

Commission Information
 Initiated by: Planning & Zoning Commission
 Commission Agenda: May 19, 2011
 Action: Approved
 Vote: Unanimous
 Council Information
 Introduced by: City Manager Griffin
 Introduced: March 13, 2012
 Public Hearing: March 27, 2012
 Action: Postponed to April 24, 2012
 Date: April 24, 2012
 Action: Postponed to May 22, 2012
 Date: May 22, 2012
 Action: Adopted
 Vote: Unanimous

Yes:	No:
DeVries	
Best	
Vanover	
Hanson	
Erbey	
Combs	
Johnson	

CITY OF PALMER, ALASKA

ORDINANCE NO. 12-005

An Ordinance of the Palmer City Council Amending Palmer Municipal Code Title 17 Zoning, by Repealing Chapter 17.56 Agricultural District, in its Entirety and Enacting Chapter 17.57 Agricultural District, and Amending Chapter 17.08 Definitions, to Include Two New Definitions

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 Chapter 17.56 AG Agricultural District is hereby repealed in its entirety.

Section 4. Chapter 17.57 AG Agricultural District is hereby enacted to read as follows:

Chapter 17.57
AG AGRICULTURAL DISTRICT

17.57.010 Intent.

The intent of the AG district is to promote the continuing vitality of agriculture and other uses generally associated with rural land uses.

17.57.020 Permitted uses.

Permitted principal uses and structures in the AG district are:

- A. Single-family residential dwelling;
- B. General farming of agricultural products, agricultural activities, including the raising or growing of crops, livestock, poultry, bees and other farm animals. Including one principal residential structure and one additional residential structure per farm for farm employee housing, and farm labor housing;
- C. Horse and/or animal shows and arenas, petting farms, animal display, and stables;
- D. Parks, greenbelts, and nature trails, playgrounds and equipment typical of public or school playgrounds, such as slides, swings, etc. (not including motorized vehicles or rides);
- E. Grain, seed and feed stores;
- F. Vegetable and fruit stands;
- G. Farm equipment sales and repair;
- H. Gardens and greenhouses, Seasonal U-Pick fruit and vegetable operations;
- I. Home occupations;
- J. Food sales and processing of any fruits/produce, bakeries selling baked goods containing produce grown primarily on site (e.g. minimum 25 percent.);
- K. Historical agricultural exhibits;
- L. Gift shops for the sale of agricultural products and agriculturally related products;
- M. Gift shops for the sale of non-agriculturally related products such as antiques or crafts (limited to 25 percent of gross sales);
- N. Bed and breakfast establishments;
- O. Travel trailers, campers and motor homes not used or occupied as living quarters.

17.57.030 Permitted accessory uses and structures

Uses and structures customarily subordinate or incidental to, the principal permitted use or structure. Buildings or structures subordinate and incidental to agricultural uses include, but are not limited to stables, barns, paddock areas and storage areas.

17.57.040 Conditional uses.

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

- A. Residential planned unit development in accordance with Chapter 17.84;
- B. Churches and related buildings, provided no part of any church building shall be located nearer than 30 feet from an adjoining lot or street line;
- C. Utility substations;
- D. Public and private schools;
- E. Public buildings and structures;
- F. Museums, historic and cultural exhibits;

- G. Hospitals, cemeteries, mental health facilities, commercial recreational facilities, sanitariums, residential care facilities, special needs day care facilities, nursing homes, convalescent homes, homes for the aged;
- H. Commercial campgrounds;
- I. Parking or storage of heavy equipment, tractors, graders or trucks, unrelated to agricultural activity, which are used for gain;
- J. Child care facilities; provided, that no part of any building is located nearer than 30 feet from an adjoining lot or street line
- K. Wind generators or communication towers;
- L. Direct marketing of produce, farm market, on-farm market or roadside stand if the sales are greater than 5,000 square feet in building area;
- M. Restaurant operations related to the agricultural use on the site;
- N. Natural resource extraction.

17.57.050 Standards for a conditional use permit.

- A. In addition to the requirements of PMC 17.72, conditional uses shall be provided with access determined to be adequate by the Palmer Planning and Zoning Commission.
- B. On-site water and wastewater disposal systems will be allowed providing DEC approval is obtained.

17.57.060 Prohibited uses.

Prohibited uses and structures in the AG district are all uses and structures not specified as permitted outright or conditionally permitted.

17.57.070 Building height limit.

The maximum building height shall be 35 feet above grade except for buildings used for agricultural purposes such as barns and silos.

17.57.080 Minimum lot requirements.

- A. Minimum lot width:
 - 1. Lots five acres or larger, 300 feet,
 - 2. Lots less than five acres, 60 feet;
- B. Minimum lot area:
 - 1. One acre.
- C. Minimum setback requirements:
 - 1. Front yard, 25 feet,
 - 2. Side yard, 10 feet,
 - 3. Rear yard, 25 feet;
- D. Maximum lot coverage by all buildings shall not exceed 30 percent.

17.57.090 Parking.

- A. Parking spaces shall meet the requirements of Chapter 17.64 PMC.
- B. For uses permitted by right, parking facilities may be located on a grass or gravel area for seasonal uses. All parking areas shall be defined by either gravel, cut lawn, sand or other visible marking.
- C. For uses permitted by conditional use permit, parking may be either gravel or paved as determined by the Palmer planning and Zoning Commission, based on applicant estimates

for seasonal parking and the intensity of the use. Overflow parking areas may be required by the commission to accommodate seasonal peak demand.

Section 5. Chapter 17.08.012 and 17.08.014 are hereby enacted to read as follows:

17.08.012 Agricultural Products.

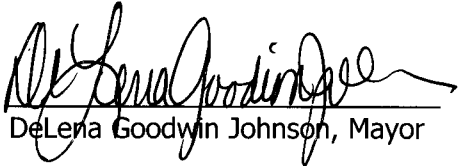
"Agricultural products" includes, but is not limited to, crops; fruit; vegetables; floriculture; herbs; forestry; livestock and livestock products; horticultural specialties; maple sap etc.

17.08.014 Agriculturally Related Products.

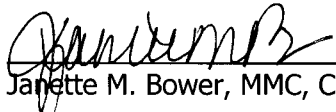
"Agriculturally related products" means items sold at a farm market or stand to attract customers and promote the sale of agricultural products. Such items include, but are not limited to, all agricultural and horticultural products, animal feed, baked goods, ice cream and ice cream based desserts and beverages, jams, honey, gift items, food stuffs, clothing and other items promoting farming in Alaska.

Section 6. Effective date. Ordinance No. 12-005 shall take effect upon adoption by the City of Palmer City Council.

Passed and approved this twenty second day of May, 2012.



DeLena Goodwin Johnson, Mayor



Janette M. Bower, MMC, City Clerk