

CITY OF PALMER, ALASKA
ORDINANCE NO. 565

AN ORDINANCE AMENDING TITLE 17 (ZONING) OF THE PALMER MUNICIPAL CODE BY AMENDING SECTION 17.16.010 (DISTRICTS ESTABLISHED), AND ADOPTING CHAPTER 17.58, (BP-BUSINESS PARK DISTRICT).

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. Amendment of section. PMC 17.16.010, Districts established, is amended by adding the following sub-section as follows:

K. BP, Business park district

Section 4. Chapter 17.58, Business Park District is hereby adopted as follows:

Chapter 17.58
Business Park District

- 17.58.010 Intent
- 17.58.020 Permitted uses
- 17.58.030 Permitted accessory uses and structures
- 17.58.040 Conditional uses
- 17.58.050 Prohibited uses and structures
- 17.58.060 Building height limit
- 17.58.070 Lot area
- 17.58.080 Parking and loading
- 17.58.090 Setback requirements
- 17.58.100 Open storage and fences
- 17.58.110 Landscaping

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;

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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:

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 wall paper 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. motor cycle and snow machine display lots, new and used.

B. Industrial:

1. airplane, automotive, or truck assembly, remodeling or repair;

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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. 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:

1. insurance and real estate offices;
2. financial institutions;
3. business and professional offices;
4. employment agencies;
5. direct selling organizations;
6. 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:

1. residency and residences;
2. dwellings;
3. junkyards;
4. manufacture or packaging of hazardous materials including fertilizer, soap, turpentine, varnish, paint, charcoal, distilled products, or glue;
5. open storage of cinders, coal, feed, grain, gravel, manure, muck, sand or topsoil;
6. asphalt batching and hot-mix plants;
7. landfills.

17.58.060 Building and Structure Height Limit. The maximum building height shall be fifty feet above grade.

17.58.070 Lot area. The maximum lot coverage is unrestricted, provided adequate setback, off-street parking 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 Palmer Municipal Code, Sections 17.64.010 through 17.64.040.

17.58.090 Setback requirements. All buildings and structures must be set back twenty-five feet from any public right-of-way and from any lot line adjoining the boundary of the Business Park, and ten 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 heavy equipment, shall be entirely enclosed within a fence at least eight (8) 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 Landscaping. A. Buffer landscaping shall be planted along each lot bordering a street and along the development boundaries. This shall consist of shrubs, trees or a combination which will attain a mature height of at least six (6) feet, with an average height of eight (8) feet, planted at intervals less than ten (10) feet on center. The landscaping bed shall be at least eight (8) feet in width. Deciduous trees or bushes may not make up more than 50% of the mixture.

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 landscaping requirements must be met within 18 months of occupancy, and continue to meet such requirements thereafter. All dead shrubs and trees shall be replaced to maintain the landscaping.

Section 5. Publication and Effective Date. This ordinance shall become effective immediately upon its adoption. Publication shall be by making copies available to the public, and further it shall be publishing by being printed and included in the Palmer Municipal Code at its next regular supplementation and printing. Publications may also be made by posting a copy hereof on the City Hall bulletin board for a period of ten (10) days following its adoption.


A notice of public hearing shall be given by such posting at least five (5) days before final passage.

First Reading: November 14, 2000

Public Hearing &
Second Reading: November 28, 2000

Adopted by the City Council of the City of Palmer, Alaska, this 28th day of November, 2000.


HENRY P. GUINOTTE, MAYOR


THOMAS HEALY, CITY CLERK