

Planning Commission Agenda
WORK SESSION
CITY HALL CONFERENCE ROOM
TUESDAY, APRIL 3, 2012

Chairman

Tom Bailer

Commissioners

David Reggiani
John Greenwood
Greg LoForte
Roy Srb
Tom McGann
Scott Pegau

**In those matters coming before the Cordova Planning Commission at 6:00 p.m.;
Tuesday , April 3rd, 2012 in the City Hall Conference Room, 602 Railroad Ave. Cordova,
Alaska, are as follows:**

- A. **CALL TO ORDER**
- B. **ROLL CALL**
 **Chairman Tom Bailer, Commissioners David Reggiani, John Greenwood, Greg LoForte,
Roy Srb, Tom McGann and Scott Pegau.**

City Planner

Samantha Greenwood

Assistant Planner

Faith Wheeler-Jeppson

- C. **Cordova Municipal Code Title 18 - Zoning**
- D. **Adjournment**

**If you have a disability which makes it difficult for you to participate in City-sponsored functions,
Please contact 424-6200 for assistance.**

Memorandum

To: **Planning and Zoning**
From: **Sam Greenwood, City Planner**
Date: **3/28/2012**
Re: **Chapter 18 Zoning**

PART I. BACKGROUND:

Below are the proposed code combinations and changes for business, industrial and commercial. An effort was made to condense and streamline the current zoning districts, while maintaining the uses for each zone. We need to answer these questions at this work session.

1. Determine if the proposed district is the direction that the P&Z wants to go with these districts? If not what do want to do with the district?
2. Do these zones need lots sizes? If so what would be the sizes?
3. Determine if lot coverage and building coverage are required for these zones? If so what are the coverage for each zone?
4. Are the setbacks adequate for each zone? Do we to use yards for all these zones?

Proposed Districts versus Current Districts

Commercial District

Business District

Downtown District

Central Business District

Harbor Services Districts (See Map for potential area)

Economic Development District (No current write up in City Code)

Waterfront Commercial District

Lot size requirement 9,000 square feet

Portion of Business District

Industrial District

Waterfront Industrial

Industrial District

Industrial Reserve District (Does not currently exist on ground)

Chapter 18.28 - B BUSINESS DISTRICT

Sections:

[18.28.010 - Permitted uses.](#)

[18.28.020 - Building height limit.](#)

[18.28.030 - Yards.](#)

[18.28.040 - General conditions.](#)

18.28.010 - Permitted uses.

The following uses are permitted in the B district:

- A. All uses permitted in the R districts;
- B. Retail stores and retail service shops of all kinds, banks, offices, hotels and restaurants;
- C. Theaters, bowling alleys, assembly halls, funeral parlors;
- D. Gasoline service stations, automobile repair garages, printing, laundry and dry-cleaning establishments employing not more than ten persons for operations, other than clerical and delivery;
- E. Required off-street parking;
- F. Accessory buildings and uses;
- G. Other buildings, uses or services similar, as determined by the city planning commission, to the uses listed in this chapter in the type of services or goods sold, in the number of persons employed, in the number and types of vehicles attracted to the premises and in the effect upon adjacent areas.

(Prior code § 15.205(A)).

18.28.020 - Building height limit.

The maximum building height in the B district shall be three stories or fifty feet; provided, however, that a building or structure thereafter erected, added to or otherwise constructed may be increased in height, provided the gross cubical content of such building or structure does not exceed the sum total of the area of the lot upon which it is to be erected multiplied by fifty.

(Prior code § 15.205(C)).

18.28.030 - Yards.

- A. Every building or portion thereof in the B district which is designed, intended or used for any purpose permitted in an R district for any other residential or dwelling purpose shall provide yards as

required in the R district; provided, that when the ground floor of any such building is used for any commercial purpose, no side yard shall be required except that there shall be a side yard along the side of every lot which is not bounded by an alley and which is bordering on property in any R district.

B. Yards shall not be required otherwise, except that no building shall be erected nor shall any use of land be conducted so that the same will be closer than thirty feet to the center line of any street adjoining the lot.

(Prior code § 15.205(D)).

18.28.040 - General conditions.

A. All selling, dealing in or displaying of goods or merchandise by shops, stores or businesses shall be entirely conducted and located within a permanent building unless otherwise specifically excepted.

B. No stores or businesses shall involve any kind of manufacture, compounding, processing or treatment of products except that which is clearly incidental and essential to the authorized use and provided that:

1. No more than ten persons are engaged in the manufacture, compounding, processing or treatment of products or servicing and repairing appliances, equipment, etc.;
2. Not more than twenty percent of the ground floor area of any building shall be used for such purposes;
3. Such operations or products are not objectionable due to odor, dust, smoke, noise, vibrations or other similar nuisances.

C. All exterior walls of buildings hereafter erected, extended or structurally altered which face a street or property in an R district shall be designed, treated and finished in a uniform and satisfactory manner approved by the planning commission.

(Prior code § 15.205(B)).

Chapter 18.29 - CENTRAL BUSINESS DISTRICT

Sections:

[18.29.010 - Purpose.](#)

[18.29.020 - Principal permitted uses.](#)

[18.29.030 - Building height limit.](#)

[18.29.040 - Yards.](#)

[18.29.050 - General conditions.](#)

18.29.010 - Purpose.

The purpose of this district is to permit a variety of commercial, administrative, financial, civic, culture, residential, entertainment, and recreational uses in an effort to provide the harmonious mix of activities necessary to further enhance the central business district as a commercial and service center.

(Ord. 586 (part), 1984).

18.29.020 - Principal permitted uses.

The following uses are permitted in the CBD zone: All limited uses in the B district, except that off-street parking shall not be required as specified in Chapter 18.48.

(Ord. 586 (part), 1984).

18.29.030 - Building height limit.

The maximum building height in the B district shall be three stories or fifty feet; however, a building or structure thereafter erected, added to or otherwise constructed may be increased in height, provided the gross cubical content of such building or structure does not exceed the sum total of the area of the lot upon which it is to be erected multiplied by fifty.

(Ord. 586 (part), 1984).

18.29.040 - Yards.

A. Every building or portion thereof in the B district which is designed, intended or used for any purpose permitted in an R district for any other residential or dwelling purpose shall provide yards as required in the R district; provided, that when the ground floor of any such building is used for any commercial purpose, no side yard shall be required except that there shall be a side yard along the side of every lot which is not bounded by an alley and which is bordering on property in an R district.

B. Yards shall not be required otherwise, except that no building shall be erected nor shall any use of land be conducted so that the same will be closer than thirty feet to the center line of any street adjoining the lot.

(Ord. 586 (part), 1984).

18.29.050 - General conditions.

A. All selling, dealing in or displaying of goods or merchandise by shops, stores or business shall be entirely conducted and located within a permanent building unless otherwise specifically excepted.

B. No stores or businesses shall involve any kind of manufacturing, compounding, processing or treatment of products except that which is clearly incidental and essential to the authorized use and provided that:

1. No more than ten persons are engaged in the manufacturing, compounding, processing or treatment of products or servicing and repairing of appliances, equipment, etc.;

2. Not more than twenty percent of the ground floor area of any building shall be used for such purposes;

3. Such operations or products are not objection— able due to odor, dust, smoke, noise, vibrations or other similar nuisances.

C. All exterior walls of buildings hereafter erected, extended or structurally altered which face a street or property in an R district shall be designed, treated and finished in a uniform and satisfactory manner approved by the planning commission.

(Ord. 586 (part), 1984).

Chapter 18.32 - I INDUSTRIAL DISTRICT

Sections:

[18.32.010 - Permitted uses.](#)

[18.32.020 - Prohibited uses.](#)

[18.32.030 - Special restrictions.](#)

[18.32.040 - Building height limit.](#)

[18.32.050 - Front yard.](#)

[18.32.055 - Rear and side yard requirements.](#)

[18.32.080 - Off-street loading.](#)

18.32.010 - Permitted uses.

The following uses are permitted in the I district:

All uses not otherwise prohibited by law, except any residential or commercial use.

(Prior code § 15.206(A)).

18.32.020 - Prohibited uses.

The following uses are prohibited in the I district:

A. All residential uses, except dwelling for a watchman or caretaker employed on the premises or owner-operator and members of his family;

B. All uses that may be noxious or injurious by reason of the production or emission of dust, smoke, refuse matter, odor, gas, fumes, noise, vibration or similar substances or conditions; provided, however, that any use may be permitted if approved by the city planning commission and subject to the securing of a permit therefor and to such conditions, restrictions, and safeguards as may be deemed necessary by said commission of the purpose of protecting the health, safety, morals or the general welfare of the community.

(Prior code § 15.206(B)).

18.32.030 - Special restrictions.

No automobile wrecking, junk yard or similar use shall be permitted in the I district, either as a primary or an accessory use, within five hundred feet of any state highway.

(Prior code § 15.206 (C)).

18.32.040 - Building height limit.

There shall be no building height limit in the I district.

(Prior code § 15.206(D)).

18.32.050 - Front yard.

In the I district:

- A. There shall be a front yard of not less than twenty feet;
- B. The front yard along state highways shall be not less than fifty feet.

(Ord. 647 § 1, 1988; prior code § 15.206(E)).

18.32.055 - Rear and side yard requirements.

None, except as necessary to provide required off-street parking and loading as per Chapter 18.48 of this code and to comply with the Uniform Building Code as adopted by the city.

(Ord. 647 § 4, 1988).

18.32.080 - Off-street loading.

In the I district, there shall be at least one space, twelve by thirty feet accessible to a public street. This space shall be in addition to any yard space requirements.

(Prior code § 15.206(H)).

Chapter 18.33 - WATERFRONT INDUSTRIAL DISTRICT

Sections:

- [18.33.010 - Purpose.](#)
- [18.33.020 - Permitted principal uses and structures.](#)
- [18.33.030 - Permitted accessory uses and structures.](#)
- [18.33.040 - Conditional uses and structures.](#)
- [18.33.050 - Prohibited uses and structures.](#)
- [18.33.060 - Setbacks.](#)
- [18.33.070 - Lot coverage.](#)
- [18.33.080 - Height.](#)
- [18.33.090 - Off-street parking and loading.](#)
- [18.33.100 - Minimum lot requirements.](#)
- [18.33.110 - Signs.](#)
- [18.33.120 - Floor elevations.](#)
- [18.33.130 - Site plan review.](#)

18.33.010 - Purpose.

The following statement of intent and use regulations shall apply in the WI district:

The waterfront Industrial district is intended to be applied to land with direct access or close proximity to navigable tidal waters within the city. Uses within the waterfront industrial district are intended to be marine-dependent or marine-oriented, and primarily those uses which are particularly related to location or commercial enterprises that derive an economic benefit from a waterfront location.

(Ord. 634 (part), 1988).

18.33.020 - Permitted principal uses and structures.

The following are the permitted principal uses and structures in the waterfront industrial district:

- A. Marine sales;
- B. Open wet moorage;
- C. Covered wet moorage;
- D. Passenger staging facility;
- E. Haulout facilities;
- F. Marine construction, repair and dismantling;
- G. Cargo terminal;
- H. Cargo handling and marine-oriented staging area;

- I. Fish and seafood processing;
- J. Warehousing and wholesaling;
- K. Open storage for marine-related facilities;
- L. Fuel storage and sales.

(Ord. 634 (part), 1988).

18.33.030 - Permitted accessory uses and structures.

- A. Bunkhouses in conjunction with permitted principal uses;
- B. Residential dwelling for watchman or caretaker employed on the premises, or owner-operator and members of his family, in conjunction with permitted principal uses;
- C. Retail business when accessory to a permitted principal use.

(Ord. 634 (part), 1988).

18.33.040 - Conditional uses and structures.

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

- A. Log storage and rafting;
- B. Timber and mining manufacturing.

(Ord. 634 (part), 1988).

18.33.050 - Prohibited uses and structures.

Any use or structure not of a character as indicated under permitted uses, accessory uses, or conditional uses.

(Ord. 634 (part), 1988).

18.33.060 - Setbacks.

- A. Minimum Setbacks.
 - 1. Front yard-Twenty feet.
 - 2. Side yard and rear yard: subject to Uniform Building Code regarding fire walls and separation of buildings.

(Ord. 634 (part), 1988).

18.33.070 - Lot coverage.

- A. Maximum lot coverage by all buildings and structures as regulated by the Uniform Building Code.

(Ord. 634 (part), 1988).

18.33.080 - Height.

A. Maximum height of buildings and structures: subject to Uniform Building Code regarding building heights.

(Ord. 634 (part), 1988).

18.33.090 - Off-street parking and loading.

A. Off- street Parking and Loading. The requirements for off-street parking and loading in the waterfront industrial district shall be as set forth in Chapter 18.48 of this code.

(Ord. 634 (part), 1988).

18.33.100 - Minimum lot requirements.

A. Minimum Lot Requirements.

- 1. Lot width: 100 feet;
- 2. Lot size: 10,000 feet.

(Ord. 634 (part), 1988).

18.33.110 - Signs.

A. Signs. Signs may be allowed in the waterfront industrial district subject to the supplementary district regulations, the Uniform Sign Code, as set forth in Chapter 18.44 of this code.

(Ord. 634 (part), 1988).

18.33.120 - Floor elevations.

A. Minimum Finished Floor Elevations. In the waterfront industrial district, the following minimum finished floor elevations for the ground floor shall be adhered to:

North Fill Development Park

<u>Block 1</u>	
Lot 1	27.00"
Lot 2	26.50"
Lot 3	27.25"
<u>Block 2</u>	
Lot 4	27.25"
Lot 1	26.50"
<u>Block 3</u>	
Lot 2	26.25"
Lot 1	26.50"
<u>Block 4</u>	

Lot 1	27.25"
Lot 2	27.25"
Lot 3	27.25"
Lot 4	27.25"
Lot 5	26.25"
<u>Block 5</u>	
Lot 1	27.25"
Lot 2	27.25"
<u>Block 6</u>	
Lot 2	26.50"
Lot 1	26.25"
<u>Block 7</u>	
Lot 2	26.50"
Lot 3	26.25"
Lot 1	26.75"
Lot 3	27.25"
<u>Block 8</u>	
Lot 1	27.00"
Lot 2	26.75"
Lot 3	26.50"
Lot 4	26.25"

Note: The elevation datum used is based on the following described bench mark:

USC & GS Standard Brass Disk Located in Sidewalk Adjacent to Fish Game Building near Southwest Corner of Intersection Railroad Avenue and Breakwater Avenue. Elevation 40.40 Above M.L.L.W.

(Ord. 634 (part), 1988).

18.33.130 - Site plan review.

A. Prior to the issuance of a building for construction within the waterfront industrial district, the planning commission shall approve the development plan for the project. The site plan review shall be conducted in accordance with Chapter 18.42 of this code.

B. The exterior siding and roof shall be finished in earthtone colors.

(Ord. 634 (part), 1988).

COMMERCIAL DISTRICTS

City Code	Zone Purpose	Minimum Lot Size	Max Lot Coverage	Building Ht.
Anchorage	To create a concentrated area of retail, financial and public institutional facilities in order to encourage the development of interrelated uses and functions, reduce pedestrian walking distance between activities, and ensure the development of compatible pedestrian-oriented uses on the ground floor level throughout the district.	Width: 50 feet. Area: 6,000 sq. ft.	Buildings may be constructed within the full limits of the lot, up to three stories in height. Above three stories in height, construction shall conform to additional requirements (See Code)	35 ft. above ground elevation (with exceptions)
Palmer	Commercial enterprises which serve the needs of a large population and a large land area, and to provide a centralization of service by allowing heavier uses.	Width: 60 feet. Lot area: 7,200 sq. ft.	Residential square footage shall not exceed commercial square footage.	50 ft. above grade
Craig	To accommodate a wide range of commercial and compatible light industrial uses in appropriate areas.	6,000 – sq. ft.	50% of lot area remaining when the set back area is subtracted from the total lot area	30 ft.
Ketchikan	No purpose listed. Numerous principal uses.	Lot width – 50 feet	None w/ exception of 60.10.080	50 ft.
Cordova	To permit a variety of commercial, administrative, financial, civic, culture, residential, entertainment, and recreational uses in an effort to provide the harmonious mix of activities necessary to further enhance the central business district as a commercial and service center.	None	None	50 ft. (with exceptions)



Potential Harbor
Service District