

10.03.110 PH district – Parks Highway district.

A. Intent. The purpose of this district is to encourage a moderate level of growth which will provide an economic base in Houston adequate to allow provisions of employment opportunities in the area and to avoid becoming dependent upon external governmental or economic factors and activities. It is also intended to maintain the qualities that make the George Parks Highway corridor an attractive community entry and community center. These qualities include buildings set back from the street, predominance of trees and other vegetation and building sizes and styles that reflect Houston's history and natural setting. It is intended to encourage this area to support a mixture of residential and commercial activities.

B. Permitted Principal Uses and Structures. The PH district allows the following development:

1. Single-family and two-family dwellings, and multifamily dwellings if eight or fewer units per acre;
2. Retail, office, service, or other commercial buildings with a footprint of 10,000 square feet or less;
3. Hotels, motels or other overnight accommodations;
4. Recreational vehicle parks or campgrounds with spaces for total of 50 or fewer tent camping or RV spaces;
5. Building for community civic uses;
6. Utility facilities;
7. Churches;
8. Parks and playgrounds;
9. Accessory uses;
10. Marijuana retail facilities, subject to setback and buffer requirements;
11. Marijuana testing facilities, subject to setback and buffer requirements;
12. Marijuana cultivation facilities, subject to setback and buffer requirements;
13. Alcohol beverage uses, involving the manufacturing, storage, or sale of alcoholic beverages.

C. Permitted Accessory Uses and Structures.

1. Accessory uses and structures are allowed as a part of a principal permitted use or structure on the same lot. An accessory use or structure is a use or structure which is clearly incidental and subordinate to the principal use or structure of a lot and which is commonly associated with and is on the same lot as the principal use or structure and integrally related to it.
2. Marijuana product manufacturing facilities.
3. Marijuana on-site consumption if licensed by the state of Alaska for that purpose and if collocated with a marijuana retail facility.

D. Conditional Uses and Structures. The PH district allows the following conditional uses and structures:

1. Multifamily dwellings of more than eight units per acre;
2. Retail, office, service, or other commercial buildings with a footprint of more than 10,000 square feet;
3. Recreational vehicle parks or campgrounds with spaces for a total of more than 50 tent camping or RV spaces;
4. Agricultural uses;
5. Used car lots;
6. Natural resources extraction;
7. Light industrial uses;
8. Telecommunication structures as regulated under the provisions of this chapter; and
9. Other uses that are compatible with the district, with character compatible to the uses listed here, and that are of similar or lighter intensity of use in terms of their traffic, noise or other off-site impacts, as determined by the Public Works Director.

E. Prohibited Uses and Structures. The following uses and structures are prohibited:

1. Mobile home parks;

2. Junkyards and refuse areas;
3. Correctional community residential centers;
4. Heavy industrial uses;
5. Any adult entertainment or business as defined in HMC [10.01.040](#);
6. Tower farms and tall structures over 100 feet in height, except as permitted under federal regulations;
7. Firework stands;
8. *Repealed by Ord. 16-05*;
9. Marijuana social clubs; and
10. Other uses and structures not listed as permitted or conditional are prohibited.

F. Development Standards. The development standards within this district are as follows:

1. The maximum building height is 35 feet. Buildings at a height that exceeds 35 feet require a variance from the City of Houston.
2. There is a 100-foot water body setback from the Little Susitna River for all structures.
3. Existing accesses onto Parks Highway are grandfathered. Any new accesses onto Parks Highway must be developed, to the extent, along section lines, or by providing frontage road access, in coordination with development on adjacent lot.
4. There is a floor area ratio (FAR) requirement of one.
5. The maximum lot coverage of the total of all buildings on a lot shall not exceed 50 percent.
6. Vegetative Buffer Standards.
 - a. Intent. The provision of a setting that is distinctive and representative of the community of Houston is important to the values of the citizens of Houston. This section establishes standards for maintenance, selective clearing, and planting of vegetation along the Parks Highway to maintain the attractive character of the roadway. These standards provide for continued residential

development and commercial enterprise along the Parks Highway while maintaining a setting that reflects the values of the community. These standards also provide for an enhanced experience for visitors. It is the intent of these buffer standards to encourage development that will maintain the buffer of trees but, if so desired by the landowner, to allow views into residential areas and businesses.

b. Buffering Standards.

i. There shall be left a 25-foot-deep strip of native vegetation from the edge of the Parks Highway right-of-way, running parallel to the highway, for all properties that abut the Parks Highway right-of-way.

ii. The buffer shall not be encumbered by utility easements. Where utility easements exist, the buffer shall begin at the boundary of the utility easement and maintain a 15-foot width from the boundary of the utility easement.

iii. Where native vegetation has previously been cleared, native vegetation or a mix of native vegetation and ornamental vegetation up to a maximum of 50 percent ornamental vegetation may be replanted in replacement of cleared vegetation. Where native vegetation has been previously been grubbed, lawn, native vegetation, or ornamental vegetation may be planted in the cleared area.

iv. Where vegetation is planted in a previously cleared area, this shall include trees planted at a net density of one tree per 200 square feet (one tree per eight feet of highway frontage). Trees may be more tightly grouped or massed in one area in order to allow more open views to residences, businesses, or signage in other areas, within the buffer area. On lots adjacent to the Parks Highway, where a frontage or parallel access road is present, buffering requirements shall be from the lot line common with the edge of the frontage or access road, as opposed to the Parks Highway.

c. Buffering Standards Exceptions.

i. Buffer requirements do not apply to driveways authorized by Alaska State Department of Transportation and Public Facilities (ADOT and PF) that connect from the ADOT and PF right-of-way to abutting lots. ADOT and PF requires permits for driveway connection to a state right-of-way. Driveways shall cross the lot at an angle perpendicular to the roadway.

ii. Trimming of trees and shrubs is permitted to allow views to properties or signage. Unhealthy, damaged, or dead trees posing a hazard may be removed.

iii. Trimming of trees and shrubs is permitted within the buffer as needed to accommodate utility service between rights-of-way, utility easements, and development on individual lots.

iv. On properties where the portion of the lot fronting on the Parks Highway is crossed by one or more community utility easements running parallel to the road, and where such a utility easement extends more than 25 feet into the lot from the front property line of the lot, the vegetative buffer requirement is reduced such that the total depth of the easement and buffer does not exceed 50 feet (e.g., if the utility easement is 40 feet, the vegetative buffer would be 10 feet).

7. Marijuana Establishment Setback/Buffer.

a. Structures containing a marijuana retail store shall be set back a minimum of 100 feet from any adjacent residential lot line, and include a minimum 25-foot vegetative buffer.

b. All other marijuana establishments shall provide a minimum 25-foot setback and buffer of natural vegetation from adjacent properties.

8. Alcohol Beverage Establishment Setback/Buffer. Structures containing alcohol beverage retail or dispensing uses shall be set back a minimum of 100 feet from any adjacent residential lot line and include a minimum 25-foot vegetative buffer.

G. Minimum Lot Area Requirements. Lot area shall be 40,000 square feet.

H. Parking. See HMC [10.04.060](#).

I. Signs. See Chapter [10.05](#) HMC. (Ord. 08-13 § 5, 2008; Ord. 09-23 § 4, 2009; Ord. 11-06 § 4(3), 2011; Ord. 16-05(A) § 5, 2016; Ord. 17-02 § 5, 2017. Formerly Ch. 10.41 Art. IV)