

LEGISLATIVE HISTORY

Introduced by: City Manager Moosey
Date: June 22, 2021
Public Hearing: July 13, 2021
Action: Adopted
Vote: 5 Yes/0 No
1 Abstain/1 Absent

Yes:	No:
Berberich	Absent:
Carrington	Best
Daniels	Abstain:
DeVries	Combs
Valerius	

CITY OF PALMER, ALASKA

Ordinance No. 21-010

An Ordinance of the Palmer City Council Amending Palmer Municipal Code Chapter 17.86 Allowing Accessory Dwelling Units in the Commercial Limited and Commercial General Districts and Elimination of Lot Size Requirements Within the Central Business

WHEREAS, the Planning and Zoning Commission proposes and recommends text amendments as necessary to Title 17, Zoning to ensure that the regulations and standards are applicable to the current needs of the community, and;

WHEREAS, the Commission has reviewed and determined Palmer Municipal Code Chapter 17.86 Accessory Dwelling Units can more adequately address the current residential housing demands of the community for accessory dwelling units, and;

WHEREAS, the Commission has reviewed and discussed accessory dwelling units from other similar communities and has drafted code language to help meet the increasing residential demands of the community, and;

WHEREAS, due to a growing residential market for downtown housing opportunities, the Commission has determined there is a need to encourage infill and higher density housing in the Central Business District, the size restrictions of Accessory Dwelling Units have been reduced.

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 provisions of this ordinance or application thereof to any person or circumstances are held invalid, the remainder of this ordinance and the application to the other persons or circumstances shall not be affected thereby.

Section 3. Palmer Municipal Code Section 17.86 Accessory Dwelling Units classifications are hereby amended to read as follows (new language is underlined, and deleted language is stricken):

17.86.030 General Provisions

A. One attached ADU is permitted per residentially or agriculturally zoned lot larger than 10,000 square feet. An ADU may be developed on a limited commercial or general commercial zone within the central business district with no lot size restriction.

E. Detached ADUs not part of ~~a garage~~ the primary residential structure may be developed only on lots of 20,000 square feet or larger. An ADU may be developed on a limited commercial or general commercial zone within the central business district with no lot size restriction.

J. Subsections A and E of this section notwithstanding, an ADU in the established Central Business District Overlay zone is permissible on any legally conforming lot or use.

Section 4. Palmer Municipal Code Section 17.86.040 Development standards are hereby amended to read as follows (new language is underlined, and deleted language is stricken):

17.86.040 Development standards.

H. Size. The ADU shall not be more than 40 percent of the gross floor area of the principal dwelling unit. An ADU may not be less than 300 square feet or more than 900 square feet. A maximum of two bedrooms is permitted. An ADU in the established Central Business District Overlay zone may not exceed 50 percent of the gross floor area of the principal dwelling unit.

Section 5. Effective Date. Ordinance No. 21-010 shall take effect upon adoption by the city of Palmer City Council.

Passed and approved this 13th day of July, 2021.



Edna B. DeVries, Mayor



Nichole Degner, Interim City Clerk