

Commission Information:
 Initiated by: Planning & Zoning Commission
 First on Agenda: 3-3-05
 Action: Forwarded to the Council with
 recommendation for adoption
 Vote: Unanimous
 Council Information:
 Introduced by: City Manager Healy
 Introduced: March 22, 2005
 Public Hearing: April 12, 2005
 Action: Adopted
 Vote: Unanimous

CITY OF PALMER, ALASKA

ORDINANCE NO. 05-016

AN ORDINANCE AMENDING SECTION 17.68.030 (NON-CONFORMING LOTS OF RECORD) OF TITLE 17 (ZONING) TO REMOVE THE STIPULATION CONTINUOUS FRONTAGE LOTS IN SINGLE OWNERSHIP BE CONSIDERED AN UNSUBDIVIDED PARCEL FOR PURPOSES OF THE ZONING CODE

THE CITY OF PALMER, ALASKA 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. Section 17.68.030 is hereby changed to read as follows (new language is underlined and deleted language is stricken out):

17.68.030 Nonconforming lots of record.


- A. In any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this title, a single-family dwelling and customary accessory buildings may be erected on any single lot of record as of January 17, 1978, or as of the date of annexation for land annexed to the city after that date. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district; provided, that yard dimensions and other requirements not involving area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located.
- ~~B. If two or more lots or combinations of lots and portions of lots with continuous frontage in single ownership are of record as of January 17, 1978, or as of the date of annexation for land annexed to the city after that date, and if all or part of the lots do not meet the requirements for lot width and area as established by this zoning code, the lands involved shall be considered to be an undivided parcel for the purposes of this zoning code and no portion of said parcel shall be used which does not meet lot~~

~~width and area requirements established by this zoning code, nor shall any division of the parcel be made which leaves remaining any lot with width or area below the requirements stated in this zoning code.~~

Section 4. Effective Date. Ordinance No. 05-016 shall take effect upon adoption by the City of Palmer City Council.

Passed and approved this twelfth day of April, 2005.


John C. Combs, Mayor


Jarette M. Bower, City Clerk