

Commission Information:

Initiated by: Administration
 First on Agenda: 20 May 2004
 Action: Recommend Approval
 Vote: 4 - 0

Council Information:

Introduced by: City Manager Healy
 Introduced: June 8, 2004
 Public Hearing: June 22, 2004
 Action: Adopted
 Vote: Unanimous

CITY OF PALMER, ALASKA

ORDINANCE NO. 627

AN ORDINANCE REPEALING SECTION 17.28.060 (LOT AREA) AND ADOPTING SECTION 17.28.062 ((LOT AREA RESTRICTIONS), SECTION 17.28.064 (SET BACK REQUIREMENTS), SECTION 17.28.066 (OPEN SPACE REQUIREMENTS), AND SECTION 17.28.068 (FENCING REQUIREMENTS) OF CHAPTER 17.28 (LIMITED COMMERCIAL DISTRICT) OF TITLE 17 (ZONING) OF 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. Section 17.28.060 is hereby repealed.

17.28.060 Lot area.

Lot areas shall be as follows:

A. Minimum lot width: sixty feet;

B. Minimum lot area:

1. Minimum lot area: seven thousand two hundred square feet;
2. Buildings erected after January 17, 1978 and used wholly for purposes permitted in any R district shall comply with the lot area and setback requirements of the R-2 district, Section 17.24.060;
3. Setback requirements, commercial uses:
 - a. Front yard: none;
 - b. Rear yard: none;
 - c. Side yard: none, except every lot which is not bounded by an alley and is bordering on property in any of the R districts.

Section 4. Section 17.28.062 is hereby adopted to read as follows:

17.28.062 Lot area restrictions.

Lot areas shall be subject to the following restrictions.

- A. Minimum lot width is sixty feet.
- B. Minimum lot area is seven thousand two hundred square feet.
- C. Minimum lot area per dwelling unit is as follows:

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
8	2,200	17,600
9 or more	2,200	As required

Section 5. Section 17.28.064 is hereby adopted to read as follows:

17.28.064 Set back requirements

Minimum set back requirements.

- A. For ground level dwelling units, any part of a dwelling unit and residential garages the set backs are:
 - 1. Front yard: twenty five feet
 - 2. Side yard: fifteen feet
 - 3. Rear yard: twenty five feet
- B. For residential uses above the ground level and non-residential uses not abutting or immediately across an alley from an R1 or R1E zone, the set backs are:
 - 1. Front yard: none
 - 2. Side yard: none
 - 3. Rear yard: none
- C. For non-residential uses abutting or immediately across an alley from an R1 or R1E zone, the set backs are:
 - 1. Front yard: none
 - 2. Side yard: twenty five feet
 - 3. Rear yard: twenty five feet

The width of the alley may be included in the side or rear set back measurement.

Section 6. Section 17.28.066 is hereby adopted to read as follows:

17.28.066 Open Space Requirements

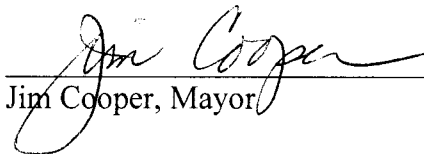
- A. All residential uses require a minimum of two hundred square feet of open space for outdoor activities per dwelling unit. No dimension of the open space shall be less than ten feet. This open space requirement does not apply to any building which has a footprint constructed before January 17, 1978 and which footprint has not been significantly altered.
- B. Open space shall not be used for storage, driveway, vehicle or other parking, above ground building utilities or services, or any structures (other than a fence). Open space may be used for lawn, shrubs, or trees.

Section 7. Section 17.28.068 is hereby adopted to read as follows:

17.28.068 Fencing Requirements

Lots abutting or immediately across an alley from any residential zone which contains four or more dwelling units or any non-residential use shall have a six foot, six inch, solid or interlap fence on the side or sides abutting or across an alley from residential zones. The fence shall be well built, finished and maintained.

Adopted by the City Council of the City of Palmer, Alaska, this 22nd day of July, 2004.


Jim Cooper, Mayor


Janette M. Persinger, City Clerk