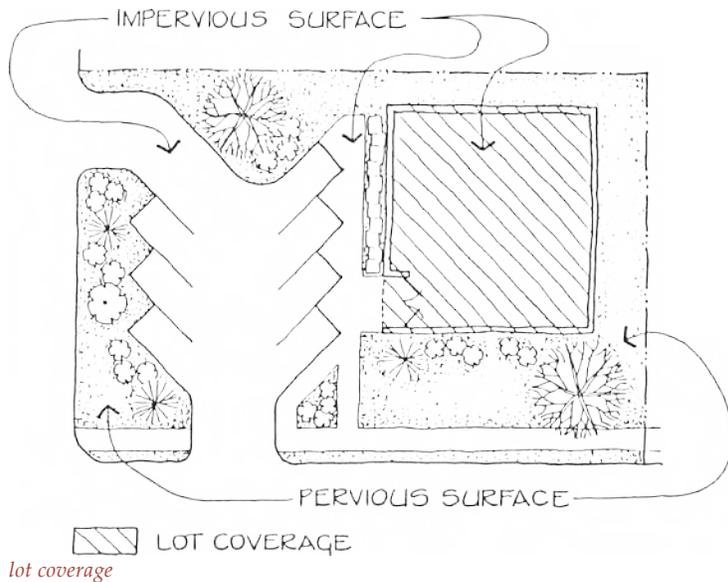
"Building coverage" means the total ground area of a site occupied by any building or structure as measured from the outside of its surrounding external walls or supporting members. Building coverage includes exterior structures such as stairs, arcades, bridges, permanent structural elements protruding from buildings such as overhanging balconies, oriel windows, stories which overhang a ground level story, garages and covered carports. Building coverage also includes the perimeter area of a basement. Excluded from building coverage are roof eaves extending less than thirty inches from the face of any building, awnings, open parking areas, structures under thirty inches in height and masonry walls not greater than six feet in height such as wing-walls, planter walls or grade-separation retaining walls.

1. Maximum Building Coverage. Thirty-five percent (35 %) of the net lot area is the maximum which may be covered by all enclosed buildings or structures located thereon. For the purpose of this section, "building coverage" is defined as the relationship between the ground floor area of enclosed buildings and the net area of the site, expressed in a percent form. This definition excludes pools, spas, patios (enclosed on two (2) sides or less) and similar uses as determined by the city manager.

Definitions for Lot coverage or area

Lot coverage A measure of intensity of land use that represents the portion of a site that is impervious (i.e., does not absorb water). This portion includes but is not limited to all areas covered by buildings, parked structures, driveways, roads, sidewalks, and any area of concrete asphalt. In the case of lumberyards, areas where lumber is stored also constitutes impervious surfaces. (*Washoe County, Nev.*)

The maximum area of a lot, expressed as a percentage of a lot's total area that may be encumbered by structures over 12 inches in height. For the purpose of this definition parking areas shall be included as structures regardless of their height. In all zones, except single-family zones



Lot coverage shall mean the percentage of impervious surface development on a site or lot occupied by buildings, structures, parking areas, driveways, tennis courts, patios, terraces, swimming pools, etc., **and does include** porous asphalt, porous concrete, permeable inter-locking concrete pavers, concrete grid pavers, plastic turf reinforcing grids and similar man-made materials and products. Grassed and landscaped areas, rain gardens and tree areas are considered permeable surfaces. Any underground structure or impermeable surface shall, if it has at least 3 feet of friable fill, not be considered in lot coverage. Drainage systems and septic systems with the purpose of retention, infiltration or water quality treatment shall not be considered as lot coverage.

Examples of what lot coverage may not include:

A fence or wall that is less than one foot in width that has not been constructed with a footer;

A wood mulch pathway; All other stairs or walkways count

A deck with gaps to allow water to pass freely

Impermeable decks - Lot coverage includes the ground area covered or occupied by an impermeable deck, even when that deck is not directly touching the ground surface.

Storm water management and erosion control measures - Lot coverage does not include these practices when they are approved only for the specific purpose of performing storm water management or erosion control.)

Why have lot coverage or building coverage?

Both terms help to control the amount of impermeable surfaces allowed with in zones. helping to control run off, allow for snow storage and help elevate flooding issues. I thought that the explanation given by another planning commission as why to use lot coverage over building area was done well and including it here “The Commission feels that using lot coverage instead of building coverage addresses the environmental concerns of addressing water quantity and quality issues, having more green space and trees on properties, more area to absorb water runoff, as well as to address water quantity issues in order to preclude drainage run-off onto adjoining properties and to reduce the flooding problems in town.

Lot coverage and building coverage also address issues such as loss of open spaces in neighborhoods and to allow room for off street parking.

In our current code we have yard requirements that also address building coverage differently. If a building is built on 5000 square foot lot (typical lot size is 25 X100 so have to have two lots to meet minimum requirement) and then builds to the yard setbacks then 40% of the lot is covered with buildings. Since our minimum lot requirement is 4000 square feet it may be that lot coverage or building coverage is a moot point with setback requirements. Changing lot sizes to address density may require us to reevaluate lot or building coverage and setbacks..

Lot Sizes to define densities

Density can be controlled through zoning in the following ways: use restrictions, minimum lot size requirements, floor area ratios, land use-intensity ratios, setback and yard requirements, minimum house-size requirements, and ratios comparing number and types of housing units to land area, limits on units per acre, and other means.

Allowable density often serves as the major distinction between residential districts.

Density means the number of people living in a certain area, generally expressed in terms of the number of families, households or housing units per acre. Density controls, one of several ways used to control the intensity of development, permit the city to plan in an orderly way for new schools, utilities and transit expansion.

Another basic provision which applies only to residential developments relates to population density. Population density is controlled by the requirement (which varies by district) that a specified number of square feet of lot area be provided per dwelling unit or room. The number of dwelling units or rooms allowed on a lot is a measure of the number of people who are likely to reside in each building.

Definitions of Density

Density the number of dwelling units permitted per net acre of land

Density the number of dwelling units per gross area devoted to residential development.

Reading through the links below is the best way to see the flow of lot size regulating densities. These are examples to clarify the concepts of density and how it used to control density, it is to promote a discussion of if or how we want to incorporate these tools into our code.

Links

This has a lot of information and explanations of terms like yards, densities, open space ratio and other general zoning information worth the read.

http://www.tenant.net/Other_Laws/zoning/zonch02.html

This link provides some pictures of different types of densities and dwelling types. This is a lot more code then we need but it demonstrates different densities and housing types.

The photos start about ¼ way down the page.

<http://seattleslandusecode.wordpress.com/2011/03/28/chapter-23-45-multi-family-parts-1-and-2-lowrise/>

This links is to a city's code that describes the residential district from least dense to most dense. It is a good example of how lot size and types of dwelling are used to address density of the area. Lot Coverage is not covered.

http://files.www.apexnc.org/docs/plan/udo/sections/section003_003.pdf

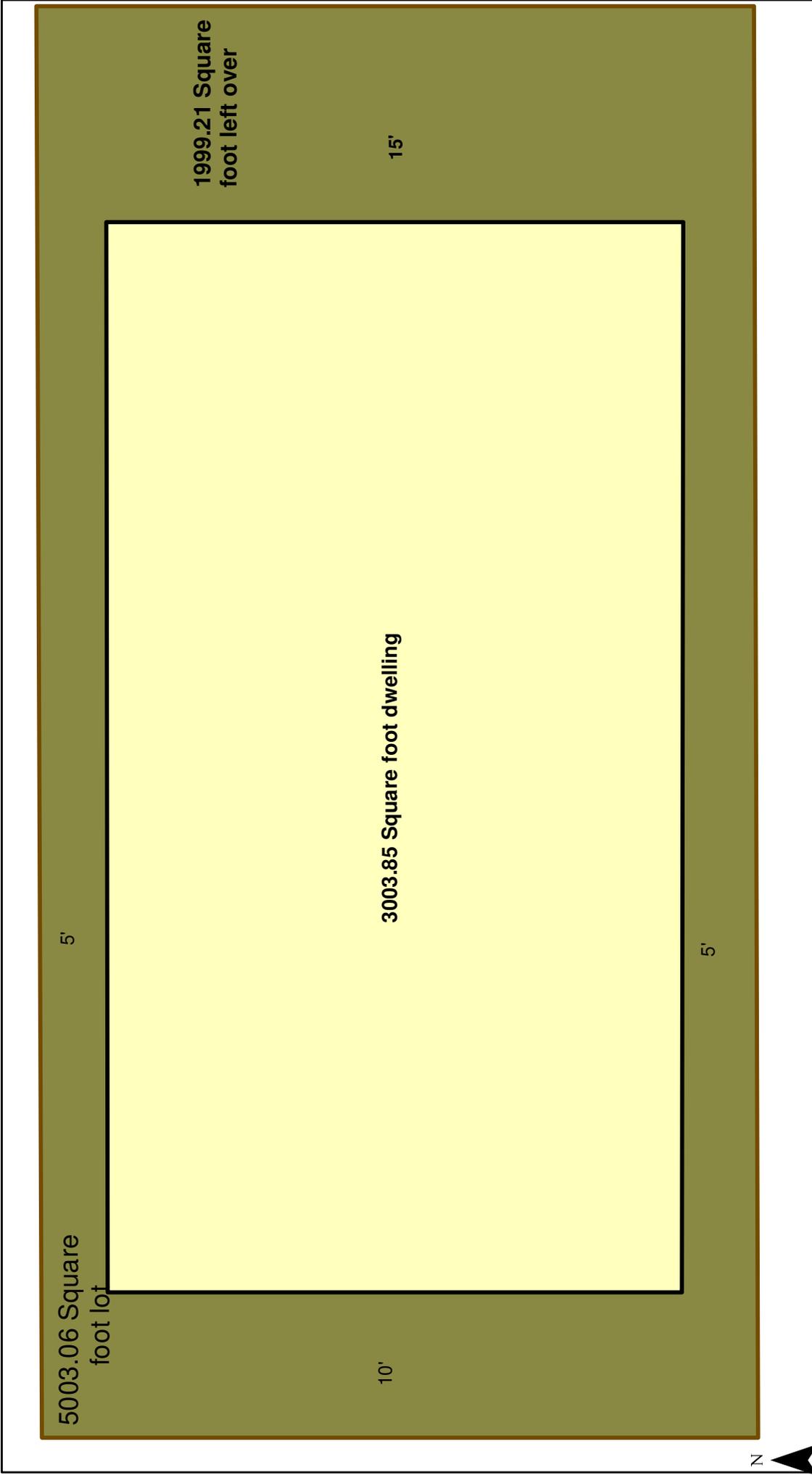
This is a link to Yakima city code. I think the purposes for the zones are defined explain what the zone is trying to accomplish. The previous and back buttons at the top of the page are active and other zoning districts can be looked at.

<http://www.codepublishing.com/WA/yakimacounty/frameless/index.pl?path=../html/YakimaCounty15/YakimaCounty1533.html>

Another example of zoning densities.

http://www.mesaaz.gov/planning/PDF/Residential_Guidelines.pdf

**5000 Square Foot Lot in a Low Density Residential Zone District
with a dwelling meeting all of the current setbacks according to the CMC.
Approximately 40% lot coverage.**



This drawing was created by the
Planning Department for
illustrative purposes only. 2/23/2012

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Planning Department

Memorandum

To: Planning Commission
From: Planning Department
Date: 2/23/2012
RE: **Code**

Attached are the revised code sections for RR3, Unrestricted, High, Medium and Low density residential zones.

At this work session I would like to get these thing accomplished

1. Determine if we want to use building area or lot coverage in our residential code and how do we want to define that. Do we use lot coverage or building coverage in some zones (RR3) and not in others?

Things to consider; does the current yard requirements and small lot size warrant a percentage of coverage for either building or lot?

2. Do we want to use a lot size to define densities differences in our low, medium and high densities for single family dwellings?

Things to consider; Does controlling the type of dwellings in each zone accomplish population density control for our town?

3. Determine the lot sizes for multifamily dwellings in each zone.
4. Decided on a name for unrestricted.
5. Determine the lot size for unrestricted.

Chapter 18.20 - LOW DENSITY RESIDENTIAL DISTRICT

Sections:

- 18.20.010 - Purpose of district.
- 18.20.020 - Principle uses permitted.
- 18.20.030 - Accessory uses permitted.
- 18.20.040 - Conditional uses permitted.
- 18.20.050 - Lot area.
- 18.20.060 - Yard setbacks.
- 18.20.070 - Maximum lot coverage.
- 18.20.080 - Height, off-street parking, and other requirements.

18.20.010 - Purpose of district.

The Low Density Residential District is intended for residential areas with a combination of multifamily structures consisting of three or fewer dwelling units, single-family residences and a low-to-medium population density. Nonresidential uses may be permitted on the basis of whether or not they are compatible with the predominantly residential character of this district.

18.20.020 - Principle uses permitted.

The following uses are permitted in the R low-density district:

- A. One-family, two-family and three-family dwellings;
- B. Boardinghouses; rooming houses, or bed and breakfasts;
- C. Truck gardening, the raising of bush and tree crops, flower gardening, and the use of greenhouses;
- D. Home occupations;
- E. Public, private or parochial academic schools and daycare facilities;
- F. Parks, playgrounds and play fields;
- G. Public service and municipal buildings; and
- H. Private clubs and lodges except that any use involving sale of dispensing or service of alcoholic beverages may be permitted by conditional use only.

18.20.030 - Accessory uses permitted.

The following are accessory uses permitted in this district:

- A. Accessory building and uses not used or operated for gain and not including guest houses or accessory living quarters;
- B. Noncommercial greenhouses, gardens, garden sheds and tool sheds, docks, and private barbeque pits.
- C. Private garages and **carports**;
- D. Private storage in yards of noncommercial equipment including noncommercial trucks, boats (**put commercial with size limit? How to include commercial boats**), Recreational vehicles (RV), in a safe and orderly manner and separated by at least five feet from any property line.

18.20.040 - Conditional uses permitted.

The following are uses that may be permitted by action of the commission under the conditions and procedures specified in Chapter 18.60 of this title:

- A. Sale of dispensing or service of alcoholic beverages;
- B. Townhouses and row houses built to a common wall at side lot lines;
- C. Nursing homes, convalescent homes and similar institutional uses;
- D. Churches, synagogues, convents, monasteries, and customary accessory uses including parsonages, day nurseries, kindergartens and meeting rooms;
- E. Utilities substations;
- F. Off-street parking spaces or structures out of compliance with Chapter 18.48 of this code;
- G. Educational and entertainment establishments;
- H. Recreational Vehicle parks;
- I. Convenience establishments;
Any retail establishment offering for sale a limited line of groceries and household items intended for the convenience of the neighborhood
- J. Correctional institutions, rehabilitation facilities, and related institutions;
- K. Privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses are delineated as conditions to approval;

L. Cemeteries, crematoriums and mausoleums;

M. Planned unit developments.

Planned Unit Developments- A development guided by a total design plan in which one or more of the zoning or subdivision regulations, other than use regulations, may be waived or varied to allow flexibility and creativity in site and building design and location, in accordance with general guidelines. Lots of definitions

18.20.050 - Lot area.

Minimum lot requirements are as follows:

Use	Lot Area (Sq. Ft.)	Lot Width (In feet)
A. Single-family dwelling	4,000	40
B. Two-family dwelling	6,000	40
C. Three Family Dwelling	6,000	50

18.20.060 - Yard Setbacks.

[Commission to discuss objectives and goals of setbacks]

18.20.070 - Maximum lot coverage.

[Commission to discuss objectives and goals of setbacks]

Maximum lot coverage by all buildings shall be fifty percent? Or building area?

18.20.080 - Height, off-street parking-Other requirements.

- A. The maximum building height shall be three and one-half stories but shall not exceed forty-five feet. **Shall comply with 16.XXX fire ladder restrictions**
- B. Signs may be allowed in connection with any permitted use; subject to the provisions of chapter 18.44 and 16.XXX (IBC has sign rules).
- C. Off-street parking shall comply with chapter 18. 48 of this code unless otherwise permitted under chapter 18.60 of this code.
- D. Other development requirements shall be as required in this title.

Chapter 18.21 - RR3 RURAL RESIDENTIAL DISTRICT

Sections:

- 18.21.010 - Purpose of district.
- 18.21.020 - Principal uses permitted.
- 18.21.030 - Accessory uses permitted.
- 18.21.040 - Conditional uses permitted.
- 18. 21.050 - Lot area.
- 18. 21.060 - Yard setbacks.
- 18. 21.070 - Maximum lot coverage.
- 18. 21.080 - Height, off-street parking - Other requirements.

18.021.010 - Purpose of district.

The Rural Residential Three (RR-3) District is established as a land use district for large lot, low-density residential purposes. For the RR-3 district, in promoting the general purposes of this title, the specific intentions of this chapter are:

- A. To encourage the continued use of land for low-density purposes;
- B. To prohibit commercial and industrial land uses; and
- C. To discourage land uses which, because of their character and size, would create unusual requirements and costs for public services.

18.021.020 - Principal uses permitted.

The following principal uses are permitted in the RR-3 district:

- A. No more than one single-family dwelling unit per lot.

18.021.030 - Accessory uses permitted.

The following accessory uses are permitted in the RR-3 district:

- A. Private garages;
- B. Greenhouses and tool sheds;
- C. The noncommercial keeping of animals solely for the personal use of the owner or occupant of the lot. A lot where animals are kept shall be maintained in a sanitary and inoffensive condition, with structures necessary to the proper housing of the animals and to the confinement of the animals within the boundaries of the lot;

- D. Other buildings and uses customarily accessory and clearly subordinate to the permitted principal use of the lot.

18.021.040 - Conditional uses permitted.

Subject to the requirements of the conditional use standards and procedures of this title, the following conditional uses may be permitted in the RR-3 district:

- A. Public utility, police and fire protection facilities, parks, libraries, elementary and secondary schools;
- B. Home occupations;
- C. Public service and municipal buildings and uses in keeping with the character and requirements of the district.

18.021.050 - Lot area.

Minimum lot requirements are as follows:

- A. The minimum lot area shall be three acres.
- B. The minimum lot width shall be one hundred sixty feet.

18.021.060 - Yard setbacks.

Minimum setback requirements are as follows:

- A. Front yard: twenty-five feet;
- B. Side yards: thirty feet;
- C. Rear yard: sixty feet.

18.021.070 - Maximum lot coverage.

Maximum lot coverage by all buildings shall be twenty-five percent.

18.021.080 - Height, off-street parking-Other requirements.

- A. Maximum height of structures shall be two and one-half stories, but not exceeding thirty-five feet. **Shall comply with 16.XXX fire ladder restrictions**
- B. Easements for installation and maintenance of utilities are as set out or reserved as shown on the recorded plat.
- C. Off-street parking shall meet the requirements of Chapter 18.48 of this code unless otherwise permitted under chapter 18.60 of this code.

Chapter 18.24 - R MEDIUM DENSITY RESIDENCE DISTRICT

Sections:

- 18.24.010 - Purpose of district.
- 18.24.020 - Principle uses permitted.
- 18.24.030 - Accessory uses permitted.
- 18.24.040 - Conditional uses permitted.
- 18.24.050 - Lot area.
- 18.24.060 - Yard setbacks.
- 18.24.070 - Maximum lot coverage.
- 18.24.080 - Height, off-street parking, and other requirements.

18.24.010 - Purpose of district.

The Medium Density Residential District is intended for residential areas with a combination of multifamily structures consisting of four or fewer dwelling units, single-family residences and medium to high population density. Nonresidential uses may be permitted on the basis of whether or not they are compatible with the predominantly residential character of this district.

18.24.020 - Principle uses permitted.

The following uses are permitted in the R medium-density district:

- A. One-family, two-family, three-family and four-family dwellings;
- B. Boardinghouses; rooming houses, or bed and breakfasts;

Rooming house A private house in which rooms are rented for living or staying temporarily.

"Boardinghouse" means a building other than a hotel with not more than five sleeping rooms where lodging, with or without meals, is provided for compensation for three or more persons, but not exceeding fifteen persons, on other than day-to-day basis and which is not open to transient guests.
- C. Truck gardening, the raising of bush and tree crops, flower gardening, and the use of greenhouses;
- D. Home occupations;
- E. Public, private or parochial academic schools and daycare facilities;
- F. Parks, playgrounds and play fields;
- G. Public service and municipal buildings; and

- H. Private clubs and lodges except that any use involving sale of dispensing or service of alcoholic beverages may be permitted by conditional use only.

18.24.030 – Accessory uses permitted.

The following are accessory uses permitted in this district:

- A. Accessory building and uses not used or operated for gain and not including guest houses or accessory living quarters;
- B. Noncommercial greenhouses, gardens, garden sheds and tool sheds, docks, and private barbeque pits.
- C. Private garages or carports;
- D. Private storage in yards of noncommercial equipment including noncommercial trucks, boats (put commercial with size limit? How to include commercial boats), aircraft, campers, or travel trailers, in a safe and orderly manner and separated by at least five feet from any property line.

18.24.040 – Conditional uses permitted.

The following are uses that may be permitted by action of the commission under the conditions and procedures specified in Chapter 18.60 of this title:

- A. Sale of dispensing or service of alcoholic beverages;
- B. Townhouses and row houses built to a common wall at side lot lines;
- C. Nursing homes, convalescent homes and similar institutional uses;
- D. Churches, synagogues, convents, monasteries, and customary accessory uses including parsonages, day nurseries, kindergartens and meeting rooms;
- E. Utilities substations;
- F. Off—street parking spaces or structures out of compliance with Chapter 18.48 of this code;
- G. Educational and entertainment establishments;
- H. Recreational Vehicle parks;
- I. Convenience establishments;
Any retail establishment offering for sale a limited line of groceries and household items intended for the convenience of the neighborhood
- J. Correctional institutions, rehabilitation facilities, and related institutions;

- K. Privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses are delineated as conditions to approval;
- L. Cemeteries, crematoriums and mausoleums;
- M. Planned unit developments.
Planned Unit Developments- A development guided by a total design plan in which one or more of the zoning or subdivision regulations, other than use regulations, may be waived or varied to allow flexibility and creativity in site and building design and location, in accordance with general guidelines. Lots of definitions

18.24.050 - Lot area.

Minimum lot requirements are as follows:

Use	Lot Area (Sq. Ft.)	Lot Width (In feet)
A. Single-family dwelling	4,000	40
B. Two-family dwelling	6,000	40
C. 3-4 family dwelling	6,000	50

18.24.060 - Yard Setbacks.

[Commission to discuss objectives and goals of setbacks]

18.24.070 - Maximum lot coverage.

[Commission to discuss objectives and goals of setbacks]

Maximum lot coverage by all buildings shall be fifty percent.

18.024.080 - Height, off-street parking-Other requirements.

- A. The maximum building height shall be three and one-half stories but shall not exceed forty-five feet. **Shall comply with 16.XXX fire ladder restrictions**
- B. Signs may be allowed in connection with any permitted use; subject to the provisions of chapter 18.44 and 16.XXX (IBC has sign rules).
- C. Off-street parking shall comply with chapter 18. 48 of this code unless otherwise permitted under chapter 18.60 of this code.
- D. Other development requirements shall be as required in this title.

Chapter 18.25 - HIGH DENSITY RESIDENTIAL DISTRICT

Sections:

- 18.25.010 - Purpose of district.
- 18.25.020 - Principle uses permitted.
- 18.25.030 - Accessory uses permitted.
- 18.25.040 - Conditional uses permitted.
- 18.25.050 - Lot area.
- 18.25.060 - Yard setbacks.
- 18.25.070 - Maximum lot coverage.
- 18.25.080 - Height, off-street parking, and other requirements.

18.25.010 - Purpose of district.

The High Density District is intended to include urban multiple-family dwelling uses with medium to high residential densities. The regulations and restrictions in the High Density District are intended to protect, preserve and enhance the primarily residential character of the district.

18.25.020 - Principle uses permitted.

Permitted uses and structures are as follows:

- A. Single-family dwellings; More than one principal structure may be allowed on any lot or tract.
- B. Two-family dwellings;
- C. Multiple-family dwellings;
- D. Public, private or parochial academic elementary schools;
- E. Parks, playgrounds and playfields, municipal buildings and uses in keeping with the character and requirements of the district;
- F. Rooming houses;
A private house in which rooms are rented for living or staying temporarily.
- G. Private clubs and lodges except that any use involving sale of dispensing or service of alcoholic beverages may be permitted by conditional use only.

18.25.030 - Accessory uses permitted.

Permitted accessory uses and structures are as follows:

- A. Home occupation
- B. Noncommercial greenhouses, gardens, garden sheds and tool sheds, private barbeque pits;
- C. Private garages;
- D. Private storage in yards of noncommercial equipment including noncommercial trucks, boats (put commercial with size limit? How to include commercial boats), aircraft, campers, or travel trailers, in a safe and orderly manner and separated by at least five feet from any property line. Does this fit in high density?

18.25.040 - Conditional uses permitted.

Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

- A. Townhouses and row houses built to a common wall at side lot lines;
- B. Nursing homes, convalescent homes and similar institutional uses;
- C. Churches and synagogues, along with the customary accessory uses including parsonages, day nurseries, kindergartens and meeting rooms;
- D. Utilities substations;
- E. Off—street parking spaces or structures;
- F. Museums, historical and cultural exhibits, aquariums, and the like;
- G. Recreational Vehicles parks;
- H. Convenience establishments;
- I. Planned unit development;
- J. Privately owned neighborhood community recreation centers in keeping with the character and requirements of the district, provided the center is oriented to a particular residential subdivision or housing project and that the uses are delineated as conditions to approval;

18.25.050 - Lot area.

Minimum lot requirements are as follows:

Use	Lot Area (Sq. Ft.)	Lot Width (In feet)
A. Single-family dwelling	4,000	40

B. Two-family dwelling	6,000	40
C. 3-6 family dwelling	6,000	50
D. 7-10 family dwelling	8,500	75
	plus 750 sq. ft. for each dwelling unit in excess of 7.	

18.25.060 - Yard Setbacks.

[Commission to discuss objectives and goals of setbacks]

18.25.070 - Maximum lot coverage.

[Commission to discuss objectives and goals of setbacks]

Maximum lot coverage by all buildings shall be fifty percent? Or building area?

18.025.080 - Height, off-street parking-Other requirements.

- A. The maximum building height shall be three and one-half stories but shall not exceed forty-five feet. **Shall comply with 16.XXX fire ladder restrictions**
- B. Signs may be allowed in connection with any permitted use; subject to the provisions of chapter 18.44 and 16.XXX (IBC has sign rules).
- C. Off-street parking shall comply with chapter 18. 48 of this code unless otherwise permitted under chapter 18.60 of this code.
- D. Other development requirements shall be as required in this title.

COMBINATION DISTRICT- UNNAMED (CURRENTLY UNRESTRICTED)

Sections:

- 18.030.010 - Purpose of district.
- 18.030.020 - Principal uses permitted.
- 18.030.030 - Accessory uses permitted.
- 18.030.040 - Conditional uses permitted.
- 18.030.050 - Lot area.
- 18.030.060 - Yard setbacks.
- 18.030.070 - Maximum lot coverage.
- 18.030.080 - Height, off-street parking - Other requirements.

18.030.010 - Purpose of district.

The unrestricted district (“U District”) is intended to allow a combination of uses including residential, commercial, industrial, and conservation. Construction will require compliance with provisions of Chapter 16.XX of this code.

18.030.020 - Principal uses permitted.

The principle uses permitted in the U District include and are limited to all of the uses permitted in any other district under Title 18 of this code.

18.030.030 - Accessory uses permitted.

The accessory uses permitted in the U District include and are limited to all of the accessory uses permitted in any other district under Title 18 of this code.

18.030.040 - Conditional uses permitted.

The conditional uses permitted in the U District include and are limited to all of the conditional uses permitted in any other district under Title 18 of this code and subject to action of the commission under the conditions and procedures specified in Chapter 18.60 of this title.

18.030.040 - Lot area. Still working on this will have update at meeting

- A. Lot sizes shall be no smaller than the size permitted in the Downtown District.
- B. Density of residential, commercial and industrial development shall be governed by case-by-case determinations of the Alaska Department of Environmental Conservation and the fire marshal, based upon their review of proposed site development plans for specific sites.

18.030.060 - Yard setbacks.

[Need to discuss if these are the setbacks you want in all districts or if you want to revise these setbacks or remove them entirely for this district]

- A. There shall be a front yard in the UR unrestricted district of not less than ten feet from the property line.
- B. There shall be a rear yard in the UR unrestricted district of not less five feet.
- C. There shall be a side yard in the UR unrestricted district of not less than five feet.
- D. The minimum side yard on the street side of a corner lot shall be five feet.

18.030.060- Maximum lot coverage.

[Does the Commission want to set a maximum lot coverage?]

18.030.070 - Height, off-street parking-Other requirements.

[Needs to discuss height restriction given lack of other restrictions in U district]

- A. The maximum building height in the U District shall be two and one-half stories but shall not exceed thirty-one feet as measured at the eve line.
- B. Properties in the UR unrestricted district will not be subject to the provisions of Chapter 9.36, except where required by state and/or federal law.
- C. Temporary structures, not attached to the land or connected to water, gas or sewage facilities, and any structure less than two hundred square feet shall be exempt from the site development permit process. **Do we want this in all zones?**
- D. A mobile home may be permitted with an approved site plan in the Unrestricted (UR) zone provided it bears the HUD plate with documentation that it was constructed since 1979 and is in compliance with HUD code. A mobile home without the appropriate insignia can only be moved to a mobile home park.

Memorandum

To: Planning Commission
From: Planning Department
Date: 2/23/2012
RE: Proposed changes to zone districts that will be reviewed next Work Session

Current Zone

Industrial
Industrial Reserve
Waterfront Industrial Reserve

Change to

Industrial

Current Zone

Economic Development Zone PWWSC area
Waterfront Commercial Zone----South fill
Portion of the Business district Trident north reluctant fishermen area

Change to

Harbor Services District

Current District

Central Business District

Change to

Downtown District

Current District

Business District

Change to

Commercial District

At the next work session a draft of these zones will be presented.

~ March 2012 ~							April ▶
◀ February	Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3	
4	5	6	7	8	9	10	
		PLANNING COMMISSION REGULAR MEETING 6PM CITY HALL					
11	12	13	14	15	16	17	
18	19	20	21	22	23	24	
25	26	27	28	29	30	31	
	CITY HALL CLOSED SEWARD'S DAY						

~ April 2012 ~							May ▶	
◀ March	Sun	Mon	Tue	Wed	Thu	Fri	Sat	
1	2	3	4	5	6	7		
8	9	10 PLANNING COMMISSION REGULAR MEETING 6 PM CITY HALL	11	12	13	14		
15	16	17	18	19	20	21		
22	23	24	25	26	27	28		
29	30	Notes:						