

**SELDOVIA  
PLANNING COMMISSION**

*Wednesday*  
**May 3, 2017**



REGULAR MEETING  
**7:00pm**  
MULTI-PURPOSE ROOM

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**AGENDA FOR THE SELDOVIA PLANNING COMMISSION  
REGULAR MEETING  
MULTI-PURPOSE ROOM**

**Wednesday  
May 3, 2017  
7:00PM**

BATES CARLUCCIO STONE CAMPBELL SENENIG
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- A. Call to order;
- B. Roll Call;
- C. Approval of the Agenda;
- D. Approval of Minutes from April 5, 2017;
- E. Public Comments Regarding Items Not on the Agenda;
- F. Public Hearings, Prior Notice;
- G. Consideration of Site Plans;
  - 1.
    - A. Presentation by Staff or Commission
    - B. Public Presentation or Hearing
    - C. Commission Discussion
    - D. Action/Disposition
- H. Commission Business:
  - 1. Cedar St. Extension Update
  - 2. Discussion on Existing Zoning Laws and Possible Changes
- I. Staff Reports:
  - 1. Currently there are three building permits completed and signed for 2017.
- J. Informational Items Not Requiring Action;
- K. Comments of the Public;
- L. Comments of the Commission;
- M. Next Meeting: Regular scheduled meeting, June 7, 2017
- N. Adjournment:

**\*If you require special assistance to attend the meeting,  
Please, notify the City Office 24 hours in advance of the meeting and arrangements will be made.**

THE UNIVERSITY OF CHICAGO  
DEPARTMENT OF CHEMISTRY  
5301 S. LINDSAY DRIVE  
CHICAGO, ILLINOIS 60637  
TEL: 773-936-3700



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**SELDOVIA PLANNING COMMISSION**

**LAYDOWN**

**MAY 3, 2017  
REGULAR MEETING**



**PAGE 1  
PAGE 2-22**

**CEDAR ST EXTENSION DISCUSSED CHANGES  
SELDOVIA ZONING DISTRICT CODES**

**NOTES:**

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LAKE  
SECTION

**Find all property corners along the  
existing ROW as it will be platted per  
this survey**

**Vacate this lot line**

**Vacate this lot line**

**Plat the ROW as  
it exists today**

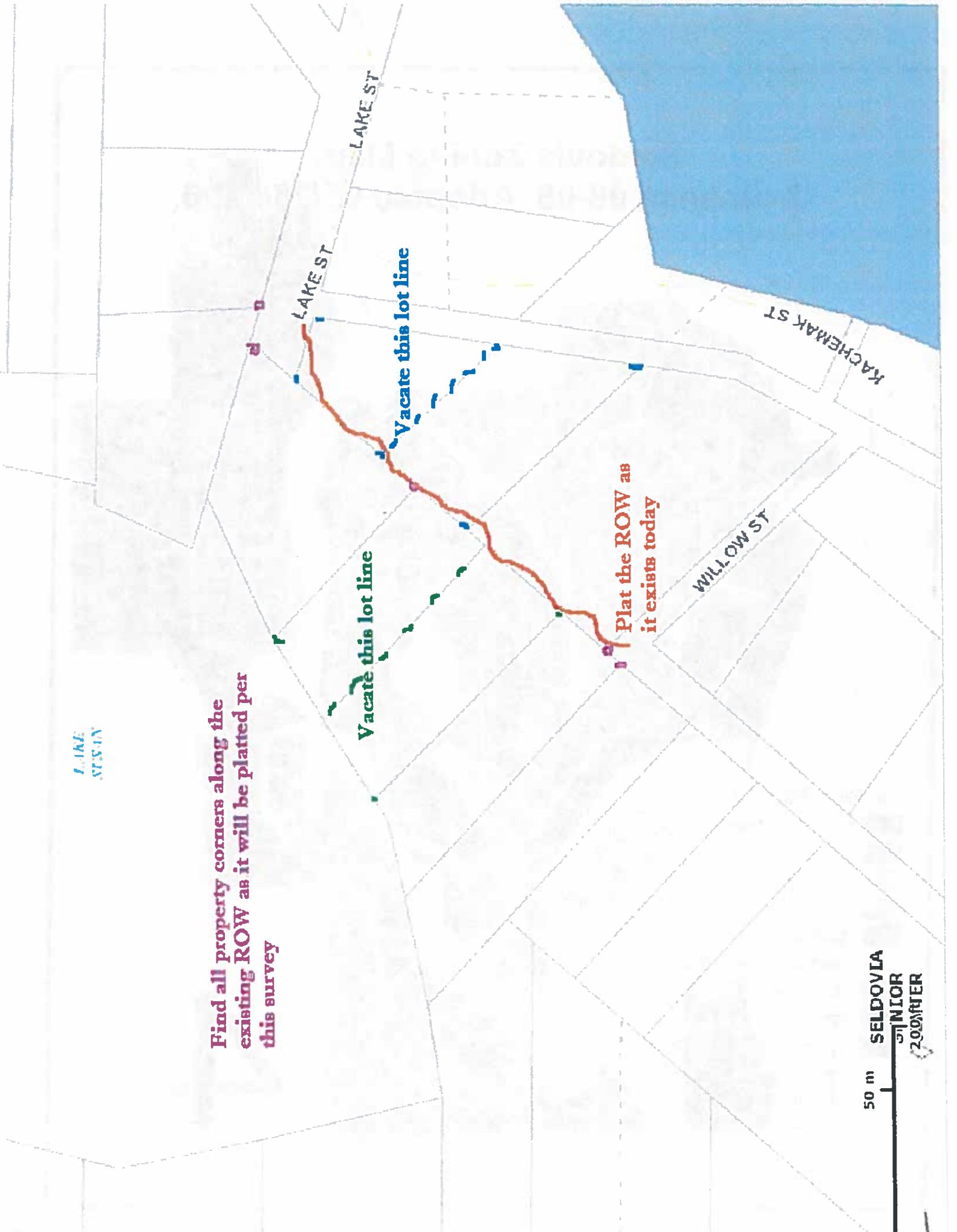
LAKE ST

LAKE ST

KACHEMAK ST

WILLOW ST

50 m SELDOVIA  
JUNIOR  
200 FT



# Seldovia Zoning Map

## Ordinance 06-05, Adopted 01/25/2006

### Seldovia Parcels

- Commercial Marine
- Commercial
- Commercial Residential
- Industrial
- Public/City
- Residential Special Multi-Family
- Residential
- State
- Waterfront Commercial Residential
- Shoreline
- City limit

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parking, garage, and loading facility requirement of this zoning code and city ordinances.

## Chapter 18.32 RG--Residential General District

### Sections:

- 18.32.010 Purpose.
- 18.32.020 Permitted Uses.
- 18.32.030 Conditional Uses.
- 18.32.040 Minimum Lot Size and Width.
- 18.32.050 Parking Area.
- 18.32.060 Lot Coverage.
- 18.32.070 Building Setback.
- 18.32.080 Building Height.
- 18.32.090 Signage.
- 18.32.100 Visibility at Access Points

**18.32.010 Purpose.** This district is designed to provide an area for residential development.

**18.32.020 Permitted Uses.** In the RG district, permitted uses are as follows:

- A. Structures containing less than five dwelling units
- B. Home occupations
- C. Mobile homes
- D. Rental units
- E. Accessory uses

**18.32.025 Prohibited Uses.** In the RG district, prohibited uses are as follows:

- A. Any use which causes excessive odors, effluent, smoke, dust, vibrations, electrical interference, bright or flashing light, or other objectionable conditions which would interfere with the quiet enjoyment of a residential neighborhood.

**18.32.030 Conditional Uses.** The following uses shall be permitted if it is determined the conditions set forth in this chapter and Chapters 18.64 and 18.68 are met:

- A. Structures containing more than four dwelling units
- B. Fraternal organizations
- C. Hospitals
- D. Mobile home parks
- E. Public school and recreation facilities
- F. Churches
- G. Private schools
- H. Public utilities and approved fuel storage
- I. Accessory uses related to fishing industry
- J. Signage uses in excess of those specified in Section 18.32.090, subsection A. (Ord. 01-01)
- K. Keeping of Horses (Ord. 02-02)

**18.32.040 Minimum Lot Size and Width.**

- A. 5000 square feet for a structure containing one dwelling unit.
- B. 2500 square feet per dwelling unit for structures containing two or more dwelling units, provided all other standards are met
- C. Residential developments utilizing a common open space design shall contain a total area equal to that required by subsections A or B of this section, and each dwelling unit which is sold on a lot within the development shall have at least a 2000 square foot lot.

**18.32.050 Parking Spaces.** Two off-street parking spaces each measuring 20 by 10 feet are required for each dwelling unit. This area does not include any area required for driveways and maneuvering in parking areas.

**18.32.060 Lot Coverage.** Principal and accessory structures shall not cover more than 50 percent of the lot area.

**18.32.070 Building Setback.**

- A. Along any lot boundary bordering a right-of-way, the building setback required is 10 feet measured from the property line.
- B. Buildings shall be set back five feet from all other lot boundaries.

**18.32.080 Building Height.** The maximum building height is twenty-eight (28) feet measured from where the final grade meets the average of the two highest foundation corners. Below grade walls shall not exceed ten (10) feet and shall not cause the vertical height of the structure to exceed twenty-eight (28) feet from where the final grade meets the average of the two highest foundation corners and not to exceed an overall height of thirty-eight (38) feet. (Ord. 06-10)

**18.32.090 Signage.**

A. Combined signage serving the Residential General District shall not exceed six square feet in area and shall be located so as not to impede visibility or traffic.

B. Combined signage serving Conditional Uses shall not exceed 20 square feet in area and shall be located so as not to impede visibility or traffic. (Ord. 01-01)

**18.32.100 Visibility at Access Points.**

The following requirements apply to intersections of rights-of-way and to the intersection of exits from parking areas with a right-of-way. At the intersections, no fence, wall, hedge, or other planting or structure forming a material impediment to visibility between a height of 2-1/3 feet and 8 feet shall be erected,, planted, placed or maintained; and no vehicle so impeding visibility shall be parked within the triangular areas bounded by the right-of-way or driveway side lines and a line joining points 20 feet along the intersecting right-of-way or driveway side line. (Ord. 06-10)

**Chapter 18.36  
RSM--Residential, Special Multifamily District**

**Sections:**

- 18.36.010 Purpose.
- 18.36.020 Conditional Uses.
- 18.36.025 Prohibited Uses
- 18.36.030 Minimum Lot Size and Width.
- 18.36.040 Parking Area.
- 18.36.050 Lot Coverage.
- 18.36.060 Building Setback.
- 18.36.070 Building Height.
- 18.36.080 Signage.
- 18.36.090 Visibility at Access Points

**18.36.010 Purpose.** This district is designed to accommodate multifamily structures that are developed for occupants requiring fewer parking spaces and less outdoor recreation area because of age and limitations on the number of occupants per dwelling unit.

**18.36.020 Conditional Uses.** The following uses shall be permitted if it is determined the conditions in Chapter 18.68 and 18.72 and design standards of this chapter are met:

- A. Structures containing more than four dwelling units.
- B. Signage uses in excess of those specified in Section 18.36.080, subsection A. (Ord. 01-01)

**18.36.025 Prohibited Uses.** In the RSM district, prohibited uses are as follows:

- A. Any use which causes excessive odors, effluent, smoke, dust, vibrations, electrical interference, bright or flashing light, or other objectionable conditions which would interfere with the quiet enjoyment of a residential neighborhood. (Ord. 06-10)

**18.36.030 Minimum Lot Size and Width.** In the RSM district, the minimum lot size and width is 1800 square feet per dwelling unit, provided all other standards are met.

**18.36.040 Parking Area.** One off-street parking space measuring 20 by 10 feet is required for each unit. This area does not include any area required for driveways and maneuvering in parking areas. The number of parking spaces required may be reduced if it is determined in the conditional use procedures that occupants require fewer parking spaces.

**18.36.050 Lot Coverage.** Principal and accessory structures shall not cover more than 70 percent of the lot area.

**18.36.060 Building Setback.**

A. Along any lot boundary bordering a right-of-way, the building setback required is 10 feet measured from the property line.

B. Buildings shall be set back five feet from all other lot boundaries. (Ord. 00-08)

**18.36.070 Building Height.** The maximum building height is twenty-eight (28) feet measured from where the final grade meets the average of the two highest foundation corners. Below grade walls shall not exceed ten (10) feet and shall not cause the vertical height of the structure to exceed twenty-eight (28) feet from where the final grade meets the average of the two highest foundation corners and not to exceed an overall height of thirty-eight (38) feet. (Ord. 06-10)

**18.36.080 Signage.**

A. Combined signage serving the Residential Special Multi-family District shall not exceed six square feet in area and shall be located so as not to impede visibility or traffic.

B. Combined signage serving Conditional Uses shall not exceed 20 square feet in area and shall be located so as not to impede visibility or traffic. (Ord. 01-01)

**18.36.090 Visibility at Access Points.** The following requirements apply to intersections of rights-of-way and to the intersection of exits from parking areas with a right-of-way. At the intersections, no fence, wall, hedge, or other planting or structure forming a material impediment to visibility between a height of 2-1/3 feet and 8 feet shall be erected, planted, placed or maintained; and no vehicle so impeding visibility shall be parked within the triangular areas bounded by the right-of-way or driveway side lines and a line joining points 20 feet along the intersecting right-of-way or driveway side line. (Ord. 06-10)

## Chapter 18.40 WCR--Waterfront Commercial Residential District

### Sections:

- 18.40.010 Purpose.
- 18.40.020 Permitted Uses. .
- 18.40.030 Prohibited Uses.
- 18.40.040 Performance Standards.
- 18.40.050 Minimum Lot Area and Width.
- 18.40.060 Parking Area and Off-Street Loading Space.
- 18.40.070 Building Setback.
- 18.40.080 Visibility at Access Points.
- 18.40.090 Building Height.
- 18.40.100 Conditional Uses.
- 18.40.110 Signage.

#### **18.40.010 Purpose.**

A. This district is designed to preserve and enhance the following characteristics of Seldovia:

1. Marine orientation of the community
2. Pedestrian orientation
3. Variety of compatible mixed use development
4. Scenic features due to the natural terrain and vegetation

B. The district provides an area for the service and commercial activities which support water-dependent activities related to commercial and sport fishing, tourism, recreation and transportation. The district also provides the opportunity for people to enjoy waterfront living.

**18.40.020 Permitted Uses.** In the WCR district, permitted uses are as follows:

- A. Residential uses
- B. Home occupations
- C. Retail
- D. Service
- E. Office
- F. Accessory uses

**18.40.030 Prohibited Uses.** In the WCR District, prohibited uses are as follows:

- A. Motor vehicle sales and service;
- B. Extraction of natural resources for sale not incidental to development of the area for a permitted use.

**18.40.040 Performance Standards.** Each permitted use shall meet the following performance standards:

- A. All permits required for work done in the tidelands shall be obtained prior to granting a building permit.
- B. Street and utilities must be adequate to safely accommodate the proposed use presently and in the future.

**18.40.050 Minimum Lot Area and Width.**

- A. No minimum lot area is established, but the actual lot area shall be sufficient to meet the parking, open space, natural area and setback standards of this chapter.
- B. Residential uses shall provide at least 1000 square feet of open space per dwelling unit. The open space may not be used for parking or permanent structures, however 50 percent may be a covered patio or similar structure.
- C. 25 percent of the land area involved shall be left with the natural vegetation and terrain existing prior to development.

**18.40.060 Parking Area and Off-Street Loading Space.**

- A. Two off-street parking spaces are required for any dwelling unit, otherwise parking requirements are the same as the Commercial District. For residential use only, the parking spaces may be made of dirt, gravel, asphalt, concrete or wood and, if unenclosed, may be within the setback from an adjacent right-of-way. If the applicant adequately demonstrates that the use will be residential, or serve customers who are not dependent on motor vehicles to reach the business, the parking requirements may be reduced accordingly by the City Planning Commission. (Ord. 00-01)
- B. Off-street loading space requirements are the same as Section 18.44.050. (Ord. 00-01)

**18.40.070 Building Setback.** In the WCR District, building setback requirements shall be as follows:

- A. Five (5) feet from all rights-of-way if the right-of-way meets existing requirements;
- B. If the adjacent right-of-way is less than required by existing standards, the setback shall be equal to ½ the required right-of-way width plus 5 feet measured from the right-of-way centerline. Required right-of-way shall be that required by City plans or ordinance. If no City plan or ordinance exists, the right-of-way requirements of the Borough subdivision requirements shall apply;
- C. Six (6) feet from all property boundaries not bordering right-of-way, unless adequate fire-walls are provided and adequate access to the rear of the building is otherwise provided. (Ord. 00-08)

**18.40.080 Visibility at Access Points.** The following requirements apply to intersections of rights-of-way and to the intersection of exists from parking areas with a right-of-way. At the intersections, no fence, wall, hedge, or other planting or structure forming a material impediment to visibility between a height of 2-1/3 feet and 8 feet shall be planted, placed or maintained; and no vehicle so impeding visibility shall be parked within the triangular areas bounded by the right-of-way or driveway side-lines and a line joining points 20 feet along the intersecting right-of-way or driveway side line. (Ord. 00-08)

**18.40.090 Building Height.** The maximum building height is twenty-eight (28) feet measured from where the final grade meets the average of the two highest foundation corners. Below grade walls shall not exceed ten (10) feet and shall not cause the vertical height of the structure to exceed twenty-eight (28) feet from where the final grade meets the average of the two highest foundation corners and not to exceed an overall height of thirty-eight (38) feet. (Ord. 06-10)

**18.40.100 Conditional Uses.** The following uses shall be permitted if it is determined that the requirements of chapters 18.68 and 18.72 are met:

A. Signage in excess of those specified in Section 18.40.110, subsection A. (Ord. 01-01)

**18.40.110 Signage.**

A. A. Combined signage serving the Waterfront Commercial Residential District shall not exceed six square feet in area and shall be located so as not to impede visibility or traffic.

B. Combined signage serving Conditional Uses shall not exceed 20 square feet in area and shall be located so as not to impede visibility or traffic. (Ord. 01-01)



## Chapter 18.44 C--Commercial District

### Sections:

- 18.44.010 Purpose.
- 18.44.020 Permitted Uses.
- 18.44.030 Conditional Uses.
- 18.44.040 Minimum Lot Size and Width.
- 18.44.050 Parking Area and Off-Street Loading Space.
- 18.44.060 Lot Coverage.
- 18.44.070 Building Setback.
- 18.44.080 Visibility at Access Points and Intersections.
- 18.44.090 Building Height.
- 18.44.100 Signage.

**18.44.010 Purpose.** This district is designed to preserve or establish consolidated business areas that are primarily intended for retail, financial, entertainment and professional services occurring within enclosed structures. Integration of residential uses with commercial structures is desirable. District standards are designed to encourage development that will serve future customers driving to the area as well as pedestrian traffic from surrounding residential area.

**18.44.020 Permitted Uses.** The following uses shall be permitted when they occur primarily within an enclosed structure:

- A. Service
- B. Retail
- C. Wholesale
- D. Entertainment
- E. Residential structures containing more than four units
- F. Offices

**18.44.030 Conditional Uses.** The following uses shall be permitted if it is determined that the requirements of this chapter and Chapters 18.68 and 18.72 are met:

- A. Gas stations
- B. Drive-in and fast food restaurants
- C. Manufacturing
- D. Schools

- E. Service business with outside storage
- F. Vehicle sales and service
- G. Warehouses and transportation facilities
- H. Residential
- I. Signage uses in excess of those specified in Section 18.44.100 (Ord. 01-01)

**18.44.040 Minimum Lot Size and Width.** In the C District, the minimum lot size and width shall be as follows:

- A. For residential uses, the standards for the residential district shall apply;
- B. 5000 square feet for uses other than residential.

**18.44.050 Parking Area and Off-Street Loading Space.** In the C District, parking areas and off-street loading space requirements shall be as follows:

- A. Residential uses, same as required in the residential district;
- B. Retail sales, one space per 200 square feet of gross usable floor area;
- C. Service business and offices one space for each 300 square foot of gross usable floor area;
- D. Restaurants, bars and other entertainment establishments, one parking space for each four seats based on maximum seating capacity;
- E. Transient housing, one parking space for each three rooms;
- F. In addition to the above requirements, one parking space for every four employees shall be provided;
- G. If the applicant adequately demonstrates that the use will serve customers who are not dependent on motor vehicles to reach the business, the parking requirements may be reduced accordingly by the City Planning Commission. (Ord. 06-10)

**18.44.060 Lot Coverage.** No limit except coverage for requirements for residential uses shall be the same as for the residential district.

**18.44.070 Building Setback.** In the C District, building setback requirements shall be as follows:

- A. Five (5) feet from all rights-of-way if the right-of-way meets existing requirements;
- B. If the adjacent right-of-way is less than required by existing standards, the setback shall be equal to 1/2 the required right-of-way width plus 5 feet measured from the right-of-way centerline. Required right-of-way shall be that required by city plans or ordinance. If no city plan or ordinance exists, the right-of-way requirements of the borough subdivision requirements shall apply;
- C. Six (6) feet from all property boundaries not bordering rights-of-way, unless adequate fire walls are provided and adequate access to the rear of the building is otherwise provided.

**18.44.080 Visibility At Access Points and Intersections.** The following requirements apply to intersections of rights-of-way and to the intersection of exits from parking areas with a right-of-way. At the intersections, no fence, wall, hedge,

or other planting or structure forming a material impediment to visibility between a height of 2-1/3 feet and 8 feet shall be erected, planted, placed or maintained; and no vehicle so impeding visibility shall be parked within the triangular areas bounded by the right-of-way or driveway side lines and a line joining points 20 feet along the intersecting right-of-way or driveway side line.

**18.44.090 Building Height.** The maximum building height is twenty-eight (28) feet measured from where the final grade meets the average of the two highest foundation corners. Below grade walls shall not exceed ten (10) feet and shall not cause the vertical height of the structure to exceed twenty-eight (28) feet from where the final grade meets the average of the two highest foundation corners and not to exceed an overall height of thirty-eight (38) feet. (Ord. 06-10)

**18.44.100 Signage.** Combined signage serving the Commercial District shall not exceed 15% of wall surface area as viewed from any lot line. (Ord. 01-01)

## Chapter 18.48 I--Industrial District

### Sections:

- 18.48.010 Purpose.
- 18.48.020 Permitted Uses.
- 18.48.030 Conditional Uses.
- 18.48.040 Minimum Lot Size and Width.
- 18.48.050 Parking Area and Off-Street Loading Space.
- 18.48.060 Lot Coverage.
- 18.48.070 Building Setback.
- 18.48.080 Visibility at Access Points and Intersections.
- 18.48.090 Building Height.
- 18.48.100 Special Requirements.
- 18.48.110 Signage.

**18.48.010 Purpose.** This district is located and designed to provide an area suitable for the development of a viable industrial base for the community. Land adjacent the shoreline and located in Industrial Zone, shall be reserved for water-dependent and marine uses.

**18.48.020 Permitted Uses.** In the I District, permitted uses shall be as follows:

- A. Marine equipment sales, service, repair, construction and storage;
- B. Equipment sales, repairs and service;
- C. Seafood processing;
- D. Transportation and storage except for flammable, explosive or corrosive materials not for use on the site;
- E. Public utility plants;
- F. Manufacturing;
- G. Wholesale outlets and warehouses;
- H. Accessory uses;
- I. Retail sales.
- J. Attached residential dwelling units

**18.48.030 Conditional Uses.** The following uses shall be permitted if it is determined the requirements of Chapters 18.68 and 18.72 are met:

- A. Transportation and storage of flammable, explosive or corrosive materials;
- B. Gas stations.
- C. Signage uses in excess of those specified in Section 18.48.110 (Ord. 01-01)

**18.48.040 Minimum Lot Size and Width.** Lots shall be at least 20,000 square feet and have a width equal to or greater than 1/3 the length.

**18.48.050 Parking Area and Off-Street Loading Space.**

A. One (1) parking space is required for each four employees anticipated at peak operation levels plus 1 customer parking space for each 1,000 square foot of service area for uses which have local customers visiting the site.

B. One (1) off-street loading space measuring at least 60 feet long by 10 feet wide by 15 feet high, inside dimensions, shall be provided for each 20,000-square foot of gross floor area.

**18.48.060 Lot Coverage.** No minimum.

**18.48.070 Building Setback.** In the I District, building setback requirements shall be as follows:

A. Five (5) feet from all rights-of-way if the right-of-way meets existing requirements;

B. If the adjacent right-of-way is less than required by existing standards, the setback shall be equal to 1/2 the required right-of-way width plus 5 feet measured from the right-of-way centerline. Required right-of-way shall be that required by City plans or ordinance. If no City plan or ordinance exists, the right-of-way requirements of the Borough subdivision requirements shall apply;

C. Six (6) feet from all property boundaries not bordering right-of-way, unless adequate fire-walls are provided and adequate access to the rear of the building is otherwise provided. (Ord. 00-08)

**18.48.080 Visibility At Access Points and Intersections.** The following requirements apply to intersections of rights-of-way and to the intersection of exists from parking areas with a right-of-way. At the intersections, no fence, wall, hedge, or other planting or structure forming a material impediment to visibility between a height of 2-1/3 feet and 8 feet shall be erected, planted, placed or maintained; and no vehicle so impeding visibility shall be parked within the triangular areas bounded by the right-of-way or driveway side-lines and a line joining points 20 feet along the intersecting right-of-way or driveway side line. (Ord. 00-08) (Ord. 06-10)

**18.48.090 Building Height.** Maximum building height shall be thirty-five (35) feet measured from where the final grade meets the average of the two

highest foundation corners. Below grade walls shall not exceed ten (10) feet and shall not cause the vertical height of the structure to exceed thirty-five (35) feet from where the final grade meets the average of the two highest foundation corners and not to exceed an overall height of forty-five (45) feet. (Ord. 00-08), (Ord. 06-10).

**18.48.100 Special Requirements.**

A. Industrial uses located adjacent to Main Street shall provide pedestrian access from the ferry dock along Main Street

B. Water-dependent industrial uses shall be preferred along the waterfront. To be water-dependent, a use must meet the following criteria:

1. Requires a waterfront location or direct access to the waterfront to operate;
2. Provides goods and services essential to fishing, fish processing and marine transportation; and
3. Must be located in close proximity to fishing, fish processing and marine transportation activities to provide goods and services required by these activities.

**18.48.110 Signage.** Combined signage serving the Industrial District shall not exceed 15% of wall surface area as viewed from any lot line. (Ord. 01-01)

## Chapter 18.52 CM--Commercial Marine

### Sections:

- 18.52.010 Purpose.
- 18.52.020 Permitted Uses.
- 18.52.030 Prohibited Uses.
- 18.52.040 Performance Standards.
- 18.52.050 Minimum Lot Area and Width.
- 18.52.060 Parking Area and Off-Street Loading Space.
- 18.52.070 Building Setback.
- 18.52.080 Visibility at Access Points and Intersections.
- 18.52.090 Building Height.
- 18.52.100 Conditional Uses.
- 18.52.110 Signage.

**18.52.010 Purpose.** This district provides an area for the service and commercial activities which support water dependent activities related to commercial and sport fishing, tourism, recreation and transportation.

**18.52.020 Permitted Uses.** In the CM District, permitted uses are as follows:

- A. Retail
- B. Service
- C. Incidental Secondary Uses
  - 1. Attached residential dwelling unit.
  - 2. Attached multi-residential dwelling unit.
  - 3. Business specific office. (Ord. 06-10)

**18.52.030 Prohibited Uses.** In the CM District, prohibited uses are as follows:

- A. Motor vehicle sales and service
- B. Extraction of natural resources for sale not incidental to development of the area for a permitted use.

**18.52.040 Performance Standards.** Each permitted use shall meet the following performance standards:

A. All permits required for work done in the tidelands shall be obtained prior to granting a building permit.

B. Street and utilities must be adequate to safely accommodate the proposed use presently and in the future.

**18.52.050 Minimum Lot Area and Width.** In the CM District, the minimum lot size and width shall be as follows:

- A. 5000 square feet. (Ord. 00-08), (Ord. 06-10)
- B. Lot area shall be sufficient to meet the parking and setback standards of this chapter. (Ord. 06-10)

**18.52.060 Parking Area and Off-Street Loading Space.** In the CM District, parking areas and off-street loading space requirements shall be as follows:

- A. Residential uses, same as required in the Residential District;
- B. Retail sales, one space per 200 square feet of gross usable floor area;
- C. Service business and offices, one space for each 300 square feet of gross usable floor area;
- D. Restaurants, bars and other entertainment establishments, one parking space for each four seats based on maximum seating capacity;
- E. Transient housing, one parking space for each three rooms;
- F. In addition to the above requirements, one parking space for every four employees shall be provided;
- G. If the applicant adequately demonstrates that the use will serve customers who are not dependent on motor vehicles to reach the business, the parking requirements may be reduced accordingly by the City Planning Commission;
- H. One off-street loading space at least 30 feet long by 10 feet wide by 16 feet high inside dimensions shall be provided for each 10,000 square foot of usable floor area. (Ord. 00-08), (Ord. 06-10)



**18.52.070 Building Setback.** In the CM District, building setback requirements shall be as follows:

A. Ten (10) from all rights-of-way if the right-of-way meets existing requirements;

B. If the adjacent right-of-way is less than required by existing standards, the setback shall be equal to  $\frac{1}{2}$  the required right-of-way width plus ten (10) feet measured from the right-of-way centerline. Required right-of-way shall be that required by City plans or ordinance. If no City plan or ordinance exists, the right-of-way requirements of the Borough subdivision requirements shall apply;

C. Six (6) feet from all property boundaries not bordering right-of-way, unless adequate fire-walls are provided and adequate access to the rear of the building is otherwise provided. (Ord. 00-08) (Ord. 06-10)

**18.52.080 Visibility at Access Points and Intersections.** The following requirements apply to intersections of rights-of-way and to the intersection of exists from parking areas with a right-of-way. At the intersections, no fence, wall, hedge, or other planting or structure forming a material impediment to visibility between a height of 2-1/3 feet and 8 feet shall be erected, planted, placed or maintained; and no vehicle so impeding visibility shall be parked within the triangular areas bounded by the right-of-way or driveway side-lines and a line joining points 20 feet along the intersecting right-of-way or driveway side line. (Ord. 00-08) (Ord. 06-10)

**18.52.090 Building Height.** The maximum building height is twenty-eight (28) feet measured from the centerline of Main Street. (Ord. 06-10)

**18.52.100 Conditional Uses.** The following uses shall be permitted if it is determined that the requirements of Chapters 18.68 and 18.72 are met:

A. Signage uses in excess of those specified in Section 18.52.110. (Ord. 01-01)

**18.52.110 Signage.** Combined signage serving the Commercial Marine District shall not exceed 15% of wall surface area as viewed from any lot line. (Ord. 01-01)

## Chapter 18.56 CR--Commercial Residential

### Sections:

- 18.56.010 Purpose.
- 18.56.020 Permitted Uses.
- 18.56.030 Prohibited Uses.
- 18.56.040 Minimum Lot Area and Width.
- 18.56.050 Parking Area and Off-Street Loading Space.
- 18.56.060 Building Setback.
- 18.56.070 Visibility at Access Points and Intersections.
- 18.56.080 Building Height.
- 18.56.90 Conditional Uses.
- 18.56.100 Signage.

#### **18.56.010 Purpose.**

1. This district is designed to provide an area for residential development
2. This district is designed to preserve or establish areas that are primarily intended for retail, financial, entertainment and professional services occurring within enclosed structures. Integration of residential uses

with commercial structures is desirable. District standards are designed to encourage development that will serve future customers.

**18.56.020 Permitted Uses.** In the CR District, permitted uses are as follows:

- A. Residential uses
- B. Home occupations
- C. Retail
- D. Service
- E. Office
- F. Accessory uses

**18.56.030 Prohibited Uses.** In the CR District, prohibited uses are as follows:

- A. Motor vehicle sales and service;
- B. Any use which causes excessive noise, odors, effluent, smoke, dust, vibrations, electrical interference, bright or flashing light, or other objectionable conditions which would interfere with the quiet enjoyment of a residential neighborhood.

**18.56.040 Minimum Lot Area and Width.** Lot area shall be sufficient to meet the parking and setback standards of this chapter.

- A. For residential uses, the standards for the Residential District shall apply;
- B. 5000 square feet for uses other than residential. (Ord. 06-10)

**18.56.050 Parking Area and Off-Street Loading Space.**

A. Two (2) off-street parking spaces are required for any dwelling unit, otherwise parking requirements are the same as the commercial district. If the applicant adequately demonstrates that the use will serve customers who are not dependent on motor vehicles to reach the business, the parking requirements may be reduced accordingly by the City Planning Commission.

B. One off-street loading space at least 30 feet long by 10 feet wide by 15 feet high inside dimensions shall be provided for each 10,000 square foot of usable floor area. (Ord. 00-08)

**18.56.060 Building Setback.** In the CR District, building setback requirements shall be as follows:

A. Ten (10) feet from all rights-of-way if the right-of-way meets existing requirements; (Ord. 06-10)

B. If the adjacent right-of-way is less than required by existing standards, the setback shall be equal to  $\frac{1}{2}$  the required right-of-way width plus 5 feet measured from the right-of-way centerline. Required right-of-way shall be that required by City plans or ordinance. If no City plan or ordinance exists, the right-of-way requirements of the Borough subdivision requirements shall apply;

C. Six (6) feet from all property boundaries not bordering right-of-way, unless adequate fire-walls are provided and adequate access to the rear of the building is otherwise provided. (Ord. 00-08)

**18.56.070 Visibility at Access Points and Intersections.** The following requirements apply to intersections of rights-of-way and to the intersection of exists from parking areas with a right-of-way. At the intersections, no fence, wall, hedge, or other planting or structure forming a material impediment to visibility between a height of 2-1/3 feet and 8 feet shall be erected, planted, placed or maintained; and no vehicle so impeding visibility shall be parked within the triangular areas bounded by the right-of-way or driveway side-lines and a line joining points 20 feet along the intersecting right-of-way or driveway side line. (Ord. 00-08)

**18.56.080 Building Height.** The maximum building height is twenty-eight (28) feet measured from where the final grade meets the average of the two highest foundation corners. Below grade walls shall not exceed ten (10) feet and shall not cause the vertical height of the structure to exceed twenty-eight (28) feet from where the final grade meets the average of the two highest foundation corners and not to exceed an overall height of thirty-eight (38) feet. (Ord. 06-10)

**18.56.90 Conditional Uses.** Signage in excess of those specified in Section 18.56.100, subsection A. (Ord. 01-01)

**18.56.100 Signage.**

A. Combined signage serving the permitted uses of the Commercial Residential District shall not exceed six square feet in area and shall be located so as not to impede visibility or traffic.

B. Combined signage for lots with Main Street frontage shall not exceed 15% of the total square feet of wall surface area as viewed from any lot line.

C. Combined signage serving Conditional Uses shall not exceed 20 square feet in area and shall be located so as not to impede visibility or traffic. (Ord. 01-01)

## Chapter 18.60 A--Airport District

### Sections:

18.60.010 Purpose.

18.60.020 Permitted Uses.

18.60.030 Signage.

**18.60.010 Purpose.** This district is specified to provide aircraft associated activities.