

Petersburg Development Code Revision

How is the new code an improvement?

- Streamline Approval Processes
- Allowable Uses Table
- Special Use Standards
- Graphic Elements

How is the code being revised?

New Development Code would replace Title 18 and Title 19 of current code
Oregon Model Development Code for Small Cities was the starting point.

Why revise the code?

1. Address systemic problems with current code
2. Implement land use goals of Comprehensive Plan adopted by Assembly in February 2016



Overview of What, Why, How, When

WHAT IS A DEVELOPMENT CODE?

Municipal code regulating land use and development within the borough, particularly within Service Area One.

Authority is granted to the borough through the Alaska Constitution, the borough charter, and AS 29.35.180

How will it affect....



How does this affect Land Divisions?

In 2018, Petersburg Borough designated the State DNR as the Acting Mapping Authority for surveying areas of the borough used such time as the borough adopts planning regulations applicable outside Service Area One.

Remains subdivision
Subdivisions are subject to the Subdivision Map Act and the Subdivision Map Act. A subdivision is a parcel of land, whether or not it is a tract, that is bounded by either a navigable waterway or a trail. The boundary of the proposed subdivision must be at least one-half mile from a publicly maintained right of way.

When is the Public Review Process?

Planning Commission: January 9, February 6, March 6

Borough Assembly: April 2, April 16, May 7

More Information...

www.petersburgak.gov

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Petersburg Development Code Revision



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Overview of What, Why, How, When

WHAT IS A DEVELOPMENT CODE?

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How will it affect....

Housing

HOUSING

Goal: Incentive actions for moderate income, middle class and downtown housing while protecting neighborhood character.



How does the proposed New Code meet this goal?

1. Allows for Accessory Dwelling Units as a stand-alone "cottage" or as an addition to existing primary dwelling.
2. Creates a High Density Medium Density Residential Zone for variety of developments. Single family, duplex, townhouses, multi-family, cottage housing, manufactured homes, mobile homes, and manufactured home park.
3. Establishes standards to allow for Tiny Homes on permanent foundations or accessory dwelling of main dwelling in residential area.
4. Provides standards to allow Manufactured and Modular Homes in all residential zones.
5. Reduces minimum lot size and yard setback and increases maximum lot coverage in the downtown residential area.

For more information, please contact Liz Torres at ltorres@hennepin.gov

Historic District

HISTORIC DISTRICT

Goal: Expand and improve historic district to Hamner Slough and Sing Lee Alley.



How does the proposed New Code meet this goal?

1. Expands existing "historic district" (current Commercial 2 zone) to include Hamner Slough and Sing Lee Alley.
2. Eliminates off-street parking requirements, except for new residential uses. It encourages landscaping.
3. Identifies and preserves key physical characteristics of Hamner Slough and Sing Lee Alley, such as wood or wood-like siding, made on building with only.

For more information, please contact Liz Torres at ltorres@hennepin.gov

Main St

MAIN STREET

Goal: Improve downtown zone; strengthen downtown as a destination for residents and visitors.



How does the proposed New Code meet this goal?

1. Identifies and protects key physical elements of the area that make it successful - a lively, compact, walkable, mixed-use downtown.
 - Compact layout
 - Historic preservation (commercial/residential upstairs)
 - Average four stories
 - Buildings oriented to street and built out to sidewalk. No parking between building entrance and Main Street.
 - Sidewalks and crosswalks
 - Mostly off-street parking, minimal on-street parking.
2. Eliminates off-street parking requirements, except for new residential uses, to encourage new development.
3. Creates a Historic District for Hamner Slough and Sing Lee Alley, San Historic District flyer for more information.

For more information, please contact Liz Torres at ltorres@hennepin.gov

Industrial Land

INDUSTRIAL DISTRICT

Goal: Ensure adequate land for business and industry meet local needs.



How does the proposed New Code meet this goal?

1. Establishes 3 types of Industrial Districts to meet business needs: Light Industrial, General Industrial and Warehouse Industrial. Provides a range of locations for industrial uses, such as those with processing, manufacturing, assembly, packaging, distribution, and warehousing.
2. General Industrial is the backbone/development zone. Residential uses limited to 60% of the total area, and commercial dwelling and workforce housing (townhouses).
3. Light Industrial provides for mix of uses, including residential, offices for mix of uses but no "heavy industry" to be more appropriate for residential.
4. Warehouse Industrial. Recognizes important as valuable, high resource. Industrial uses in warehouse should be dependent on warehouse location, i.e. staffed processing, shipping.

For more information, please contact Liz Torres at ltorres@hennepin.gov

How does this affect Land Divisions?

In 2013, Petersburg Borough designated the State DNR as the Acting Platting Authority for outlying areas of the borough until such time as the borough adopts platting regulations applicable outside Service Area One.

Remote Subdivision

Subdivision not located on Mitkof Island OR

If located on Mitkof Island, the proposed subdivision is solely accessed by either a navigable waterbody or a trail. The boundary of the proposed subdivision must be at least one-half mile from a publicly maintained right of way.

SUBDIVISIONS

Goal: Improve and establish

subdivision code
borough wide

How does the
proposed
New Code meet
this goal?

1. Moves Platting Authority from the State of Alaska to Petersburg Borough for all borough lands.
2. Allows the Planning Commission to apply different standards in developed areas and remote areas of the borough.
3. Establishes Remote Subdivisions allowing for land divisions in remote areas of the borough with minimal requirements (legal & practical access, provision for wastewater disposal).
4. Sets minimum platting requirements (lotsize, water, sewer, accessibility to the shore, etc.) for remote areas.
5. Streamlined rules for utility lot consolidations and property line adjustments throughout the borough.
6. Reduces cost of land division outside of Service Area one.
7. Does NOT expand zoning outside of Service Area one.

For more information, please contact Lu Chaves at lu@petersburg.ak.gov

When is the Public Review Process?

Planning Commission: January 9,
February 6, March 6

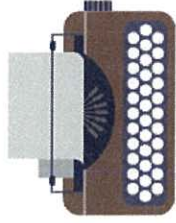
Borough Assembly: April 2, April 16,
May 7

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Adds New Type of Land Use Permitting Process

Application: Homeowner would like to build covered porch, but cannot meet 20' setback requirement. Needs a variance to build 2' closer to property line.

Days Lapsed	Current Code	New Code	Days Lapsed
1	Submit Application	Submit Application	1
2	Application Review	Application Review. Meets Administrative Review standard.	2
7-30* *Number of days depends on whether notice requirements can be met for next meeting after application is submitted.	Notice sent to surrounding property owners at least 15 days before scheduled Planning Commission meeting.	Notice sent to surrounding property owners with proposed administrative decision and date decision will be made.	7
17- 40	Public Hearing ad placed in newspaper week before Planning Commission hearing.	If there is no objection, letter of determination is mailed.	21
22 - 45	Public Hearing is held. Planning Commission makes decision.	If there is strong objection, variance is referred to Planning Commission.	
23 - 47	Staff sends out Letter of Determination to homeowner and anyone who commented.		

For more information, please contact Liz Cabrera at lcabrera@petersburgak.gov

HOUSING

Goal: Increase options for moderate priced, close-in and downtown housing, while protecting neighborhood character.



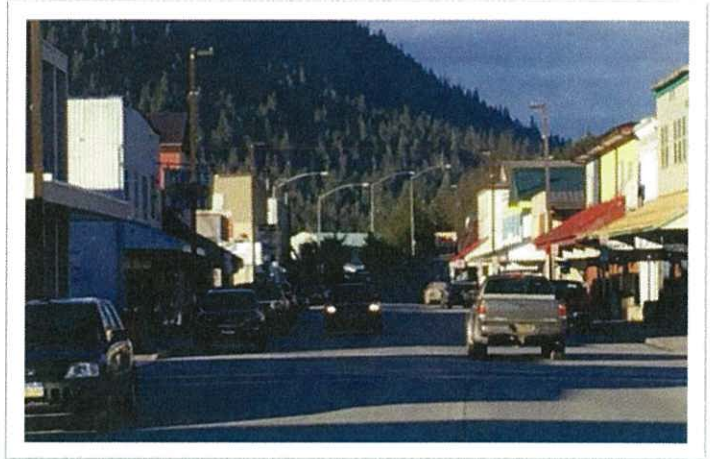
How does the proposed New Code meet this goal?

1. Allows for **Accessory Dwelling Units** as a stand-alone “cottage” on residential lots with existing primary dwelling.
2. Creates a **High-Density Residential zone** allowing for a variety of developments. Single family, duplex, townhouse, multi-family, cottage housing, manufactured home, mobile home, and manufactured home park.
3. Establishes standards to allow for **Tiny Houses** on permanent foundations as an accessory dwelling or main dwelling in residential areas.
4. Provides standards to allow **Manufactured and Modular Homes** in all residential areas.
5. **Reduces minimum lot size and yard setback** and increases maximum lot coverage in the downtown residential area.

For more information, please contact Liz Cabrera at lcabrera@petersburgak.gov

MAIN STREET

Goal: Improve downtown zoning; strengthen downtown as a destination for residents and visitors.



How does the proposed New Code meet this goal?

1. Identifies and **protects key physical elements** of the area that make it successful - a lively, compact, walkable, mixed-use downtown:

- Compact layout
- Mixed-Use (commercial downstairs/residential upstairs)
- Awnings over sidewalks
- Buildings oriented to street and built out to sidewalk. No parking between building entrance and Main Street.
- Large storefront windows; welcoming entries
- Mostly off-street parking; minimal on-site parking.

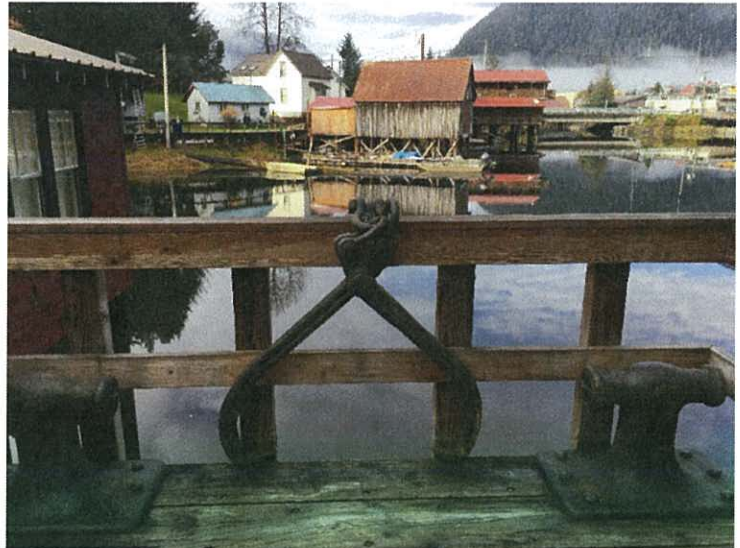
2. **Eliminates off-street parking requirements**, except for new residential uses, to encourage new development.

3. **Creates a Historic District** for Hammer Slough and Sing Lee Alley. See Historic District flyer for more information.

For more information, please contact Liz Cabrera at lcabrera@petersburgak.gov

HISTORIC DISTRICT

Goal: Expand and improve historic district to Hammer Slough and Sing Lee Alley



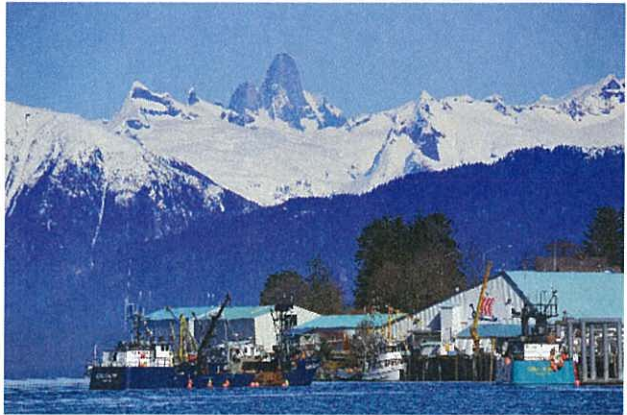
How does the proposed New Code meet this goal?

1. **Expands existing “historic district”** (current Commercial-2 zone) throughout Hammer Slough and Sing Lee Alley.
2. **Eliminates off-street parking requirements**, except for new residential uses, to encourage development.
3. **Identifies and preserves key physical characteristics** of Hammer Slough and Sing Lee Alley, such as wood or wood-like siding, metal on building roofs only.

For more information, please contact Liz Cabrera at lcabrera@petersburgak.gov

INDUSTRIAL DISTRICT

Goal: Ensure adequate land for business and employment uses



How does the proposed New Code meet this goal?

1. **Establishes 3 types of Industrial Districts to meet business needs Light Industry, General Industry and Waterfront Industry.** Provides a range of locations for industrial uses, such as those with processing, manufacturing, assembly, packaging, distribution, or other activities.
2. **General Industry is for business/employment uses.** Residential uses limited to 600 sq. ft. caretaker dwelling and workforce housing (bunkhouses).
3. **Light Industry provides for mix of uses, including residential.** Allows for mix of uses but no 'heavy industry' to be more compatible with residential.
4. **Maintaining working waterfront.** Recognizes waterfront as valuable, finite resource. Industrial uses on waterfront should be dependent on waterfront location, i.e. seafood processing, shipyard.

For more information, please contact Liz Cabrera at lcabrera@petersburgak.gov

SUBDIVISIONS

Goal: Improve and establish subdivision code borough wide.

How does the proposed New Code meet this goal?

1. Moves Platting Authority from the State of Alaska to Petersburg Borough for all borough lands.
2. Allows the Planning Commission to apply **different standards in developed areas and remote areas** of the borough.
3. **Establishes Remote Subdivisions** allowing for land divisions in remote areas of the borough with minimal requirements (legal & practical access, provision for wastewater disposal).
4. **Scales required public improvements** (streets, water, sewer, electricity) to the size of the subdivision in non-remote areas.
5. **Simplified review** for minor lot consolidations and property line adjustments throughout the borough.
6. **Reduces cost** of land division outside of Service Area one.
7. Does **NOT** expand zoning outside of Service Area one.