

CITY OF CRAIG
ORDINANCE NO. 544

AN ORDINANCE AMENDING TITLE 18, CRAIG LAND DEVELOPMENT CODE,
CHAPTERS 18.05 and 18.16 REGARDING RESIDENTIAL ZONES.

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 of 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 Sections 18.05 and 18.16 of the Craig Land Development Code by deleting the items shown with strikethrough text and surrounded by square brackets (~~[strikethrough]~~) and by adding the underlined items, as follows:

18.05.001 RESIDENTIAL - LOW DENSITY (RL)

C. CONDITIONAL USES

1. Religious Assembly*.
2. Electrical Utility Substations and related uses.
3. Day Care Center*.
4. Community Education*.
5. Public Housing
6. ~~Logging*~~
- 6[7]. Group Residential*
- 7[8]. Parking truck or other equipment over two tons
- 8[9]. Buildings built above maximum height
- 9[10]. 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.

10 [11]. Bed and Breakfast

11. Tideland Fill Above Maximum Height

D. PROHIBITED USES Include[d] but are not limited to:

1. Disturbances*
2. ~~Hazards*~~
3. ~~Mobile homes~~
4. ~~Mobile home park*~~
2. Uses not qualifying as Permitted or Conditional.

E. PROPERTY DEVELOPMENT STANDARDS

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 [lowest point of the eaves] the highest point of the roof. (See Definitions - Building Height--Buildings on Pilings)

7. FILLED TIDELAND LOTS

- a. Development Standards. Development standards for additional structures or dwelling units for all tideland lots shall be computed based upon the combined total developed area of the lot. This includes the square footage of the filled area of the lot and the square footage of the area defined by the outside perimeter of pilings that are intended to support a structure
- b. As-Built Surveys Required. When submitting plans for property development of tideland lots (building permit applications, construction plans, use permit applications, etc.) the applicant must submit an as-built survey or a construction plan of the lot showing the average grade of the road at the intersection of the sidelines of the property and the centerline of the platted right-of-way, grade of highest point of fill (not

including armor or rip-rap wall), location of toe and top of fill and location of all pilings. The as-built survey or the construction plan must show property lines, all existing improvement and utilities, clearly give the square footage of the area encompassed by the outer perimeter of the toe of fill and the square footage of the area encompassed by the outer perimeter of pilings. If a construction plan is submitted prior to fill or pilings being placed on the lot the city may require that an as-built survey be completed prior to beginning construction of any structures.

- c. Density and Maximum Lot Coverage. Density and maximum lot coverage for additional structures or dwelling units will be based on the area of fill plus the area defined by the outer perimeter of pilings shown on the as-built survey or construction plan.
- d. Maximum Combined Fill and Building Height*. Maximum combined permitted fill and building height is thirty-two (32) feet above the average grade of the centerline of the road, measured as the average of the grades at the intersection of the sidelines of the property and the centerline of the platted right-of-way. Maximum combined fill and building height may be exceeded by a Conditional Use Permit. Grade of road for maximum fill shall be fixed at the time this ordinance is passed using existing engineering and public works records.

18.05.002 RESIDENTIAL - MEDIUM DENSITY (RM)

C. CONDITIONAL USES

1. Religious Assembly*.
2. Day Care Center*.
3. Apartments. (Four units or more)
4. Zero Lot Line Development* of more than two dwelling units.
5. Community Education*
6. Public Housing.
7. ~~Logging*~~
- 7[8]. Group Residential*.
- 8[9]. Utility Substations and related uses.

9[10]. Parking truck or equipment over two tons on property.

10 [11]. Home occupation* in accessory building*.

11 [12]. Buildings built above maximum height.

12 [13]. 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.

13 [14]. Bed and Breakfast.

15. Tideland fill above maximum height

D. PROHIBITED USES (Included but are not limited to:)

~~1.~~ ~~Hazards*~~.

1.[2.] Disturbances*.

~~3.~~ ~~Mobile home park*~~

2. Uses not qualifying as Permitted or Conditional.

E. PROPERTY DEVELOPMENT STANDARDS

(3)(b)(2) Maximum density of one dwelling unit* per 3,000 ~~4000~~ square feet of lot area. Maximum density not permitted unless all other applicable standards of the Code are met (i.e. parking requirements, setback requirements, etc.)

6. 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 [~~lowest point of the eaves~~] the highest point of the roof. (See Definitions - Building Height--Buildings on Pilings)

7. FILLED TIDELAND LOTS

- a. Development Standards. Development standards for additional structures or dwelling units for all tideland lots shall be computed based upon the combined total developed area of the lot. This includes the square footage of the filled area of the lot and the square footage of the area defined by the outside perimeter of pilings that are intended to support a structure
- b. As-Built Surveys Required. When submitting plans for property development of tideland lots (building permit applications, construction plans, use permit applications, etc.) the applicant must submit an as-built survey or a construction plan of the lot showing the average grade of the road at the intersection of the sidelines of the property and the centerline of the platted right-of-way, grade of highest point of fill (not including armor or rip-rap wall), location of toe and top of fill and location of all pilings. The as-built survey or the construction plan must show property lines, all existing improvement and utilities, clearly give the square footage of the area encompassed by the outer perimeter of the toe of fill and the square footage of the area encompassed by the outer perimeter of pilings. If a construction plan is submitted prior to fill or pilings being placed on the lot the city may require that an as-built survey be completed prior to beginning construction of any structures.
- c. Density and Maximum Lot Coverage. Density and maximum lot coverage for additional structures or dwelling units will be based on the area of fill plus the area defined by the outer perimeter of pilings shown on the as-built survey or construction plan.
- d. Maximum Combined Fill and Building Height*. Maximum combined permitted fill and building height is thirty-two (32) feet above the average grade of the centerline of the road, measured as the average of the grades at the intersection of the sidelines of the property and the centerline of the platted right-of-way. Maximum combined fill and building height may be exceeded by a Conditional Use Permit. Grade of road for maximum fill shall be fixed at the time this ordinance is passed using existing engineering and public works records.

18.05.003(A) RESIDENTIAL - HIGH DENSITY (RH)

C. 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. Logging*~~
- 6 [7]. Group Residential*.
- 7 [8]. Home occupation* in accessory building*.
- 8 [9]. Mobile Home Parks*. (See MHP ordinance.)
- 9 [10]. Parking truck or equipment over two tons on property.
- 10 [11]. Off-premises signs.
- 11 [12]. Utility Substations and related uses.
- 12 [13]. Buildings built above maximum height.
- 13 [14]. 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.
- 14 [15]. Bed and Breakfast
15. Tideland fill above maximum height.

D. PROHIBITED USES Include but are not limited to:

1. Disturbances*.
- ~~2. Hazards*.~~
2. Uses not qualifying as Permitted or Conditional.

E(3)(b) For multi-family dwellings:

- 1) 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 each additional multi-family dwelling structure]~~

2 [3) Maximum density of one dwelling unit per 1000 3,000 square feet of lot area.

3 [4) Requirement to submit plot plan as stated in Section 18.05.003 E.2.a.3) above

6. 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 [~~lowest point of the eaves~~] the highest point of the roof. (See Definitions - Building Height--Buildings on Pilings)

7. FILLED TIDELAND LOTS

- b. Development Standards. Development standards for additional structures or dwelling units for all tideland lots shall be computed based upon the combined total developed area of the lot. This includes the square footage of the filled area of the lot and the square footage of the area defined by the outside perimeter of pilings that are intended to support a structure
- e. As-Built Surveys Required. When submitting plans for property development of tideland lots (building permit applications, construction plans, use permit applications, etc.) the applicant must submit an as-built survey or a construction plan of the lot showing the average grade of the road at the intersection of the sidelines of the property and the centerline of the platted right-of-way, grade of highest point of fill (not including armor or rip-rap wall), location of toe and top of fill and location of all pilings. The as-built survey or the construction plan must show property lines, all existing improvement and utilities, clearly give the square footage of the area encompassed by the outer perimeter of the toe of fill and the square footage of the area encompassed by the outer perimeter of pilings. If a construction plan is submitted prior to fill or pilings being placed on the lot the city may require that an as-built survey be completed prior to beginning construction of any structures.
- f. Density and Maximum Lot Coverage. Density and maximum lot coverage for additional structures or dwelling units will be

based on the area of fill plus the area defined by the outer perimeter of pilings shown on the as-built survey or construction plan.

- g. Maximum Combined Fill and Building Height*. Maximum combined permitted fill and building height is thirty-two (32) feet above the average grade of the centerline of the road, measured as the average of the grades at the intersection of the sidelines of the property and the centerline of the platted right-of-way. Maximum combined fill and building height may be exceeded by a Conditional Use Permit. Grade of road for maximum fill shall be fixed at the time this ordinance is passed using existing engineering and public works records.

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

C. CONDITIONAL USES

15. Tideland fill above maximum height.

D. PROHIBITED USES Include but are not limited to:

1. Disturbances*.
2. ~~Hazards*.~~
2. Subdivisions creating lots less than 6,000 square feet. Uses not qualifying as Permitted or Conditional.

E. PROPERTY DEVELOPMENT STANDARDS

(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.]~~

- 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 [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~~]

2 [3]) Maximum density of one dwelling unit per ~~1000~~ 3,000 square feet of lot area.

3 [4]) Requirement to submit plot plan as stated in Section 18.05.003 E. 2. a. 3) above

6. 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 [~~lowest point of the eaves~~] the highest point of the roof. (See Definitions - Building Height--Buildings on Pilings)

7. FILLED TIDELAND LOTS

a. Development Standards. Development standards for additional structures or dwelling units for all tideland lots shall be computed based upon the combined total developed area of the lot. This includes the square footage of the filled area of the lot and the square footage of the area defined by the outside perimeter of pilings that are intended to support a structure

- b. As-Built Surveys Required. When submitting plans for property development of tideland lots (building permit applications, construction plans, use permit applications, etc.) the applicant must submit an as-built survey or a construction plan of the lot showing the average grade of the road at the intersection of the sidelines of the property and the centerline of the platted right-of-way, grade of highest point of fill (not including armor or rip-rap wall), location of toe and top of fill and location of all pilings. The as-built survey or the construction plan must show property lines, all existing improvement and utilities, clearly give the square footage of the area encompassed by the outer perimeter of the toe of fill and the square footage of the area encompassed by the outer perimeter of pilings. If a construction plan is submitted prior to fill or pilings being placed on the lot the city may require that an as-built survey be completed prior to beginning construction of any structures.
- c. Density and Maximum Lot Coverage. Density and maximum lot coverage for additional structures or dwelling units will be based on the area of fill plus the area defined by the outer perimeter of pilings shown on the as-built survey or construction plan.
- d. Maximum Combined Fill and Building Height*. Maximum combined permitted fill and building height is thirty-two (32) feet above the average grade of the centerline of the road, measured as the average of the grades at the intersection of the sidelines of the property and the centerline of the platted right-of-way. Maximum combined fill and building height may be exceeded by a Conditional Use Permit. Grade of road for maximum fill shall be fixed at the time this ordinance is passed using existing engineering and public works records.

18.05.050 RESIDENTIAL SUBURBAN ZONE (RS)

C. CONDITIONAL USES

- 1. Religious Assembly*.
- 2. Electrical Utility Substations and related uses.
- 3. Day Care Center*.
- 4. ~~Community Education*.~~
- 4 [5]. Public Housing

6. ~~Logging*~~

5 [7]. Group Residential*

6 [8]. Parking truck or other equipment over two tons

7 [9]. Home occupation* in accessory building*

8 [10]. Buildings built above maximum height

11. ~~Libraries, museums, art galleries and similar uses.~~

12. ~~Outdoor recreation facilities~~

13. ~~RV Park/tourist camping facility~~

14. ~~Veterinary office no outdoor kennels~~

9 [15]. Bed and Breakfast

E. PROPERTY DEVELOPMENT STANDARDS

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 [lowest point of the eaves] the highest point of the roof. (See Definitions - Building Height--Buildings on Pilings)

6. DENSITY

a. 10,000 square feet per dwelling structure.

b. ~~1,000~~ 3,000 square feet per dwelling unit.

c. ~~[Lodges maximum of 6 units per 10,000 square feet.]~~

c. [d.] Maximum Lot Coverage - 25% of the lot area remaining when the setback area is subtracted from the total lot area.

CHAPTER 18.16 DEFINITIONS

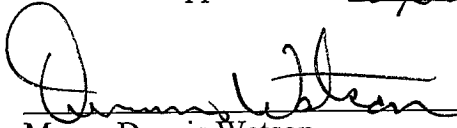
~~Building Height~~ ~~The average height of three sides of a building measured from the finished grade to lowest extension of roof eaves.~~

Building Height – Building Height for structures within Low Density Residential, Medium Density Residential, High Density Residential, High Density Residential – 1 and Residential Suburban zones will be measured as the average height of three sides of a building measured from the finished grade to highest point of the roof. Building Height for all other zones shall be measured as the average height of three sides of a building measured from the finished grade to lowest extension of roof eaves.

~~Building Height – Buildings on Pilings – The height of buildings on pilings shall be measured from the access way giving access to the building to the lowest extension of roof eaves.~~

Building Height - Buildings on Pilings – Building Height of buildings on pilings within Low Density Residential, Medium Density Residential, High Density Residential, High Density Residential – 1 and Residential Suburban zones will be measured as the height from the access way giving access to the building to the highest point of the roof. Building height for buildings on pilings for all other zones shall be measured from the access way giving access to the building to the lowest extension of roof eaves.

Passed and approved on April 21, 2005.


Mayor Dennis Watson

Attest


Vicki Hamilton, City Clerk

