

ORDINANCE 17-08-15-01
CITY OF THORNE BAY

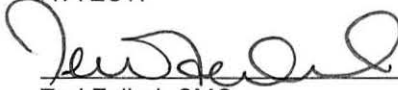
AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF THORNE BAY, ALASKA, AMENDING TITLE
17-ZONING


BE IT ENACTED BY THE CITY COUNCIL FOR THE CITY OF THORNE BAY, ALASKA

- Section 1. Classification. This ordinance is of a general and permanent nature, the chapter and section hereby amended shall be added to the Thorne Bay Municipal Code.
- Section 2. Severability. If any provisions of this ordinance or any application thereof to any person or circumstances is held invalid, the circumstances shall not be affected thereby.
- Section 3. Amendment of Section. The title and chapter of Title 17-Zoning, is hereby amended and added to the Thorne Bay Municipal Code.
- Section 4. Effective Date. This ordinance shall become effective upon adoption.

PASSED AND APPROVED August 15, 2017

ATTEST:


Teri Feibel, CMC


for Harvey McDonald Vice Mayor
James Gould, Mayor

[Introduction: August 1, 2017]
[Public Hearing: August 15, 2017]

Thorne Bay Municipal Code - Title 17 – Zoning**Deleted Zoning Ordinance 17.04.022 – Residential Zone:**

~~**17.04.022 Residential zone.** The purpose of the residential zone is to maintain property values and to provide for aesthetically pleasing neighborhoods by permitting single family houses, duplexes and modular homes with a limited range of compatible uses.~~

~~Section 15.04.020 stipulates that "Development Plans" are required of All building to make the public aware of setback requirements and eliminate building encroachments into right of way, easements and other properties. (Ord. 16-01-05-02)~~

~~**A. Permitted uses.** Permitted uses are uses allowed in the zone without special permitting~~

- ~~1. Single family houses or duplex;~~
- ~~2. Modular homes or modular duplex;~~
- ~~3. Mobile homes;~~
- ~~4. Home occupation or business;~~
- ~~5. Office in home;~~
- ~~6. Accessory buildings for private/residential uses such as garage, shed, private storage of a recreational vehicle, travel trailer, recreational boat, trucks;~~
- ~~7. Visiting travel trailer or motor home occupied by guests accessory of the residence up to forty five days;~~
- ~~8. Basic services (services and facilities which are necessary for development. They include power lines, water lines, sewer lines, power/telephone poles and other low impact facilities of the same character to provide for utilities).~~

~~**B. Conditional uses.** The purpose of a conditional use is to provide for uses that may be suitable in certain locations within this zone but not all locations. Conditional uses must meet certain criteria before obtaining approval by the planning commission.~~

- ~~1. Religious assembly;~~
- ~~2. Electrical utility substations, pump/lift stations;~~
- ~~3. Day care center or facility;~~
- ~~4. Bed and breakfast;~~
- ~~5. Parking a truck or other equipment over two tons;~~
- ~~6. Home occupation or business in accessory building;~~
- ~~7. Triplex;~~
- ~~8. Apartment (four units or more).~~

~~**C. Prohibited Uses**~~

- ~~1. The keeping of animals for profit or for more than personal use; keeping of large animals such as cattle, pigs, horses and goats; the keeping of more than four dogs with the exception of puppies; keeping of roosters or other noisy livestock.~~

~~**D. Property Development Standards:**~~

- ~~1. Minimum lot size: Seven thousand five hundred square feet.~~
- ~~2. Parking: all parking shall be accommodated off street and on the premises.~~
- ~~3. Setbacks: Ten feet from all lot lines, fifteen feet from road rights of way. In addition, development on corner lots shall not impede visibility.~~
- ~~4. Building heights: thirty five feet.~~
- ~~5. Density:~~

- ~~a. Single family minimum of seven thousand five hundred square foot lot size.~~

Amendments are in bold

Deletions are stricken

~~b. Multifamily; a minimum of seven thousand five hundred square feet lot size for the first unit and five thousand square feet addition lot size for each additional unit.~~

~~c. Uses other than residential; no more than one principal structure.~~

~~d. Maximum lot coverage for all structures fifty percent of the lot area remaining after the setback area is subtracted from the total lot area.~~

6. Fences, Walls and Hedges: Fences, walls and hedges may occupy a portion of a yard and be built up to the property line with a six-foot maximum height limit. Fences shall not obstruct vehicular visibility.

a. For separate single family dwellings:

~~i. Seven thousand five hundred square feet of land required for each single family dwelling structure.~~ ~~ii. No more than one separate single family dwelling or principal structure permitted per lot or parcel without submission of a plot plan conforming to the applicable standards or Section 16.20.010, Preliminary plats.~~

~~iii. For uses other than residential, no more than one principal structure.~~

b. For multifamily structures:

~~i. Seven thousand five hundred square feet of land required for each multifamily structure and seven thousand five hundred square feet for an additional single family dwelling structure.~~

~~ii. Seven thousand five hundred square feet of land required for each additional multifamily structure.~~

~~iii. No more than one single or multifamily dwelling or principal structure permitted per lot without the submission of a plot plan conforming to the applicable standards of Section 16.20.010, Preliminary plats.~~

c. uses other than residential; no more than one principal structure.

d. Maximum lot coverage

6. Fences, Walls and Hedges: Fences, walls and hedges may occupy a portion of a yard and be built up to the property line with a six-foot maximum height limit AND Fences shall not obstruct vehicular visibility.

E. Property Development Standards for Tract B.

~~1. Single family residences or duplexes only are allowed on lots 1 through 6, stick built on permanent foundations.~~

~~2. Modular or mobile homes are allowed on lots 7 and 8 that conform to the following:~~

~~a. Minimum twenty feet wide with seven hundred fifty square feet of living space;~~

~~b. Minimum three to twelve pitch roof;~~

~~c. Tongue and axles must be removed;~~

~~d. Wood or wood appearance siding required;~~

~~e. Must be skirted so that structure gives a stick built appearance.~~

~~3. Lots may not be subdivided.~~

~~4. Signs are prohibited except for one sign of not more than five square feet advertising the property for sale or rent and a sign limited to equal size showing ownership of the property.~~

~~5. All driveway approaches will be built from the driving surface of the main road to the edge of the lot, with a minimum of twelve foot width on top and perpendicular to the road. All driveways shall have culverts a minimum of twelve inches in diameter where drainage requires as determined by city maintenance, the city council or the planning commission.~~

- ~~6. Animals, livestock or poultry may not be raised, kept or bred on any lot except up to a total of four dogs, cats, or other normal household pets, provided they are not kept, bred or maintained for any commercial purposes. All animals shall be restrained.~~
- ~~7. The minimum setbacks shall be twenty feet from road rights of way and ten feet from rear and interior lot lines, including attachments and outbuildings. (Ord. 00-03 § 4, 2000; Ord. 93-23 § 6(part), 1993)~~

Amended Zoning for 17.04.022 – Residential Zone:

17.04.022 Residential zone. The purpose of the residential zone is to maintain property values and to provide for aesthetically pleasing neighborhoods by permitting single-family houses, duplexes and modular homes with a limited range of compatible uses. Development plans are required for all development within the residential zone conforming to applicable standards of section 17.04.035.	
A. Uses allowed in residential zone without special permitting.	
<ol style="list-style-type: none">1. Single-family houses or duplex;2. Modular homes or modular duplex;3. Mobile homes;4. Home occupation or business;5. Office in home;	
<ol style="list-style-type: none">6. Accessory buildings for private/residential uses such as garage, shed, private storage of a recreational vehicle, travel trailer, recreational boat, trucks;7. Travel trailer or motor home occupied by guests of the residence;8. Basic services (services and facilities which are necessary for development. They include power lines, water lines, sewer lines, power/telephone poles and other low impact facilities of the same character to provide for utilities).	
B. Uses considered in residential zone with conditional use permitting. The purpose of a conditional use is to provide for uses that may be suitable in certain locations within this zone but not all locations. Conditional uses must meet certain criteria before obtaining approval.	
<ol style="list-style-type: none">1. Religious assembly;2. Electrical utility substations, pump/lift stations;3. Day care center or facility;4. Bed and breakfast;5. Parking a truck or other equipment over two tons;6. Home occupation or business in accessory building;	
7. Building or buildings housing three units or more.	
C. Uses prohibited in residential zone.	
<ol style="list-style-type: none">1. ALL USES NOT LISTED AS ALLOWED USES OUTRIGHT OR THROUGH CONDITIONAL USE PERMIT PROCESS.2. The keeping of animals for profit or for more than personal use; keeping of large animals such as cattle, pigs, horses and goats; the keeping of more than four dogs with the exception of puppies; keeping of roosters or other noisy livestock.	
D. Property Development Standards.	
<ol style="list-style-type: none">1. Minimum lot size: Seven thousand five hundred square feet.	

Amendments are in bold~~Deletions are stricken~~

2. Parking: **TWO OFF STREET PARKING AREAS REQUIRED FOR EACH LIVING UNIT.**

3. Setbacks: Ten feet from all lot lines, fifteen feet from road rights-of-way. In addition, development on corner lots shall not impede visibility.

4. Building heights: thirty-five feet.

5. Density:

a. **Single family-minimum of seven thousand five hundred square foot lot size.**

b. **Multifamily; a minimum of seven thousand five hundred square feet lot size for the first unit and five thousand square feet addition lot size for each additional unit.**

c. **Uses other than residential: no more than one principal structure.**

d. **Maximum lot coverage for all structures fifty percent of the lot area remaining after the setback area is subtracted from the total lot area.**

6. **Fences, Walls and Hedges: Fences, walls and hedges may occupy a portion of a yard and be built up to the property line with a six-foot maximum height limit AND Fences shall not obstruct vehicular visibility.**

E. Property Development Standards for Tract B.

1. Single-family residences or duplexes only are allowed on lots 1 through 6, stick-built on permanent foundations.

2. Modular or mobile homes are allowed on lots 7 and 8 that conform to the following:

a. Minimum twenty feet wide with seven hundred fifty square feet of living space;

b. Minimum three to twelve pitch roof;

c. Tongue and axles must be removed;

d. Wood or wood appearance siding required;

e. Must be skirted so that structure gives a stick-built appearance.

3. Lots may not be subdivided.

4. Signs are prohibited except for one sign of not more than five square feet advertising the property for sale or rent and a sign limited to equal size showing ownership of the property.

5. All driveway approaches will be built from the driving surface of the main road to the edge of the lot, with a minimum of twelve-foot width on top and perpendicular to the road. All driveways shall have culverts a minimum of twelve inches in diameter where drainage requires as determined by city maintenance, the city council or the planning commission.

6. Animals, livestock or poultry may not be raised, kept or bred on any lot except up to a total of four dogs, cats, or other normal household pets, provided they are not kept, bred or maintained for any commercial purposes. All animals shall be restrained.

7. The minimum setbacks shall be twenty feet from road rights-of-way and ten feet from rear and interior lot lines, including attachments and outbuildings. (Ord. 00-03 § 4, 2000: Ord. 93-23 § 6(part), 1993)

Deleted Zoning Ordinance 17.04.024 – Mixed residential/commercial I

Amending prior Zoning 17.04.024-Mixed Residential/Commercial I.

~~17.04.024 Mixed residential/commercial I.A. Permitted Uses. Permitted uses are uses allowed in the zone without special permitting. Section 15.04.020 stipulates that "Development Plans" are required of All building to make the public aware of setback requirements and eliminate building encroachments into right of way, easements and other properties.~~

- ~~1. Single-family houses or duplex;~~
- ~~2. Modular homes or modular duplex;~~
- ~~3. Home occupation or business;~~
- ~~4. Office in home;~~
- ~~5. Accessory buildings for private/residential uses such as garage, shed, private storage of a recreational vehicle, travel trailer, recreational boat, truck;~~
- ~~6. Visiting travel trailer or motor home occupied by guests accessory to a residence up to forty five days;~~
- ~~7. Basic services (services and facilities which are necessary for development. They include power lines, water lines, sewer lines, pump/lift stations, power/telephone poles and other low impact facilities of the same character to provide for utilities).~~
- ~~8. Up to two living units, not to exceed 1500 square feet each, attached to a permitted or conditionally approved commercial uses, and one living unit not to exceed 1500 square feet, detached but not used in association with permitted or conditionally approved commercial uses.~~

~~B. Conditional Uses. Permitted commercial uses.~~

- ~~1. Gunsmiths, locksmiths and other sales and business services;~~
- ~~2. Professional, finance, real estate and brokerage offices;~~
- ~~3. Community recreation;~~
- ~~4. Computer and office equipment sales and rentals.~~

~~C. Conditional Uses. The purpose of a conditional use is to provide for uses that may be suitable in certain locations within this zone but not all locations. Conditional uses must meet certain criteria before obtaining approval by the planning commission.~~

- ~~1. Religious assembly;~~
- ~~2. Electrical utility substations;~~
- ~~3. The keeping of animals for profit or for more than personal use, the keeping of more than four dogs with the exception of puppies;~~
- ~~4. Day care center or facility;~~
- ~~5. Bed and breakfast;~~
- ~~6. Parking a truck or other equipment over two tons;~~
- ~~7. Home occupation or business in accessory building;~~
- ~~8. Triplex;~~
- ~~9. Apartment (four units or more);~~
- ~~10. Structure or fence built above the maximum height limit.~~

~~D. Conditional Uses Commercial.~~

- ~~1. Administrative services and offices;~~
- ~~2. Banks and other financial institutions;~~
- ~~3. Building material retail and supply;~~
- ~~4. Lodges and resorts;~~

Amendments are in bold~~Deletions are stricken~~~~5. Hotels and motels;~~~~6. Laundromat, laundries and dry cleaning;~~~~7. Lodges of fraternal orders, labor and social organizations;~~~~8. Restaurants and other eating establishments;~~~~9. Restaurants, bars and taverns that serve alcoholic beverages;~~~~10. Retail sales outlets (stores);~~~~11. Mini storage units;~~~~12. Marine sales.~~~~E. Uses Prohibited.~~~~1. Subdivision.~~~~F. Property Development Standards.~~~~1. Minimum lot size: four thousand five hundred square feet.~~~~2. Minimum lot width: forty feet.~~~~3. Parking: to the maximum extent possible, all parking will be off street and on the premises. Dwelling units, including new apartments, duplex, triplex or multifamily completed after the adoption of this title shall provide off street parking as required in Section 17.04.041.~~~~4. Setbacks: five feet from all lot lines and ten feet from road rights of ways. In addition, development on corner lots shall not impede vehicular visibility.~~~~5. Building heights~~~~6. Density:~~~~For separate single family dwellings:~~~~i. Four thousand five hundred square feet for each single family dwelling structure.~~~~ii. No more than one single family dwelling structure permitted per lot without the submission of a plot plan conforming to the applicable standards of Section 16.20.010, Preliminary plats.~~~~iii. For uses other than residential, no more than one principal structure.~~~~iv. No subdivision allowed.~~~~b. For duplex and multifamily dwelling structures:~~~~i. Four thousand five hundred square feet for each multifamily dwelling structure or duplex, and four thousand five hundred square feet for each additional single family structure.~~~~ii. Four thousand five hundred square feet for each additional multifamily structure.~~~~iii. No more than one single or multifamily dwelling structure permitted per lot without the submission of a plot plan conforming to the applicable standards of Section 16.20.010, Preliminary plats.~~~~c. Maximum lot coverage: fifty percent of the lot area.~~~~d. Temporary structures are not subject to Section 17.04.024(F)(6)(c).~~~~7. Fences, Walls and Hedges: Fences, walls and hedges may occupy a portion of a yard and be built up to the property line with a six foot maximum height limit. Fences shall not obstruct vehicular visibility.~~

Amended Zoning for 17.04.024 Mixed Residential/Commercial I

NEW ZONE READING: 17.04.024 Mixed residential/commercial I.

17.04.024 Mixed residential/commercial I. The purpose of this zone is to maintain property values and to provide for aesthetically pleasing neighborhoods by permitting single-family houses, duplexes, and modular homes with a limited range of compatible uses.

Development plans are required for all development within the mixed residential / commercial I zone conforming to applicable standards of section 17.04.035.

A. Uses allowed in mixed residential/commercial I zone without special permitting.

1. ALL USES ALLOWED IN SECTION 17.04.022 RESIDENTIAL ZONE, PART "A".
2. COMMUNITY RECREATION INCLUDING PARKS, BEACHES, OPEN SPACE, AND BUFFER STRIPS;
3. BED AND BREAKFAST WITH 2 OR LESS GUEST ROOMS;
4. HOME OCCUPATION OR HOME BUSINESS IN ACCESSORY BUILDING.

B. USES CONSIDERED IN MIXED RESIDENTIAL/COMMERCIAL I ZONE WITH CONDITIONAL USE PERMITTING.

1. ALL USES ALLOWED IN SECTION 17.04.022 RESIDENTIAL ZONE, PART "B" NOT ALLOWED OUTRIGHT IN PART A OF THIS SECTION.
2. The keeping of animals for profit or for more than personal use, the keeping of more than four dogs with the exception of puppies;

3. Administrative services and offices;
4. Banks and other financial institutions;
5. Building material retail and supply;
6. Lodges and resorts;
7. Hotels and motels;
8. Laundromat, laundries and dry cleaning;

9. Lodges of fraternal orders, labor and social organizations;

10. Restaurants and other eating establishments;

11. Restaurants, bars and taverns that serve alcoholic beverages;

12. Retail sales outlets (stores);

13. Mini-storage units (MAXIMUM OF 200 SQUARE FEET PER UNIT;

14. Marine sales;

15. HAIR SALONS;

16. POST OFFICES;

17. COMMUNITY BUILDINGS AND COMMUNITY INDOOR AND OUTDOOR RECREATION FACILITIES;

18. COMMUNICATION FACILITIES;

19. TELECOMMUNICATION FACILITIES, TOWERS, AND/OR ANTENNAS

C. Property Development Standards.

1. Minimum lot size: four thousand five hundred square feet.

2. Minimum lot width: forty feet.

3. Parking: ALL PARKING WILL BE OFF-STREET AND ON THE PREMISES. Dwelling units, including new apartments, duplex, triplex or multifamily completed after the adoption of this title shall provide off-street parking as required in Section 17.04.041.

4. Setbacks: five feet from all lot lines and ten feet from road rights-of-ways. In addition, development on corner lots shall not impede vehicular visibility.

5. Building heights: A maximum of thirty-five feet as defined in the definitions for "building height". Sever slopes maybe grounds to seek a variance from building height limitations.

6. Density:

- A. SINGLE FAMILY:** a minimum of four thousand five hundred square foot lot size.
- B. MULTI-FAMILY:** A MINIMUM OF FOUR THOUSAND FIVE HUNDRED SQUARE FEET FOR THE FIRST UNIT AND TWO THOUSAND SQUARE FEET FOR EACH ADDITIONAL UNIT LOT SIZE.
- C.** for uses other than residential, no more than one principal structure.
- D. MAXIMUM LOT COVERAGE:** FIFTY PERCENT OF THE LOT AREA remaining after the setback area is subtracted from the total lot area.
- E.** Temporary structures are not subject to Section 17.04.024(F)(6)(c).

7. Fences, walls and hedges: fences, walls and hedges may occupy a portion of a yard and be built up to the property line with a six-foot maximum height limit and shall not obstruct vehicular visibility.

8. SIGNS. FIVE BY FIVE-FOOT MAXIMUM SIGNS FLUSH AGAINST A BUILDING, SIGNS ON POST OR SWINGING SIGN: TWO BY THREE FEET MAXIMUM.

9. LANDSCAPING OR VIEW OBSCURING SCREENING MAY BE REQUIRED.

Deleted Zoning Ordinance 17.04.025 – Mixed residential/commercial II

~~17.04.025 – Mixed residential/commercial II.~~ The purpose of this zone is to provide for an aesthetically pleasing neighborhood and to maintain property values by permitting single family houses, duplexes and mobile homes plus accommodating present mixed commercial uses.

~~Section 15.04.020 stipulates that "Development Plans" are required of All building to make the public aware of setback requirements and eliminate building encroachments into right of way, easements and other properties. (Ord. 16-01-05-02)~~

~~**A. Permitted Uses.** Permitted uses are uses allowed in the zone without special permitting.~~

- ~~_____ 1. Single family residence;~~
- ~~_____ 2. Duplex;~~
- ~~_____ 3. Modular home or modular duplex;~~
- ~~_____ 4. Mobile home;~~
- ~~_____ 5. Home occupation or business;~~
- ~~_____ 6. Office in home;~~
- ~~_____ 7. Accessory buildings for private/residential uses such as garage, shed, private storage of a recreational vehicle, travel trailer, recreational boat, truck;~~
- ~~_____ 8. Visiting travel trailer or motor home occupied by guest's accessory to a residence up to forty five days;~~

~~9. Basic services (services and facilities which are necessary for development. They include power lines, water lines, sewer lines, power/telephone poles and other low impact facilities of the same character to provide for utilities).~~

~~10. Up to two living units, not to exceed 1500 square feet each, attached to a permitted or conditionally approved commercial uses, and one living unit not to exceed 1500 square feet, detached but not used in association with permitted or conditionally approved commercial uses.~~

B. Permitted Commercial Uses.

- ~~1. Banks and other financial institutions;~~
- ~~2. Restaurants and other eating establishments;~~
- ~~3. Gunsmiths, locksmiths and other related sales and services;~~
- ~~4. Professional, finance, real estate and brokerage offices.~~

C. Special Provisions for Tract E.

~~1. Structures must be frame or planning commission approved modular on foundations; mobile homes and trailers prohibited.~~

~~2. Minimum lot size for single family residential subdivision shall be ninety feet by one hundred feet, or nine thousand square feet.~~

~~3. In addition to above permitted uses, multifamily, institutional and retail sales shall be permitted uses.~~

D. Conditional Uses. The purpose of a conditional use is to provide for uses that may be suitable in certain locations within this zone but not all locations. Conditional uses must meet certain criteria before obtaining approval by the planning commission.

- ~~1. Religious assembly;~~
- ~~2. Electrical utility substations, pump/lift station;~~
- ~~3. The keeping of animals for profit or for more than personal use; the keeping of more than four dogs with the exception of puppies; the keeping of roosters and other noisy livestock;~~
- ~~4. Day care center or facility;~~
- ~~5. Bed and breakfast;~~
- ~~6. Parking a truck or other heavy equipment over two tons;~~
- ~~7. Home occupation or business in accessory building;~~
- ~~8. Triplex;~~
- ~~9. Apartment (four units or more);~~
- ~~10. Structure or fence built above the maximum height limit.~~
- ~~11. Communications Telecommunications Facilities.~~

E. Conditional Uses-Commercial.

- ~~1. Administrative services and office;~~
- ~~2. Building material and retail supply;~~
- ~~3. Community recreation;~~
- ~~4. Government complexes;~~
- ~~5. Light equipment sales and rentals;~~
- ~~6. Laundromat, laundries and dry cleaning;~~
- ~~7. Lodges and resorts;~~
- ~~8. Lodges of fraternal orders, labor and social organizations;~~
- ~~9. Medical services;~~
- ~~10. Marine sales;~~
- ~~11. Mini storage units;~~
- ~~12. Computer and office equipment sales and rentals;~~
- ~~13. Auto, marine and light equipment repair;~~
- ~~14. Veterinary office.~~

F. Property Development Standards.

- ~~1. Minimum lot size: seven thousand five hundred square feet.~~
- ~~2. Minimum lot width: fifty feet.~~
- ~~3. Parking: each dwelling or additional dwelling unit will be provided with one nine foot by twenty foot off street parking space. See Section 17.04.041.~~
- ~~4. Setbacks: ten feet from the road right of way and five feet from property lines.~~
- ~~5. Building heights: thirty five feet.~~
- ~~6. Density:~~
 - ~~a. For separate single-family dwellings:~~
 - ~~i. Seven thousand five hundred square feet for each single family dwelling Structure.~~
 - ~~ii. No more than one separate single family dwelling or principal structure permitted per lot or parcel without submission of a plot plan conforming to the applicable standards of Section 16.20.010, Preliminary plats.~~
 - ~~iii. For uses other than residential, no more than one principal structure.~~
 - ~~b. For multifamily structures:~~
 - ~~i. Seven thousand five hundred square feet for each multifamily structure and seven thousand five hundred square feet for an additional single family dwelling structure.~~
 - ~~ii. Seven thousand five hundred square feet for each additional multifamily structure.~~
 - ~~iii. No more than one single or multifamily dwelling or principal structure permitted per lot without the submission of a plot plan conforming to the applicable standards of Section 16.20.010, Preliminary plats.~~
 - ~~c. Maximum lot coverage: fifty percent of the lot area.~~
 - ~~d. Temporary structures are not subject to Section 17.04.025(F)(6)(c).~~
- ~~7. Fences, Walls and Hedges. Property line fences, walls and hedges may be built on the property line and have a six foot maximum height limit. Fences shall not obstruct vehicular visibility.~~
- ~~8. Signs. Five by five foot maximum sign flush against a building, signs on post or swinging sign two by three feet. (Ord. 99-26 § 6(part), 1999; Ord. 93-23 § 6(part), 1993)~~

Amended Zoning for 17.04.025 Mixed Residential/Commercial II

17.04.025 Mixed residential/commercial II. The purpose of this zone is to provide for an aesthetically pleasing neighborhood and to maintain property values by permitting single-family houses, duplexes and mobile homes plus accommodating present mixed commercial uses.

"Development Plans" are required for all building within the mixed residential / commercial ii zone conforming to the applicable standards of section 17.04.035.

A. Uses allowed in the mixed residential / commercial II zone without special permitting.

1. All uses allowed in section 17.04.024 mixed residential / commercial i. Part "a".
- 2 Up to two living units, not to exceed 1500 square feet each, attached to a permitted or conditionally approved commercial uses, and one living unit not to exceed 1500 square feet, detached but used in association with permitted or conditionally approved commercial uses.

B. Uses considered in mixed residential/commercial II zone with conditional use permitting.

1. All uses allowed in section 17.04.024 mixed residential / commercial i, part "b" not allowed outright in part a of this section.
2. Electrical utility substations, pump/lift station;
- 3 The keeping of roosters and other noisy livestock;

Amendments are in bold

Deletions are stricken

4. Day care center or facility **FOR 6 OR MORE CHILDREN;**
5. **MULTIFAMILY STRUCTURE (MORE THAN 2 UNITS)** ~~Bed and breakfast;~~
6. Structure or fence built above the maximum height limit.
7. Government **AND EDUCATION** complexes, **INCLUDING LIBRARIES, MUSEUMS;**

8. Light equipment sales and rentals;
9. **CLINICS AND OTHER Medical OFFICES AND FACILITIES;**
10. **STORAGE UNITS;**
11. Auto, marine and light equipment repair;
12. Veterinary office;
13. **POST OFFICE;**
14. **FIRE AND EMERGENCY SERVICE BUILDINGS;**

15. **NURSING AND CONVALESCENT HOMES, GROUP RESIDENTIAL FACILITIES, CHILDREN'S HOMES;**

16. **R.V. PARK;**
17. **BED AND BREAKFAST WITH 5 OR MORE GUEST ROOMS;**

18. **TELECOMMUNICATIONS FACILITIES, TOWERS, AND/OR ANTENNAS.**

C. Property Development Standards.

1. Minimum lot size: seven thousand five hundred square feet.

2. Minimum lot width: fifty feet.

3. Parking: **ALL PARKING WILL BE OFF-STREET AND ON THE PREMISES. DWELLING UNITS, INCLUDING NEW APARTMENTS, DUPLEX, TRIPLEX OR MULTIFAMILY COMPLETED AFTER THE ADOPTION OF THIS TITLE SHALL PROVIDE OFF-STREET PARKING AS REQUIRED IN SECTION 17.04.041**

4. Setbacks: five feet from all lot lines and ten feet from road rights-of-ways. in addition, development on corner lots shall not impede vehicular visibility.

5. Building heights: A maximum of thirty-five feet as defined in the definitions for "building height". Sever slopes maybe grounds to seek a variance from building height limitations.

C. Property Development Standards.

6. Density:

A. single family: a minimum of seven thousand five hundred square feet lot size

B. MULTI FAMILY: A MINIMUM OF SEVEN THOUSAND FIVE HUNDRED SQUARE FEET FOR THE FIRST UNIT AND THREE THOUSAND SQUARE FEET FOR EACH ADDITIONAL UNIT LOT SIZE. :

C. for uses other than residential, no more than one principal structure.

D. Maximum lot coverage: fifty percent of the lot area **REMAINING AFTER THE SETBACK AREA IS SUBTRACTED FROM THE TOTAL LOT AREA.**

E. Temporary structures are not subject to Section 17.04.025(F)(6)(c).

7. Fences, walls and hedges: fences, walls and hedges may occupy a portion of a yard and be built up to the property line with a six-foot maximum height limit and shall not obstruct vehicular visibility.

8. Signs. Five by five-foot maximum sign flush against a building, signs on post or swinging sign two by three feet. (Ord. 99-26 § 6(part), 1999; Ord. 93-23 § 6(part), 1993)

Deleted Zoning Ordinance 17.04.026 – Mixed residential/commercial III

~~17.04.026 Mixed residential/commercial III. The purpose of this zone is to be as open and unrestrictive as possible by allowing many different, compatible uses, yet still provide protection to all property owners in the subdivision. Section 15.04.020 stipulates that "Development Plans" are required of All building to make the public aware of setback requirements and eliminate building encroachments into right of way, easements and other properties. A permitted use is an expressly permitted use in the zone and does not require further review.~~

~~A. Permitted Uses Residential.~~

- ~~1. Single family residences;~~
- ~~2. Duplex;~~
- ~~3. Multifamily housing;~~
- ~~4. Mobile homes;~~
- ~~5. Home occupation or business;~~
- ~~6. Office in home;~~
- ~~7. Accessory buildings for private/residential uses such as garage, shed, Smokehouse, greenhouse, private storage of a recreational vehicle, travel trailer, recreational boat, truck;~~
- ~~8. Travel trailer or motor home;~~
- ~~9. Basic services (services or facilities that are necessary for development. They include but are not limited to power poles, power lines, sewer lines and other low impact facilities of the same character to provide for utilities). This may not be applicable for many years.~~
- ~~10. Up to two living units, not to exceed 1500 square feet each, attached to a permitted or conditionally approved commercial uses, and one living unit not to exceed 1500 square feet, detached but not used in association with permitted or conditionally approved commercial uses.~~

~~B. Permitted Uses Commercial and Industrial. Any commercial or industrial use may be permitted in this zone as long as the proposed use will not adversely affect the surrounding property owners. A public hearing will be held to determine whether or not a conditional use permit should be issued for a proposed use when:~~

- ~~1. The size of a business requires five or more employees;~~
- ~~2. The nature of the business or project has a significant negative impact on property values or significantly harms the public health, safety and welfare of the adjacent property;~~
- ~~3. Three property owners within a ten lot radius from the proposed use location calls for a public hearing by submitting an objection statement. A public hearing may be held because of a potential degradation of the surrounding property including subdivisions 1 and 2 of this subsection. Degradation of property includes but is not limited to impact from noise, dust, smoke, vibration, odor, increased traffic and parking.~~

~~C. Notice of Intent. Any person proposing a commercial or industrial use must file a notice of intent with the city. This notice will specifically describe the proposed use in detail. The notice of intent will be posted in five places throughout the city for thirty days. If there is no objection to the proposed use, no permits other than a development permit will be required by the city. If criteria listed in Section 17.04.026(B)(1) through (3) is found, the aspirant of the proposed use will be required to apply for a conditional use permit.~~

- ~~1. Application for Notice of Intent. All applications shall contain:~~
 - ~~a. Name and address of the property owner;~~
 - ~~b. Name and address of the applicant, if different from the property owner;~~
 - ~~c. Legal description of the property, vicinity map and site plan. The site plan will include:~~
 - ~~i. Scale, north arrow and date;~~
 - ~~ii. Property boundaries and dimensions;~~
 - ~~iii. All existing and proposed structures and their dimensions;~~
 - ~~iv. Rights of way and easements adjacent to the property;~~
 - ~~v. Off street parking spaces and their dimensions;~~

Amendments are in bold~~Deletions are stricken~~

- ~~_____~~ vi. Access and driveways;
- ~~_____~~ vii. Any topographical features that may affect the development of the property;
- ~~_____~~ viii. Proposed use of the new structures and current use of any existing structures;
- ~~_____~~ d. A detailed description of the proposed use, including but not limited to:
 - ~~_____~~ i. Number of employees;
 - ~~_____~~ ii. Nature of the proposed use;
 - ~~_____~~ iii. Describe any dust, odor, vibration, smoke, noise, increased traffic or parking the proposed use will generate and how it will affect the surrounding property owners;
 - ~~_____~~ iv. Times and days the proposed use will be in operation.

~~D. Procedure for Objection to Proposed Use. An objection statement to a proposed use must be signed by no fewer than three property owners within a ten lot radius of the proposed use. The objection must be filed on forms provided by the city within the thirty day period in which the notice of intent is posted. The objection statement shall contain a detailed description of all potential significant impacts the proposed use may have on the area. The statement shall also contain other specific reasons as to why the proposed use should be brought to public hearing. The planning commission shall not entertain objections that are feodal in nature between two neighbors.~~

~~E. Conditional Use Permit. The purpose of a conditional use permit is to provide for uses that may be suitable in certain locations within a zone but the use may not be suitable for all locations. Conditional uses must meet certain criteria before obtaining approval by the planning commission. When it has been concluded that a particular proposed use would be potentially harmful or not compatible with the nature of the surrounding area, the aspirant must apply for a conditional use permit. See Section 17.04.043 for procedure.~~

~~F. Property Development Standards:~~

- ~~_____~~ 1. Minimum lot size: one acre.
- ~~_____~~ 2. Minimum lot width: two hundred feet.
- ~~_____~~ 3. Setbacks: ten feet from property lines and road rights of ways when no easement is present. When applicable, state designated setbacks and easements will take precedent over the ten foot setback requirement.
- ~~_____~~ 4. Building heights: thirty five feet.
- ~~_____~~ 5. Parking: all parking will be off street and on the premises as required in Section 17.04.041.
- ~~_____~~ 6. Density:
 - ~~_____~~ a. For separate single family dwellings:
 - ~~_____~~ i. One acre for each single family dwelling structure.
 - ~~_____~~ ii. No more than one separate single family dwelling or principal structure permitted per lot or parcel without the submission of a site plan conforming to the applicable standards of Section 16.20.010, Preliminary plats.
 - ~~_____~~ iii. For uses other than residential, no more than one principal structure.
 - ~~_____~~ b. For multi family structures:
 - ~~_____~~ i. One acre for each multifamily structure and seven thousand five hundred square feet for an additional single family dwelling structure.
 - ~~_____~~ ii. One acre for each additional multifamily structure.
 - ~~_____~~ iii. No more than one single or multifamily dwelling or principal structure permitted per lot without the submission of a plot plan conforming to the applicable standards of Section 16.20.010, Preliminary plats.
 - ~~_____~~ c. Maximum lot coverage: fifty percent of the lot area.
 - ~~_____~~ d. Temporary structures are not subject to Section 17.04.026(F)(6)(c).
- ~~_____~~ 7. Signs: no signs shall cause glare on a public right of way or surrounding public property. Otherwise, no restrictions.
- ~~_____~~ 8. All new housing, commercial/industrial

development and subdivision is subject to Alaska Department of Environmental Conservation review and approval. (Ord. 99-26 § 6(part), 1999; Ord. 93-23 § 6(part), 1993)

Amended New Zoning Ordinance 17.04.026 – Mixed residential/commercial III

17.04.026 MIXED RESIDENTIAL/COMMERCIAL III. The purpose of this zone is to be as open and unrestrictive as possible by allowing many different, compatible uses, yet still provide protection to all property owners in the subdivision.

Development plans are required for all development within the mixed residential / commercial iii zone conforming to applicable standards of section 17.04.035.

A. Uses allowed in mixed residential / commercial iii zone without special permitting.

1. All uses allowed in section 17.04.025 mixed residential ii, part "a".

2. Travel trailer or motor home;

3. Telecommunications facilities, towers, and/or antennas.

B. Uses considered in mixed residential/commercial iii zone with permitting. Any uses listed as permitted or conditionally permitted in the commercial zone i, ii, iii, public zone, waterfront zone, commercial zone or industrial zone may be permitted in the zone, as long as the proposed use will not adversely affect the surrounding property owners, meets the required standards and is approved by the city of Thorne Bay.

C. Notice of intent. Any person proposing a commercial or industrial use must file a notice of intent with the city. This notice will specifically describe the proposed use in detail. The notice of intent will be posted in five places throughout the city for thirty days. If there is no objection to the proposed use, no permits other than a development permit will be required by the city. If any one of the criteria listed below is met, the applicant of the proposed use will be required to apply for a conditional use permit.

1. The size of a business requires five or more employees;
2. The nature of the business or project has a significant negative impact on property values or significantly harms the public health, safety and welfare of the adjacent property. Degradation of property includes but is not limited to impact from noise, dust, smoke, vibration, odor, increased traffic and parking;
3. Three property owners within a ten-lot radius from the proposed use location calls for a public hearing by submitting an objection statement. The objection must be filed on forms provided by the city within the thirty-day period in which the notice of intent is posted. The objection statement shall contain a detailed description of all potential significant impacts the proposed use may have on the area. The statement shall also contain other specific reasons as to why the proposed use should be brought to public hearing. The commission shall not entertain objections that are feodal in nature between two neighbors.

D. APPLICATION FOR NOTICE OF INTENT. ALL APPLICATIONS SHALL CONTAIN:

1. Name and address of the property owner;
2. Name and address of the applicant, if different from the property owner;
3. Legal description of the property, vicinity map and site plan. The site plan will include:
 - a. Scale, north arrow and date,
 - b. Property boundaries and dimensions,
 - c. All existing and proposed structures and their dimensions,
 - d. Rights-of-way and easements adjacent to the property,
 - e. Off-street parking spaces and their dimensions,
 - f. Access and driveways,
 - g. Any topographical features that may affect the development of the property,
 - h. Proposed use of the new structures and current use of any existing structures;
4. A detailed description of the proposed use, including but not limited to:
 - a. Number of employees,
 - b. Nature of the proposed use,
 - c. Describe any dust, odor, vibration, smoke, noise, increased traffic or parking the proposed use will generate and how it will affect the surrounding property owners,
 - d. Times and days the proposed use will be in operation.

E. Applications for conditional use permit. See section 17.04.043 for procedure.

F. Property development standards.

1. Minimum lot size: one acre.
2. Minimum lot width: two hundred feet.
3. Setbacks: ten feet from property lines and road rights-of-ways when no easement is present. When applicable, state-designated setbacks and easements will take precedent over the ten-foot setback requirement.
4. Building heights: a maximum of thirty-five feet as defined in the definitions for "building height". Severe slopes may be grounds to seek a variance from building height limitations.
5. Parking: all parking will be off-street and on the premises as required in section 17.04.041.
6. Density:

A. For separate single-family dwellings:

- i. One acre minimum for each single-family dwelling structure.
- ii. For uses other than residential, no more than one principal structure.
- iii. For uses other than residential, no more than one principal structure.

b. For multi-family structures:

I. One acre minimum for the first unit and seven thousand five hundred square feet minimum lot size for each additional unit.

C. **Maximum lot coverage: fifty percent of the lot area remaining after the setback area is subtracted from the total lot area.**

D. **Temporary structures are not subject to section 17.04.026(f)(6)(c).**

7. **Signs:** no signs shall cause glare on a public right-of-way or surrounding public property. Otherwise, there are no restrictions.

8. **All new housing, commercial/industrial**

Development and subdivision is subject to Alaska department of environmental conservation review and approval per the recorded plats. (ord. 99-26 § 6(part), 1999; ord. 93-23 § 6(part), 1993)

9. **Landscaping or view obscuring screening MAY BE REQUIRED.**

Deleted Zoning Ordinance - 17.04.027 –Commercial Zone

17.04.027 Commercial zone. The purpose of the commercial zone is to accommodate a wide range of commercial and compatible light industrial uses. ~~Section 15.04.020 stipulates that "Development Plans" are required of All building to make the public aware of setback requirements and eliminate building encroachments into right of way, easements and other properties. (Ord. 16-01-05-02)~~

A. Permitted Uses.

- ~~1. Administrative services and offices;~~
- ~~2. Ambulance service;~~
- ~~3. Auto and other light vehicle sales and rentals;~~
- ~~4. Banks and other financial institutions;~~
- ~~5. Building materials and supplies;~~
- ~~6. Restaurants and other eating establishments;~~
- ~~7. Light equipment sales and rentals;~~
- ~~8. Government complexes;~~
- ~~9. Lodges and resorts;~~
- ~~10. Gunsmiths, locksmiths and other related sales and services;~~
- ~~11. Hotels and motels;~~
- ~~12. Laundromat, laundries and dry cleaning;~~
- ~~13. Medical services;~~
- ~~14. Lodges of fraternal orders, labor and social organizations;~~
- ~~15. Newspaper offices;~~
- ~~16. Post office;~~
- ~~17. Professional, finance, real estate and brokerage offices;~~
- ~~18. Community recreation;~~
- ~~19. Retail sales and rentals;~~
- ~~20. Taxi stands;~~
- ~~21. Theaters;~~
- ~~22. Veterinary office;~~
- ~~23. Mini-storage units;~~
- ~~24. Marine sales;~~
- ~~25. School district offices and facilities.~~

~~26. Up to two living units, not to exceed 1500 square feet each, attached to a permitted or conditionally approved commercial uses, and one living unit not to exceed 1500 square feet, detached but not used in association with permitted or conditionally approved commercial uses.~~

~~27. Communications Telecommunications Facilities.~~

~~**B. Conditional Uses.**~~

- ~~1. Utility generation plants or substations;~~
- ~~2. Bars, taverns and restaurants that sell alcoholic beverages;~~
- ~~3. Transportation, trucking, moving and storage facilities;~~
- ~~4. Gasoline service stations;~~
- ~~5. Auto, auto body marine and light equipment repair;~~
- ~~6. Plant nurseries;~~
- ~~7. Structures and fences built above the maximum height limit.~~

~~**C. Property Development Standards.**~~

- ~~1. Minimum lot size: five thousand square feet.~~
- ~~2. Minimum lot width: fifty feet.~~
- ~~3. Setbacks: ten feet from road rights-of-way and five feet from side and rear property lines.~~
- ~~4. Building heights: thirty five feet.~~
- ~~5. Parking: all parking is off street and subject to Section 17.04.041.~~
- ~~6. Signs: no signs shall cause glare on any public right of way or surrounding property. Signs shall not be illuminated between the hours of eleven p.m. and seven a.m. unless the establishment is open during those hours.~~

~~**7. Fences, Walls and Hedges.** A fence, wall or hedge may be constructed up to a property line six feet in height. Fences shall not obstruct vehicular visibility. (Ord. 93-23 § 6(part), 1993)~~

~~**17.04.028 Industrial zone.** This zoning designation is intended to provide an area that is suitable for both heavy and light industrial uses such as manufacturing, processing, repairing and assembling. Section 15.04.020 stipulates that "Development Plans" are required of All building to make the public aware of setback requirements and eliminate building encroachments into right of way, easements and other properties. (Ord. 16-01 05-02)~~

~~**A. Permitted Uses.**~~

- ~~1. Solid waste disposal facilities;~~
- ~~2. The manufacturing, processing, repairing, assembling and disassembling, compounding, packaging treatment, fabrication and warehousing of materials or property;~~
- ~~3. The storage of fuels or propane in compliance with applicable fire codes;~~
- ~~4. Junkyards and salvage yards that are screened from view from when adjacent to a public right of way;~~
- ~~5. Mining and quarry operations;~~
- ~~6. Sand and gravel operations;~~
- ~~7. Vehicle, marine and equipment storage;~~
- ~~8. Heavy and light equipment repair and maintenance;~~
- ~~9. Commercial nurseries and greenhouses;~~
- ~~10. Commercial or private stabling of farm animals;~~
- ~~11. Commercial sawmills, shake and shingle mills;~~
- ~~12. Commercial lumber mills and the retail sale of lumber;~~
- ~~13. Moving, trucking and transportation firms;~~
- ~~14. Accessory Uses.~~

Amendments are in bold~~Deletions are stricken~~~~a. Office that is accessory to the permitted use;~~~~b. Watchman's quarters, owner/operator residence, or bunkhouse if applicable.~~~~**B. Conditional Use.**~~~~1. Any commercial use that is not an expressly permitted use;~~~~2. Storage and sale of explosives.~~~~**C. Prohibited Use.**~~~~1. Uses that degrade air, water and land without effective mitigative procedures that alleviate negative impacts;~~~~2. Residential subdivision.~~~~**D. Property Development Standards.**~~~~1. Minimum lot size: two acres with Alaska Department of Environmental Conservation review and approval.~~~~2. Minimum lot width: one hundred fifty feet.~~~~3. Setback Requirements.~~~~a. Front yard: twenty feet.~~~~b. Rear yard: twenty feet.~~~~c. Side yard: twenty feet.~~~~4. Maximum lot coverage by buildings: no limitations, setback requirement must be met.~~~~5. Maximum height: no restrictions.~~~~6. Within five years of purchase, improvements to the property must be equal to the value of the property at the time of purchase.~~~~**E. Parking Requirements.** All parking must be in compliance with Section 17.04.041.~~~~**F. Sewage Systems and Treatment.** All private sewerage treatment plans and subdivisions must be approved by the Alaska Department of Environmental Conservation.~~~~**G. Fences, Walls and Hedges:** may be built up to the property line and shall not obstruct vehicular visibility. (Ord. 93-23 § 6(part), 1993)~~**Amended New Zoning Ordinance 17.04.027 – Commercial Zone****17.04.027 commercial zone.** The purpose of the commercial zone is to accommodate a wide range of commercial and compatible light industrial uses.**“development plans” are required for all development within the commercial zone conforming to applicable standards of section 17.04.035.****A. Uses allowed in commercial zone without special permitting.**

1. Administrative services and offices;
2. Ambulance service;
3. Auto and other light vehicle sales and rentals;
4. Banks and other financial institutions;
5. Building materials and supplies sales and storage;
6. Restaurants and other eating establishments;
7. Light equipment sales and rentals;
8. Government complexes;
9. Lodges, resorts and related uses;
10. Gunsmiths, locksmiths and other related sales and services;
11. Hotels and motels;
12. Laundromat, laundries and dry cleaning;

Amendments are in bold~~Deletions are stricken~~

13. Medical services;
14. Lodges of fraternal orders, labor and social organizations;
15. Newspaper offices;
16. Post office;
17. Professional, finance, real estate and brokerage offices;
18. Community recreation;
19. Retail sales and rentals;
20. Taxi stands;
21. Theaters;
22. Veterinary office;
23. Mini-storage units;
24. Marine sales;
25. School district offices and facilities.
26. Chamber of commerce and visitor facilities;
27. Nursing and convalescent homes, group residential facilities, children's homes;
28. Heliport;
29. R.V. park;
30. Basic services (services and facilities which are necessary for development. They include power lines, water lines, sewer lines, power/telephone poles and other low impact facilities of the same character to provide for utilities to serve the uses on the lot;
31. Up to two living units, not to exceed 1500 square feet each, attached to a permitted or conditionally approved commercial uses, and one living unit not to exceed 1500 square feet, detached but not used in association with permitted or conditionally approved commercial uses;
32. Telecommunication facilities, towers, and/or antennas
B. Uses considered in commercial zone with conditional use permitting.
1. Utility generation plants or substations;
2. Bars, taverns and restaurants that sell alcoholic beverages;
3. Transportation, trucking, moving and storage facilities;
4. Gasoline service stations;
5. Auto, auto body marine and light equipment repair;
6. Plant nurseries;
7. Communication facilities;
8. Warehousing, storage, and handling of cargo;
9. Gasoline service stations;
10. Heavy and light equipment repair and maintenance
11. Shipyards, vehicle, marine and equipment storage, and sales facilities;
12. Building materials and supplies sales and storage;
13. Auto and other light vehicle repairs, sales and rentals;
14. Marine fuel, water, and sanitation facilities;
15. Mini-storage units, storage garages, storage warehouses for rental uses;
16. The processing, repairing, assembling, packaging and warehousing of materials for sale;
17. Electrical utility substations, major pump/lift stations;

18. Structures and fences built above the maximum height limit.

c. Property development standards.

1. Minimum lot size: five thousand square feet or no minimum for a lot housing a utility.
2. Minimum lot width: fifty feet or no minimum for a lot housing a utility.
3. Setbacks: ten feet from road rights-of-way and five feet from side and rear property lines, except for a utility.
4. Building heights: a maximum of thirty-five feet as defined in the definitions for "building height". Sever slopes maybe grounds to seek a variance from building height limitations.
5. Parking: all parking is off-street and subject to section 17.04.041.
6. Signs: no signs shall cause glare on any public right-of-way or surrounding property. Signs shall not be illuminated between the hours of eleven p.m. and seven a.m. unless the establishment is open during those hours.
7. Fences, walls and hedges: fences, walls and hedges may occupy a portion of a yard and be built up to the property line with a six foot maximum height limit and shall not obstruct vehicular visibility.
8. Landscaping or view obscuring screening may be required.

Deleted Zoning Ordinance 17.04.028 – Industrial Zone

17.04.028 Industrial zone. This zoning designation is intended to provide an area that is suitable for both heavy and light industrial uses such as manufacturing, processing, repairing and assembling.

Section 15.04.020 stipulates that "Development Plans" are required of All building to make the public aware of setback requirements and eliminate building encroachments into right of way, easements and other properties.

A. Permitted Uses.

1. Solid waste disposal facilities;
2. The manufacturing, processing, repairing, assembling and disassembling, compounding, packaging treatment, fabrication and warehousing of materials or property;
3. The storage of fuels or propane in compliance with applicable fire codes;
4. Junkyards and salvage yards that are screened from view from when adjacent to a public right of way;
5. Mining and quarry operations;
6. Sand and gravel operations;
7. Vehicle, marine and equipment storage;
8. Heavy and light equipment repair and maintenance;
9. Commercial nurseries and greenhouses;
10. Commercial or private stabling of farm animals;
11. Commercial sawmills, shake and shingle mills;
12. Commercial lumber mills and the retail sale of lumber;
13. Moving, trucking and transportation firms;
14. Accessory Uses.
 - a. Office that is accessory to the permitted use,
 - b. Watchman's quarters, owner/operator residence, or bunkhouse if applicable.

B. Conditional Use.

1. Any commercial use that is not an expressly permitted use;
2. Storage and sale of explosives.

C. Prohibited Use.

~~1. Uses that degrade air, water and land without effective mitigative procedures that alleviate negative impacts;~~

~~2. Residential subdivision.~~

D. Property Development Standards.

~~1. Minimum lot size: two acres with Alaska Department of Environmental Conservation review and approval.~~

~~2. Minimum lot width: one hundred fifty feet.~~

~~3. Setback Requirements.~~

~~a. Front yard: twenty feet.~~

~~b. Rear yard: twenty feet.~~

~~c. Side yard: twenty feet.~~

~~4. Maximum lot coverage by buildings: no limitations, setback requirement must be met.~~

~~5. Maximum height: no restrictions.~~

~~6. Within five years of purchase, improvements to the property must be equal to the value of the property at the time of purchase.~~

E. Parking Requirements. All parking must be in compliance with Section 17.04.041.

F. Sewage Systems and Treatment. All private sewerage treatment plans and subdivisions must be approved by the Alaska Department of Environmental Conservation.

G. Fences, Walls and Hedges: may be built up to the property line and shall not obstruct vehicular visibility. (Ord. 93-23 § 6(part), 1993)

Amended New Zoning Ordinance 17.04.028 – Industrial Zone

17.04.028 INDUSTRIAL ZONE. THIS ZONING DESIGNATION IS INTENDED TO PROVIDE AN AREA THAT IS SUITABLE FOR BOTH HEAVY AND LIGHT INDUSTRIAL USES SUCH AS MANUFACTURING, PROCESSING, REPAIRING AND ASSEMBLING.

DEVELOPMENT PLANS ARE REQUIRED FOR ALL DEVELOPMENT WITHIN THE INDUSTRIAL ZONE CONFORMING TO APPLICABLE STANDARDS OF SECTION 17.04.035.

A. USES ALLOWED IN INDUSTRIAL ZONE WITHOUT SPECIAL PERMITTING.

1. SOLID WASTE DISPOSAL FACILITIES;

2. THE MANUFACTURING, PROCESSING, REPAIRING, ASSEMBLING AND DISASSEMBLING, COMPOUNDING, PACKAGING TREATMENT, FABRICATION AND WAREHOUSING OF MATERIALS OR PROPERTY;

3. THE STORAGE OF FUELS OR PROPANE IN COMPLIANCE WITH APPLICABLE FIRE CODES;

4. JUNKYARDS AND SALVAGE YARDS THAT ARE SCREENED FROM VIEW FROM WHEN ADJACENT TO A PUBLIC RIGHT-OF-WAY;

5. MINING AND QUARRY OPERATIONS;

6. SAND AND GRAVEL OPERATIONS;

7. VEHICLE, MARINE AND EQUIPMENT STORAGE;

8. HEAVY AND LIGHT EQUIPMENT REPAIR AND MAINTENANCE;

9. COMMERCIAL NURSERIES AND GREENHOUSES;

10. COMMERCIAL OR PRIVATE STABLING OF FARM ANIMALS;

11. COMMERCIAL SAWMILLS, SHAKE AND SHINGLE MILLS;

12. COMMERCIAL LUMBER MILLS AND THE RETAIL SALE OF LUMBER;
13. MOVING, TRUCKING AND TRANSPORTATION FIRMS;
14. ACCESSORY USES;
A. OFFICE THAT IS ACCESSORY TO THE PERMITTED USE, B. WATCHMAN'S QUARTERS, OWNER/OPERATOR RESIDENCE, OR BUNKHOUSE IF APPLICABLE.
15. TELECOMMUNICATION FACILITIES, TOWERS, AND/OR ANTENNAS.
B. USES CONSIDERED IN INDUSTRIAL ZONE WITH CONDITIONAL USE PERMITTING.
1. ANY COMMERCIAL USE THAT IS NOT AN EXPRESSLY PERMITTED USE;
2. STORAGE AND SALE OF EXPLOSIVES.
C. USES PROHIBITED IN INDUSTRIAL ZONE PROHIBITED USE.
1. USES THAT DEGRADE AIR, WATER AND LAND WITHOUT EFFECTIVE MITIGATIVE PROCEDURES THAT ALLEVIATE NEGATIVE IMPACTS;
2. RESIDENTIAL SUBDIVISION.
D. PROPERTY DEVELOPMENT STANDARDS.
1. MINIMUM LOT SIZE: TWO ACRES WITH ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION REVIEW AND APPROVAL.
2. MINIMUM LOT WIDTH: ONE HUNDRED FIFTY FEET.
3. SETBACK REQUIREMENTS.
A. FRONT YARD: TWENTY FEET. B. REAR YARD: TWENTY FEET. C. SIDE YARD: TWENTY FEET.
4. MAXIMUM LOT COVERAGE BY BUILDINGS: NO LIMITATIONS, SETBACK REQUIREMENT MUST BE MET.
5. MAXIMUM HEIGHT: NO RESTRICTIONS.
6. WITHIN FIVE YEARS OF PURCHASE OF NEWLY CREATED LOTS, IMPROVEMENTS TO THE PROPERTY MUST BE EQUAL TO THE VALUE OF THE PROPERTY AT THE TIME OF PURCHASE.
7. LANDSCAPING OR VIEW OBSCURING SCREENING MAY BE REQUIRED.
E. PARKING REQUIREMENTS. ALL PARKING MUST BE IN COMPLIANCE WITH SECTION 17.04.041.
F. SEWAGE SYSTEMS AND TREATMENT. ALL PRIVATE SEWERAGE TREATMENT PLANS AND SUBDIVISIONS MUST BE APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
G. FENCES, WALLS AND HEDGES: FENCES, WALLS AND HEDGES MAY OCCUPY A PORTION OF A YARD AND BE BUILT UP TO THE PROPERTY LINE WITH A SIX FOOT MAXIMUM HEIGHT LIMIT AND SHALL NOT OBSTRUCT VEHICULAR VISIBILITY.

Deleted Zoning Ordinance 17.04.029 – Waterfront Zone

17.04.029 Waterfront zone. The purpose of this zone is to provide for aesthetically pleasing commercial areas along the waterfront while retaining access to the waterfront for both public and private uses. Development plans are required for all development within the waterfront commercial zone conforming to applicable standards of section 17.04.035. Section 15.04.020 stipulates that "Development Plans" are required of All building to make the public aware of setback requirements and eliminate building encroachments into right of-way, easements and other properties.

A. Uses allowed in waterfront zone without special permitting.

1. Port and harbor facilities, including docks, floatplane operations;
2. Marine, vehicle and propane fuel sales;
3. Public, private and commercial moorage associated with approved uses;
4. Post office;
5. Small scale, seafood processing plants, cold storage plants and facilities;
6. Hair salons;
7. Banks and other financial institutions;
8. Parks and open space;
9. Community recreation, community facilities, open space, beaches and buffer strips;
10. Retail sales and rentals;
11. Laundromat
12. Restaurants and other eating establishments;
13. Residential uses accessory to permitted uses such as watchmen quarters, owner-operator's home or rental unit constructed above an allowed use without special permitting;
14. Water and sanitation facilities;
15. Administrative offices accessory to permitted uses.

B. Uses allowed in waterfront zone trans-shipment without special permitting.

1. Storage and shipping of containers, equipment, materials, commodities and any other items being shipped to and from Prince of Wales Island;
2. Pick up and delivery of containers, equipment, materials, commodities and any other items shipped to and from Prince of Wales Island;

C. Uses allowed in waterfront zone business district subdivision without special permitting.

1. Material storage and sales associated with another local commercial operation;
2. Vehicle, boat and equipment parking, storage and repair;
3. Electric and communication facilities;
4. Warehouse and rental storage, including units;
5. container storage.

D. Uses considered in waterfront zone with conditional use permitting.

1. Bars, Taverns and restaurants that sell alcoholic beverages;
2. Hotels, motels and restaurants;
3. Lodges and resorts
4. Communication Facilities;
5. Light industrial facilities
6. Commercial sales not associated with another local commercial operation;
7. All floating structures or structures on piling, excluding floatplane operations and docks accessory with approved uses;
8. Structures and fences built above the maximum height limit.

E. Property development standards.

1. Minimum Lot Size: No minimum lot size;

- ~~2. Minimum Lot Width: No minimum lot width;~~
- ~~3. Setbacks: Five feet from road rights of way and five feet from side and rear property lines;~~
- ~~4. Building Heights: A maximum of thirty five feet as defined in the definitions for "building height". Severe slopes may be grounds to seek a variance from building height limitations;~~
- ~~5. Parking: All parking unless is otherwise approved by the planning director is off street and subject to section 17.04.041;~~
- ~~6. Signs: No signs shall cause glare on any public right of way or surrounding property. Signs shall not be illuminated between the hours of eleven p.m. and seven a.m., unless the establishment is open during those hours;~~
- ~~7. Fences, walls and hedges. A fence, wall or hedge may be constructed up to a property line six feet in height. Fences shall not obstruct vehicular visibility~~
- ~~8. Landscaping or view obscuring screening may be required for uses along the Thorne River Road and Shoreline Drive.~~

Amended New Zoning Ordinance 17.04.029 – Waterfront Zone

17.04.029 WATERFRONT ZONE. THE PURPOSE OF THIS ZONE IS TO PROVIDE FOR AESTHETICALLY PLEASING COMMERCIAL AREAS ALONG THE WATERFRONT WHILE RETAINING ACCESS TO THE WATERFRONT FOR BOTH PUBLIC AND PRIVATE USES. DEVELOPMENT PLANS ARE REQUIRED FOR ALL DEVELOPMENT WITHIN THE WATERFRONT COMMERCIAL ZONE CONFORMING TO APPLICABLE STANDARDS OF SECTION 17.04.035.

A. USES ALLOWED IN WATERFRONT ZONE WITHOUT SPECIAL PERMITTING.

1. PORT AND HARBOR FACILITIES, INCLUDING DOCKS, FLOATPLANE OPERATIONS;
2. MARINE, VEHICLE AND PROPANE FUEL SALES;
3. PUBLIC, PRIVATE AND COMMERCIAL MOORAGE ASSOCIATED WITH APPROVED USES;

4. POST OFFICE;

5. SMALL SCALE; SEAFOOD PROCESSING PLANTS, COLD STORAGE PLANTS AND FACILITIES;
6. HAIR SALONS;

7. BANKS AND OTHER FINANCIAL INSTITUTIONS;
8. PARKS AND OPEN SPACE;

9. COMMUNITY RECREATION, COMMUNITY FACILITIES, OPEN SPACE, BEACHES AND BUFFER STRIPS;

10. RETAIL SALES AND RENTALS;
11. LAUNDROMAT;
12. RESTAURANTS AND OTHER EATING ESTABLISHMENTS;

13. RESIDENTIAL USES ACCESSORY TO PERMITTED USES SUCH AS WATCHMEN QUARTERS, OWNER-OPERATOR'S HOME OR RENTAL UNIT CONSTRUCTED ABOVE AN ALLOWED USE WITHOUT SPECIAL PERMITTING;
14. WATER AND SANITATION FACILITIES;
15. ADMINISTRATIVE OFFICES ACCESSORY TO PERMITTED USES.

B. USES ALLOWED IN WATERFRONT ZONE-TRANS-SHIPMENT WITHOUT SPECIAL PERMITTING.

1. STORAGE AND SHIPPING OF CONTAINERS, EQUIPMENT, MATERIALS, COMMODITIES AND ANY OTHER ITEMS BEING SHIPPED TO AND FROM PRINCE OF WALES ISLAND;
2. PICK-UP AND DELIVERY OF CONTAINERS, EQUIPMENT, MATERIALS, COMMODITIES AND ANY OTHER ITEMS SHIPPED TO AND FROM PRINCE OF WALES ISLAND;
3. LOADING AND UNLOADING FREIGHT BARGES.

C. USES ALLOWED IN WATERFRONT ZONE-BUSINESS DISTRICT SUBDIVISION WITHOUT SPECIAL PERMITTING.

1. MATERIAL STORAGE AND SALES ASSOCIATED WITH ANOTHER LOCAL COMMERCIAL OPERATION;
2. VEHICLE, BOAT AND EQUIPMENT PARKING, STORAGE AND REPAIR;
3. ELECTRIC AND COMMUNICATION FACILITIES;
4. WAREHOUSES AND RENTAL STORAGE, INCLUDING UNITS;
5. CONTAINER STORAGE.

D. USES CONSIDERED IN WATERFRONT ZONE WITH CONDITIONAL USE PERMITTING.

1. BARS, TAVERNS AND RESTAURANTS THAT SELL ALCOHOLIC BEVERAGES;
2. HOTELS, MOTELS AND RESTAURANTS;
3. LODGES AND RESORTS;
4. COMMUNICATION FACILITIES;
5. LIGHT INDUSTRIAL FACILITIES;
6. COMMERCIAL SALES NOT ASSOCIATED WITH ANOTHER LOCAL COMMERCIAL OPERATION;
7. ALL FLOATING STRUCTURES OR STRUCTURES ON PILING, EXCLUDING FLOATPLANE OPERATIONS AND DOCKS ACCESSARY WITH APPROVED USES;
8. STRUCTURES AND FENCES BUILT ABOVE THE MAXIMUM HEIGHT LIMIT;
9. TELECOMMUNICATION FACILITIES, TOWERS, AND/OR ANTENNAS.

E. PROPERTY DEVELOPMENT STANDARDS.

1. MINIMUM LOT SIZE: NO MINIMUM LOT SIZE.
2. MINIMUM LOT WIDTH: NO MINIMUM LOT WIDTH.
3. SETBACKS: FIVE FEET FROM ROAD RIGHTS-OF-WAY AND FIVE FEET FROM SIDE AND REAR PROPERTY LINES.
4. BUILDING HEIGHTS: A MAXIMUM OF THIRTY-FIVE FEET AS DEFINED IN THE DEFINITIONS FOR "BUILDING HEIGHT". SEVERE SLOPES MAYBE GROUNDS TO SEEK A VARIANCE FROM BUILDING HEIGHT LIMITATIONS.
5. PARKING: ALL PARKING UNLESS IS OTHERWISE APPROVED BY THE PLANNING DIRECTOR IS OFF-STREET AND SUBJECT TO SECTION 17.04.041.
6. SIGNS: NO SIGNS SHALL CAUSE GLARE ON ANY PUBLIC RIGHT-OF-WAY OR SURROUNDING PROPERTY. SIGNS SHALL NOT BE ILLUMINATED BETWEEN THE HOURS OF ELEVEN P.M. AND SEVEN A.M. UNLESS THE ESTABLISHMENT IS OPEN DURING THOSE HOURS.

7. FENCES, WALLS AND HEDGES: FENCES, WALLS AND HEDGES MAY OCCUPY A PORTION OF A YARD AND BE BUILT UP TO THE PROPERTY LINE WITH A SIX-FOOT MAXIMUM HEIGHT LIMIT AND SHALL NOT OBSTRUCT VEHICULAR VISIBILITY.

8. LANDSCAPING OR VIEW OBSCURING SCREENING MAY BE REQUIRED FOR USES ALONG THE THORNE RIVER ROAD AND SHORELINE DRIVE.

Deleted Zoning Ordinance 17.04.030 –Public Zone

17.04.030 Public zone. The purpose of this zone is to reserve public lands for uses generally associated with government administration, and that benefit the public health, safety and welfare and local economy.

Section 15.04.020 stipulates that "Development Plans" are required of All building to make the public aware of setback requirements and eliminate building encroachments into right of way, easements and other properties.

A. Permitted Uses.

1. Government facilities and complexes;
2. Libraries, museum, visitor center, chamber of commerce facilities;
3. Education facilities;
4. Police facilities, court house, jail and detention facilities;
5. Public offices, legislative affairs office;
6. Public works maintenance facilities and shops;
7. Hospital, clinics and other medical offices and facilities;
8. Community buildings;
9. Fire and ambulance station, EMT or ETT services;
10. Public utilities;
11. Day care centers;
12. Nursing and convalescent homes, group residential facilities, children's homes;
13. Cemetery;
14. Community recreation including parks, beaches, open space and buffer strips, indoor and outdoor recreation facilities;
15. Post office.

B. Conditional Uses.

1. National Guard facilities;
2. Public shooting range;
3. R.V. park;
4. Communication facilities;
5. Dog/animal impoundment facility;
6. Heliport or airport;
7. Solid waste disposal facility;
8. Sewer treatment facility;
9. Public utilities near residential areas;
10. Other uses pertaining to the public health, safety and welfare.

C. Development Plans.

1. Purpose: to make the public aware of setback requirements and eliminate building encroachments into rights of ways, easements and other properties.

2. Plan Required. No commercial structure shall be erected, constructed, enlarged, relocated or extended without a development plan permit issued by the city. No existing use of a commercial structure shall

~~be converted to another use without a permit issued by the city. Failure to submit a development plan shall be a violation of this chapter.~~

~~3. Application. All applications for development plans shall be completed on city forms and accompanied by a site plan that includes:~~

- ~~a. Property boundaries and dimensions;~~
- ~~b. Scale with north arrow;~~
- ~~c. All existing and proposed structures and their dimensions;~~
- ~~d. Distance of structures to all lot lines;~~
- ~~e. Rights of way and easements adjacent to the property;~~
- ~~f. Off street parking spaces with their dimensions;~~
- ~~g. Location of utility poles, and water and sewer lines;~~
- ~~h. Access and driveways;~~
- ~~i. Any topographical features that may affect the development of the property;~~
- ~~j. Proposed use of the new structure and current use of any existing buildings.~~

~~Applications for development plans and driveway site plans shall be kept on file at City Hall. A record of plans shall also be kept on an annual basis.~~

~~4. After a site inspection to confirm the site plan, the city zoning official shall approve or deny the permit within five business days. Decisions of the administrative official may be appealed to the planning commission. See Section 17.04.060.~~

~~5. Complaints and Violations. If a violation occurs, any citizen may file a complaint at City Hall. The city zoning official shall record and investigate all complaints.~~

~~6. Stop work Orders. If any construction work is being done contrary to this provision or without a development plan, the city zoning official or the VPSO may issue a stop work order. This order shall be in writing and shall be posted in a conspicuous location at the building site and shall be sent to the property owner by certified mail. No person may proceed in construction or moving/relocating a building at a site so posted until authorized by the city zoning official or VPSO to proceed. A development plan may be revoked if the permit issued is in error based on incorrect information, or the permit is in violation of other regulations or provisions of this code.~~

~~7. Exemption From the Development Plan Requirement. Providing all setback requirements are met where applicable, the following commercial structures do not require a development plan:~~

- ~~a. Fences constructed up to the property line;~~
- ~~b. Retaining walls not over four feet;~~
- ~~c. Platforms, walls and driveways not more than thirty inches above grade;~~
- ~~d. Temporary structures such as booths and other similar structures.~~

~~8. Plans Required Prior to Utility Hookup. No hookup for sewer, water, or water meter shall be made for any commercial structure, commercial mobile home or commercial trailer within the city until a development plan is issued.~~

~~9. Penalties for Violations. When a violation of the provisions of this title occur, the property owner shall incur a civil penalty not to exceed one hundred dollars for each day of continuing violation.~~

Amended New Zoning Ordinance 17.04.030 –Public Zone

17.04.030 PUBLIC ZONE. THE PURPOSE OF THIS ZONE IS TO RESERVE PUBLIC LANDS FOR USES GENERALLY ASSOCIATED WITH GOVERNMENT ADMINISTRATION, AND THAT BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE AND LOCAL ECONOMY.

DEVELOPMENT PLANS ARE REQUIRED FOR ALL DEVELOPMENT WITHIN THE PUBLIC ZONE CONFORMING TO APPLICABLE STANDARDS OF SECTION 17.04.035.

A. USES ALLOWED IN PUBLIC ZONE WITHOUT SPECIAL PERMITTING.

1. GOVERNMENT FACILITIES AND COMPLEXES;

2. LIBRARIES, MUSEUM, VISITOR CENTER, CHAMBER OF COMMERCE FACILITIES;

3. EDUCATION FACILITIES;

4. POLICE FACILITIES, COURT HOUSE, JAIL AND DETENTION FACILITIES;

5. PUBLIC OFFICES, LEGISLATIVE AFFAIRS OFFICE;

6. PUBLIC WORKS MAINTENANCE FACILITIES AND SHOPS;

7. HOSPITAL, CLINICS AND OTHER MEDICAL OFFICES AND FACILITIES;

8. COMMUNITY BUILDINGS;

9. FIRE AND AMBULANCE STATION, EMT OR ETT SERVICES;

10. PUBLIC UTILITIES;

11. DAY CARE CENTERS;

12. NURSING AND CONVALESCENT HOMES, GROUP RESIDENTIAL FACILITIES, CHILDREN'S HOMES;

13. CEMETERY;

14. COMMUNITY RECREATION INCLUDING PARKS, BEACHES, OPEN SPACE AND BUFFER STRIPS, INDOOR AND OUTDOOR RECREATION FACILITIES;

15. POST OFFICE.

B. USES CONSIDERED IN PUBLIC ZONE WITH CONDITIONAL USE PERMITTING.

1. NATIONAL GUARD FACILITIES;

2. PUBLIC SHOOTING RANGE;

3. R.V. PARK;

4. COMMUNICATION FACILITIES;

5. DOG/ANIMAL IMPOUNDMENT FACILITY;

6. HELIPORT OR AIRPORT;

7. SOLID WASTE DISPOSAL FACILITY;

8. SEWER TREATMENT FACILITY;

9. PUBLIC UTILITIES NEAR RESIDENTIAL AREAS;

10. OTHER USES PERTAINING TO THE PUBLIC HEALTH, SAFETY AND WELFARE.

11. STRUCTURES AND FENCES BUILT ABOVE THE MAXIMUM HEIGHT LIMIT;

12. TELECOMMUNICATION FACILITIES, TOWERS, AND/OR ANTENNAS

C. PROPERTY DEVELOPMENT STANDARDS.

1. MINIMUM LOT SIZE: FIVE THOUSAND SQUARE FEET.

2. MINIMUM LOT WIDTH: FIFTY FEET.

3. SETBACKS: TEN FEET FROM ROAD RIGHTS-OF-WAYS AND FIVE FEET FROM SIDE AND REAR PROPERTY LINES.
4. BUILDING HEIGHTS: A MAXIMUM OF THIRTY-FIVE FEET AS DEFINED IN THE DEFINITIONS FOR "BUILDING HEIGHT". SEVERE SLOPES MAYBE GROUNDS TO SEEK A VARIANCE FROM BUILDING HEIGHT LIMITATIONS.
5. PARKING: ALL PARKING IS OFF-STREET AND SUBJECT TO SECTION 17.04.041.
6. SIGNS: NO SIGNS SHALL CAUSE GLARE ON ANY PUBLIC RIGHT-OF-WAY OR SURROUNDING PROPERTY. SIGNS SHALL NOT BE ILLUMINATED BETWEEN THE HOURS OF ELEVEN P.M. AND SEVEN A.M. UNLESS THE ESTABLISHMENT IS OPEN DURING THOSE HOURS.
7. FENCES, WALLS AND HEDGES: FENCES, WALLS AND HEDGES MAY OCCUPY A PORTION OF A YARD AND BE BUILT UP TO THE PROPERTY LINE WITH A SIX FOOT MAXIMUM HEIGHT LIMIT AND SHALL NOT OBSTRUCT VEHICULAR VISIBILITY

Deleted Zoning Ordinance 17.04.031 –Low Density Residential Zone

17.04.031 Low density residential. This zone is to provide aesthetically pleasing residential neighborhoods with large lots, by permitting only single family residences and duplexes at low population densities.

A. Permitted Uses.

1. Single family dwellings;
2. Mobile homes which meet the following:
 - a. Seven hundred fifty square foot minimum (approximately twelve feet by sixty feet);
 - b. Skirting required;
 - c. Permanent foundation required.
3. Modular construction;
4. Home occupation or office in home;
5. Accessory buildings for private, residential uses such as garage, shed, private storage of a recreational vehicle, travel trailer, recreational boat;
6. Visiting travel trailer or motor home occupied by guests accessory to a residence up to forty five days;
7. Wannigans which meet the following:
 - a. Single story;
 - b. Square footage of wannigan shall not exceed the square footage of mobile home.
8. On lots which do not have an established principal use, normal accessory buildings for private residential uses such as a garage, shed, or shop.

B. Conditional Uses.

1. Duplex;
2. Electrical utility substations, pump/lift stations;
3. Bed and breakfast;
4. The keeping of animals for profit or for more than personal use; the keeping of four or more dogs with the exception of puppies; the keeping of roosters and other livestock;
5. Day care center;
6. Parking truck or heavy equipment over a two-ton rating;
7. Buildings and fences built above maximum height limit;
8. On lots which do not have an established principal use, private storage of a recreational vehicle, travel trailer, or recreational boat;

- ~~9. Wannigans exceeding the size of the mobile home;~~
- ~~10. Additional residential unit on lot.~~
- ~~**C. Prohibited Uses.**~~
 - ~~1. Any use or structure not listed under permitted or conditional uses.~~
- ~~**D. Property Development Standards.**~~
 - ~~1. Minimum lot size Forty thousand square feet;~~
 - ~~2. Minimum average lot width One hundred feet;~~
 - ~~3. Parking All parking must be accommodated off street and on the premises as required in Section 17.04.041 of this chapter;~~
 - ~~4. Setbacks.~~
 - ~~a. Interior Setbacks Ten feet between structures;~~
 - ~~b. Front yard setbacks Twenty five feet from property line;~~
 - ~~c. Side and rear yard setbacks Ten feet from property lines;~~
 - ~~d. Development on corner lots shall not impede visibility;~~
 - ~~5. Building heights Thirty five feet;~~
 - ~~6. Density.~~
 - ~~a. One residential structure per lot unless conditional use is applied for and granted. See Section 17.04.031(B)(10) and Section 17.04.043 conditional use permits.~~
 - ~~7. Maximum lot coverage Forty percent of the lot area remaining after the setback area is subtracted from the total lot area;~~
 - ~~8. Fences, walls, and hedges Property line fences, walls, and hedges may occupy a portion of a yard and be built up to the property line with a six foot maximum height limit. (Ord. 96-22 § 4(part), 1996)~~

Amended New Zoning Ordinance 17.04.031 –Low Density Residential Zone

17.04.031 LOW DENSITY RESIDENTIAL. THIS ZONE IS TO PROVIDE AESTHETICALLY PLEASING RESIDENTIAL NEIGHBORHOODS WITH LARGE LOTS, BY PERMITTING ONLY SINGLE FAMILY RESIDENCES AND DUPLEXES AT LOW POPULATION DENSITIES. DEVELOPMENT PLANS ARE REQUIRED FOR ALL DEVELOPMENT WITHIN THE MEDIUM DENSITY RESIDENTIAL ZONE CONFORMING TO APPLICABLE STANDARDS OF SECTION 17.04.035.

A. USES ALLOWED IN LOW DENSITY RESIDENTIAL ZONE WITHOUT SPECIAL PERMITTING.

- 1. SINGLE FAMILY DWELLINGS;**
- 2. MOBILE HOMES WHICH MEET THE FOLLOWING:**

A. SEVEN HUNDRED FIFTY SQUARE FOOT MINIMUM (APPROXIMATELY TWELVE FEET BY SIXTY FEET);

B. SKIRTING REQUIRED;

C. PERMANENT FOUNDATION REQUIRED.

3. MODULAR CONSTRUCTION;

4. HOME OCCUPATION OR OFFICE IN HOME;

5. ACCESSORY BUILDINGS FOR PRIVATE, RESIDENTIAL USES SUCH AS GARAGE, SHED, PRIVATE STORAGE OF A RECREATIONAL VEHICLE, TRAVEL TRAILER, RECREATIONAL BOAT;

6. VISITING TRAVEL TRAILER OR MOTOR HOME OCCUPIED BY GUESTS OF THE RESIDENCE

7. WANNIGANS WHICH MEET THE FOLLOWING:

A. SINGLE STORY;	
	B. SQUARE FOOTAGE OF WANNIGAN SHALL NOT EXCEED THE SQUARE FOOTAGE OF MOBILE HOME.
8. ON LOTS WHICH DO NOT HAVE AN ESTABLISHED PRINCIPAL USE, NORMAL ACCESSORY BUILDINGS FOR PRIVATE RESIDENTIAL USES SUCH AS A GARAGE, SHED, OR SHOP.	
<u>B. USES CONSIDERED IN LOW DENSITY RESIDENTIAL ZONE WITH CONDITIONAL USE PERMITTING.</u>	
1. DUPLEX;	
	2. ELECTRICAL UTILITY SUBSTATIONS, PUMP/LIFT STATIONS;
3. BED AND BREAKFAST NOT TO EXCEED TWO GUEST ROOMS;	
	4. THE KEEPING OF ANIMALS FOR PROFIT OR FOR MORE THAN PERSONAL USE; THE KEEPING OF FOUR OR MORE DOGS WITH THE EXCEPTION OF PUPPIES; THE KEEPING OF ROOSTERS AND OTHER LIVESTOCK;
5. DAY CARE CENTER;	
	6. PARKING TRUCK OR HEAVY EQUIPMENT OVER A TWO-TON RATING;
	7. BUILDINGS AND FENCES BUILT ABOVE MAXIMUM HEIGHT LIMIT;
	8. ON LOTS WHICH DO NOT HAVE AN ESTABLISHED PRINCIPAL USE, PRIVATE STORAGE OF A RECREATIONAL VEHICLE, TRAVEL TRAILER, OR RECREATIONAL BOAT;
9. WANNIGANS EXCEEDING THE SIZE OF THE MOBILE HOME;	
10. ADDITIONAL RESIDENTIAL UNIT ON LOT.	
<u>C. USES PROHIBITED IN LOW DENSITY RESIDENTIAL ZONE PROHIBITED USES.</u>	
	1. ANY USE OR STRUCTURE NOT LISTED UNDER PERMITTED OR CONDITIONAL USES.
<u>D. PROPERTY DEVELOPMENT STANDARDS.</u>	
	1. MINIMUM LOT SIZE: FORTY THOUSAND SQUARE FEET;
	2. MINIMUM AVERAGE LOT WIDTH: ONE HUNDRED FEET;
	3. DENSITY: ONE RESIDENTIAL STRUCTURE PER LOT UNLESS CONDITIONAL USE IS APPLIED FOR AND GRANTED
	4. PARKING: ALL PARKING MUST BE ACCOMMODATED OFF-STREET AND ON THE PREMISES AS REQUIRED IN SECTION 17.04.041 OF THIS CHAPTER;
5. SETBACKS.	
	A. INTERIOR SETBACKS: TEN FEET BETWEEN STRUCTURES;
	B. FRONT YARD SETBACKS: TWENTY-FIVE FEET FROM PROPERTY LINE;
	C. SIDE AND REAR YARD SETBACKS: TEN FEET FROM PROPERTY LINES;
	D. DEVELOPMENT ON CORNER LOTS SHALL NOT IMPEDE VISIBILITY;
	6. BUILDING HEIGHTS: A MAXIMUM OF THIRTY-FIVE FEET AS DEFINED IN THE DEFINITIONS FOR "BUILDING HEIGHT". SEVERE SLOPES MAYBE GROUNDS TO SEEK A VARIANCE FROM BUILDING HEIGHT LIMITATIONS;
	7. MAXIMUM LOT COVERAGE: FORTY PERCENT OF THE LOT AREA REMAINING AFTER THE SETBACK AREA IS SUBTRACTED FROM THE TOTAL LOT AREA;

8. FENCES, WALLS AND HEDGES: FENCES, WALLS AND HEDGES MAY OCCUPY A PORTION OF A YARD AND BE BUILT UP TO THE PROPERTY LINE WITH A SIX-FOOT MAXIMUM HEIGHT LIMIT AND SHALL NOT OBSTRUCT VEHICULAR VISIBILITY.

Deleted Zoning Ordinance 17.04.032 – Medium Density Residential Zone

~~**17.04.032 Medium density residential.** This zone is intended to provide residential neighborhoods with a limited range of multifamily housing mixed with single family residences at moderate population densities.~~

~~**A. Permitted Uses.**~~

- ~~1. Single family dwelling;~~
- ~~2. Duplex;~~
- ~~3. Triplex;~~
- ~~4. Modular construction;~~
- ~~5. Mobile homes which meet the following:~~
 - ~~a. Minimum size Ten feet by forty feet or minimum four hundred square feet;~~
 - ~~b. Skirting required;~~
 - ~~c. Foundation required.~~
- ~~6. Wannigans which meet the following:~~
 - ~~a. Single story;~~
 - ~~b. Square footage shall not exceed the square footage of mobile home.~~
- ~~7. Home occupation or office in home;~~
- ~~8. Accessory buildings for private residential uses such as a garage, shed, or shop;~~
- ~~9. Visiting travel trailer or motor home occupied by guests accessory to a residence up to forty five days.~~

~~**B. Conditional Uses.**~~

- ~~1. Electrical utility substations, pump/lift stations;~~
- ~~2. Day care center or facility;~~
- ~~3. Bed and breakfast;~~
- ~~4. Parking a truck or other heavy equipment over a two-ton rating;~~
- ~~5. Structure or fence built above the maximum height limit;~~
- ~~6. Organized public or private meeting place;~~
- ~~7. Wannigans exceeding the size of the mobile home;~~
- ~~8. Additional residential unit on lot.~~

~~**C. Prohibited Uses.**~~

- ~~1. Any use or structure not listed under permitted or conditional uses.~~

~~**D. Property Development Standards.**~~

- ~~1. Minimum lot size Twenty five thousand square feet;~~
- ~~2. Minimum average lot width Seventy five feet;~~
- ~~3. Density One residential structure per lot unless conditional use is applied for and granted. See Section 17.04.032(B)(8) and Section 17.04.043 Conditional use permits;~~
- ~~4. Parking All parking must be accommodated off street and on the premises as required in Section 17.04.041 of this chapter;~~
- ~~5. Setbacks.~~
 - ~~a. Interior setbacks Ten feet from all structures;~~
 - ~~b. Front yard setbacks Twenty five feet from property line;~~
 - ~~c. Side and rear yard setbacks Ten feet from property line;~~

- ~~—d. Development on corner lots shall not impede visibility.~~
- ~~—6. Building heights Maximum of thirty five feet;~~
- ~~—7. Maximum lot coverage Fifty percent of the lot area remaining after the setbacks have been subtracted from the total lot area;~~
- ~~—8. Fences, walls, and hedges Property line fences, walls, and hedges may occupy a portion of a yard and be built up to the property line with a six foot maximum height limit. Fences shall not obstruct vehicular visibility. In addition, where multi-family structures abut lower density zones (low density residential, rural residential), a six-foot high fence separating the zones shall be constructed by the property owner. (Ord. 96-22 § 4(part), 1996)~~

Amended New Zoning Ordinance 17.04.032 –Medium Density Residential

17.04.032 MEDIUM DENSITY RESIDENTIAL. THIS ZONE IS INTENDED TO PROVIDE RESIDENTIAL NEIGHBORHOODS WITH A LIMITED RANGE OF MULTIFAMILY HOUSING MIXED WITH SINGLE FAMILY RESIDENCES AT MODERATE POPULATION DENSITIES. DEVELOPMENT PLANS ARE REQUIRED FOR ALL DEVELOPMENT WITHIN THE MEDIUM DENSITY RESIDENTIAL ZONE CONFORMING TO APPLICABLE STANDARDS OF SECTION 17.04.035.

A. USES ALLOWED IN MEDIUM DENSITY RESIDENTIAL ZONE WITHOUT SPECIAL PERMITTING.

1. SINGLE FAMILY DWELLING;
2. DUPLEX;
3. TRIPLEX;
4. MODULAR CONSTRUCTION;
5. MOBILE HOMES WHICH MEET THE FOLLOWING:

A. MINIMUM SIZE-TEN FEET BY FORTY FEET OR MINIMUM FOUR HUNDRED SQUARE FEET;

- B. SKIRTING REQUIRED;
C. FOUNDATION REQUIRED.

6. WANNIGANS WHICH MEET THE FOLLOWING:
A. SINGLE STORY;

B. SQUARE FOOTAGE SHALL NOT EXCEED THE SQUARE FOOTAGE OF MOBILE HOME.

7. HOME OCCUPATION OR OFFICE IN HOME;

8. ACCESSORY BUILDINGS FOR PRIVATE RESIDENTIAL USES SUCH AS A GARAGE, SHED, OR SHOP;
9. VISITING TRAVEL TRAILER OR MOTOR HOME OCCUPIED BY GUESTS OF THE RESIDENCE
10. BED AND BREAKFAST WITH UP TO 2 QUEST ROOMS.

B. USES CONSIDERED IN MEDIUM DENSITY RESIDENTIAL ZONE WITH CONDITIONAL USE PERMITTING.

1. ELECTRICAL UTILITY SUBSTATIONS, PUMP/LIFT STATIONS;

2. DAY CARE CENTER OR FACILITY;
3. BED AND BREAKFAST WITH UP TO 4 GUEST ROOMS;

4. PARKING A TRUCK OR OTHER HEAVY EQUIPMENT OVER A TWO-TON RATING;
5. STRUCTURE OR FENCE BUILT ABOVE THE MAXIMUM HEIGHT LIMIT;

6. ORGANIZED PUBLIC OR PRIVATE MEETING PLACE;
7. WANNIGANS EXCEEDING THE SIZE OF THE MOBILE HOME;
8. ADDITIONAL RESIDENTIAL UNIT ON LOT.

C. USES PROHIBITED IN MEDIUM DENSITY RESIDENTIAL ZONE.

1. ANY USE OR STRUCTURE NOT LISTED UNDER SECTION 17.04.032 SECTION A OR SECTION B WITH SPECIAL PERMITTING.

D. PROPERTY DEVELOPMENT STANDARDS.

1. MINIMUM LOT SIZE: TWENTY-FIVE THOUSAND SQUARE FEET;
2. MINIMUM AVERAGE LOT WIDTH: SEVENTY-FIVE FEET;
3. DENSITY: ONE RESIDENTIAL STRUCTURE PER LOT UNLESS CONDITIONAL USE IS APPLIED FOR AND GRANTED.
4. PARKING-ALL PARKING MUST BE ACCOMMODATED OFF STREET AND ON THE PREMISES AS REQUIRED IN SECTION 17.04.041 OF THIS CHAPTER;

5. SETBACKS:

- A. INTERIOR SETBACKS: TEN FEET FROM ALL STRUCTURES;
- B. FRONT YARD SETBACKS: TWENTY-FIVE FEET FROM PROPERTY LINE;
- C. SIDE AND REAR YARD SETBACKS: TEN FEET FROM PROPERTY LINE;
- D. DEVELOPMENT ON CORNER LOTS SHALL NOT IMPEDE VISIBILITY.

6. BUILDING HEIGHTS: A MAXIMUM OF THIRTY-FIVE FEET AS DEFINED IN THE DEFINITIONS FOR "BUILDING HEIGHT". SEVER SLOPES MAYBE GROUNDS TO SEEK A VARIANCE FROM BUILDING HEIGHT LIMITATIONS.
7. MAXIMUM LOT COVERAGE: FIFTY PERCENT OF THE LOT AREA REMAINING AFTER THE SETBACKS HAVE BEEN SUBTRACTED FROM THE TOTAL LOT AREA;
8. FENCES, WALLS, AND HEDGES: FENCES, WALLS, AND HEDGES MAY OCCUPY A PORTION OF A YARD AND BE BUILT UP TO THE PROPERTY LINE WITH A SIX-FOOT MAXIMUM HEIGHT LIMIT AND SHALL NOT OBSTRUCT VEHICULAR VISIBILITY. IN ADDITION, WHERE MULTI-FAMILY STRUCTURES ABUT LOWER DENSITY ZONES (LOW DENSITY RESIDENTIAL, RURAL RESIDENTIAL), A SIX-FOOT HIGH FENCE SEPARATING THE ZONES SHALL BE CONSTRUCTED BY THE PROPERTY OWNER. (ORD. 96-22 § 4(PART), 1996)

Deleted Zoning Ordinance 17.04.033 –High Density Residential

17.04.033 High density residential. This zone is intended to provide a variety of housing types from single-family residences, multi-family dwellings, and mobile home parks at moderately high population densities.

A. Permitted Uses.

1. All uses allowed in low and medium density zones;
2. Mobile homes or trailers which meet the following:
 - a. Minimum size of eight feet by thirty-eight feet;
 - b. Skirting required;
 - c. Permanent foundation required.
3. Wannigans which meet the following:
 - a. Single story;
 - b. Square footage not to exceed the square footage of the mobile home or trailer.

B. Conditional Uses.

- ~~1. Electrical utility substations, pump/lift station;~~
- ~~2. Four plex and apartment buildings up to eight units with the submission of a site plan conforming to the applicable standards of Section 16.20.010, preliminary plat requirements and state fire marshal review;~~
- ~~3. Day care center or facility;~~
- ~~4. Bed and breakfast;~~
- ~~5. Parking a truck or other heavy equipment over a two-ton rating;~~
- ~~6. Home occupation or office in home;~~
- ~~7. Structure or fence built over the maximum height limit;~~
- ~~8. Organized public or private meeting place;~~
- ~~9. Trailer park (provided the city council passes a trailer park ordinance);~~
- ~~10. On lots which do not have an established principal use, private storage of a recreational vehicle, travel trailer, or recreational boat;~~
- ~~11. Wannigans exceeding the size of the mobile home or trailer;~~
- ~~12. Additional residential unit on lot.~~

C. Prohibited Uses.

- ~~1. Any use or structure not listed under permitted or conditional uses.~~

D. Property Development Standards.

- ~~1. Minimum lot size Fifteen thousand square feet;~~
- ~~2. Minimum average lot width Seventy five feet;~~
- ~~3. Density.~~
 - ~~a. One residential structure per lot unless conditional use has been applied for and granted. See Section 17.04.033(B)(12) and Section 17.04.043 conditional use permits;~~
 - ~~b. Minimum open yard area per dwelling unit Fifty square feet.~~
- ~~4. Maximum lot coverage Sixty five percent of the lot area remaining after setbacks are subtracted from the total lot area;~~
- ~~5. Parking All parking must be accommodated off street and on the premises as required in Section 17.04.041 of this chapter;~~
- ~~6. Setbacks Ten feet from all lot lines. Development of corner lots shall not impede visibility. Interior setbacks Ten feet from all structures;~~
- ~~7. Building Heights Thirty five feet;~~
- ~~8. Fences, walls, and hedges Property line fences, walls, and hedges may be built on the property line and have a six foot maximum height limit. Fences shall not obstruct vehicular visibility. In addition, where multi-family structures abut lower density zones (medium density residential, low density residential, rural residential) a six-foot high fence separating the zones shall be constructed by the property owner. (Ord. 96-22 § 4(part), 1996)~~

Amended New Zoning Ordinance 17.04.033 –High Density Residential

17.04.033. HIGH DENSITY RESIDENTIAL. THIS ZONE IS INTENDED TO PROVIDE A VARIETY OF HOUSING TYPES FROM SINGLE-FAMILY RESIDENCES, MULTI-FAMILY DWELLINGS, AND MOBILE HOME PARKS AT MODERATELY HIGH POPULATION DENSITIES.

DEVELOPMENT PLANS ARE REQUIRED FOR ALL DEVELOPMENT WITHIN THE HIGH DENSITY RESIDENTIAL ZONE CONFORMING TO APPLICABLE STANDARDS OF SECTION 17.04.035.

A. USES ALLOWED IN HIGH DENSITY RESIDENTIAL ZONE WITHOUT SPECIAL PERMITTING.

1. ALL USES ALLOWED IN LOW AND MEDIUM DENSITY ZONES;
2. MOBILE HOMES OR TRAILERS WHICH MEET THE FOLLOWING:

- A. MINIMUM SIZE OF EIGHT FEET BY THIRTY-EIGHT FEET;
- B. SKIRTING REQUIRED;
- C. PERMANENT FOUNDATION REQUIRED.
- 3. WANNIGANS WHICH MEET THE FOLLOWING:
 - A. SINGLE STORY;
 - B. SQUARE FOOTAGE NOT TO EXCEED THE SQUARE FOOTAGE OF THE MOBILE HOME OR TRAILER.

B. USES CONSIDERED IN HIGH DENSITY RESIDENTIAL ZONE WITH SPECIAL PERMITTING.

- 1. ELECTRICAL UTILITY SUBSTATIONS, PUMP/LIFT STATION;
- 2. FOUR-PLEX AND APARTMENT BUILDINGS UP TO EIGHT UNITS WITH STATE FIRE MARSHAL REVIEW;
- 3. DAY CARE CENTER OR FACILITY;
- 4. BED AND BREAKFAST WITH 5 OR MORE GUEST ROOMS;
- 5. PARKING A TRUCK OR OTHER HEAVY EQUIPMENT OVER A TWO-TON RATING;
- 6. HOME OCCUPATION OR OFFICE IN HOME;
- 7. STRUCTURE OR FENCE BUILT OVER THE MAXIMUM HEIGHT LIMIT;
- 8. ORGANIZED PUBLIC OR PRIVATE MEETING PLACE;
- 9. TRAILER PARK;
- 10. ON LOTS WHICH DO NOT HAVE AN ESTABLISHED PRINCIPAL USE, PRIVATE STORAGE OF A RECREATIONAL VEHICLE, TRAVEL TRAILER, OR RECREATIONAL BOAT;
- 11. WANNIGANS EXCEEDING THE SIZE OF THE MOBILE HOME OR TRAILER;
- 12. ADDITIONAL RESIDENTIAL UNIT ON LOT.

C. USES PROHIBITED IN MEDIUM DENSITY RESIDENTIAL ZONE

- 1. ANY USE OR STRUCTURE NOT LISTED IN SECTION 17.04.033 SECTION A OR SECTION B WITH SPECIAL PERMITTING

D. PROPERTY DEVELOPMENT STANDARDS.

- 1. MINIMUM LOT SIZE: FIFTEEN THOUSAND SQUARE FEET;
- 2. MINIMUM AVERAGE LOT WIDTH: SEVENTY-FIVE FEET;
- 3. DENSITY: ONE RESIDENTIAL STRUCTURE PER LOT UNLESS CONDITIONAL USE HAS BEEN APPLIED FOR AND GRANTED.
- 4. MAXIMUM LOT COVERAGE-SIXTY-FIVE PERCENT OF THE LOT AREA REMAINING AFTER SETBACKS ARE SUBTRACTED FROM THE TOTAL LOT AREA;
- 5. PARKING-ALL PARKING MUST BE ACCOMMODATED OFF-STREET AND ON THE PREMISES AS REQUIRED IN SECTION 17.04.041 OF THIS CHAPTER;
- 6. SETBACKS:
 - A. TEN FEET FROM ALL LOT LINES;
 - B. INTERIOR SETBACKS: TEN FEET FROM ALL STRUCTURES;
 - C. DEVELOPMENT OF CORNER LOTS SHALL NOT IMPEDE VISIBILITY.
- 7. BUILDING HEIGHTS: A MAXIMUM OF THIRTY-FIVE FEET AS DEFINED IN THE DEFINITIONS FOR "BUILDING HEIGHT". SEVER SLOPES MAYBE GROUNDS TO SEEK A VARIANCE FROM BUILDING HEIGHT LIMITATIONS.
- 8. FENCES, WALLS, AND HEDGES: FENCES, WALLS, AND HEDGES MAY BE BUILT ON THE PROPERTY LINE AND HAVE A SIX-FOOT MAXIMUM HEIGHT LIMIT AND SHALL NOT OBSTRUCT VEHICULAR VISIBILITY. IN ADDITION, WHERE MULTI-

FAMILY STRUCTURES ABUT LOWER DENSITY ZONES (MEDIUM DENSITY RESIDENTIAL, LOW DENSITY RESIDENTIAL, RURAL RESIDENTIAL) A SIX-FOOT HIGH FENCE SEPARATING THE ZONES SHALL BE CONSTRUCTED BY THE PROPERTY OWNER.

Deleted Zoning Ordinance 17.04.023 – Deer Creek Residential

17.04.023 Deer Creek residential. The purpose of this zone is to create an aesthetically pleasing residential subdivision consisting of permanent single family housing. Lot DC14B shall be exempt from this title for the duration of municipal ownership. Section 15.04.020 stipulates that "Development Plans" are required of All building to make the public aware of setback requirements and eliminate building encroachments into right of way, easements and other properties. (Ord. 16-01-05-02)

A. Permitted Uses.

- ~~1. Stick built single family residences built on permanent, continuous foundations with a minimum one-foot width, or treated pile driven foundations or concrete sonatube foundations;~~
- ~~2. Home occupation or office in home;~~
- ~~3. Accessory buildings for private residential uses such as garage, shed, greenhouse, smokehouse, private storage of a recreational vehicle, travel trailer or recreational boat;~~
- ~~4. Basic services (services and facilities which are necessary for development. They include power lines, water lines, sewer lines, power/telephone poles and other low impact facilities of the same character to provide for utilities);~~
- ~~5. Bed and breakfast: two rental rooms or less;~~
- ~~6. Visiting travel trailer or motor home occupied by guests up to forty five days;~~
- ~~7. Multifamily housing on Lot 15B.~~

B. Conditional Uses.

- ~~1. Guest cabins, lodge on Lot 15B;~~
- ~~2. Restaurant/lodge on Lot 15B;~~
- ~~3. Moveable construction trailer or travel trailer for residential use during construction of permanent residential structure. Conditional use permits shall be issued for one year with an annual review if necessary;~~
- ~~4. Bed and breakfast: over two rental rooms;~~
- ~~5. Structures and fences built above the maximum height limit;~~
- ~~6. Marine sales and repair services.~~

C. Uses Prohibited.

- ~~1. Subdivision;~~
- ~~2. Private garbage pits;~~
- ~~3. Storage of heavy equipment;~~
- ~~4. Storage of derelict vehicles or unsightly accumulation of personal property;~~
- ~~5. The raising of animals, livestock and poultry except normal household pets of up to four dogs and cats and their litters, provided that they are not kept, bred or maintained for commercial purposes.~~

D. Property Development Standards.

- ~~1. Minimum lot size: fifteen thousand square feet.~~
- ~~2. Parking: all parking shall be off street and on the premises.~~
- ~~3. Setbacks: twenty feet from road right of way, ten feet from rear and interior lot lines for Lots DC1 through DC8. Beach front lots DC9B through D15B, ten feet from road right of way, rear and interior lot lines. Pile driven and concrete sonatube foundation driveways shall be exempt from the setback requirement on beach front lots.~~
- ~~4. Building heights: thirty five feet.~~

- ~~5. Density: single family residences only.~~
- ~~6. Utilities: all dwellings must be connected to municipal water, and sewer utilities prior to occupancy.~~
- ~~7. Access:~~
- ~~a. Driveways. Driveway approaches will be built from the driving surface of the main road to the edge of the lot, with a minimum of twelve feet width on to and perpendicular to the centerline of the platted right of way on beach front lots only (Lots DC9B through DC15B). A driveway site plan shall be required for planning commission review for Lots DC1 through DC8. All driveways shall have culverts a minimum of twelve inches in diameter where drainage requires as determined by city maintenance.~~
- ~~b. All property must be accessed by platted public right of way. Property owners may access lots from public access easement with knowledge that easement will not be maintained by the city. The public access easement must remain open and unblocked but is not required to be maintained by the property owner. The public access easement shall be restricted to foot traffic only.~~
- ~~8. Building requirements: all single family residences shall contain not less than seven hundred fifty square feet of floor space, excluding garages and open porches.~~
- ~~9. Signs: signs shall not be displayed to the public view on any lot except one sign of not more than five square feet advertising the property for sale or rent and a sign limited to equal size showing ownership of the property or advertising a home business.~~
- ~~10. Fences, walls or hedges may be built up to six feet in height up to the property line. Fences shall not obstruct vehicular visibility. (Ord. 94-05 § 3, 1994; Ord. 93-23 § 6(part), 1993)~~

Amended New Zoning Ordinance 17.04.023 – Deer Creek Residential

17.04.023 DEER CREEK RESIDENTIAL. THE PURPOSE OF THIS ZONE IS TO CREATE AN AESTHETICALLY PLEASING RESIDENTIAL SUBDIVISION CONSISTING OF PERMANENT SINGLE-FAMILY HOUSING. LOT DC-14B SHALL BE EXEMPT FROM THIS TITLE FOR THE DURATION OF MUNICIPAL OWNERSHIP.

DEVELOPMENT PLANS ARE REQUIRED FOR ALL DEVELOPMENT WITHIN THE HIGH DENSITY RESIDENTIAL ZONE CONFORMING TO APPLICABLE STANDARDS OF SECTION 17.04.035.

A. USES ALLOWED IN HIGH DENSITY RESIDENTIAL ZONE WITHOUT SPECIAL PERMITTING.

1. STICK-BUILT SINGLE-FAMILY RESIDENCES BUILT ON PERMANENT, CONTINUOUS FOUNDATIONS WITH A MINIMUM ONE-FOOT WIDTH, OR TREATED PILE DRIVEN FOUNDATIONS OR CONCRETE SONATUBE FOUNDATIONS;
2. HOME OCCUPATION OR OFFICE IN HOME;
3. ACCESSORY BUILDINGS FOR PRIVATE RESIDENTIAL USES SUCH AS GARAGE, SHED, GREENHOUSE, SMOKEHOUSE, PRIVATE STORAGE OF A RECREATIONAL VEHICLE, TRAVEL TRAILER OR RECREATIONAL BOAT;
4. BASIC SERVICES (SERVICES AND FACILITIES WHICH ARE NECESSARY FOR DEVELOPMENT. THEY INCLUDE POWER LINES, WATER LINES, SEWER LINES, POWER/TELEPHONE POLES AND OTHER LOW IMPACT FACILITIES OF THE SAME CHARACTER TO PROVIDE FOR UTILITIES);
5. BED AND BREAKFAST: TWO RENTAL ROOMS OR LESS;
6. VISITING TRAVEL TRAILER OR MOTOR HOME OCCUPIED BY GUESTS OF THE RESIDENCE;
7. MULTIFAMILY HOUSING ON LOT 15B.

B. USES CONSIDERED IN DEER CREEK RESIDENTIAL ZONE WITH SPECIAL PERMITTING.

1. GUEST CABINS, LODGE ON LOT 15B;
2. RESTAURANT/LODGE ON LOT 15B;
3. MOVEABLE CONSTRUCTION TRAILER OR TRAVEL TRAILER FOR RESIDENTIAL USE DURING CONSTRUCTION OF PERMANENT RESIDENTIAL STRUCTURE. CONDITIONAL USE PERMITS SHALL BE ISSUED FOR ONE YEAR WITH AN ANNUAL REVIEW IF NECESSARY;
4. BED AND BREAKFAST: OVER TWO RENTAL ROOMS;
5. STRUCTURES AND FENCES BUILT ABOVE THE MAXIMUM HEIGHT LIMIT;
6. MARINE SALES AND REPAIR SERVICES;
7. TELECOMMUNICATIONS FACILITIES, TOWERS, AND/OR ANTENNAS.

C. USES PROHIBITED.

1. SUBDIVISION;
2. PRIVATE GARBAGE PITS;
3. STORAGE OF HEAVY EQUIPMENT;
4. STORAGE OF DERELICT VEHICLES OR UNSIGHTLY ACCUMULATION OF PERSONAL PROPERTY;
5. THE RAISING OF ANIMALS, LIVESTOCK AND POULTRY EXCEPT NORMAL HOUSEHOLD PETS OF UP TO OUR DOGS AND CATS AND THEIR LITTERS, PROVIDED THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR COMMERCIAL PURPOSES.

D. PROPERTY DEVELOPMENT STANDARDS.

1. MINIMUM LOT SIZE: FIFTEEN THOUSAND SQUARE FEET.
2. PARKING: ALL PARKING SHALL BE OFF-STREET AND ON THE PREMISES.
3. SETBACKS: TWENTY FEET FROM ROAD RIGHT-OF-WAY, TEN FEET FROM REAR AND INTERIOR LOT LINES FOR LOTS DC1 THROUGH DC8. BEACH FRONT LOTS DC9B THROUGH D15B, TEN FEET FROM ROAD RIGHT-OF-WAY, REAR AND INTERIOR LOT LINES. PILE DRIVEN AND CONCRETE SONATUBE FOUNDATION DRIVEWAYS SHALL BE EXEMPT FROM THE SETBACK REQUIREMENT ON BEACH FRONT LOTS.
4. BUILDING HEIGHTS: THIRTY-FIVE FEET.
5. DENSITY: SINGLE-FAMILY RESIDENCES ONLY.
6. UTILITIES: ALL DWELLINGS MUST BE CONNECTED TO MUNICIPAL WATER, AND SEWER UTILITIES PRIOR TO OCCUPANCY.
7. ACCESS.

A. DRIVEWAYS. DRIVEWAY APPROACHES WILL BE BUILT FROM THE DRIVING SURFACE OF THE MAIN ROAD TO THE EDGE OF THE LOT, WITH A MINIMUM OF TWELVE FEET WIDTH ON TO AND PERPENDICULAR TO THE CENTERLINE OF THE PLATTED RIGHT-OF-WAY ON BEACH FRONT LOTS ONLY (LOTS DC9B THROUGH DC15B). A DRIVEWAY SITE PLAN SHALL BE REQUIRED FOR PLANNING COMMISSION REVIEW FOR LOTS DC1 THROUGH DC8. ALL DRIVEWAYS SHALL HAVE CULVERTS A MINIMUM OF TWELVE INCHES IN DIAMETER WHERE DRAINAGE REQUIRES AS DETERMINED BY CITY MAINTENANCE.

B. ALL PROPERTY MUST BE ACCESSED BY PLATTED PUBLIC RIGHT-OF-WAY. PROPERTY OWNERS MAY ACCESS LOTS FROM PUBLIC ACCESS EASEMENT WITH KNOWLEDGE THAT EASEMENT WILL NOT BE MAINTAINED BY THE CITY. THE PUBLIC ACCESS EASEMENT MUST REMAIN OPEN AND UNBLOCKED BUT

IS NOT REQUIRED TO BE MAINTAINED BY THE PROPERTY OWNER. THE PUBLIC ACCESS EASEMENT SHALL BE RESTRICTED TO FOOT TRAFFIC ONLY.

8. BUILDING REQUIREMENTS: ALL SINGLE-FAMILY RESIDENCES SHALL CONTAIN NOT LESS THAN SEVEN HUNDRED FIFTY SQUARE FEET OF FLOOR SPACE, EXCLUDING GARAGES AND OPEN PORCHES.

9. SIGNS: SIGNS SHALL NOT BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT AND A SIGN LIMITED TO EQUAL SIZE SHOWING OWNERSHIP OF THE PROPERTY OR ADVERTISING A HOME BUSINESS.

10. FENCES, WALLS OR HEDGES MAY BE BUILT UP TO SIX FEET IN HEIGHT UP TO THE PROPERTY LINE. FENCES SHALL NOT OBSTRUCT VEHICULAR VISIBILITY. (ORD. 94-05 § 3, 1994; ORD. 93-23 § 6(PART), 1993)

No Amendment to 17.04.034 – Greentree Heights Residential

17.04.034. Greentree Heights residential. The purpose of this zone is to create an aesthetically pleasing residential subdivision consisting of permanent single-family housing, and modular homes.

Development plans are required for all development within the high density residential zone conforming to applicable standards of section 17.04.035.

A. uses allowed in Greentree Heights residential zone without special permitting.

1. Stick-built single-family residences and modular homes built on permanent, continuous foundations with a minimum one-foot width or concrete sonatube foundations;
2. Home occupation or office in home;
3. Accessory buildings for private residential uses such as garage, shed, greenhouse, smokehouse, private storage of a recreational vehicle, travel trailer or recreational boat;
4. Basic services (services and facilities which are necessary for development. They include power lines, water lines, sewer lines, pump/lift stations; power/telephone poles only where power/telephone lines cannot be buried and other low impact facilities of the same character to provide for utilities);
5. Bed and breakfast: two rental rooms or less;
6. Visiting travel trailer or motor home occupied by guests of the residence;
7. Guest cabins, lodge, or motel on lot 8
8. Restaurant/lodge on lot 8

B. Uses considered in Greentree Heights residential zone with special permitting.

1. Multifamily housing on Lot 8;
2. Religious assembly;
3. Moveable construction trailer or travel trailer for residential use during construction of permanent residential structure. Conditional use permits may be issued for one year with an annual review if necessary;
4. Bed and breakfast: over two rental rooms;
5. Structures and fences built above the maximum height limit;
6. Convenience store, gas station, motor vehicle sales and repair services on Lot 8.
7. Mini-Storage units on Lot 8;
8. Signs over five square feet on Lot 8;
9. **TELECOMMUNICATIONS FACILITIES, TOWERS, AND/OR ANTENNAS.**

C. Uses Prohibited.

1. Subdivision;
2. Private garbage pits;
3. Storage and or maintenance of heavy equipment;
4. Storage of derelict vehicles or unsightly accumulation of personal property;
5. The raising of animals, livestock and poultry except normal household pets of up to four dogs and cats and their litters, provided that they are not kept, bred or maintained for commercial purposes.

D. Property Development Standards.

1. Minimum lot size: Original plated lot size in square feet.
2. Parking: all parking shall be off-street and on the premises.
3. Setbacks: twenty feet from road right-of-way, ten feet from rear and interior lot lines for all lots.
4. Building heights: thirty-five feet measured from the highest ground level of the permanent foundation.
5. Density: single-family residences only.
6. Utilities: all dwellings must be connected to municipal water, sewer and electrical utilities when they come available.
7. Access.
 - a. Driveways. Driveway approaches will be built from the driving surface of the main road to the edge of the lot, with a minimum of twelve feet width on to and perpendicular to the centerline of the platted right-of-way. All driveways shall have culverts a minimum of twelve inches in diameter where drainage requires it as determined by the City administrator.
 - b. All property must be accessed by platted public right-of-way.
8. Building requirements: all single-family residences shall contain not less than eight hundred (800) square feet of floor space, excluding garages and open porches.
9. Signs: signs shall not be displayed to the public view on any lot (Lot 8 is exempt from this prohibition) except one sign of not more than five square feet advertising the property for sale or rent and a sign limited to equal size showing ownership of the property or advertising a home business.
10. Fences, walls or hedges may be built up to six feet in height up to the property line. Fences shall not obstruct vehicular visibility.
11. Septic. City sewer lines are not currently installed. Approved septic tanks and leach fields will be required on all lots. Prior design approval of the septic system is required before construction of any residential buildings can proceed. When City sewer lines are installed, all lot owners will be required to connect to the City system.
12. Potable water supply. City water lines are not currently installed. Lot owners will need to have water wells drilled or a roof collection system with storage tank developed. Storage tanks will be placed so they do not block the view from any other lots and must be no larger than 3000 gallons. Storage tanks can be enclosed in a separate building or incorporated into the residential building. When and if City water lines are installed, all lot owners will be required to connect to the City system.
13. Electrical Utilities. Public electricity is not currently installed. Lot owners may develop their own power generation equipment, including solar, wind and gas or diesel generators. Generators cannot be run between the hours of 11 p.m. and 5 a.m. and will be properly muffled so to reduce noise pollution. When and if public electric lines are installed, all lot owners will be required to connect to the system.