

Commission Information:

Initiated by: Planning and Zoning Commission
First on Agenda: November 19, 2009
Action: Approved
Vote: Unanimous

Council Information:

Introduced by: City Manager Allen
Introduced: February 23, 2010
Public Hearing: March 9, 2010
Action: Adopted
Vote: Unanimous

| Yes: | No: |
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| Chmielewski Erbey Vanover Brown Best Hanson Combs | |

CITY OF PALMER, ALASKA

ORDINANCE NO. 10-005

AN ORDINANCE OF THE PALMER CITY COUNCIL AMENDING TITLE 17, ZONING, CHAPTER 17.58 BP, BUSINESS PARK DISTRICT, TO DELETE 17.58.010.C. INTENT; AMEND 17.58.020 PERMITTED USES, PERMITTED COMMERCIAL AND INDUSTRIAL USES; DELETE FIRST SENTENCE IN 17.58.050 PROHIBITED USES AND STRUCTURES; AMEND 17.58.050.A. AND B. PROHIBITED USES AND STRUCTURES, TO PERMIT RESIDENCY FOR CARETAKERS OR GUARDS FOR SECURITY PURPOSES; AMEND 17.58.060 BUILDING AND STRUCTURE HEIGHT LIMIT; AMEND 17.58.080 PARKING AND LOADING TO CORRECT THE CODE CITATION; DELETE 17.58.100 OPEN STORAGE AND FENCES IN ITS ENTIRETY; AND AMEND 17.58.110.A. AND B. LANDSCAPING

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. Chapter 17.58 BP Business Park District is amended as follows:

Chapter 17.58
BP BUSINESS PARK DISTRICT

17.58.010 Intent.

The BP district is established as a district in which the specific intent is:

- A. To provide use of the land in the business park for employers to use for light manufacturing, processing, warehousing, wholesaling, and distribution;
- B. To permit large storage areas for commercial applications, as required.
- ~~C. To prohibit residency and any residential use of the land in the BP district.~~

17.58.020 Permitted uses.

The permitted commercial and industrial uses and activities ~~are~~ include but are not limited to:

A. Commercial:

1. Wholesaling and distribution operations,
2. Wholesale fur dealers, repair and storage,
3. Wholesale furniture and home furnishings stores,
4. Wholesale radio and television stores,
5. Wholesale household appliance stores,
6. Wholesale industrial hardware stores,
7. Pharmaceutical supply houses,
8. Merchandise vending machine sales and service,
9. Wholesale camera and photographic supply houses,
10. Business service establishments, including commercial and job printing,
11. Taxicab stands and dispatching offices,
12. Wholesale sales and showrooms,
13. Laboratories and establishments for production, fitting and repair of eyeglasses, hearing aids, prosthetic appliances and the like,
14. Plumbing and heating service and equipment dealers,
15. Wholesale paint, glass and wallpaper stores,
16. Wholesale electrical or electronic appliances, parts and equipment,
17. Wholesale aircraft and marine parts and equipment stores,
18. Auctions,
19. Farm equipment stores,
20. Wholesale automotive accessories, parts and equipment stores,
21. Automotive, truck and trailer rental agencies,
22. Lumber yards and builders' supply and storage,
23. Plant nurseries,
24. Truck washes,
25. Frozen food lockers,
26. Crematoriums,
27. Veterinarian clinics and boarding kennels; provided, that such an activity be conducted within a completely enclosed building, except that outdoor exercise yards may be permitted,
28. Snow disposal sites subject to established standards and annual permit,
29. Garden supply stores,
30. Aircraft and boat display lots, new and used,
31. Motorcycle and snow machine display lots, new and used;

B. Industrial:

1. Airplane, automotive, truck or light and heavy equipment assembly, remodeling, maintenance or repair; provided, that these activities are contained within a building or a fence,
2. Beverage manufacture, including breweries,
3. Boat building,
4. Cabinet shops,
5. Machine or blacksmith shops,
6. Manufacture, service or repair of light consumer goods such as appliances, furniture, garments or tires,
7. Metal working or welding shops,
8. Motor freight terminals,
9. Paint shops,
10. Steel fabrication shops or yards,
11. Vocational or trade schools,
12. Utility installations,
13. Warehousing.

17.58.030 Permitted accessory uses and structures.

- A. Light or heavy equipment storage yards accessory to a storage, repair or maintenance building on the same property or on adjacent property under the same ownership.
- B. Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures.

17.58.040 Conditional uses.

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

- A. Insurance and real estate offices;
- B. Financial institutions;
- C. Business and professional offices;
- D. Employment agencies;
- E. Direct selling organizations;
- F. Cleaning, laundry or dyeing plants

17.58.050 Prohibited uses and structures.

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

- A. Residency and residences other than caretaker, guard or other persons whose permanent residency on the premises is required for operational safety, or protective purposes, or for persons engaged in certain industrial operations whose residency in the vicinity satisfies conditions or requirement of the work;
- B. Dwellings except for quarters for caretaker, guard or other persons whose permanent residency on the premises is required for operational safety, or protective purposes or as quarters or accommodations for persons engaged in certain industrial operations whose residency in the vicinity satisfies conditions or requirement of the work;
- C. Junkyards and salvage yards;
- D. Manufacture or packaging of hazardous materials including fertilizer, soap, turpentine, varnish, paint, charcoal, distilled products, or glue;
- E. Open storage of cinders, coal, feed, grain, gravel, manure, muck, sand or topsoil;
- F. Operation of asphalt batching plants or hot-mix plants;
- G. Landfills;

H. Outdoor storage of stripped, wrecked or otherwise inoperable vehicles or equipment.

17.58.060 Building and structure height limit.

The maximum building or structure height shall be 50 feet above grade.

17.58.070 Lot area.

The maximum lot coverage is unrestricted, provided adequate setback, off-street parking and loading and buffer landscaping is provided as set out in PMC 17.58.080, 17.58.090 and 17.58.110.

17.58.080 Parking and loading.

Parking and loading requirements are set out in PMC ~~17.64~~ 17.64.010 through 17.64.040.

17.58.090 Setback requirements.

All buildings and structures must be set back 25 feet from any public right-of-way and from any lot line adjoining the exterior boundary of the business park, and 10 feet from all other lot lines.

~~**17.58.100 Open storage and fences.**~~

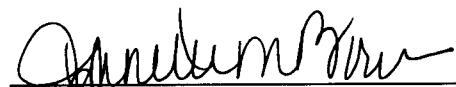
~~Any open storage or repair yard, excluding yards for orderly display of new or reconditioned equipment, shall be entirely enclosed within a fence at least eight feet high. The fence shall be of chain link with wood slats, concrete block or other appropriate construction allowed by ordinance. The fence shall be maintained in a sound and orderly condition and shall be kept free of any advertisements other than signs permitted by ordinance.~~


17.58.110 Buffer fencing and/or Landscaping.

- A. A buffer consisting of a screening fence a minimum of six feet in height or buffer landscaping shall provided along an exterior lot line forming the boundary of the BP district. Buffer landscaping shall be planted along each lot bordering a street and along the development boundaries. This landscaping shall consist of shrubs, trees or a combination which will attain a mature height of at least six feet, with an average height of eight feet, planted at intervals less than 10 feet on center. The landscaping bed shall be at least eight four feet in width. Deciduous trees or bushes may not make up more than 50 percent of the mixture. Naturally occurring stands of indigenous trees such as birch, willow or alder are accepted as meeting this standard.
- B. All areas not covered by buildings, roads, or used for parking or storage, shall be covered with grasses, bushes, trees, shrubs or other appropriate ground cover.
- C. Installation and Maintenance. All screening fences or landscaping requirements must be met within 24 ~~18~~ months of occupancy, and continue to meet such requirements thereafter. All dead shrubs and trees shall be replaced to maintain the landscaping.

Section 4. Effective Date. Ordinance No. 10-005 shall take effect upon adoption by the City of Palmer City Council.

Passed and approved this ninth day of March, 2010.


Janette M. Bower, MMC, City Clerk


John C. Combs, Mayor

