

20.16.010 Residential district.

A. Purpose. To maintain a primarily residential character. The zone is also intended to permit development of related uses which support residential uses, including recreational, religious, and educational facilities of an appropriate scale and design complementary to neighborhood character.

B. Permitted Uses.

Single-Family Dwellings

Duplexes

Home Occupations

*Churches

Storage of Equipment for Resident's Occupation

*Schools

Mobile Homes--One per Lot

Parks and Playgrounds

Bed and Breakfasts

Commercial Fishing Drift Boats (Two Allowed)

*Requires conditional use approval

C. Dimensional Standards.

1. Minimum Building Setbacks.

- a. Front yard: twenty feet from street right-of-way;
- b. Side yard: five feet from property line;
- c. Rear yard: ten feet from property line.

2. Minimum Parcel Size.

- a. Forty thousand square feet per dwelling unit for developments with on-site water supply and sewage disposal;
- b. Twenty thousand square feet per dwelling unit for developments with either community water or sewage disposal systems;
- c. Ten thousand square feet per dwelling unit if both community water and sewer are available.

3. If development is within the Naknek Village sewer system, or future equivalent system elsewhere:

- a. Seven thousand square feet per single-family dwelling;
 - b. Four thousand two hundred fifty square feet per duplex unit (eight thousand five hundred square feet total).
4. Minimum lot width: fifty feet.
 5. Maximum land coverage by buildings: forty percent of any parcel.
 6. Maximum land coverage by building plus stored equipment: sixty percent of any parcel.
 7. Maximum building height: thirty-five feet.

D. Parking (off-street): Two spaces per dwelling unit. (Ord. 2017-02 §2(part), 2017; Ord. 2010-04(part), 2010: Ord. 90-15 §3.1, 1991).

20.16.030 Commercial district.

A. Purpose. The commercial zoning district is intended to accommodate highway oriented commercial activities, and those that require substantial outside storage and activity. Such districts should be located outside residential districts yet be easily accessible to them. They should be located and designed to prevent visual, audible, or other intrusion of nearby residential, recreational, or public activities, and to avoid an unsightly appearance to highway travellers.

B. Permitted Uses.

Gas Stations

RV Parks

Drive-In Retail

Kennels

Hotels/Motels

Vehicle Repair Enterprises (Indoor)

Retail Business

Campgrounds

Veterinary Clinics

*Day Care Facilities

Print Shop

*Correctional Facilities

Car Wash

Personal Services (Barber Shop, Shoe Repair, etc.)

Lodges

+*Processing Plants (not to exceed seventy-five thousand lbs. raw product processed per day)

Warehouses

Shopping Malls

Commercial Recreation/Entertainment Enterprises

Wholesaling (Excluding Salvage Operations)

Vehicle Sales/Rental

Nurseries

Offices

Restaurant, Bars, and Lounges

Boat Sales

Towers, Commercial Communications (over one hundred feet requires conditional use approval)

Marinas

Boat Repairs, Storage

*Requires conditional use approval

+Shall contain entire operation (storage, processing and waste by-product) within an enclosed building(s)

C. Dimensional Standards.

1. Minimum setbacks: no minimum except twenty feet from any property line adjoining a residential district and twenty feet from all street rights-of-way.

2. Minimum parcel size: no minimum, except as required by Alaska Department of Environmental Conservation and the fire marshal.

3. Minimum lot width: fifty feet.

4. Maximum land coverage by buildings: eighty-five percent of any parcel including outside storage and required parking.

5. Maximum building height: thirty-five feet.

D. Parking (off-street): Three spaces per one thousand square feet gross floor area.

E. Access Standards. No driveway along the highway shall be located nearer than fifty feet, as measured along the roadway edge, from the projection of any street right-of-way line.

All driveways shall be constructed with a width of twenty-four feet and shall require an Alaska Department of Transportation driveway permit.

Driveways shall be located where vehicles may enter or leave the street as safely as possible. (Ord. 2017-02 §2(part), 2017; Ord. 2010-04(part), 2010: Ord. 95-1 §2, 1995; Ord. 90-15 §3.3, 1991).