

## CITY OF PALMER, ALASKA

## ORDINANCE NO. 586

AN ORDINANCE ENACTING CHAPTER 17.26 (R-3 MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL ZONE), AND ADOPTING PMC SECTIONS 17.26.010 (INTENT), 17.26.020 (PERMITTED USES), 17.26.030 (CONDITIONAL USES), 17.26.040 (PROHIBITED USES), 17.26.050 (BUILDING HEIGHT LIMIT), 17.26.060 (LOT AREA RESTRICTIONS), 17.26.064 (SET BACK REQUIREMENTS), 17.26.066 (FENCING AND OPEN SPACE REQUIREMENTS), 17.26.070 (PARKING), AND 17.26.080 (SITE PLAN REQUIREMENTS AND ACCESS).

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. PMC Chapter 17.26 (R-3 Medium Density Multi-Family Residential Zone) is hereby enacted by adopting PMC Sections 17.26.010, .020, .030, .040, .050, .060, .064, .066, .070, and .080 as follows:

17.26.010 Intent.

The R-3 district is intended for residential areas with a combination of apartment structures, duplexes and single-family residences and a medium population density. Nonresidential uses have been permitted on the basis of whether or not they are compatible with the predominantly residential character of this district.

17.26.020 Permitted uses.

Permitted principal uses and structures in the R-3 district are:

- A. One-family dwellings;
- B. Two-family dwellings;
- C. Multiple-family dwellings with three or more units;
- D. Boarding and rooming houses;
- E. Home occupations;
- F. Parks and playgrounds;
- G. Child care facilities and preschools, both operating as day care only;
- H. Other compatible uses;
- I. Travel trailers, campers and motor homes neither used nor occupied as living quarters.

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J. Gardens and greenhouses when incidental to residential use.

K. Churches

17.26.030 Conditional uses.

Uses which may be permitted by the R-3 district by obtaining a conditional use permit are:

- A. Public and private schools;
- B. Public buildings and structures;
- C. Residential planned unit development;
- D. Mobile home courts;
- E. Hospitals and homes for the elderly;
- F. Residential care facilities and special needs day care facilities;
- G. Child care facilities provided that no part of any building shall be located nearer than thirty feet to an adjoining lot or street line;
- H. Utility substation.

17.26.040 Prohibited uses.

Prohibited uses and structures in the R-3 district are all uses and structures not specified as permitted outright, including, without limitation, the following:

- A. Parking or storage of heavy equipment, tractors, graders or trucks which are used for gain;
- B. Mobile homes which are used for occupancy outside of a mobile home court.

17.26.050 Building height limit.

The maximum building height shall be thirty-five feet.

17.26.060 Lot area restrictions.

Lot areas shall be subject to the following restrictions:

- A. Minimum lot width: sixty feet;
- B. Minimum lot area and densities:
  1. Minimum area: seven thousand two hundred square feet;
  2. Minimum lot area per dwelling unit:

No. of Dwelling Units	Lot Area Per Unit	Minimum Total Lot Size
1	7,200 Sq. Ft.	7,200 Sq. Ft.
2	4,500	9,000
3	3,600	10,800
4	3,000	12,000
5	2,800	14,000
6	2,600	15,600
7	2,400	16,800

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8	2,200	17,600
9 or more	2,200	(as required)

C. Maximum lot coverage by all buildings shall not exceed forty percent, except for ten or more multiple units which may not exceed fifty percent.

## 17.26.064 Set back requirements.

Minimum setback requirements are as follows:

- A. One to four dwelling units per lot:
1. Front yard: twenty-five feet,
  2. Side yard: fifteen feet,
  3. Rear yard: twenty-five feet,
- B. More than four dwelling units per lot:
1. Front yard: twenty-five feet,
  2. Side yard: twenty feet,
  3. Rear yard: twenty-five feet,

C. Subsection B notwithstanding, the set back for a lot containing more than four dwelling units with a side or rear yard abutting or immediately across an alley from property zoned R-1 or R-1E shall be at least thirty-five feet on that side or sides, which thirty-five feet shall include the width of any intervening alley.

## 17.26.066 Fencing and open space requirements.

A. A lot abutting or immediately across an alley from property zoned R-1, R-1E, or R-2 shall not contain more than four dwelling units unless the lot is separated from the property zoned R-1, R-1E, or R-2 by a well-built, finished, and well-maintained solid fence six feet high (subject to section 17.60.070) on the side or sides abutting or immediately across an alley from property zoned R-1, R-1E, or R-2.

B. Each lot shall have open area provided for outdoor activities of the occupants with a minimum of two hundred square feet allocated for each dwelling unit. This open area may be apportioned to each unit, groups of units or in the aggregate for all units on the lot, provided that no dimension of any open area is less than ten feet.

C. A lot abutting or immediately across an alley from property zoned R-1 or R-1E shall not contain more than four dwelling units unless the lot is separated from the property zoned R-1 or R-1E by open space on the side or sides abutting or immediately across an alley from property zoned R-1 or R-1E at least thirty-five feet in width for the length of said side or sides, which thirty-five feet shall include the width of any intervening alley.

D. A lot abutting or immediately across an alley from property zoned R-2 shall not contain more than four dwelling units unless the lot is separated from the property zoned R-2 by open space on the side or sides abutting or immediately across an alley from

property zoned R-2 at least twenty-five feet in width for the length of said side or sides, which twenty-five feet shall include the width of any intervening alley.

E. The open space shall not be used for storage, driveway, vehicle or other parking, above ground building utilities or services or any structure except open or roofed patios. The open space may be used for lawn, shrubs or trees.

17.26.070 Parking.

Parking requirements shall meet the requirements of Sections 17.64.010 through 17.64.030 of this title.

17.26.080 Site plan requirements and access control.

Chapter 17.62 regarding site plan requirements and access control shall apply after February 26, 2002, to the construction in this district of (1) more than four (cumulative) dwelling units on a lot and (2) residential buildings with more than three dwelling units.

Section 4. 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 published by being printed and included in Palmer Municipal Code at its next regular supplementation and printing. Publication 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: February 12, 2002

Public Hearing &  
Second Reading: February 26, 2002

Adopted by the City Council of the City of Palmer, Alaska, this 26th day of February, 2002.

  
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JIM COOPER, MAYOR

  
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THOMAS HEALY, CITY CLERK