

ORDINANCE NO. 339

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 amending the uses permitted, conditionally permitted and prohibited in the Marine Industrial zone.

The amendment is shown in Exhibit A which is attached to and made part of this ordinance. Deletions are shown in capitals and square brackets. Additions are underlined.

PASSED AND APPROVED ON _____.

MAYOR DENNIS WATSON

ATTEST _____
HELEN GRAY, CITY CLERK

*Failed
6-4-92*

EXHIBIT A

18.05.006 MARINE INDUSTRIAL ZONE

The purpose of the Marine Industrial Zone is to reserve areas with direct access to navigable tidal waters giving first priority to water dependent* industrial uses and second priority to water related* industrial and commercial uses while providing for non-preemptive* interim uses.

1. PERMITTED USES

The following uses are permitted when the City Planning Official determines** that:

- 1) Facility design makes [THE—MOST] 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.**
 1. Barge freight terminals and accessory uses*.
 2. Ferry terminals and accessory uses*.
 3. Fuel piers [~~BULK FUEL STORAGE AND ACCESSORY USES*.~~]
 4. Bulk Fuel Storage and accessory uses*
 5. Port facilities and accessory uses*.
 6. Seafood processing plants and facilities.
 7. Cold Storage plants and facilities.
 8. Marine research or experiment stations.

* See definitions

** Determination to be made administratively by the City Planning Official or referred to the Planning Commission for decision if the findings in 18.05.006, A, 2 a, b, c must be made.

4. PROHIBITED USES Include but are not limited to:
 - a. Uses which degrade air, water, or land resources quality* without mitigative measures which alleviate impacts.
 - b. Subdivision for residential purposes.
 - c. Disturbances*.
 - d. Hazards*.
 - e. Residential uses not accessory to the principal use

5. PROPERTY DEVELOPMENT STANDARDS
 - a. MINIMUM LOT SIZE - Ten thousand (10,000) square feet
 - b. MINIMUM LOT WIDTH
 - i. [~~FIFTY~~-(50)] Sixty-five (65) foot minimum lot width.
 - ii. [~~SIXTY~~-(60)] Seventy-five (75) foot minimum lot width for corner lots.
 - iii. See Section 18.15 B, Non-Conforming Lots of Record.
 - c. DENSITY [~~AND MINIMUM LOT SIZE~~
 - a. ~~SIX THOUSAND (6000) SQUARE FOOT MINIMUM LOT SIZE~~
 - i. Density for [~~NON-PREEMPTIVE* HOMES~~] separate accessory residential structures - 6000 square feet of vacant lot area for one dwelling unit* and 3500 square feet for one additional dwelling unit per lot.
 - ii. Density for permitted residential uses determined indirectly by building height, setbacks, parking requirements, etc.
 - d. PARKING - See Chapter 18.14, Parking.
Planning Commission approval is required for all offsite Marine Industrial parking.
 - e. SETBACKS*: Front, rear, interior, and sideyard setbacks as required by the Uniform Building Code and State Fire Marshall. In addition:
 - i. When abutting a residential or public zone, setbacks shall be ten feet.
 - ii. Common wall development* may be allowed.

iii. Setbacks shall be ten feet from state and federal highways with the exception of Craig proper from the harbors west. (U.S. Survey 1430)

iv. When structures are placed or built in this zone and are not reviewed by the State Fire Marshall, setbacks shall be ten feet from all property lines with six foot interior setbacks between structures unless both structures are mobile homes in which case interior setbacks shall be ten (10) feet.

f. LANDSCAPING OR VIEW OBSCURING SCREENING* may be required by the building official for uses located 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.

g. 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 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

h. SIGNS

i. Must be on premises.

ii. 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).

iii. Off-premises signs may be allowed by Conditional Use Permit.

iv. No signs shall flash or move; cause glare on any public way or surrounding residential property or be illuminated between the hours of 11 p.m. and 7 a.m. unless relating to an establishment open during those hours.

6. 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, (Visibility at Intersections) and also provided that such fence, wall or hedge projecting forward of the front yard setback line shall not obstruct visibility.

7. 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.