

## CITY OF PALMER, ALASKA

## ORDINANCE NO. 455

AN ORDINANCE AMENDING TITLE 17 (ZONING) OF THE PALMER MUNICIPAL CODE BY ADDING A NEW CHAPTER 17.44 (A-C AIRPORT COMMERCIAL DISTRICT) AND CHAPTER 17.48 (A-I AIRPORT INDUSTRIAL DISTRICT) TO THE PALMER MUNICIPAL CODE.

THE CITY OF PALMER, ALASKA, ORDAINS:

Section 1. Classification. This ordinance shall be of a permanent nature and shall become a part of the City of Palmer Code of Ordinances.

Section 2. Severability. If any provisions 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. Title 17 (Zoning) of the Palmer Municipal Code is amended by adding two new chapters: Chapter 17.44-A-C Airport Commercial District and Chapter 17.48-A-I Airport Industrial District as follows:

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; and

D. To prohibit residential use of land.

E. To be consistent with the Airport Layout Plan prepared by LCMF, Limited, 1993.

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.

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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. Glider service operations.

D. Uses not specifically permitted.

17.44.040 Building height limit. Thirty five (35) feet except where a lesser height is required to comply with F.A.A. rules.

17.44.050 Lot coverage. Fifty percent (50%) 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-Off Street Parking and Loading including loading docks.

B. In addition, provide one (1) vehicle space for each aircraft tie-down or parking space on the lot. Tie-down may be used for parking of one (1) vehicle.

17.44.080 Fences. None within 50 feet of a taxiway, runway, or apron; elsewhere, 8 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.

Chapter 17.48

A-I Airport Industrial District

Sections:

- 17.48.010 Intent.
- 17.48.020 Permitted uses.
- 17.48.030 Conditional uses.
- 17.48.040 Prohibited uses.
- 17.48.050 Building height limit.
- 17.48.060 Lot coverage.
- 17.48.070 Building setbacks.
- 17.48.080 Parking.
- 17.48.090 Fences.
- 17.48.100 Supplemental requirements.

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

A. To provide land for industrial operations that are dependent upon the use of aircraft or are involved in the manufacturing or maintenance of aircraft or aircraft parts and equipment;

B. To locate industrial uses in an area where their activities will have minimal effect on residential areas;

C. To prohibit uses that are not industrial or manufacturing oriented and dependent upon or related to aircraft and their use; and

D. To prohibit residential use of land.

E. To be consistent with the Airport Layout Plan prepared by LCMF, Limited, 1993.

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F. To give preference to aeronautical uses.

17.48.020 Permitted uses.

- A. Aircraft and aircraft parts and equipment maintenance, repairing, reconditioning, or sales.
- B. Warehousing, freight handling and cargo shipping using aircraft for inbound or outbound materials.
- C. Utility plants or substations.
- D. Aircraft storage and parking.
- E. Aircraft fueling operations.
- F. Public safety facilities; airport operations and maintenance facilities.
- G. Operations base for forest firefighting including dormitory facility for firefighters.
- H. Aircraft charter and passenger operations.
- I. Aircraft flight instructor schools.
- J. Food service operations; restaurants.

17.48.030 Conditional uses.

- A. Aircraft salvage or wrecking yard.
- B. Quarters for a caretaker or guard when required for site security or safety. The use of these quarters is restricted to only those adults necessary for security and safety functions.

17.48.040 Prohibited uses.

- A. Residential use.
- 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. Glider service operations.
- D. Uses not specifically permitted.

17.48.050 Building height limit. Fifty (50) feet except where a lesser height is required to comply with F.A.A. rules.

17.48.060 Lot coverage. Fifty percent (50%) maximum.

17.48.070 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.

17.48.080 Parking.

- A. Comply with Chapter 17.64-Off Street Parking and Loading including loading docks.
- B. In addition, provide one (1) vehicle space for each aircraft tie-down or parking space on the lot.

17.48.090 Fences. None within 50 feet of a taxiway, runway or apron; elsewhere, 8 foot height maximum.

17.48.100 Supplemental requirements.

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

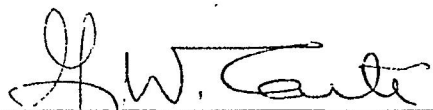
Section 5. Publication and Effective Date. This ordinance shall become effective immediately upon its adoption. Publication shall be by posting a copy hereof on the City Hall bulletin board for a period of ten (10) days following its adoption, and further it shall be published by being printed and included in the Palmer Municipal Code at its next regular supplementation and printing. A notice of public hearing shall be given by such posting at least five (5) days before final passage.

## Ordinance No. 455 - Continued

First Reading: February 23, 1993

Public Hearing &  
Second Reading: March 9, 1993

Adopted by the City Council of the City of Palmer,  
Alaska, this 9th day of March, 1993.

  
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GEORGE W. CARTE, MAYOR

  
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DAVID L. SOULAK, CITY CLERK