



CITY OF WASILLA

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Code Ordinance

Requested By: Councilman Chappel
Prepared By: Clerk's Office
Introduction: 10/28/96
Public Hearing: 11/13/96

ORDINANCE SERIAL NO. 96-65

AN ORDINANCE OF THE CITY OF WASILLA, ALASKA, AMENDING CHAPTER 16.43 (WASILLA DEVELOPMENT CODE) OF THE WASILLA MUNICIPAL CODE

BE IT ORDAINED AND ENACTED BY THE CITY OF WASILLA, ALASKA AS FOLLOWS:

SECTION I. Classification. This ordinance is of a general and permanent nature and shall become part of the Wasilla Municipal Code.

SECTION II. Purpose. To amend sections of Title 16.43.

SECTION III. Amendment. Chapter 16.43, (Wasilla Revised Development Code) of the Wasilla Municipal Code is amended as follows:

16.43.512 Rezoning. Rezoning is a change to zoning district boundaries as shown on the official zoning map. Application must be made on a form supplied by the City to the Planner. Prior to submission of an application, the applicant is encouraged to contact the Planner for the purpose of discussing the site, the proposed use and the approval procedure.

A. Initiation. A rezoning may be initiated by the developer, the Planner, any member of the Commission, a City council member; the Mayor or by a petition bearing the signatures of the owners of at least fifty-one percent (51%) of the owners of property within the area proposed to be rezoned.

E. Criteria. The Commission shall make a recommendation to the council based on written findings that the appropriate following criteria have been addressed:

41. Due deference has been given to the neighborhood plan or comments and recommendations from a neighborhood with an approved neighborhood plan.

42. The proposed rezoning substantially complies with section 16.43.508, General Approval Criteria.

23. The proposed rezoning is in an area with adequate services, including as appropriate; roads, parking, sidewalks, water, sewer, ~~garbage collection~~, gas, electricity, drainage, police and fire protection, or the developer has agreed to provide all the necessary improvements or services for the area.

34. The comments from reviewing parties (section 16.43.308) on the proposed rezoning have been adequately addressed.

16.43.600 ZONING DISTRICTS. The City is hereby divided into the following zoning districts. These districts are depicted on the official City zoning map.

B. R1 - Single-Family Residential District. The intent of the R1 district is to provide areas for development of individual family home sites. The primary purpose of this district is to protect and provide for low density, quiet residential areas on large lots. This district provides ~~an~~ a zone for single-family homes on large lots that provide ample storage area for vehicles, boats and other recreational equipment. All development in this zone should maintain and enhance the single-family residential character of the neighborhood.

16.43.602 District Use Chart. The following chart summarizes the uses allowed and the standard of review for each use. In the commercial and industrial districts, more than one building housing a

view for each use. In the commercial and industrial districts, more than one building housing a permissible principal use may be erected on a single lot, provided that each building and use shall comply with all applicable requirements of this chapter and other borough, state or federal regulations.

AA = Administrative Approval
 CU = Conditional Use

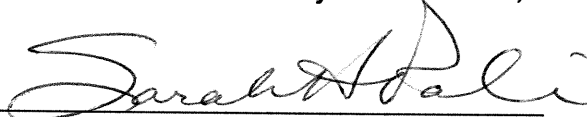
UP = Use Permit
 EX = Excluded
 Blank = No City approval necessary

Districts è	RR Rural	R1 Single Family	R2 Residentia I	RM Multi- Family	C Commercial	I Industrial	P Public
USES							
Group Home	UP	UP	UP	UP	UP	EX	UP
Institutional Home	CU	EX	EX	CU	CU	EX	CU


16.43.808 Maintenance Guarantee. The developer may be required to warrant and guarantee that landscaping or improvements constructed and every part thereof will remain in good condition for a period of one year after the date of preliminary acceptance of the improvements by the City. The maintenance guarantee must be in an amount equal to ten percent of the cost of improvements. The maintenance guarantee repair is to provide funds for the repair or replacement of any part of the improvements that is determined to be faulty within one year of the preliminary acceptance of the improvements. The developer shall make all repairs to and maintain the landscaping or improvements in good condition during the one year period at no cost to the City.

SECTION V. Effective Date. This ordinance becomes effective upon adoption.

ADOPTED by the Council of the City of Wasilla on this 25th day of November, 1996.


 SARAH H. PALIN, Mayor

ATTEST:


 MARJORIE D. HARRIS, CMC
 City Clerk