

**Chair**

Nancy Bird

**Vice Chair**

Mark Hall

**Commissioners**

Tom McGann

Chris Bolin

Trae Lohse

Sarah Trumblee

Tania Harrison

**City Planner**

Kevin Johnson

**PLANNING COMMISSION REGULAR MEETING  
Tuesday October 11, 2022 AT 6:30 PM  
CORDOVA CENTER COMMUNITY ROOMS A & B**

**AGENDA**

**1. CALL TO ORDER**

**2. ROLL CALL**

Chair Nancy Bird, Commissioners Tom McGann, Chris Bolin, Trae Lohse, Mark Hall, Sarah Trumblee, and Tania Harrison

**3. APPROVAL OF AGENDA**

**4. APPROVAL OF CONSENT CALENDAR**

- a. Record excused absence for Tania Harrison & Trae Lohse from the August 18, 2022 Regular meeting
- b. Record unexcused absence for Nancy Bird from the August 18, 2022 Regular meeting

**5. DISCLOSURES OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS**

**6. CORRESPONDENCE**

**7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS**

- a. Guest Speakers
- b. Audience comments regarding agenda items (3 minutes per speaker)

**8. PLANNER'S REPORT.....Page 1**

**9. UNFINISHED BUSINESS**

**10. NEW BUSINESS**

- a. Resolution 22-05 – Capital Improvement Projects List.....Page 2
- b. Housing - Residential Zoning, ADU, Density, Infill Development Discussion.....Page 9

**11. AUDIENCE COMMENTS**

**12. COMMISSION COMMENTS**

**13. ADJOURNMENT**

**You may submit written public comments via email to [planning@cityofcordova.net](mailto:planning@cityofcordova.net), mail comments to City of Cordova, PO Box 1210, Cordova, AK 99574, or delivered to City Hall directly. Written public comments must be received by 4:00 p.m. on the day of the meeting**

# Planner's Report

**To:** Planning and Zoning Commission  
**From:** Kevin Johnson, City planner  
**Date:** 10/11/22  
**Re:** Recent Activities and Updates

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- City Council approved Dutch Marine Industries lease for a portion of the City Shipyard for the construction of a shop for their boat repair business. The lease is a 10-year lease with two 5-year renewal periods.
- City Council approved the city to begin direct negotiations for land disposal of a portion of ATS 220 to Jeff Guard and Dorne Hawxhurst. The city has begun the surveying and subdivision process to create a legal lot for disposal and is expecting to have that reviewed and ready for approval by the end of the month. The Purchase and Sale agreement is currently under review and is expected to be brought to Council for approval at their 10/19 meeting.
- Staff published the Request for Proposals for the south harbor RAISE grant project. A pre-proposal meeting was held on 10/03. Five companies attended the meeting and showed great interest in the project. Proposals are due November 13<sup>th</sup>.
- City Council approved the ordinance updating CMC Chapter 15.22 Disposal of Real Property their 9/21 meeting.





## **AGENDA ITEM # 10a**

### **Planning Commission Meeting Date: 10/11/22**

#### **PLANNING COMMISSION COMMUNICATION FORM**

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**FROM:** Kevin Johnson, City Planner

**DATE:** 10/11/22

**ITEM:** Resolution 22-05 – 2022 Capital Improvement Projects List

**NEXT STEP:** Pass Resolution

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☐ INFORMATION

☐ MOTION

☒ RESOLUTION

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#### **I. REQUEST OR ISSUE:**

The Planning Commission is required by the City Code to:

*Submit annually to the city council, not less than ninety days prior to the beginning of the budget year, a list of recommended capital improvements which in the opinion of the commission are necessary or desirable to be constructed during the forthcoming three-year period. Such list shall be arranged in order of preference, with recommendations as to which projects shall be constructed in which year (CMC 3.40.080 E).*

#### **II. RECOMMENDED ACTION / NEXT STEP:**

The current draft of Resolution 22-05 contains the same items that were forwarded to the City Council in the 2021 Capital Improvements Projects list, resolution 21-10 as they remain unfunded at this time. After making the motion to approve the resolution, the commission can discuss and make changes to the list if so desired.

“I move to approve Resolution 22-05.”

### **III. FISCAL IMPACTS:**

Fiscal impacts have not been determined as each project cost varies widely. City Council will determine which if any of the items on the list should be explored further including cost estimates.

### **IV. BACKGROUND INFORMATION:**

Below is the list of CIP projects from the 2021 planning commission CIP list with the exception that items 7 and 8 from the 2021 list has been combined into one item on this year’s list. Staff has no additional projects to add to this list, and as none of these projects have yet to secure funding none have been removed from the list.

1. **E-911 Addressing Implementation Phase II**
  - Acquire and integrate new hardware to fully utilize the new E-911 addressing.
2. **Chase Ave updates – Copper River Hwy intersection to Lefevre Street Intersection**
  - Project would include paving street, ADA sidewalks, drainage improvements and utility upgrades.
  - Preliminary design work has been completed making it “shovel ready” for grant applications. Final costs to be determined.
3. **Wastewater Treatment Plant – Additional Treatment Capability and General Upgrades**
  - The existing treatment plant needs additional treatment capability for high flow and general upgrades. Last upgrades done in 1999-2000
4. **Preliminary Engineering for 7<sup>th</sup> Street updates – Lake Ave Intersection to Adams Ave Intersection**
  - Design shovel-ready project to include paving street, ADA sidewalks, and drainage improvements
  - This area is in need of major upgrades to better control stormwater runoff and pedestrian facilities are needed due to the dense population from the USCG housing and townhomes, as well as the close proximity to the elementary school.
5. **Parking and Walkway - North Harbor**
  - Preliminary design completed as part of the PIDP grant application.
  - This “shovel ready” project should remain on the CIP list until grant funded is awarded.
6. **Design and Construction of a new Public Safety Building**
  - Create shovel-ready project providing public safety, additional parking, and ADA accessible sidewalks to be used in grant/loan applications
7. **Railroad Avenue – Nicholoff Intersection to Council Intersection**
  - Preliminary design completed as part of the PIDP grant application
  - Includes paving street, ADA sidewalks, and drainage improvements
  - This “shovel ready” project should remain on the CIP list until grant funded is awarded.
8. **Preliminary Engineering for Council Avenue Upgrades – Railroad Intersection to First Street Intersection**
  - Design shovel-ready project to include paving street, ADA sidewalks, and drainage improvements
9. **Update Code Titles 17 and 18**
  - Updates needed to both the subdivision and zoning code to help encourage the development of residential and commercial properties.

### **V. LEGAL ISSUES:**

N/A

### **VI. CONFLICTS OR ENVIRONMENTAL ISSUES:**

N/A

**VII. ATTACHMENTS:**

- A. Draft Resolution 22-05 2022 CIP List
- B. Resolution 21-10 2021 CIP List

**CITY OF CORDOVA, ALASKA  
PLANNING COMMISSION  
RESOLUTION 22-05**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CORDOVA, ALASKA,  
RECOMMENDING A CAPITAL IMPROVEMENT PROJECTS LIST TO THE CITY COUNCIL**

**WHEREAS**, the City of Cordova's Planning Commission is directed by Cordova Municipal Code 3.40.080(E) to *Submit annually to the City Council, not less than ninety days prior to the beginning of the budget year, a list of recommended capital improvements which in the opinion of the commission are necessary or desirable to be constructed during the forthcoming three-year period. Such list shall be arranged in order of preference, with recommendations as to which projects shall be constructed in which year;* and

**WHEREAS**, the City of Cordova's Planning Commission has identified and prioritized a Capital Improvement List that will benefit the citizens of Cordova; and

**WHEREAS**, the City of Cordova's Planning Commission has identified the following Capital Improvement List as being critical to the future wellbeing and economy of Cordova and the surrounding area:

**1. E-911 Addressing Implementation Phase II**

- Acquire and integrate new hardware to fully utilize the new E-911 addressing that is currently under development.

**2. Chase Ave – Copper River Hwy intersection to Lefevre Street Intersection**

- Project would include paving street, ADA sidewalks, drainage improvements and utility upgrades.

**3. Wastewater Treatment Plant – Additional Treatment Capability and General Upgrades**

- The existing treatment plant needs additional treatment capability for high flow and general upgrades. Last upgrades done in 1999-2000

**4. Preliminary Engineering 7<sup>th</sup> Street – Lake Ave Intersection to Adams Ave Intersection**

- Design shovel-ready project to include paving street, ADA sidewalks, and drainage improvements
- This area needs major upgrades to better control stormwater runoff and pedestrian facilities are needed due to the dense population from the USCG housing and townhomes, as well as the proximity to the elementary school.

**5. Parking and Walkway upgrades for North Harbor**

- Increase parking along Breakwater Avenue and provide a much-needed pedestrian connection between the north and south harbor.

**6. Design and Construction of a new Public Safety Building**

- Create shovel-ready project providing public safety, additional parking, and ADA accessible sidewalks to be used in grant/loan applications

**7. Railroad Avenue – Nicholoff Intersection to Council Intersection**

- Includes paving street, ADA sidewalks, and drainage improvements

**8. Preliminary Engineering Council Avenue – Railroad Intersection to First Street Intersection**

- Design shovel-ready project to include paving street, ADA sidewalks, and drainage improvements

**9. Update Code Titles 17 and 18**

- Updates needed to both the subdivision and zoning code to help encourage the development of residential and commercial properties.

**NOW, THEREFORE BE IT RESOLVED THAT** the Planning Commission of the City of Cordova, Alaska hereby recommends a capital improvement list to the City Council.

**PASSED AND APPROVED THIS 11<sup>TH</sup> DAY OF OCTOBER, 2022**

ATTEST:

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Nancy Bird, Chair

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Kevin Johnson, City Planner

**CITY OF CORDOVA, ALASKA  
PLANNING COMMISSION  
RESOLUTION 21-10**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CORDOVA, ALASKA,  
RECOMMENDING A CAPITAL IMPROVEMENT PROJECTS LIST TO THE CITY COUNCIL**

**WHEREAS**, the City of Cordova's Planning Commission is directed by Cordova Municipal Code 3.40.080(E) to *Submit annually to the City Council, not less than ninety days prior to the beginning of the budget year, a list of recommended capital improvements which in the opinion of the commission are necessary or desirable to be constructed during the forthcoming three-year period. Such list shall be arranged in order of preference, with recommendations as to which projects shall be constructed in which year; and*

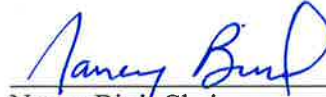
**WHEREAS**, the City of Cordova's Planning Commission has identified and prioritized a Capital Improvement List that will benefit the citizens of Cordova; and

**WHEREAS**, the City of Cordova's Planning Commission has identified the following Capital Improvement List as being critical to the future wellbeing and economy of Cordova and the surrounding area:

- 1. E-911 Addressing Implementation Phase II**
  - Acquire and integrate new hardware to fully utilize the new E-911 addressing that is currently under development.
- 2. Preliminary Engineering Chase Ave – Copper River Hwy intersection to Lefevre Street Intersection**
  - Design shovel-ready project to include paving street, ADA sidewalks, drainage improvements and utility upgrades.
- 3. Wastewater Treatment Plant – Additional Treatment Capability and General Upgrades**
  - The existing treatment plant needs additional treatment capability for high flow and general upgrades. Last upgrades done in 1999-2000
- 4. Preliminary Engineering 7<sup>th</sup> Street – Lake Ave Intersection to Adams Ave Intersection**
  - Design shovel-ready project to include paving street, ADA sidewalks, and drainage improvements
- 5. Parking and Walkway Design on North Harbor**
  - Create shovel-ready project providing public safety, additional parking, and ADA accessible sidewalks to be used in grant/loan applications
  - Extends 25 feet into harbor
  - Includes contract services from engineer
  - Based on the cost from South Fill report with engineering at 15% of project cost
- 6. Design and Construction of a new Public Safety Building**
  - Create shovel-ready project providing public safety, additional parking, and ADA accessible sidewalks to be used in grant/loan applications
- 7. Railroad Avenue – Nicholoff Intersection to Water Street Intersection**
  - Update and implement plan and profile drawings
  - Includes paving street, ADA sidewalks, and drainage improvements
- 8. Preliminary Engineering Railroad Avenue – Water Street Intersection to Council Intersection**
  - Design shovel-ready project to include paving street, ADA sidewalks, and drainage improvements
- 9. Preliminary Engineering Council Avenue – Railroad Intersection to First Street Intersection**
  - Design shovel-ready project to include paving street, ADA sidewalks, and drainage improvements
- 10. Update Code Titles 17 and 18**
  - Funding for attorney time

**NOW, THEREFORE BE IT RESOLVED THAT** the Planning Commission of the City of Cordova, Alaska hereby recommend a capital improvement list to the City Council.

PASSED AND APPROVED THIS 14<sup>TH</sup> DAY OF SEPTEMBER, 2021



Nancy Bird, Chair

ATTEST:



Kevin Johnson, City Planner



## **AGENDA ITEM # 10b**

### **Planning Commission Special Meeting Date: 10/11/22**

#### **PLANNING COMMISSION COMMUNICATION FORM**

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**FROM:** Kevin Johnson, City Planner

**DATE:** 10/11/22

**ITEM:** Housing - Residential Zoning, ADU, Density, Infill Development Discussion

**NEXT STEP:** Discuss Zoning Regulations in Relation to Housing Development

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☒ INFORMATION  
☐ MOTION  
☐ RESOLUTION

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#### **I. REQUEST OR ISSUE:**

Staff and Planning Commission have identified that a part of the housing issue that Cordova faces is related to the lack of easily developable land or the lack of existing utilities. One way that this can be addressed is allowing for greater density through infill development of existing developed land and underutilized properties. Staff would like to discuss how allowing for greater density in appropriate areas of the city could encourage development and increase the number of dwelling units available.

#### **II. RECOMMENDED ACTION / NEXT STEP:**

The chair should open the agenda item for discussion. No motion necessary.

#### **III. FISCAL IMPACTS:**

No fiscal impacts at this time. Future fiscal impacts will be determined and presented as staff and commission determine different paths forward.



#### **IV. BACKGROUND INFORMATION:**

The 2019 Comprehensive Plan identifies that Cordova has limited developable land, and that growth will require redevelopment of underutilized spaces. This can be accomplished by encouraging what is known as “Infill” development. Infill development is the process of developing vacant or underutilized parcels within an existing urban area that is already largely developed. This development strategy is usually associated with an increase in density.

As Cordova has limited ready to develop vacant land, we may want to explore the idea of allowing for a greater density of development in the existing developed areas. These areas already have roadways and utilities, which are two major costs associated with developing more rural areas. Areas of focus could be the downtown core and its surrounding neighborhoods as these areas already have a relatively high level of density as well as the road and utility infrastructure.

Infill development within these areas could look like something minor such as allowing detached Accessory Dwelling Units on existing developed lots, to something more intensive such as high-density apartments / condominiums. There are other forms of development in between such as cottage housing, townhomes, or Planned Unit Developments. By focusing greater density and diversity in housing types within the greater downtown area, we can preserve the outskirts of town for low density development.

The Comprehensive Plan also established a Future Land Use Map which is used to guide policy and development decisions. These decisions could include revising the existing boundaries of the Official Zoning Map to better align with the Future Land Use Map. As a part of our review of the existing zoning codes and the changes that we contemplate making, we should analyze if the current boundaries, guide the desired development to the locations we think would be best or if new zones should be established and existing ones be removed or replaced.

#### **V. LEGAL ISSUES:**

No legal impacts at this time. Potential legal issues will be identified as staff and commission determine different paths forward.

#### **VI. ENVIRONMENTAL ISSUES:**

No environmental impacts at this time. Potential environmental issues will be determined and presented as staff and commission determine different paths forward.

#### **VII. SUMMARY:**

With limited ready to develop land, staff asks that the Planning Commission discuss and provide their opinions on increasing density within certain areas of the city. An example of some steps that could be taken includes allowing for detached Accessory Dwelling Units, allowing a greater number of dwelling units in a single structure than current code allows, decreasing parking requirements to allow for a greater buildable area on the lot, reducing minimum lot sizes, or requiring a minimum number of units per lot.

#### **VII. ATTACHMENTS:**


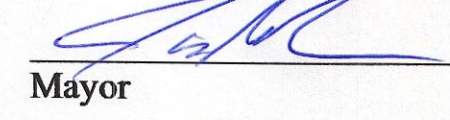
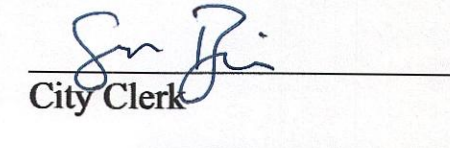
- Official Zoning Map
- Existing Zoning Map Exhibits

- Future Land Use Maps
- Zoning Table & Supplemental



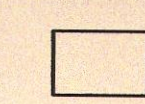



# Official Zoning Map

This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted 6/16/99 as part of the Cordova City Code of the City of Cordova, Alaska.

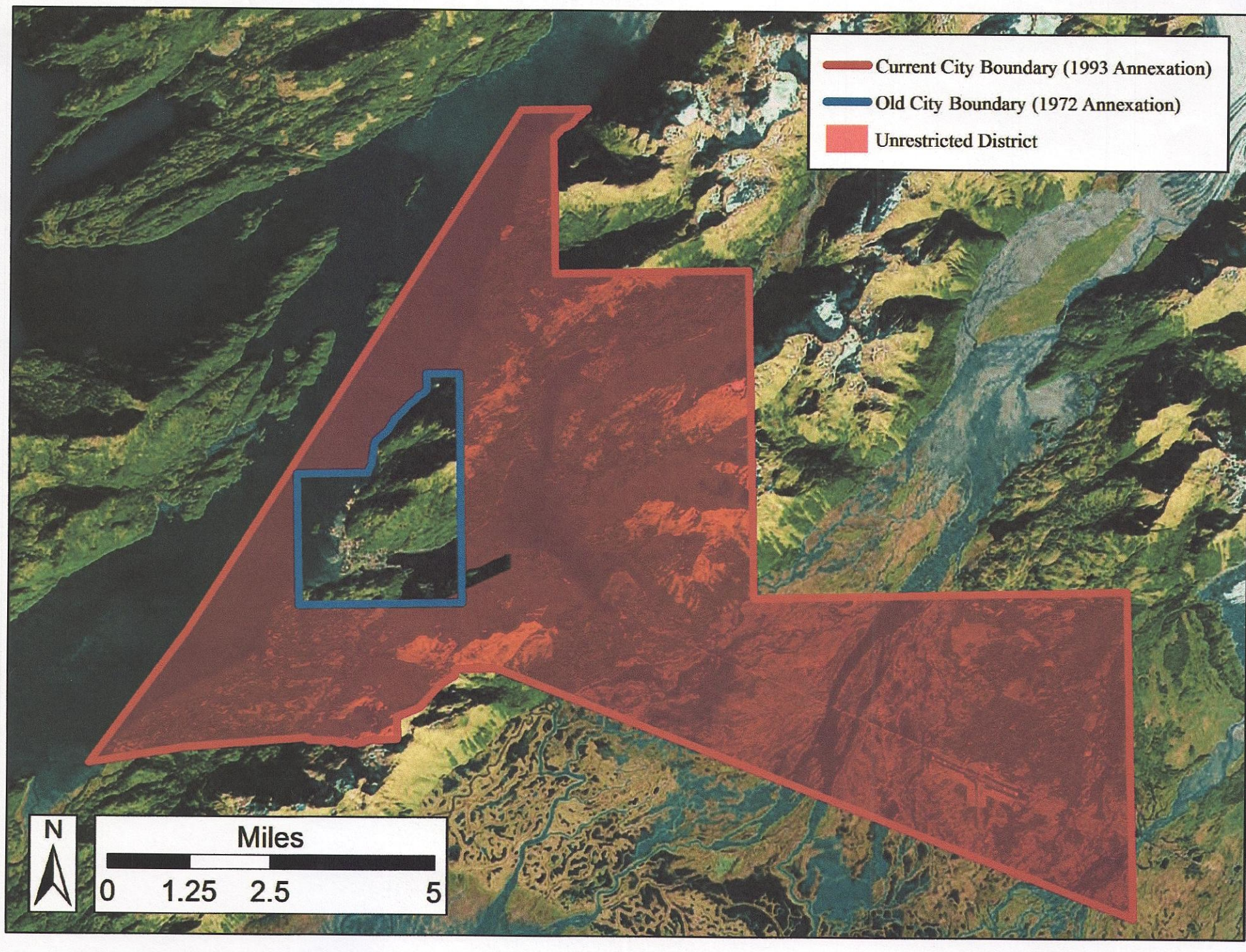
 Mayor:  Date: 8/5/15  
City Clerk:  Date: 8/5/15

## Zones

-  Business District
-  Central Business District
-  Waterfront Commercial Park District
-  Waterfront Industrial District
-  Waterfront Historic District
-  Industrial District
-  Low Density Residence District
-  Medium Density Residence District
-  Rural Residential District
-  Planned Mobile Home District
-  Public Lands and Institutions District
-  Parks and Open Space District
-  Watershed Protection District
-  Conservation District
-  Unrestricted District

-  Parcel Lines
-  Current City Boundary (1993 Annexation)
-  Old City Boundary (1972 Annexation)
-  Eyak Lake Area Meriting Special Attention (AMSA)

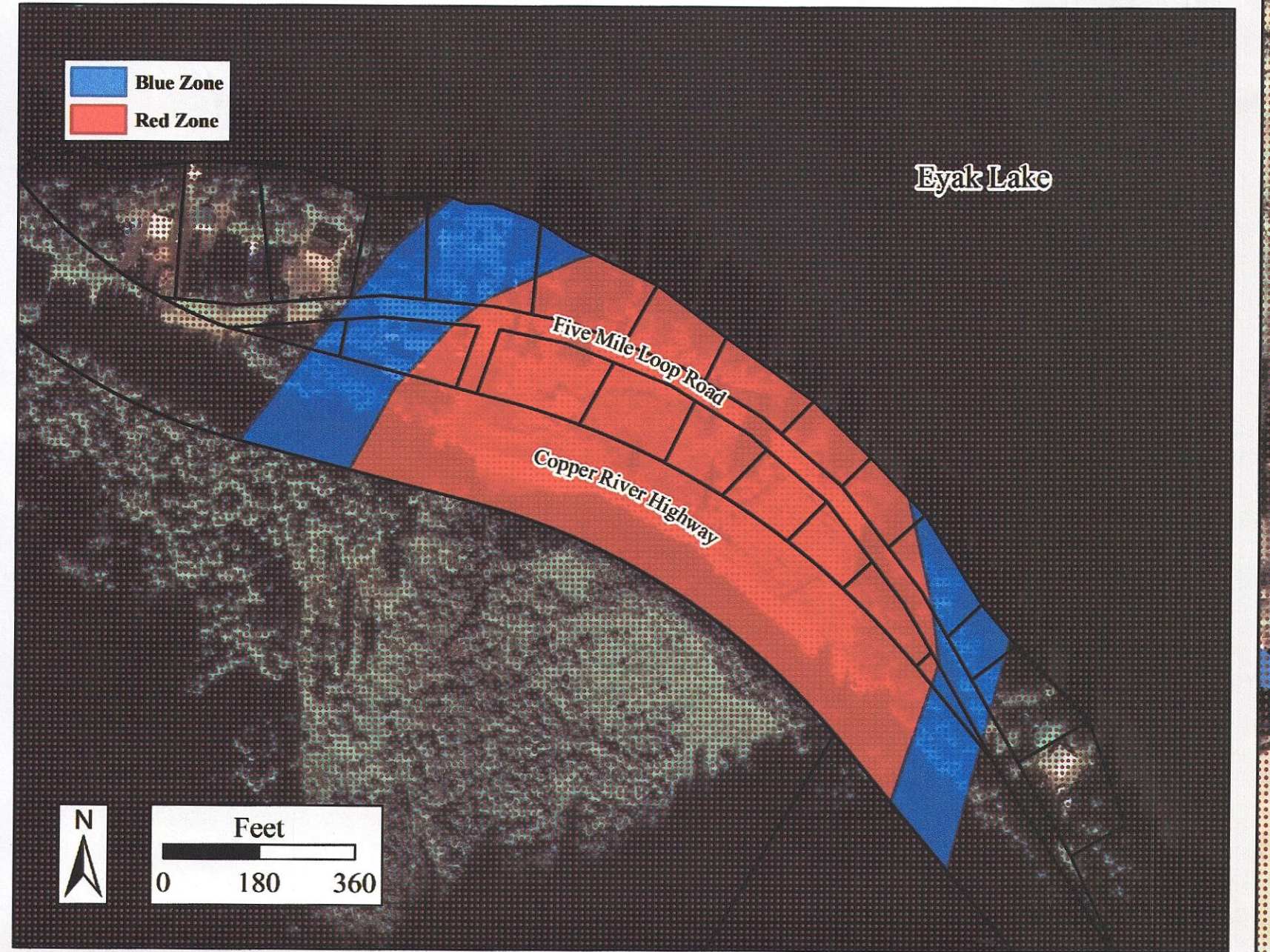
## Unrestricted District



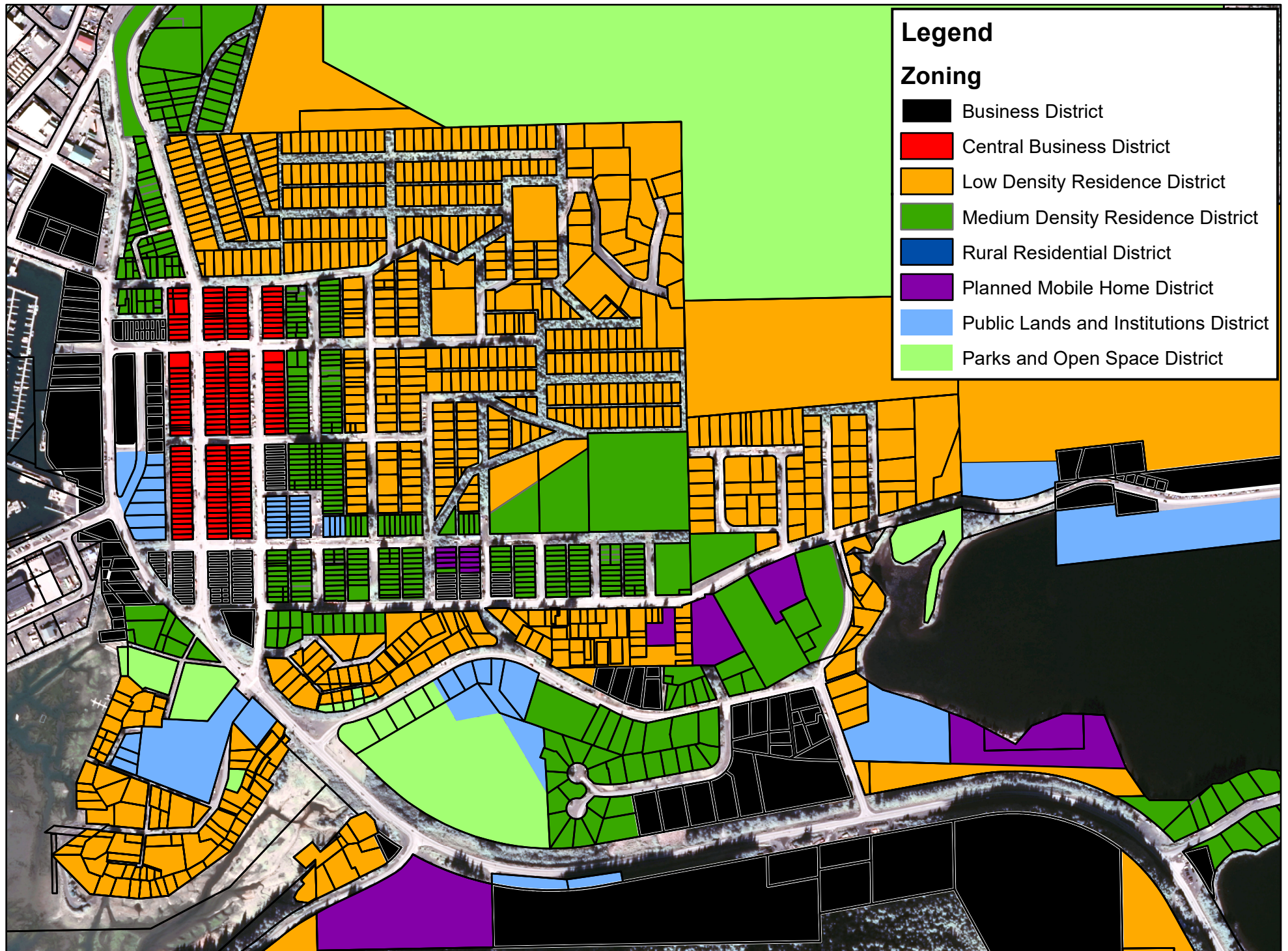
### Notes:

1. All areas outside of the scope of the Zoning Map within the Current City Boundary are zoned in the Unrestricted District. See Unrestricted District map above.
2. Parcel lines are depicted on this map as solid black lines. These lines are approximate only and may include errors or omissions. They should not be used to determine actual property lines. There are several areas in which there are zone changes that do not follow parcel lines.
3. In addition to the zoning districts depicted on this map, there may be additional overlay zoning districts, designated hazard areas, or other land use regulations.
4. The City of Cordova does not guarantee that this zoning map is free from errors or omissions. This map is subject to and revision or interpretation as permitted by the Cordova Municipal Code. Prior to making any decision or taking any action based on the information contained on this map, please contact the Planning Department.
5. Title 18 of the Cordova Municipal Code contains the zoning ordinance for the City. The Code and this Zoning Map can be found on the City's webpage at [www.cityofcordova.net](http://www.cityofcordova.net).

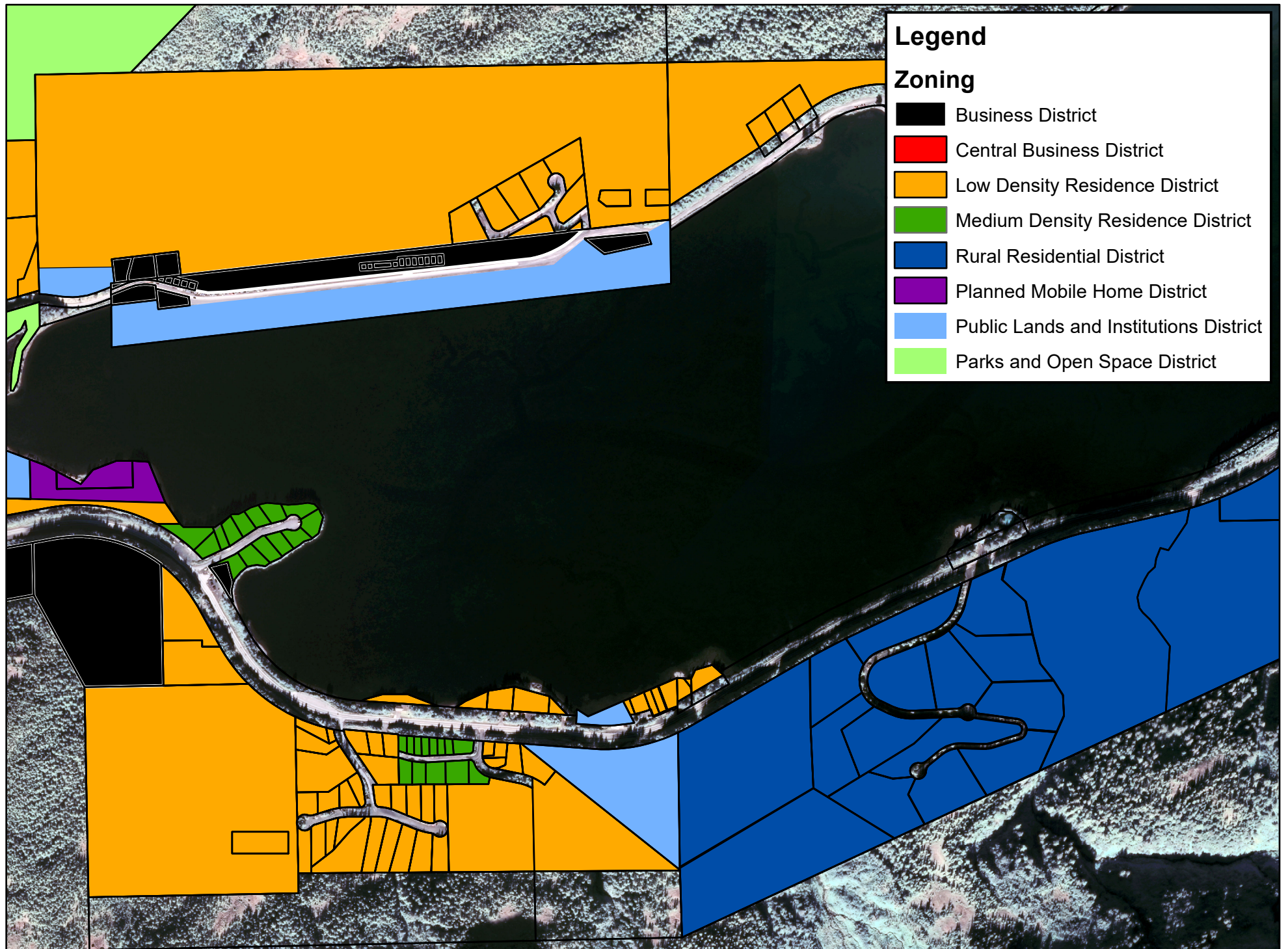
## Avalanche Overlay District









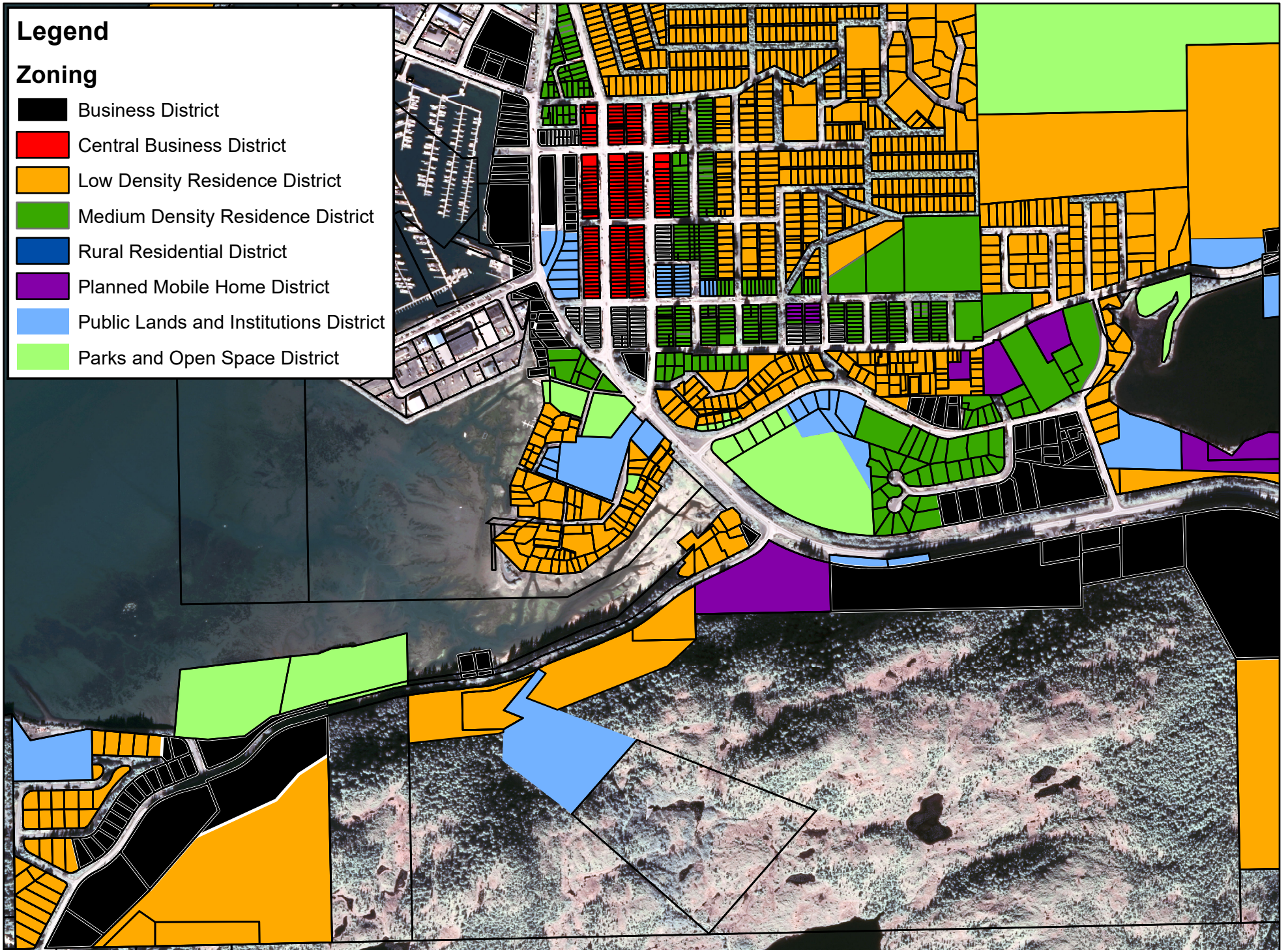




## Legend

### Zoning

- Business District
- Central Business District
- Low Density Residence District
- Medium Density Residence District
- Rural Residential District
- Planned Mobile Home District
- Public Lands and Institutions District
- Parks and Open Space District



## Cordova Comprehensive Plan Update: Future Land Use Maps

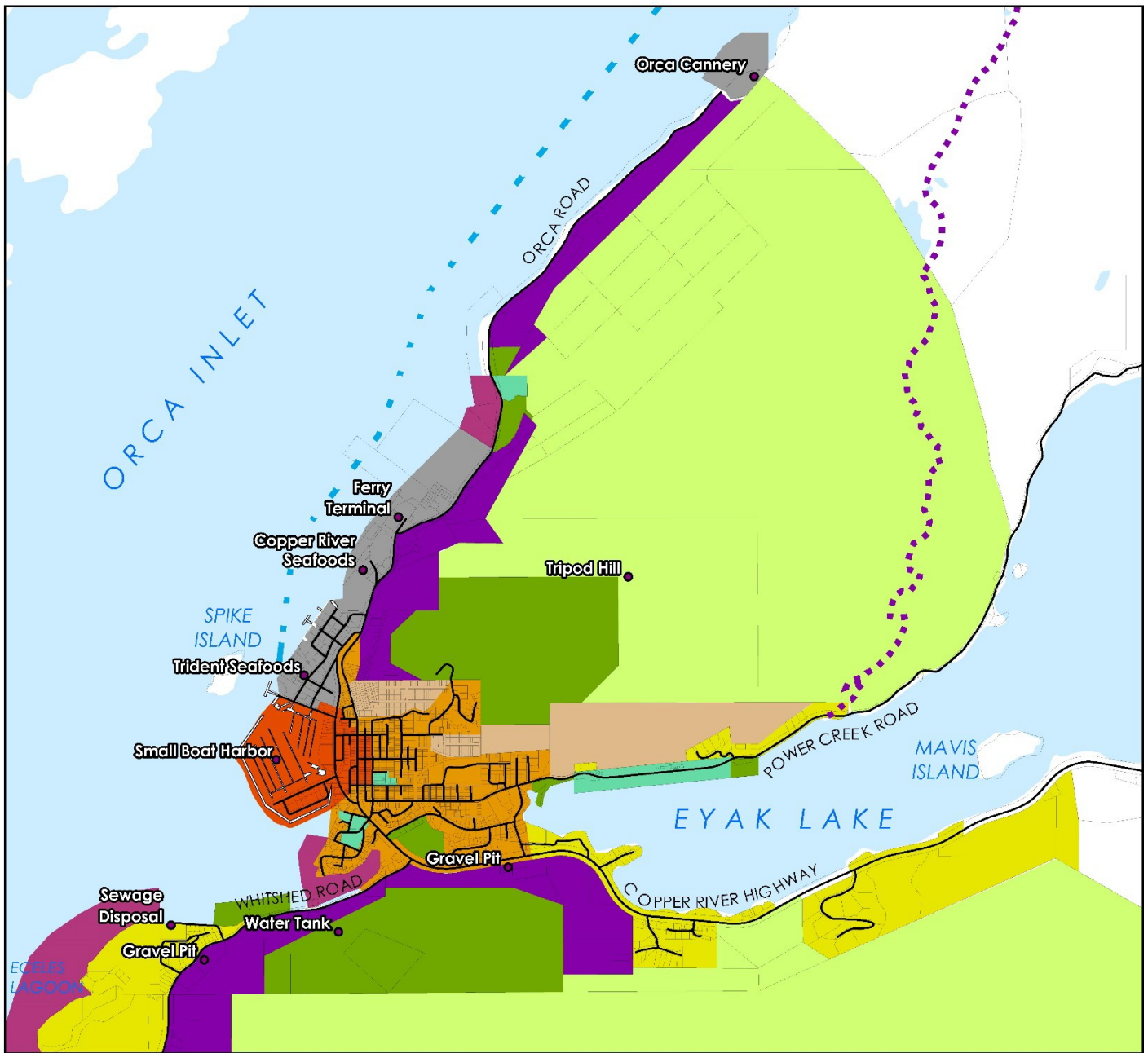
<b>Future Land Use Map Categories</b> <i>The general land use categories defined on the map cover areas with different uses, but with similar underlying characteristics. For example, the “Community Core” includes a mix of commercial, industrial and residential uses, but these uses are concentrated in the walkable center of town.</i>		
<b>Land Use Category</b>	<b>Intended Land Uses</b>	<b>Application Area</b>
<b>Community Core</b>	Areas for continuing infill and densification, with a focus on mixed use development, walkability, redevelopment and policies for compatibility between differing uses. This is the primary business district for Cordova.	Historic downtown, harbor, South Fill and waterfront
<b>In-Town Residential</b>	Predominately residential with compatible public, commercial uses; an area for infill and densification, including neighborhoods that currently have public water, sewer, and other utilities.	Neighborhoods within reasonable walking distance (approximately ½ mile) from the Community Core
<b>Outlying Residential</b>	Predominately residential uses although other uses allowed; generally applied in areas with limited public water and sewer service and mixed sewer and septic.	Existing residential and other use properties in areas adjacent to the Community Core and In-Town Residential
<b>Hillside Residential</b>	Undeveloped, physically-constrained property intended for future residential use, in locations requiring rigorous subdivision, road and utility development to respond to the area’s physical constraints.	Properties with significant physical development constraints on predominantly city-owned tracts, in areas adjacent to the Community Core and In-Town Residential
<b>Rural Mixed Use</b>	Variety of uses including residential, commercial, lodging and industrial with minimal rules on allowed uses.	Low density areas outside current/ anticipated utility service areas; generally, in areas on the outskirts of the city such as Whitshed Road, the airport, Six-Mile
<b>In-Town Mixed Use</b>	Areas that require further public engagement to determine best use, which could include residential, commercial or other developed uses.	City-owned and private land, typically in areas with strategic locations but significant physical development challenges



<b>Industrial/ Commercial Waterfront</b>	Industrial and commercial uses that benefit from or require a waterfront location.	Existing and proposed developed waterfront areas
<b>Low Intensity/ Conservation Waterfront</b>	Waterfront areas with identified conservation value, where development will be minimized.	Select locations that adjoin current or anticipated development areas including Shelter Cove, Odiak Slough
<b>Community Facilities</b>	Large parcels used for community and non-profit services and facilities.	Limited to larger tracts of land: community uses on smaller lots are not included
<b>Parks &amp; Developed Open Space</b>	Large parcels used for developed, active recreation.	Ski hill, larger city parks
<b>Watershed, Dispersed Recreation, Open Space</b>	Public lands intended to remain in a largely natural state, providing protection for watersheds, scenic viewsheds and other valuable open space functions; also includes dispersed recreation such as trails and parks and some low-density residential development.	City, state and USFS upland properties



# Future Land Use Map for Cordova (Local View)



— Roads    - - - Trails    ▭ Parcels    - - - Marine Highway    ■ Water

## FUTURE LAND USE

- |                      |                                       |  |
|----------------------|---------------------------------------|--|
| Community Core       | In-Town Mixed Use                     | Community Facilities                         |
| In-Town Residential  | Industrial/Commercial Waterfront      | Parks & Developed Open Space                 |
| Outlying Residential | Low Intensity/Conservation Waterfront | Watershed, Dispersed Recreation & Open Space |
| Hillside Residential |                                       |  |
| Rural Mixed Use      |                                       |  |

Produced for the City of Cordova  
by Agnew::Beck and PDC Engineers, 2019

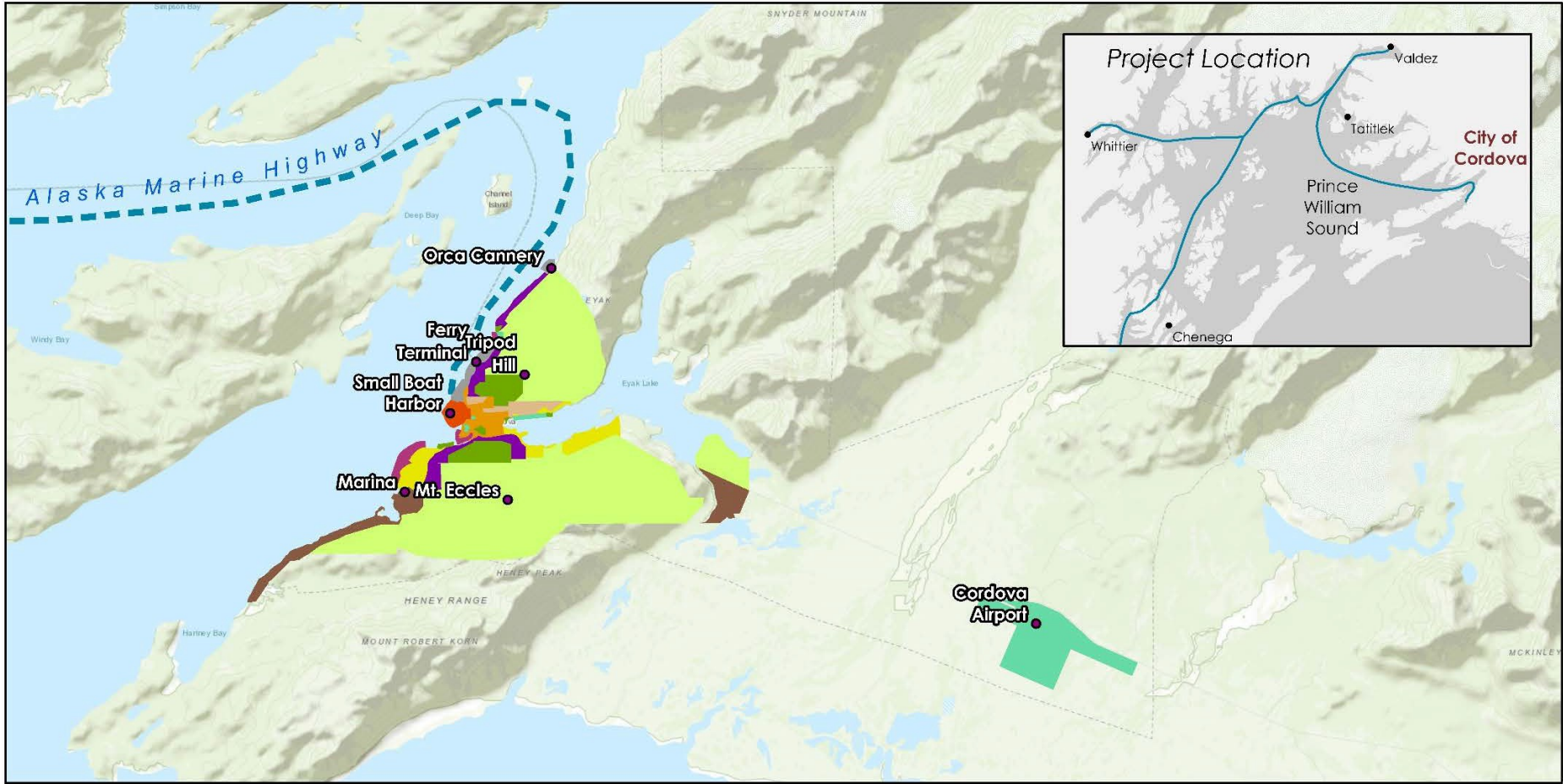
Data Sources: City of Cordova, State of Alaska, USFS



0 1,500 3,000 6,000 Feet

Projection: NAD 1983,  
State Plane Alaska 3 FIPS 5003 Feet

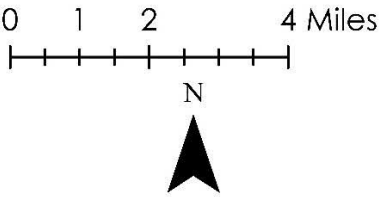
Future Land Use Map for Cordova (Full Extent of City of Cordova Boundaries)



--- City Boundary    - - - Marine Highway

**FUTURE LAND USE**

- |                      |                                       |  |
|----------------------|---------------------------------------|--|
| Community Core       | Rural Mixed Use                       | Community Facilities                         |
| In-Town Residential  | In-Town Mixed Use                     | Parks & Developed Open Space                 |
| Outlying Residential | Industrial/Commercial Waterfront      | Watershed, Dispersed Recreation & Open Space |
| Hillside Residential | Low Intensity/Conservation Waterfront |  |



Produced for the City of Cordova  
by Agnew::Beck and PDC Engineers, 2019

Data Sources: City of Cordova, State of Alaska, USFS

Projection: NAD 1983,  
State Plane Alaska 3 FIPS 5003 Feet

DISTRICT	USES	SETBACKS	HEIGHT LIMIT	MIN. LOT SIZE
Low Density Residential – 18.20	<ul style="list-style-type: none"> <li>One – three Family Dwelling,</li> <li>Boardinghouses,</li> <li>Truck Gardening,</li> <li>Home Occupations</li> <li>Accessory Building (not for use as a dwelling),</li> <li>Off Street Parking</li> </ul>	<ul style="list-style-type: none"> <li>Front: 10 ft.</li> <li>Side: <sup>1</sup>5 ft. (10 when on a street corner)</li> <li>Rear:15% depth of lot, not to exceed 15 ft.</li> </ul>	Two and one-half stories not to exceed 35 feet	<ul style="list-style-type: none"> <li>4,000 sq. ft. and 40 ft. wide.</li> <li>2,000 sq. ft. per dwelling for two and three family dwelling unit and 40 ft. wide.</li> </ul>
Medium Density Residential – 18.24	<ul style="list-style-type: none"> <li>One, two, &amp; <sup>2</sup>multifamily Dwelling,</li> <li>Boardinghouses,</li> <li>Accessory Building (not for use as a dwelling),</li> <li>Off Street Parking</li> </ul>	<ul style="list-style-type: none"> <li>Front: 10 ft.</li> <li>Side: <sup>3</sup>5 ft. (10 when on a street corner)</li> <li>Rear:15% depth of lot, not to exceed 15 ft.</li> </ul>	Three and one-half stories not to exceed 45 feet	<ul style="list-style-type: none"> <li>4,000 sq. ft. and 40 ft. wide.</li> <li>2,000 sq. ft. per dwelling for two / three dwellings and 40 ft. wide.</li> <li>1,600 sq. ft. per dwelling for four – seven dwellings and 40 ft. wide.</li> <li>1,000 sq. ft. per dwelling for eight or more dwellings and 40 ft. wide.</li> </ul>
High Density Residential – 18.25	<ul style="list-style-type: none"> <li>One, two, &amp; multifamily Dwellings<sup>4</sup></li> <li>Public, Private &amp; Religious Elementary Schools</li> <li>Parks, Playgrounds/fields &amp; Municipal Buildings</li> <li>Rooming Houses</li> <li>Private Clubs &amp; Lodges<sup>5</sup></li> <li>Home Occupations</li> <li>Conditional &amp; Prohibited Uses, See Attached Supplemental Information</li> </ul>	<ul style="list-style-type: none"> <li>Front: 10 ft.</li> <li>Side: 5 ft. &amp; increased one foot for each five feet in height exceeding 35 ft.</li> <li>Rear:10 ft.</li> <li>Multifamily shall provide 100 sq. ft. usable yard area per dwelling unit</li> </ul>	Unrestricted subject to Planning Commission approval	<ul style="list-style-type: none"> <li>4,000 sq. ft. and 40 ft. wide.</li> <li>6,000 sq. ft. for two family dwellings and 40 ft. wide.</li> <li>6,000 sq. ft. per dwelling for three – six dwellings and 50 ft. wide.</li> <li>8,500 sq. ft. per dwelling for seven dwellings plus an additional 750 sq. ft. for each dwelling from 8 – 10</li> <li>Max Lot Coverage of 50% of lot area</li> </ul>
RR3 Residential – 18.21	<ul style="list-style-type: none"> <li>Single Family Dwelling (no ADU allowed)</li> <li>Accessory Structures ((not for use as a dwelling))</li> </ul>	<ul style="list-style-type: none"> <li>Front: 10 ft.</li> <li>Side: 10 ft.</li> <li>Rear:25 ft.</li> </ul>	Two and one-half stories not to exceed 35 feet	<ul style="list-style-type: none"> <li>Three Acres (130,680 sq. ft.)</li> <li>Max Lot Coverage of 25% of lot area</li> </ul>

<sup>1</sup> In case the building is so located on the lot that the rear thereof abuts one side yard and front abuts the other, the side yard along the rear of the building shall have a minimum width of twelve feet and the side yard along the front of the building shall have a minimum width of eighteen feet.

<sup>2</sup> Defined by code as any building containing three or more dwelling units

<sup>3</sup> (1. In case the building is so located on the lot that the rear thereof abuts one side yard and front abuts the other, the side yard along the rear of the building shall have a minimum width of twelve feet and the side yard along the front of the building shall have a minimum width of ten feet. (2. For multiple-family dwellings the minimum side yards required shall be increased one foot for each dwelling unit over four.

<sup>4</sup> More than one principal structure may be allowed on any lot or tract.

<sup>5</sup> Any use involving sale of dispensing or service of alcoholic beverages may be permitted by conditional use only.

Business – 18.28	<ul style="list-style-type: none"> <li>All uses permitted in the R districts</li> <li><sup>6</sup>Retail / Service Shops</li> <li><sup>6</sup>Entertainment</li> <li><sup>6</sup>Accessory Buildings</li> <li>Others as approved by Planning Commission</li> </ul>	<ul style="list-style-type: none"> <li><sup>7</sup>No Setbacks required unless residential located on ground floor.</li> </ul>	<sup>8</sup> Three stories not to exceed 50 feet	No Minimum Lot Size
Central Business – 18.29	<ul style="list-style-type: none"> <li>All limited uses in the B district, except that off-street parking shall not be required</li> </ul>	<ul style="list-style-type: none"> <li><sup>7</sup>No Setbacks required unless residential located on ground floor.</li> </ul>	<sup>8</sup> Three stories not to exceed 50 feet	No Minimum Lot Size
Planned Mobile Home District – 18.26	<ul style="list-style-type: none"> <li>Mobile Home Park</li> <li>Mobile Home Subdivision</li> <li>Accessory Structures</li> </ul>	<ul style="list-style-type: none"> <li>Different Based on MH Park VS MH Subdivision, See Attached Supplemental Information</li> </ul>	Unclear, code implies standard mobile home height and 20 feet for accessory structures	<ul style="list-style-type: none"> <li>5,000 sq. ft.</li> </ul>

<sup>6</sup> (1 Retail stores and retail service shops of all kinds, banks, offices, hotels and restaurants (2 Theaters, bowling alleys, assembly halls, funeral parlors (3 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

<sup>7</sup> Any structures designed or used as a residence shall provide setbacks in accordance with the R district requirements. Provided that when the ground floor is used for a commercial purpose, no setbacks required except for a side yard setback.

<sup>8</sup> 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.

## High Density Residential Zone Supplemental Information

### Conditional Uses:

- Townhouses and row houses built to a common wall at side lot lines
- Nursing homes, convalescent homes and similar institutional uses
- Churches and synagogues, along with the customary accessory uses including parsonages, day nurseries, kindergartens and meeting rooms
- Utilities substations
- Off—street parking spaces or structures
- Museums, historical and cultural exhibits, aquariums, and the like
- Camper parks
- Convenience establishments
- Planned unit development
- 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
- Quasi-institutional houses.

### Prohibited Uses:

- Any use or structure not of a character indicated under permitted uses and structures or permitted as a conditional use
- Storage or use of mobile homes except as provided in this section
- Portable or semi-permanent type structures
- Any use which causes or may reasonably be expected to cause excessive noise, vibration, odor, smoke, dust, or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. "Excessive" is defined for these purposes as a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

## Mobile Home Park Zoning Supplemental Information

### Setbacks:

- Mobile Home Parks:
  - Greenbelt. The park shall have a greenbelt ten feet in width at its rear and sides. The greenbelt shall be ten feet at the front of the mobile home park. The greenbelt shall be measured from the nearest edge of the road right-of-way to the line of the closest mobile home site
  - Recreation. The minimum of ten percent of the total park should be left in open space developed for recreation purposes. Such developed area shall not include roads, sidewalks, lands under water or having excessive grades and shall be so graded and developed as to have adequate drainage and usability by residents of the park
  - Site Dimensions. A mobile home shall have its own site which shall be at least fifty feet wide and a minimum of five thousand square feet in area

- Mobile homes shall be at least fifteen feet from the rear of the nearest mobile home and fifteen feet from the side of the nearest mobile home
  - Mobile homes shall be placed at least ten feet from the pavement of the access drive
- Mobile Home Subdivisions:
  - Lot width: fifty feet
  - Lot area: five thousand square feet
  - Minimum front yard: ten feet
  - Minimum side yard: ten feet
  - Minimum rear yard: fifteen feet