

Commission Information:

Initiated by: City Council

First on Agenda: November 4, 2004

Action: December 16, 2004

Vote: Passed

Council Information:

Introduced by: City Manager Healy

Introduced: January 11, 2005

Public Hearing: January 25, 2005

Action: Postponed to February 8 meeting

Date: February 8, 2005

Action: Adopted

Vote: 6 – 1 (Hanson)

CITY OF PALMER, ALASKA

ORDINANCE NO. 05-001

AN ORDINANCE AMENDING CHAPTER 17.20 (R1 SINGLE FAMILY RESIDENTIAL DISTRICT) INCREASING MINIMUM LOT SIZE

THE CITY OF PALMER, ALASKA, ORDAINS:

Section 1. Classification. This ordinance shall be of a permanent nature and shall become a part of the City of Palmer Code of Ordinances.

Section 2. Severability. If any provisions of this ordinance or any application thereof to any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected thereby.

Section 3. The provision of this ordinance regarding minimum lot size is not effective until amendment by the council of PMC 17.68.030, changing the lot-of-record date to June 30, 2005.

Section 4. PMC Chapter 17.20 (R1 Single Family Residential District) is hereby amended as follows (new language is underlined and deleted language is stricken out):

17.20.010 Intent

- A. The R1 district is established as a district in which the principal use of land is for single family dwellings.
- B. The specific intent in establishing this district is:
 - 1. To encourage the construction of and use of the land for single family dwellings;
 - 2. To prohibit community and individual use of the land and any other use which would substantially interfere with development or continuation of single family dwellings;
 - 3. To discourage any use which would generate traffic on minor streets other than normal traffic to serve dwellings on these streets;
 - 4. To discourage any use which because of character or size would create requirements and cost for public services, such as police and fire protection, water supply and sewage,

substantially in excess of such requirements and cost if the district were developed solely for single family dwellings.

17.20.020 Permitted uses.

Permitted principal uses and structures in the R1 district are:

- A. One single family dwelling per lot; ~~One family dwellings;~~
- B. Gardens and greenhouses when incidental to residential use;
- C. Home occupations;
- D. Accessory buildings and uses not used or operated for gain nor used as a dwelling;
- E. Parks and playgrounds;
- F. Storage of travel trailers, campers, pleasure boats and motor homes neither used nor occupied as living quarters.

17.20.030 Conditional Uses.

Uses which may be permitted in the R1 district by obtaining a conditional use permit are:

- A. Churches, synagogues, temples, chapels, mosques or similar places of religious worship, and related buildings-structures, provided that no part of any church building or structure used for such purposes shall be located nearer than 30 feet to an adjoining lot or street line;
- B. Utility substation;
- C. Child care facilities operating as a day care only and provided that no part of any building shall be located nearer than 30 to an adjoining lot or street line;
- D. Adult day services ~~Special needs day care facilities~~ provided that no part of any building shall be located nearer than 30 feet to an adjoining lot or street line.

17.20.040 Prohibited uses.

Prohibited uses and structures in the R1 district are all uses and structures not specified as permitted outright, including, without limitation, the following:

- A. Residences other than those for single family dwelling purposes;
- B. Parking or storage of heavy equipment, such as buses, tractors, graders or trucks; and
- C. Mobile homes.

17.20.050 Building height limit.

The maximum building height shall be 25 feet above grade, excluding chimneys, steeples, antenna and similar appurtenances which have no floor area. Appurtenances shall not exceed 35 feet in height.

~~Lot area shall be as follows:~~

- A. ~~Minimum lot width: sixty feet;~~
- B. ~~Minimum lot area: seven thousand two hundred square feet;~~
- C. ~~Minimum setback requirements:~~
 - 1. ~~Front yard: twenty five feet,~~
 - 2. ~~Side yard: six feet,~~
 - 3. ~~Side yard on street side of corner lot: ten feet,~~
 - 4. ~~Rear yard: twenty five feet;~~
- D. ~~Maximum lot coverage by all buildings shall not exceed thirty percent.~~

17.20.060 ~~Lot areas.~~ Set back requirements.

~~Lot area shall be as follows:~~


- A. Minimum lot width: ~~sixty feet~~;
 - 1. For a lot of record as of January 17, 1978, 50 feet;
 - 2. For a lot of record created after January 17, 1978, 60 feet.
- B. Minimum lot area: ~~seven thousand two hundred square feet~~;
 - 1. For a lot of record as of January 17, 1978, 5,000 square feet;
 - 2. For a lot of record created after January 17, 1978, but before July 1, 2005, 7,200 square feet;
 - 3. For a lot of record created after June 30, 2005, 8,400 square feet.
- C. Minimum set back requirements:
 - 1. Front yard, 25 feet;
 - 2. Side yards: ~~six feet~~, excluding side yard on street side of corner lot:
 - a. For a lot of record as of January 17, 1978, six feet;
 - b. For a lot of record created after January 17, 1978, but before July 1, 2005, where actual construction has begun as of June 30, 2005, six feet;
 - c. For all other lots, ten feet.
 - 3. Side yards on street side of corner lot: ten feet.
 - 4. Rear yard: 25 feet.
- D. Maximum lot coverage by all buildings shall not exceed 30% percent.

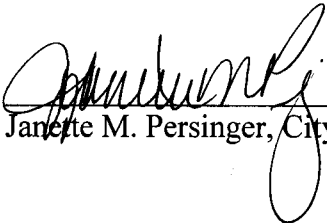
17.20.070 Parking.

Parking requirements shall meet the requirements of Sections 17.64.010 through 17.64.030 of this title.

Section 5. Effective Date. Ordinance No. 05-001 shall take effect on June 30, 2005.

Passed and approved this 8th day of February, 2005.


John C. Combs, Mayor


Janette M. Persinger, City Clerk