

**CITY OF WASILLA  
 ORDINANCE SERIAL NO. 01-40**

**AN ORDINANCE OF THE WASILLA CITY COUNCIL AMENDING WMC 16.24.020, DENSITY CHART, IN ORDER FOR THE DENSITY CHART TO COINCIDE WITH THE LAND USE KEY ON THE OFFICIAL CITY MAP.**

BE IT ENACTED:

**Section 1. Classification.** This ordinance is of a general and permanent nature and shall become part of the city code.

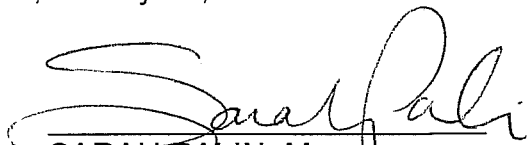
**Section 2. Amendment of section.** WMC 16.24.020, Density Chart, is amended to read as follows:

**16.24.020 Density.**

<b>Maximum residential density and dwelling units per square feet of lot area.</b>				
<b><u>DISTRICTS</u></b>				
<b>[DISTRICT]</b>	<b>RR</b>	<b>R1</b>	<b>R2</b>	<b>RM, C[, I, P]</b>
<b>[MAXIMUM RESIDENTIAL DENSITY AND DWELLING UNITS PER SQUARE FEET OF LOT AREA.]</b>	<b><u>1/20,000</u> or <u>duplex/20,000</u> with city water [2/40,000]</b>	1/lot	1/10,000	<b><u>No limit</u> [NONE]</b>

**Section 3. Effective date.** This ordinance shall take effect upon adoption of the Wasilla City Council.

ADOPTED by the Wasilla City Council, Alaska, on July 23, 2001.

  
 SARAH PALIN, Mayor

ATTEST:

  
 KRISTIE L. VANGORDER, CMC  
 City Clerk [SEAL]

**SUBJECT: CHANGE 16.24.020 DENSITY REQUIREMENTS TO COINCIDE WITH DISTRICT USE CHART 16.20.020.**

REQUESTED BY: Planning Office  
PREPARED BY: Planning Staff  
FOR AGENDA OF: June 25, 2001

DATE: June 11, 2001

**SUMMARY:**

The existing district density chart (DDC) has several ambiguities. Ordinance Serial No. 01-50 will clear up these ambiguities.

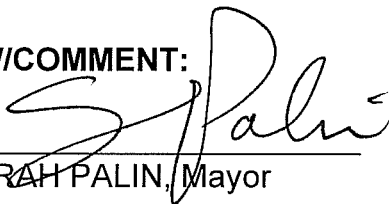
- Industrial and Public Districts do not allow residential dwelling units and should not be illustrated on the DDC.
- Residential and Multi-Family Districts should be indicated as no limit instead of none. Dwelling units are allowed according to the district use chart.
- Rural Residential District should reflect that one dwelling unit should be allowed per 20,000 square feet of lot. The question has been raised as to what is the minimum lot size for a single living unit. Some of the existing Rural Residential District lots have either sewer or water available. Duplexes should be allowed on lots where city water service is available. City water service provides the needed water source for fire protection and also encourages sensible economic growth to expand the infrastructure where the densities are higher. Several duplexes have been constructed on lots that are one half-acre or less with city water. This modification would bring many duplexes into compliance with the land development code. These recommendations are in conformance with the Matanuska-Susitna Platting Requirements and State of Alaska, Department of Environmental Conservation.

**FISCAL IMPACT:**  No  Yes, amount requested: \$ Fund:

**RECOMMENDED ACTION:**

Approve Ordinance No. 01-40

**MAYOR REVIEW/COMMENT:**



Reviewed by: SARAH PALIN, Mayor

Attachments: Proposed Ordinance Serial No. 01-40

Presented with: Ord 01-40  
Date: 7/23/01 Verified by: JK