

**Petersburg Development Code Revision**  
**LOW DENSITY RESIDENTIAL DISTRICT**

Single-Family Residential Current Code	Lot Development Standard	Low Density Residential Adopted New Code
8,000 sf	Minimum Lot Size	8,000 sf
20'	Front Yard Setback	20'
20'	Rear Yard Setback	20'
10'	Side Yard Setbacks	10'
0'	Tidelands Yard Setback	0'
80'	Minimum Frontage	80'
35%	Maximum Lot Coverage	35%
30'	Maximum Building Height	30' or 3 stories
2 spaces per unit	Minimum Off-Street Parking	1 space per unit
6'	Maximum Fence Height	6' – must meet sight distance requirements at corners and driveways

Current Code	Allowable Uses	Adopted New Code
Yes	Single-family dwellings	Yes
Yes	Parks & Playgrounds	Yes
Yes	Duplex	Yes
No	Manufactured Home	Yes
No	Mobile Home (pre-1976 construction)	No
No	Tiny House dwelling	Yes
	<b>Accessory Uses*</b>	
No	Accessory Dwelling	Yes, Max. 800 sf
2 spaces for every 2,500 sf that lot exceeds 7,500 sf	Max Garage Size	No permit. Footprint of all Accessory Structures** cannot exceed: 20% of total lot area on lots up to 15,000 sq. ft.; 15% of total lot area on lots 15,001 to 40,000 sq. ft.; and 35% total on lots over 40,000 sq. ft.
Conditional Use Permit	Net house, warehouse	

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### LOW DENSITY RESIDENTIAL DISTRICT

	Conditional Uses	
Conditional Use Permit Max size 525 sf	Home Occupation	Home Occupation Permit Max size 525 sf but may be increased by 275 sf for every .5 acres of lot size over .5 acre.
Conditional Use Permit	Public & Private School; Child care	Conditional Use Permit
Conditional Use Permit	Church	Conditional Use Permit
Conditional Use Permit	Trailer for Construction (Temporary dwelling during Construction)	2-year Administrative Permit Must have building permit first.
Conditional Use Permit	Public Buildings & Structures	Conditional Use Permit
Conditional Use Permit	Noncommercial radio and television towers	Conditional Use Permit

\* **Accessory Use.** A use or activity that is a subordinate part of a primary use and that is clearly incidental to a primary use on a site. Examples of accessory use include, but are not limited to, storage, home occupation, and other similar uses. A primary use must be established prior to accessory use.

\*\***Accessory Structure.** A structure of secondary importance or function on a site. In general, the primary use of the site is not carried on in an accessory structure. Except for certain caretaker/watchmen dwellings under Section 2.3.200, accessory structures are detached from the primary structure. Examples of accessory structures include, but are not limited to, garages, decks, fences, membrane buildings, greenhouses, heat pumps, workshops, caretaker/watchman dwellings, warehouses, net houses, and other structures.

**Petersburg Development Code Revision**  
**MEDIUM DENSITY RESIDENTIAL DISTRICT**

Single-Family Residential Current Code	Lot Development Standard	Medium Density Residential Adopted New Code
8,000 sf	Minimum Lot Size	5,000 sf
20'	Front Yard Setback	20'
20'	Rear Yard Setback	10'
10'	Side Yard Setbacks	5'
0'	Tidelands Yard Setback	0'
80'	Minimum Frontage	50'
35%	Maximum Lot Coverage	40%
30'	Maximum Building Height	30' or 3 stories
2 spaces per unit	Minimum Off-Street Parking	1 space per unit
6'	Maximum Fence Height	6' – Must meet sight clearance standards at corners and driveways.

Current Code	Allowable Uses	Adopted New Code
Yes	Single-family dwellings	Yes
Yes	Parks & Playgrounds	Yes
Yes	Duplex	Yes
No	Manufactured Home	Yes
No	Tiny House Dwelling	Yes
	<b>Accessory Uses*</b>	
No	Detached Accessory Dwelling	Yes, Max. 800 sf
2 spaces for every 2,500 sf that lot exceeds 7,500 sf	Max Garage Size	<b>No conditional use permit.</b> Footprint of all Accessory Structures** cannot exceed: 20% of total lot area on lots up to 15,000 sq. ft.; 25% of total lot area on lots 15,001 to 40,000 sq. ft.; and 35% total on lots over 40,000 sq. ft.
Conditional Use Permit	Net house, warehouse	

## Petersburg Development Code Revision

### MEDIUM DENSITY RESIDENTIAL DISTRICT

	Conditional Uses	
Conditional Use Permit Max size 525 sf	Home Occupation	Home Occupation Permit Max size 525 sf but may be increased by 275 sf for every .5 acres of lot size over .5 acre.
Conditional Use Permit	Public & Private School; Child care	Conditional Use Permit
Conditional Use Permit	Church	Conditional Use Permit
Conditional Use Permit	Trailer for Construction (Temporary Dwelling during Construction)	2-year Administrative Permit Must have building permit first.
Conditional Use Permit	Public Buildings & Structures	Conditional Use Permit
Conditional Use Permit	Noncommercial radio and television towers	Conditional Use Permit

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**Petersburg Development Code Revision**  
**HIGH DENSITY RESIDENTIAL DISTRICT**

Multi-Family Residential Current Code	Lot Development Standard	High Density Residential Adopted New Code
10,000 sf	Minimum Lot Size	1 acre for manufactured home park 10,000 sf for multi-family 5,000 sf for individual lots
20'	Front Yard Setback	20'
20'	Rear Yard Setback	20'
10'	Side Yard Setbacks	10'
0'	Tidelands Yard Setback	0'
100'	Minimum Frontage	100' 50' for < 3 dwellings
35%	Maximum Lot Coverage	35%
35'	Maximum Building Height	35' or 3 stories
2 spaces per unit	Minimum Off-Street Parking	1 space per unit
6'	Maximum Fence Height	6' – must meet sight line clearance at corners and driveways

Current Code	Allowable Uses	Adopted New Code
Yes	Single-family dwellings	Yes
Yes	Two-family dwellings	Yes
Yes	Multi-family Structures, Townhouse Dwellings	Yes
No	Group of Dwellings (Detached Multi-family)	Yes
Only in SFMH & MHP	Mobile Home & Manufactured Home	Yes
No	Tiny House Dwelling	Yes
Yes	Public Parks & Playgrounds	Yes
Only in MHP District	Mobile Home & Manufactured Home Park	Yes
	<b>Accessory Uses*</b>	
No	Detached Accessory Dwelling	Yes, Max. 800 sf
2 spaces for every 2,500 sf that lot exceeds 7,500 sf	Max Garage Size	No conditional use permit. Footprint of all Accessory Structures** cannot exceed:
Conditional Use Permit	Net house, warehouse	

## Petersburg Development Code Revision

### HIGH DENSITY RESIDENTIAL DISTRICT

		20% of total lot area on lots up to 15,000 sq. ft.; 25% of total lot area on lots 15,001 to 40,000 sq. ft.; and 35% total on lots over 40,000 sq. ft.
	<b>Conditional Uses</b>	
Conditional Use Permit	Boardinghouse; Rooming house (B&B, Vacation Rental)	Yes, 2 bedroom max. 4 bedroom max with conditional use permit
Conditional Use Permit Max size 525 sf	Home Occupation	Home Occupation Permit Max size 525 sf but may be increased by 275 sf for every .5 acres of lot size over .5 acre.
Conditional Use Permit	Public & Private School; Child care	Conditional Use Permit
Conditional Use Permit	Church	Conditional Use Permit
Conditional Use Permit	Trailer for Construction (Temporary Dwelling during Construction)	2-year Administrative Permit Must have building permit first.
Conditional Use Permit	Public Buildings & Structures	Conditional Use Permit
Conditional Use Permit	Noncommercial radio and television towers	Conditional Use Permit

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## Petersburg Development Code Revision

### LIGHT INDUSTRIAL DISTRICT

Industrial Current Code	Lot Development Standard	Light Industrial Proposed New Code
-	Minimum Lot Size	-
Where an industrial or commercial zone abuts or is separated by an alley from a residential zone, the commercial or industrial use shall have a setback requirement only on those sides that abut the residential zone equal to the rear yard requirement in the abutting zone.	Yard Setback	Where an industrial or commercial zone abuts or is separated by an alley from a residential zone, the commercial or industrial use shall have a setback requirement only on those sides that abut the residential zone equal to the rear yard requirement in the abutting zone.
-	Minimum Frontage	-
100%	Maximum Lot Coverage	100%
75'	Maximum Building Height	35' or 3 stories
Depends on type of use, but generally 1 space for every 2 employees	Minimum Off-Street Parking	Depends on use: 1 space for every 2 year-round employees; 1 space for every 1,000 sf of floor area
6'	Maximum Fence Height	Front Yard and Street Side Yard: 4'; with 5' setback from property line: 6'; with 10' setback from property line: 8' Interior and Rear Yard: 8'

Current Code	Allowable Uses	Proposed New Code
Yes	Transportation & Transshipment	Yes
Yes	Warehouses/Storage	Yes
No Service Stations	Vehicle Repair and Service for automobiles, motorcycles, aircraft, boats, RVs, trucks, etc.	Yes
Yes	Food Processing, including Canning, Freezing, Drying except as allowed for Artisanal and Light Manufacture Uses.	Conditional Use
Yes	Metal Manufacture, Welding; except as allowed for Artisanal and Light Manufacture Uses	Yes

## Petersburg Development Code Revision

### LIGHT INDUSTRIAL DISTRICT

Yes	Concrete and Asphalt Batch Plant	No
Yes	Cement, Glass, Clay, and Stone Products Manufacture; except as allowed for Artisanal and Light Manufacture Uses	No
Yes	Chemical, Fertilizer, Manufacture, or Similar Uses	No
Yes	Finished Textile and Leather Products Manufacture; except as allowed for Artisanal and Light Manufacture Uses	Conditional Use
Yes	Wood Products Manufacture and Secondary Wood Products; except Artisanal and Light Manufacture Uses	Conditional Use
No	RV parks	Yes
No	Newspapers, Printing	Yes
	<b>Conditional Uses</b>	
Conditional Use Permit	Single-Family Dwelling Duplex Dwellings	Yes, No Conditional Use Permit.
Conditional Use Permit	Multi-Family Dwellings	No
Conditional Use Permit	Manufactured Home, Manufactured Home Parks	Yes, No Conditional Use Permit.
Conditional Use Permit	Group Housing Bunkhouses/Workforce	Conditional Use Permit

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# Petersburg Development Code Revision

## GENERAL INDUSTRIAL DISTRICT

Industrial Current Code	Lot Development Standard	General Industrial Adopted New Code
None.	Minimum Lot Size	None.
Where an industrial or commercial zone abuts or is separated by an alley from a residential zone, the commercial or industrial use shall have a setback requirement only on those sides that abut the residential zone equal to the rear yard requirement in the abutting zone.	Yard Setback	Where an industrial or commercial zone abuts or is separated by an alley from a residential zone, the commercial or industrial use shall have a setback requirement only on those sides that abut the residential zone equal to the rear yard requirement in the abutting zone.
None.	Minimum Frontage	None.
100%	Maximum Lot Coverage	100%
75'	Maximum Building Height	75'
Depends on type of use, but generally 1 space for every 2 employees	Minimum Off-Street Parking	Depends on use: 1 space for every 2 year-round employees; 1 space for every 1,000 sf of floor area
6'	Maximum Fence Height	Front Yard and Street Side Yard: 4'; with 5' setback from property line: 6'; with 10' setback from property line: 8' Interior and Rear Yard: 8'

Current Code	Allowable Uses	Proposed New Code
Yes	Transportation & Transshipment	Yes
Yes	Warehouses/Storage	Yes
Yes	Marinas, boat storage, repair	Yes
Yes	Seafood Processing	Yes
Yes	Manufacturing, fabricating	Yes
Yes	Retail, Offices, consumer services, restaurants	Yes
Yes	Commercial radio towers	Yes
No	Hotels, motels, RV parks	No

# Petersburg Development Code Revision

## GENERAL INDUSTRIAL DISTRICT

Yes	Caretaker Dwelling	Accessory Use** Max size 1000 sf
Yes	Rock Quarry	Yes
	<b>Conditional Uses</b>	
Conditional Use Permit	Single, two-family, and Multi-Family Dwellings	No
Conditional Use Permit	Mobile Homes	No
Conditional Use Permit	Mobile Home Parks	No
Conditional Use Permit	Group Housing Bunkhouses/Workforce	Conditional Use Permit

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## Petersburg Development Code Revision

### WATERFRONT INDUSTRIAL DISTRICT

Industrial Current Code	Lot Development Standard	Waterfront Industrial Adopted New Code
None.	Minimum Lot Size	None.
Where an industrial or commercial zone abuts or is separated by an alley from a residential zone, the commercial or industrial use shall have a setback requirement only on those sides that abut the residential zone equal to the rear yard requirement in the abutting zone.	Yard Setback	Where an industrial or commercial zone abuts or is separated by an alley from a residential zone, the commercial or industrial use shall have a setback requirement only on those sides that abut the residential zone equal to the rear yard requirement in the abutting zone.
None.	Minimum Frontage	None.
100%	Maximum Lot Coverage	100%
75'	Maximum Building Height	75'
Depends on type of use, but generally 1 space for every 2 employees	Minimum Off-Street Parking	Depends on use: 1 space for every 2 year-round employees; 1 space for every 1,000 sf of floor area
6'	Maximum Fence Height	8' – must meet sight-line requirements

Current Code	Allowable Uses	Adopted New Code
Yes	Transportation & Transshipment	Yes
Yes	Warehouses/Storage	Yes
Yes	Marinas, boat storage, repair	Yes
Yes	Seafood Processing	Yes
Yes	Manufacturing, fabricating	Yes
Yes	Retail, Consumer services, Business & Professional Offices, restaurants	Yes
Yes	Commercial radio towers	No
No	Hotels, motels, RV parks	No
Yes	Caretaker Dwelling	Accessory Use** Max size 1000 sf

## Petersburg Development Code Revision

### WATERFRONT INDUSTRIAL DISTRICT

Yes	Rock Quarry	Yes
	<b>Conditional Uses</b>	
Conditional Use Permit	Single, two-family, and Multi-Family Dwellings, boarding house, rooming house,	No
Conditional Use Permit	Mobile Homes	No
Conditional Use Permit	Mobile Home Parks	No
Conditional Use Permit	Group Housing Bunkhouses/Workforce	Conditional Use Permit

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