

ORDINANCE NO. 328

CITY OF CRAIG

AMENDING THE TITLE 18, CRAIG LAND DEVELOPMENT CODE
DEFINITIONS, RESIDENTIAL PARKING REQUIREMENTS, AND ZONE
DESIGNATION DESCRIPTIONS

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CRAIG, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and the code sections adopted hereby shall become a part of the code of the City of Craig, Alaska.

Section 2. Severability. If any provision of this ordinance or its application 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. Effective Date. This ordinance shall be effective immediately upon adoption.

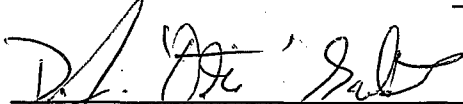
Section 4. Action. This ordinance amends the Craig Land Development Code by

1. Creating additional zones;
2. Amending and adding definitions;
3. Amending the uses permitted, conditionally permitted and prohibited in all zones except Marine Industrial;
4. Amending residential parking requirements; and,
5. Refining the development standards for the zone designations.

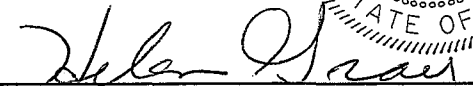
The amendments are shown in Exhibit A - Land Development Code Changes, which is attached to and made part of this ordinance.

PASSED AND APPROVED ON

3-5-92


OTIS GIBBONS, PRESIDING

ATTEST


HELEN GRAY, CITY CLERK

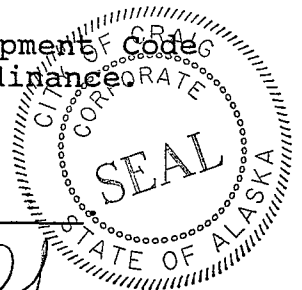


Exhibit A
(ORDINANCE No. 328)
LAND DEVELOPMENT CODE CHANGES

CHAPTER 18.05, ZONE DESIGNATIONS

SECTION 18.05.001 RESIDENTIAL - LOW DENSITY (RL)

C.~~[B.]~~ CONDITIONAL USES

~~[11. LODGES FOR RESIDENTIAL USE*, MAXIMUM OF SIX UNITS WHICH ACCOMMODATE 18 (EIGHTEEN) PEOPLE OR LESS ON A TEMPORARY BASIS~~

~~[12. HOME OCCUPATION* IN ACCESSORY BUILDING*]~~

11.~~[13.]~~ Buildings built above maximum height

~~[14. TRIPLEX]~~

12. On lots which do not have an established principal use, normal accessory buildings* for private/residential uses such as a garage, shed, private storage of a recreational vehicle, travel trailer, recreational boat, truck up to two tons when reasonably consistent with neighborhood surroundings or screened from view.

D. PROHIBITED USES

3. Mobile homes*

E. PROPERTY DEVELOPMENT STANDARDS

1. MINIMUM LOT SIZE - 9,000 ~~[8000]~~ square feet.

2. MINIMUM LOT WIDTH

a. Sixty (60) ~~[FIFTY-(50)]~~ foot minimum lot width.

b. Corner Lots - Sixty-five (65) ~~[SIXTY-(60)]~~ foot minimum lot width.

4. SETBACKS* - Ten (10) feet from all lot lines. In addition, development on corner lots shall not impede visibility

INTERIOR SETBACKS - six (6) feet between structures unless fire wall is approved and built according to adopted building and fire codes.

6. DENSITY

SECTION 18.05.002 RESIDENTIAL - MEDIUM DENSITY (RM)

A. PERMITTED USES

1. All uses permitted in the Residential Low Density zone

~~[1. SINGLE FAMILY HOUSES.~~

~~2. DUPLEX* OR TRIPLEX]~~

2.~~[3.]~~ Mobile Homes* which meet the following:

a. Minimum size - 12' x 40'.

b. Skirting required.

~~[NOTE: THREE OR MORE MOBILE HOMES ON ONE LOT OR PARCEL ARE DEFINED AS A MOBILE HOME PARK AND MUST BE REVIEWED ACCORDING TO CHAPTER 18.07, MOBILE HOME PARK ORDINANCE]~~

~~[4. HOME OCCUPATION* OR OFFICE IN RESIDENTIAL AREA*~~

~~5. ACCESSORY BUILDINGS* FOR PRIVATE RESIDENTIAL USES INCLUDING BUT NOT LIMITED TO A GARAGE, SHED, STORAGE OF A TRAVEL TRAILER, R.V. [VEHICLE], RECREATIONAL BOAT, AND TRUCK UP TO TWO TONS WHEN REASONABLY CONSISTENT WITH NEIGHBORHOOD SURROUNDINGS OR SCREENED FROM VIEW.~~

~~6. ESSENTIAL SERVICES*.]~~

3.~~[7.]~~ Zero lot line* development of [~~THREE~~] two dwelling units or less.

~~[8. TRAVEL TRAILER* OR MOTOR HOME* OCCUPIED BY NONPAYING GUESTS ACCESSORY TO A RESIDENCE UP TO 90 DAYS.]~~

C. CONDITIONAL USES

4. Zero Lot Line Development* of more than [~~THREE~~] two dwelling units.

16. On lots which do not have an established principal use, normal accessory buildings* for private/residential uses such as a garage, shed, private storage of a recreational vehicle, travel trailer, recreational boat, truck up to two tons when reasonably consistent with neighborhood surroundings or screened from view.

D. PROHIBITED USES

3. Mobile home park*

E. PROPERTY DEVELOPMENT STANDARDS

- a. 9,000 [~~8000~~] square feet for the first dwelling structure and 9,000 [~~8000~~] square feet for an additional dwelling structure.

No more than two separate dwelling structures permitted per lot or parcel without submission of a plot plan conforming to the applicable standards of Section 18.09.004, Preliminary Plat Requirements. Lot size and shape, the width and location of proposed access for roadways and utilities shall conform to code requirements. [~~LODGES ARE EXEMPT FROM THIS REQUIREMENT.~~]

- b. Maximum Lot Coverage* - 50% of the lot area remaining when the setback area is subtracted from the total lot area.

~~[7. LODGES - 8000 SQUARE FOOT MINIMUM LOT SIZE FOR A MAXIMUM OF FOUR UNITS OR 10,000 SQUARE FOOT MINIMUM LOT SIZE FOR A MAXIMUM OF SIX UNITS.]~~

F. [~~E.~~] FENCES, WALLS AND HEDGES

Property line fences and walls, not exceeding six (6) feet in height may occupy any portion of a yard in residential districts except as provided in visibility at intersections and also provided that such fence, wall or hedge projecting forward of the front yard setback line shall not obstruct visibility.

G. [~~F.~~] VISIBILITY AT INTERSECTIONS

On corner lots, no fence, wall or hedge or other planting or structure that will impede visibility between a height of 2 feet 6 inches (2'6") and 8 feet (8') above the centerline grades of the intersecting streets shall be erected, planted, placed or maintained.

No vehicle shall be parked within twenty (20) feet of any intersection. If the relationship of the surface of a corner lot to the street is such that visibility is already impaired, nothing shall be done to increase the impediment to visibility within the 20 feet mentioned above.

1. MINIMUM LOT SIZE - 8,000 square feet

2. ~~[1.]~~ MINIMUM LOT WIDTH

3. ~~[2.]~~ DENSITY [~~AND MINIMUM LOT SIZE~~]

a. For separate single family dwellings:

3) Three or more mobile homes on one lot or parcel are defined as a Mobile Home Park. [~~MUST BE REVIEWED ACCORDING TO CHAPTER 18.07, MOBILE HOME PARK ORDINANCE~~]

d. MAXIMUM LOT COVERAGE* - 55% of the lot area remaining when the setback area is subtracted from the total lot area.

4. ~~[3.]~~ PARKING

5. ~~[4.]~~ SETBACKS

6. ~~[5.]~~ BUILDING HEIGHTS* - maximum of thirty (30) feet for homes and sixteen (16) feet for accessory buildings.

MEASUREMENT - Building height shall be calculated as the average height of three sides of the building measured from the finished grade to the lowest extension [~~EXTENSION~~] of the roof eaves. See Definitions - Building Height, Buildings on Pilings.

C.U.P. - A Conditional Use Permit may be requested to build higher. See Section 18.06.002 K, Required Findings

G. VISIBILITY AT INTERSECTIONS. On corner lots, no fence, wall or hedge or other planting or structure that will impede visibility between a height of 2 feet 6 inches (2'6") and 8 feet (8') above the centerline grades of the intersecting streets shall be erected, planted, placed or maintained.

No vehicle shall be parked within twenty (20) feet of any intersection. If the relationship of the surface of a corner lot to the street is such that visibility is already impaired, nothing shall be done to increase the impediment to visibility within the 20 feet mentioned above.

SECTION 18.05.003(A) RESIDENTIAL[7] - HIGH DENSITY (RH)

The purpose of the RH zone is to maintain property values and improve neighborhoods while providing for a variety of housing types, income levels, and a limited range of compatible uses.

A. PERMITTED USES

1. Uses permitted in the Residential Medium Density zone

~~1. SINGLE FAMILY HOUSES~~

~~2. MODULAR HOMES*~~

~~3. DUPLEX* OR TRIPLEX*]~~

2.[4.] Four-Plex (four dwelling units in one structure)

3.[5.] Mobile homes* which meet the following:

a. Minimum size - 10' x 38'.

b. Skirting.

~~[NOTE: THREE OR MORE MOBILE HOMES ON ONE LOT OR PARCEL ARE DEFINED AS A MOBILE HOME PARK AND MUST BE REVIEWED ACCORDING TO CHAPTER 18.07, MOBILE HOME PARK ORDINANCE~~

~~6. HOME OCCUPATION* OR OFFICE IN RESIDENTIAL AREA*.~~

~~7. ACCESSORY BUILDINGS* FOR PRIVATE RESIDENTIAL USES INCLUDING BUT NOT LIMITED TO A GARAGE, SHED, STORAGE OF A TRAVEL TRAILER, R.V. [VEHICLE], RECREATIONAL BOAT, TRUCK UP TO TWO TONS WHEN REASONABLY CONSISTENT WITH NEIGHBORHOOD SURROUNDINGS OR SCREENED FROM VIEW.~~

~~8. TRAVEL TRAILER* OR MOTOR HOME* OCCUPIED BY NONPAYING GUESTS ACCESSORY TO A RESIDENCE UP TO 90 DAYS.~~

~~9. ESSENTIAL SERVICES*.]~~

3.[10.] Zero lot line development* of four dwelling units or less

C. CONDITIONAL USES

16. On lots which do not have an established principal use, normal accessory buildings* for private/residential uses such as a garage, shed, private storage of a recreational vehicle, travel trailer, recreational boat, truck up to two tons when reasonably consistent with neighborhood surroundings or screened from view.

E. PROPERTY DEVELOPMENT STANDARDS

1. MINIMUM LOT SIZE - 8,000 square feet

2. ~~[1.]~~ MINIMUM LOT WIDTH

- a. Fifty foot minimum lot width;
- b. Corner lots - Sixty (60) foot minimum lot width
- c. See Section 18.15 B, Non-Conforming Lots of Record

3. ~~DENSITY AND MINIMUM LOT SIZE~~

a. For separate single family dwellings:

1. [~~SIX THOUSAND (6000)~~] Eight thousand (8,000) square feet for each single family dwelling structure. [~~AND THIRTY FIVE HUNDRED (3500) SQUARE FEET FOR ONE ADDITIONAL DWELLING STRUCTURE~~]

~~[2. ANY ADDITIONAL SINGLE FAMILY DWELLING STRUCTURES MUST HAVE SIX THOUSAND (6000) SQUARE FEET OF LOT AREA.]~~

2. ~~[3.]~~ No more than two separate single family dwelling structures permitted per lot or parcel without submission of a plot plan conforming to the applicable standards of Section 18.09.004, Preliminary Plat Requirements.

Lot size and shape, the width and location of proposed access for roadways and utilities, and setbacks shall conform to code requirements.

3. Three or more mobile homes on one lot or parcel are defined as a Mobile Home Park and must be reviewed according to Chapter 18.07, Mobile Home Park Ordinance

b. For multi-family dwellings:

1. [~~SIX THOUSAND (6000)~~] Eight thousand (8,000) square feet for each multi-family dwelling structure and 3500 square feet for one additional single-family structure.
2. Six thousand (6000) square feet for [~~ALL OTHER~~] each additional multi-family dwelling structure[S]

d. MAXIMUM LOT COVERAGE* - 60% of the lot area remaining when the setback area is subtracted from the total lot area.

5. SETBACKS*

a. Ten (10) feet from all lot lines. In addition, development on corner lots shall not impede visibility.

b. INTERIOR SETBACKS

1.[a)] Six (6) feet between structures unless fire wall is approved and built according to adopted building and fire codes.

2.[b)] Ten (10) feet between mobile homes or trailers

G. VISIBILITY AT INTERSECTIONS

On corner lots, no fence, wall or hedge or other planting or structure that will impede visibility between a height of 2 feet 6 inches (2'6") and 8 feet (8') above the centerline grades of the intersecting streets shall be erected, planted, placed or maintained.

No vehicle shall be parked within twenty (20) feet of any intersection. If the relationship of the surface of a corner lot to the street is such that visibility is already impaired, nothing shall be done to increase the impediment to visibility within the 20 feet mentioned above.

SECTION 18.05.003(B) RESIDENTIAL HIGH DENSITY I (RH-I)

The purpose of the RH zone is to maintain property values and improve neighborhoods while providing for a variety of housing types, income levels, and a limited range of compatible uses.

The RH-I zone modifies the RH zone to allow greater intensity of development on the smaller lots in the portion of Craig from the harbors west (USS 1430, USS 1429).

B. PERMITTED USES

1. Uses permitted in the Residential High Density zone

C. TEMPORARY USES - See Section 18.06.005, Temporary Use Permit

D. CONDITIONAL USES

1. Religious Assembly*.
2. Day Care Center*.
3. Apartments. (Five units or more)
4. Zero Lot Line Development* of five or more dwelling units.
5. Community Education*.
6. Group Residential*.
7. Homeoccupation* in accessory building*.
8. Kennels*.
9. Keeping of animals for profit or for more than personal use; keeping of large animals such as cattle, sheep, horses, pigs, goats; keeping of more than four dogs with the exception of puppies, keeping of roosters or other noisy livestock, and the keeping of non-domestic animals including but not limited to wolf, bear, deer, snakes, etc. (State licenses and permits must also be obtained.)
10. Mobile Home Parks*. (See MHP ordinance.)
11. Parking truck or equipment over two tons on property.
12. Off-premises signs.
13. Utility Substations and related uses.
14. Buildings built above maximum height.

15. On lots which do not have an established principal use, normal accessory buildings* for private/residential uses such as a garage, shed, private storage of a recreational vehicle, travel trailer, recreational boat, truck up to two tons when reasonably consistent with neighborhood surroundings or screened from view.

E. PROHIBITED USES Include but are not limited to:

1. Disturbances*.
2. Hazards*.
3. Subdivisions creating lots less than 6,000 square feet

F. PROPERTY DEVELOPMENT STANDARDS

1. MINIMUM LOT SIZE - 6,000 SQUARE FEET

2. MINIMUM LOT WIDTH

- a. Fifty foot minimum lot width;_____
- b. Corner lots - Sixty (60) foot minimum lot width_____
- c. See Section 18.15 B, Non-Conforming Lots of Record_____

3. DENSITY

a. For separate single family dwellings:

1. Six thousand (6000) square feet for each single family dwelling structure and thirty-five hundred (3500) square feet for one additional dwelling structure.
2. Any additional single-family dwelling structures must have six thousand (6000) square feet of lot area.
3. No more than two separate single family dwelling structures permitted per lot or parcel without submission of a plot plan conforming to the applicable standards of Section 18.09.004, Preliminary Plat Requirements.

Lot size and shape, the width and location of proposed access for roadways and utilities, and setbacks shall conform to code requirements.

4. Three or more mobile homes on one lot or parcel are defined as a Mobile Home Park and must be reviewed according to Chapter 18.07, Mobile Home Park Ordinance

b. For multi-family dwellings:

1. Six thousand (6000) square feet for each multi-family dwelling structure and 3500 square feet for one additional single-family structure.
2. Six thousand (6000) square feet for each additional multi-family dwelling structure
3. Maximum density of one dwelling unit per 1000 square feet of lot area.
4. Requirement to submit plot plan as stated in Section 18.05.003 E. 2. a. 3) above

c. For Lodges - 6000 square foot minimum lot size for a maximum of six units.

d. MAXIMUM LOT COVERAGE* - 65% of the lot area remaining when the setback area is subtracted from the total lot area.

4. PARKING - All parking demand must be accommodated off street and on the premises. (See Chapter 18.14, Parking.)

5. SETBACKS*

a. Ten (10) feet from all lot lines. In addition, development on corner lots shall not impede visibility.

b. INTERIOR SETBACKS

1. Six (6) feet between structures unless fire wall is approved and built according to adopted building and fire codes.

2. Ten (10) feet between mobile homes or trailers

6. BUILDING HEIGHTS* - maximum of 30 feet for homes and 16 feet for accessory buildings.

MEASUREMENT Building Height shall be calculated as the average height of three sides of the building measured from finished grade to lowest extension of the roof eaves. See Definitions Building Height - Buildings on Pilings.

C.U.P. A Conditional Use Permit may be requested to build higher. See Section 18.06.002 K, Required Findings

G. FENCES, WALLS AND HEDGES

Property line fences and walls, not exceeding six (6) feet in height, may occupy any portion of a yard in residential districts except as provided below Visibility at Intersections and also provided that such fence, wall or hedge projecting forward of the front yard setback line, shall not obstruct visibility.

H. VISIBILITY AT INTERSECTIONS

On corner lots, no fence, wall or hedge or other planting or structure that will impede visibility between a height of 2 feet 6 inches (2'6") and 8 feet (8') above the centerline grades of the intersecting streets shall be erected, planted, placed or maintained.

No vehicle shall be parked within TWENTY (20) feet of any intersection. If the relationship of the surface of a corner lot to the street is such that visibility is already impaired, nothing shall be done to increase the impediment to visibility within the 20 feet mentioned above.

SECTION 18.05.004 COMMERCIAL ZONE

A. PERMITTED USES

~~[4. NON-PREEMPTIVE* RESIDENTIAL USES WITH THE EXCEPTION OF TRAVEL TRAILERS OR MOTOR HOMES (LESS THAN 38 FEET) SEE 18.05.004 G.#2 DENSITY. SEE TEMPORARY USE PERMIT PROCESS FOR PLACEMENT OF TRAILERS OR MOTOR HOMES.]~~

~~NOTE: THREE OR MORE MOBILE HOMES ON ONE LOT OR PARCEL ARE DEFINED AS A MOBILE HOME PARK AND MUST BE REVIEWED ACCORDING TO CHAPTER 18.07 MOBILE HOME PARK ORDINANCE (AND ACCOMPANIED BY A CHANGE TO A RESIDENTIAL ZONE UNLESS ACCESSORY* TO THE COMMERCIAL USE)]~~

- 4.[5] Auto and other light vehicle* sales and rentals.
- 5.[6] Banks and other financial institutions.
- 6.[7] Building materials and supplies.
- 7.[8] Restaurants and other eating establishments.
- 8.[9] Light equipment* sales, rentals.
- 9.[10] Government Complexes*.
- 10.[11] Lodges and resorts*.
- 11.[12] Gunsmiths, locksmiths, and related sales and services
- 12.[13] Lodging (Hotels, Motels)
- 13.[14] Laundromat, laundries, dry cleaning establishments.
- 14.[15] Medical services.
- 15.[16] Lodges of fraternal orders, labor and social organizations.
- 16.[17] Newspaper offices.
- 17.[18] Post Office.
- 18.[19] Professional, finance, real estate and brokerage offices.
- 19.[20] Community Recreation*.
- 20.[21] Retail Sales and rentals*.
- 21.[22] Taxi stands.

- 22.[23] Theaters.
- 23.[24] Veterinary office -- no outdoor kennels.
- 24.[25] Mini-storage units.
- 25.[26] Essential Services*.
- 26.[27] Marine sales.

D. CONDITIONAL USES

- 1. Commercial* and light industrial* uses meeting the criteria of Section 18.06.002C, Conditional Use Permits and definitions of [SECTION] Chapter 18.16, Definitions -Commercial and Light Industrial
- 7. Transportation and trucking and moving and storage facilities [FACILITIES].

F. PROHIBITED USES (Include but are not limited to:)

- 4. Mobile home park

G. PROPERTY DEVELOPMENT STANDARDS

- 2. DENSITY AND MINIMUM LOT SIZE
 - a. Minimum Lot Size-Six thousand (6000) square feet
 - b. Density for [~~NON-PREEMPTIVE RESIDENTIAL DWELLINGS~~] separate accessory residential dwelling structures: Six thousand (6000) square feet of vacant lot area for the first dwelling unit and 3500 square feet for one additional dwelling unit per lot.
- 3. PARKING - See Chapter 18.14, Parking Requirements
Planning Commission approval is required for all offsite commercial parking.
- 4. SETBACKS*- Front, rear, interior and sideyard setbacks as required by the Uniform Building Code and State Fire Marshall.
- 6. BUILDING HEIGHT* - 30 feet maximum.
 - c. MEASUREMENT - Building height shall be calculated as the average height of three sides of the building measured from finished grade to lowest extension [~~EXTENTION~~] of the roof eaves.

I. VISIBILITY AT INTERSECTIONS

On corner lots, no fence, wall or hedge or other planting or structure that will impede visibility between a height of 2 feet 6 inches (2'6") and 8 feet (8') above the centerline grades of the intersecting streets shall be erected, planted, placed, or maintained.

No vehicle shall be parked within twenty (20) feet of any intersection. If the relationship of the surface of a corner lot to the street is such that visibility is already impaired, nothing shall be done to increase the impediment to visibility within the 20 feet mentioned above.

SECTION 18.05.005 LIGHT INDUSTRIAL ZONE

A. PERMITTED USES

5. Communication services which do not interfere [~~INTERFERE~~] with local reception. (Typically including TV and radio studios, telegraph office, telecommunication centers.)
13. [~~OWNER'S DWELLING~~] Watchman's quarters and residential uses accessory* to permitted uses plus 1-4 apartments within light industrial buildings.
14. Owner's dwelling other than a mobile home when accessory to a permitted principal use and associated residential uses accessory to the dwelling.

~~[14. NON-PREEMPTIVE* RESIDENTIAL USES CONFORMING TO DENSITY STANDARDS OF SECTION 18.05.005 F. 6.B.]~~

~~NOTE: THREE OR MORE MOBILE HOMES ON ONE LOT OR PARCEL ARE DEFINED AS A MOBILE HOME PARK AND MUST BE REVIEWED ACCORDING TO CHAPTER 18.07 MOBILE HOME PARK ORDINANCE (AND ACCOMPANIED BY A CHANGE TO A RESIDENTIAL ZONE UNLESS ACCESSORY* TO PERMITTED USES.)~~

19. Parking truck or other equipment over two tons.

C. TEMPORARY USES - See Section 18.06.005, Temporary Use Permit and Owner's dwelling in a mobile home

E. PROHIBITED USES Include but are not limited to:

5. Mobile home parks.

F. PROPERTY DEVELOPMENT STANDARDS

1. MINIMUM LOT SIZE - Ten thousand (10,000) square feet
3. PARKING - See Chapter 18.14, Parking.

Planning Commission approval is required for all offsite Light Industrial parking.

5. LANDSCAPING OR VIEW OBSCURING SCREENING* may be required by the building official for uses along major public streets or adjacent to public or residential areas in order to promote the compatibility of land uses and improve the looks of the City. Junk, trash, debris, shall be removed.
6. BUILDING HEIGHT - 30 feet maximum

MEASUREMENT - Building height shall be calculated as the average height of three sides of the building measured

from finished grade to the lowest extension [EXTENTION]
of the roof eaves. (See Definitions, Building Height,
Buildings on Pilings)

7. DENSITY [~~AND MINIMUM LOT SIZE~~]

a. ~~MINIMUM LOT SIZE SIX (6000) SQUARE FEET]~~

a. Density for [NON-PREEMPTIVE] accessory residential
uses - [6000] 8,000 square feet of vacant lot area
for [THE FIRST DWELLING UNIT AND ~~3500 SQUARE FEET~~
~~FOR ONE ADDITIONAL DWELLING UNIT PER LOT.~~] each
dwelling structure.

b. Density for permitted residential uses is determined
indirectly by building height, parking standards,
setbacks, etc. No more than two separate dwelling
structures are permitted per lot.

8. SIGNS

b. No sign or group of signs may be of a total combined
size larger than 10% of the area of the wall on
which they are mounted or front with a maximum of
200 square [SQR] feet of sign per business. [~~ONE~~]

SECTION 18.05.007 HEAVY INDUSTRIAL ZONE

A. PERMITTED USES

The following uses are permitted when the City Planning Official determines** that: [~~THE DESIGN AND OPERATION OF PROPOSED USES WILL NOT INTERFERE WITH THE EFFICIENCY OF, PROPOSED EXPANSION OF, OR ACCESS TO WATER DEPENDENT* OR WATER RELATED USES UNLESS: 1) THERE IS A DOCUMENTED PUBLIC NEED FOR THE PROPOSED USE, 2) NO ALTERNATIVE SITE, AND 3) THE PUBLIC GOOD WILL BE SERVED BETTER BY THE PROPOSED USE THAN THE WATER DEPENDENT/WATER RELATED USE.**~~]

- 1) Facility design makes efficient use of the waterfront area without interfering with efficient facility operation, and that:
- 2) The design and operation of proposed uses will not interfere with the efficiency of, the proposed expansion of, or access to water dependent or water related uses unless:
 - a. There is a documented public need for the proposed use.
 - b. No alternative site.
 - c. The public good will be served better by the proposed use than the water dependent or water related use.**

E. PROHIBITED USES Include but are not limited to:

4. Mobile home park.

F. PROPERTY DEVELOPMENT STANDARDS

1. MINIMUM LOT SIZE
 - a. [~~SIX~~] Ten thousand (10,000) square feet
2. MINIMUM LOT WIDTH
 - a. Sixty-five (65) foot [~~FIFTY FOOT (50)~~] minimum lot width for interior lots.
 - b. Seventy-five (75) foot [~~SIXTY FOOT (60)~~] minimum lot width for corner lots.
3. PARKING, See Chapter 18.14, Parking.
Planning Commission approval is required for all offsite Heavy Industrial parking.
7. SIGNS

- b. No sign or group of signs may be of a total combined size larger than 10% of the area of the wall on which they are mounted or front with a maximum of 200 square feet of sign per business. [~~ONE FACE~~]

G. FENCES, WALLS AND HEDGES

Property line fences and walls, not exceeding six (6) feet in height may occupy any portion of a yard except as provided in Subsection [G] H, (Visibility at Intersections) and also provided that such fence, wall or hedge projecting forward of the front yard setback line, shall not obstruct visibility.

H. VISIBILITY AT INTERSECTIONS

On corner lots, no fence, wall or hedge or other planting or structure that will impede visibility between a height of 2 feet 6 inches (2'6") and 8 feet (8') above the centerline grades of the intersecting streets shall be erected, planted, placed or maintained.

No vehicle shall be parked within twenty (20) feet of any intersection. If the relationship of the surface of a corner lot to the street is such that visibility is already impaired, nothing shall be done to increase the impediment to visibility within the 20 feet mentioned above.

SECTION 18.05.008 PUBLIC ZONE

A. PERMITTED USES

17. Natural Resource extraction when at least (1320 feet) 1/4 mile from other public, residential, commercial, or industrial zones and 300 feet from streams or other habitat areas.

C. CONDITIONAL USES

6. Natural Resource Extraction closer than 1/4 mile (1320 feet) to other public, residential, commercial, or industrial zones or closer than 300 feet to streams or other habitat areas.

E. PROPERTY DEVELOPMENT STANDARDS

E. SIGNS

2. No sign or group of signs may be of a total combined size larger than 10% of the area of the wall on which they are mounted or front with a maximum of 200 square feet of sign per business. [~~ONE FACE~~]

G. VISIBILITY AT INTERSECTIONS

On corner lots, no fence, wall or hedge or other planting or structure that will impede visibility between a height of 2 feet 6 inches (2'6") and 8 feet (8') above the centerline grades of the intersecting streets shall be erected.

No vehicle shall be parked within twenty (20) feet of any intersection. If the relationship of the surface of a corner lot to the street is such that visibility is already impaired, nothing shall be done to increase the impediment to visibility within the 20 feet mentioned above.

SECTION 18.05.009 FORESTRY

A. PERMITTED USES

~~[10. HOUSE OR MOBILE HOME AS RESIDENCE WHEN NEEDED FOR FORESTRY USES.]~~

10.~~[11]~~ Lodges and resorts*.

B. CONDITIONAL USES

7. House or mobile home as residence when needed for forestry uses.

F. PROPERTY DEVELOPMENT STANDARDS

6. SIGNS

- b. No sign or group of signs may be of a total combined size larger than 10% of the area of the wall on which they are mounted or front with a maximum of 200 square feet of sign per business. [~~ONE FACE~~]

SECTION 18.05.015 TEMPORARY RECONVEYANCE RESERVE ZONE - GENERAL

E. PROPERTY DEVELOPMENT STANDARDS

1. Same as Public Zone except that the minimum lot size shall be [~~8000~~] nine thousand (9,000) square feet.

SECTION 18.05.040 MOBILE BUILDING RESTRICTED (MBR) OVERLAY

The purpose of this overlay is to combine the underlying zone requirements with a restriction on mobile buildings. Except for mobile buildings, the underlying zone controls the uses and development standards. Mobile buildings are prohibited in this zone except for permitted temporary uses.

A. PERMITTED USES

Permitted principal and accessory uses are the same as those permitted in the underlying zone with the exception of mobile buildings. Storage and accessory use are as permitted in the underlying zone.

B. CONDITIONAL USES

Conditional uses are the same as those conditionally permitted in the underlying zone with the exception of mobile buildings.

C. TEMPORARY USES

Those temporary uses allowed under Section 18.06.005, Temporary Use Permit, except that no permit may be issued without a public hearing. A temporary use permit for a mobile residential structure is limited to a single one-year period, except for a travel trailer or mobile home used as a residence for a person needing special care or for a caretaker for a person needing special care.

D. PROHIBITED USES

1. Those uses prohibited in the underlying zone.
2. Travel trailer for residential use on a lot which does not meet square footage requirements for additional dwelling units.
3. Mobile building unless otherwise permitted

E. PROPERTY DEVELOPMENT STANDARDS

The property development standards are the same as those for the underlying zone.

F. FENCES, WALLS AND HEDGES

The restrictions on fences, walls and hedges are the same as for the underlying zone.

G. VISIBILITY AT INTERSECTIONS

The intersection visibility requirements are the same as for the underlying zone.

SECTION 18.05.050

RESIDENTIAL SUBURBAN ZONE (RS)

The purpose of the RS zone is to provide for a pleasant, very low density neighborhood by permitting compatible low intensity uses on larger lots.

A. PERMITTED USES

1. Uses permitted in the Residential Low Density zone.
2. Mobile Homes
 - a. 12' x 40' minimum
 - b. Skirted
3. Lodges and resorts*
4. Public ballparks, cemetery and community picnic areas.

B. TEMPORARY USES - See Section 18.06.005 Temporary Use Permit

C. CONDITIONAL USES

1. Religious Assembly*.
2. Kennels*.
3. Keeping of animals for profit or for more than personal use; Keeping of large animals such as cattle, sheep horses, pigs, and goats; keeping of more than four dogs with the exception of unweaned puppies; keeping of roosters or other noisy livestock; keeping of nondomestic animals such as wolf, bear, deer, snakes (state licenses and permits must also be obtained).
4. Electrical Utility Substations and related uses.
5. Day Care Center*.
6. Community Education*.
7. Public Housing
8. Logging*
9. Group Residential*
10. Parking truck or other equipment over two tons
11. Homeoccupation* in accessory building*
12. Buildings built above maximum height

13. Libraries, museums, art galleries and similar uses.
14. Outdoor recreation facilities
15. RV Park/tourist camping facility
16. Veterinary office -- no outdoor kennels

D. PROHIBITED USES

1. Any use or structure not listed under Permitted Uses, Temporary Use or Conditional Uses
2. Disturbances*
3. Hazards*

E. PROPERTY DEVELOPMENT STANDARDS

1. MINIMUM LOT SIZE - Ten thousand (10,000) square feet.
2. MINIMUM LOT WIDTH - One hundred (100) feet.
3. SETBACKS
 - a. Ten (10) feet from all lot lines.
 - b. Development on corner lots shall not impede visibility.
 - c. INTERIOR SETBACKS
 1. Six (6) feet between structures unless fire wall is approved and built according to adopted building and fire codes.
 2. Ten (10) feet between mobile homes or trailers.
4. PARKING - All parking demand must be accommodated off-street and on the premises. See Chapter 18.14 Parking Requirements.
5. BUILDING HEIGHTS - Maximum of thirty (30) feet for homes and sixteen (16) feet for accessory buildings.

MEASUREMENT - Building height shall be measured as the average height of three sides of the building measured from the finished grade to the lowest extension of the roof eaves. (See Definitions - Building Height--Buildings on Pilings)

C.U.P.- A Conditional Use Permit may be requested to build higher . See Section 18.06.002.K, Required Findings

6. DENSITY

- a. 10,000 square feet per dwelling structure.
- b. 1,000 square feet per dwelling unit.
- c. Lodges - maximum of 6 units per 10,000 square feet.
- d. Maximum Lot Coverage - 25% of the lot area remaining when the setback area is subtracted from the total lot area.

F. FENCES, WALLS AND HEDGES - Property line fences and walls, not exceeding six (6) feet in height may occupy any portion of a yard in residential districts except as provided in VISIBILITY AT INTERSECTIONS (below) and also provided that such fence, wall or hedge projecting forward of the front yard setback line shall not obstruct visibility.

G. VISIBILITY AT INTERSECTIONS - On corner lots, no fence, wall or hedge or other planting or structure that will impede visibility between a height of 2 feet 6 inches (2'6") and 8 feet (8') above the centerline grades of the intersecting streets shall be erected, planted, placed or maintained.

No vehicle shall be parked within twenty (20) feet of any intersection. If the relationship of the surface of a corner lot to the street is such that visibility is already impaired, nothing shall be done to increase the impediment to visibility within the 20 feet mentioned above.

CHAPTER 18.14, PARKING

SECTION 18.14.C.13 PARKING

Residential uses: 1 parking space [~~PER DWELLING UNIT~~] for each 1.5 bedrooms.

CHAPTER 18.16, DEFINITIONS

CHAPTER 18.16, DEFINITIONS

Bed and Breakfast - An accessory to a principal residential use meeting all of the following conditions:

1. An owner-occupied residential structure
2. Three or fewer rental rooms
3. Maximum length stay of thirty (30) days
4. The residential character of the neighborhood is retained

Lot Coverage - Coverage is the percentage of the lot area, exclusive of setbacks, covered by principal and accessory structures.

Mobile Building - A single modular building designed to be transported on its own wheels and chassis.

Mobile Home - A [~~STRUCTURE~~] single modular building at least 8 feet wide by 38 feet long which is [~~BUILT ON A PERMANENT CHASSIS WITH WHEELS OR OTHER SUPPORTS THAT MAKE IT CAPABLE OF BEING OR TRANSPORTED BY ANOTHER VEHICLE~~] designed to be transported on its own wheels and chassis and which has sleeping, cooking, and plumbing and sanitary facilities.

Modular Building - A prefabricated transportable structure designed to be used by itself or to be combined, on-site, with similar units to form a single building. Modular buildings include mobile buildings, mobile homes, travel trailers, motor homes, sectional buildings and modular homes.

Sectional Building - Two (2) or more modular buildings designed to be combined on-site and to be placed on a permanent foundation.