

Commission Information:

Initiated by: City of Palmer Administration
First on agenda: January 13, 2005
Date recommendation made: January 13, 2005
Action: Recommended for approval

Council Information:

Introduced: February 8, 2005
Public Hearing: February 22, 2005
Action: Adopted
Vote: Unanimous

CITY OF PALMER, ALASKA

ORDINANCE NO. 05-010

AN ORDINANCE AMENDING CHAPTER 17.44 (A-C AIRPORT COMMERCIAL DISTRICT) OF TITLE 17 (ZONING)

The City of Palmer ordains:

Section 1. Classification. This ordinance shall be permanent in nature and shall be incorporated into the Palmer Municipal Code.

Section 2. Severability. If any provision 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. Chapter 17.44 is hereby amended to read as follows (new language is underlined and deleted language is stricken out):

Chapter 17.44**A-C AIRPORT COMMERCIAL DISTRICT****Sections:**

- 17.44.010 Intent.
- 17.44.020 Permitted uses.
- 17.44.030 Prohibited uses.
- 17.44.040 Building height limit.
- 17.44.050 Lot coverage.
- 17.44.060 Building setbacks.
- 17.44.070 Parking.
- 17.44.080. Fences.
- 17.44.090 Supplemental requirements.

17.44.010 Intent.

The A-C district is intended to provide for the safe and orderly use of lands where the best use is for airport-related commercial and retail purposes. The specific intent in establishing this district is:

- A. To provide land for commercial and retail operations that are dependent upon the use of aircraft or are involved in the maintenance of aircraft or aircraft parts and equipment;
- B. To locate aircraft-related uses in an area where their activities will have minimal effect on residential areas;
- C. To prohibit uses that are not commercial- or retail-oriented and dependent upon or related to aircraft and their use;
- D. To prohibit residential use of land;
- E. To be consistent with the airport layout plan prepared by HDL Engineering Consultants, July 2004 ~~LCMF Limited, 1993~~; and
- F. To give preference to aeronautical uses.

17.44.020 Permitted uses.

- A. Aircraft and aircraft parts and equipment maintenance, repairing, reconditioning or sales.
- B. Aircraft charter and passenger operations.
- C. Aircraft flight instruction schools.
- D. Aircraft storage and parking.
- E. Aircraft fueling operations.
- F. Public safety facilities, airport operations and maintenance facilities.
- G. Food service operations, restaurants.

17.44.030 Prohibited uses.

- A. Residential use or housing facilities.
- B. Uses that would cause emission of smoke, dust, fumes, vapors, etc., of such a nature and quantity as to pose a hazard to aircraft flight or navigation.
- ~~C. Gilder service operations.~~
- ~~D. Uses not specifically permitted.~~

17.44.040 Building height limit.

Thirty five feet except where a lesser height is required to comply with FAA rules.

17.44.050 Lot coverage.

Fifty percent maximum.

17.44.060 Building setbacks.

- A. From right-of-way: 10 feet minimum.
- B. From taxiway, runway or apron: 50 feet minimum.
- C. From ~~interior~~ lot lines: 10 feet minimum.

17.44.070 Parking.

- A. Comply with Chapter 17.64 PMC, Off-Street Parking and Loading, including loading docks.
- B. In addition, provide one vehicle space for each aircraft tie-down or parking space on the lot. Tie-down may be used for parking of one vehicle.

17.44.080. Fences.

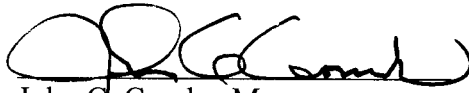
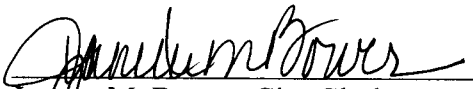
None within 50 feet of a taxiway, runway, or apron; elsewhere, eight-foot height maximum.

17.44.090 Supplemental requirements.

No outside storage of items capable of being easily moved by the wind and becoming a hazard to air traffic unless securely restrained.

Section 4. Effective Date. This ordinance shall become effective upon adoption.

Passed and approved this 22nd day of February, 2005.


John C. Combs, Mayor
Janette M. Bower, City Clerk