

MEADOW LAKES SPECIAL USE DISTRICT

REVISED DRAFT FOR DISCUSSION

February 1, 2008



PREPARED BY THE MEADOW LAKES PLANNING TEAM

Working with the Matanuska Susitna Borough & Agnew::Beck Consulting

MEADOW LAKES SPECIAL USE DISTRICT

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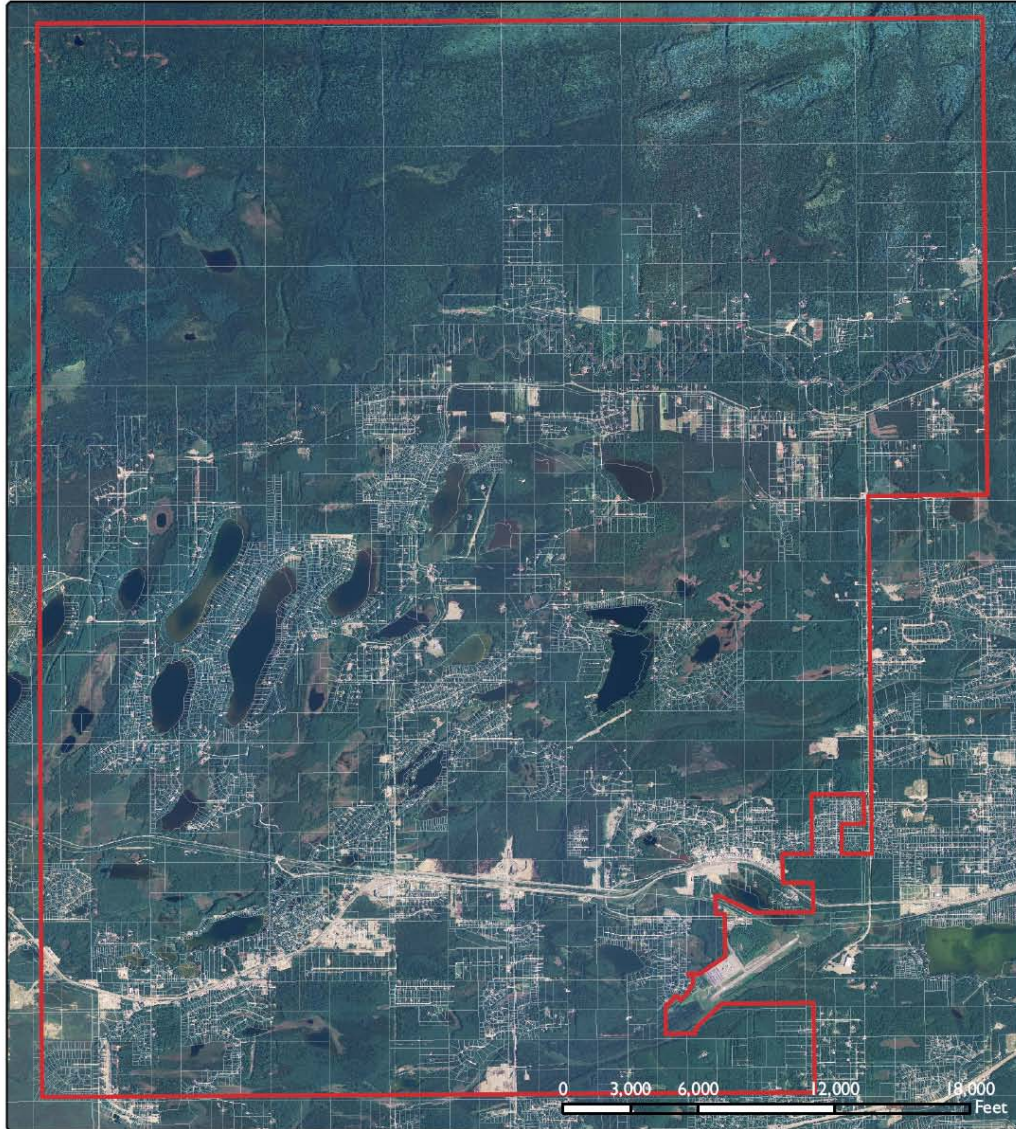
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Meadow Lakes Community Council Area



Alaska State Plane, Zone 4, NAD 1983
January 8, 2008
1:72,000



All data courtesy of the MSB.
This map was compiled for Meadow
Lakes, with assistance from Agnew::Beck.



MEADOW LAKES SPECIAL USE DISTRICT

SECTION 1 AUTHORITY AND PURPOSE

Authority. In accordance with the provisions of **Alaska Statute 29.40.040**--Land use regulation, this title is enacted for the regulation of use in the Meadow Lakes Community of the Matanuska Susitna Borough.

Purpose. It is the purpose of this title to promote public health, safety, and general welfare through the use of uniform district regulations including the subjects below:

- A. Land use
- B. Building location and use
- C. The height and size of structures
- D. The percentage of a lot which may be covered
- E. Signage and lighting
- F. Site development standards

Intent. It is the intent of this title to implement the goals and standards of the Meadow Lakes Comprehensive plan, including:

- A. Maintain community rural residential character
- B. Guide the location and character of future development
- C. Concentrate commercial development; avoid sprawl; establish a town center
- D. Reserve, protect and enhance natural features and environmental quality
- E. Establish a community trail system
- F. Provide for safe circulation, by vehicle and other means
- G. Encourage efficient, systematic development of transportation, water, sewer, school, park, and other public facilities
- H. Encourage efficiency in the use of energy.

Relationship to other land use regulations of the Matanuska Susitna Borough. This regulation will add to but not replace other applicable regulations and standards adopted by the Borough. Where two standards exist regarding the same topic, the stricter standard shall apply, unless this section explicitly identifies the Meadow Lakes standard as replacing the borough-wide standard.

SECTION 2 GENERAL PROVISIONS

Conformity with regulations required. No building or any land shall be used, erected, or altered unless in conformity with the provisions as of the date of adoption of this title.

Uses prohibited unless authorized. Land uses not listed as a permitted use in a district are prohibited (except as allowed below)

Similar uses Land uses other than those specifically permitted may be allowed if they are found by the Planning Director to be similar in character and impact to uses explicitly listed. The Planning director will notify the Community Council regarding a request for approval of such a use and will provide the Council with a meaningful opportunity to share their opinion prior to a decision being made.

SECTION 3 DEFINITIONS

The Meadow Lakes SpUD will largely rely on Borough-wide definitions in *MSB 17.125*. This set of definitions is attached to the back of this document.

Additional definitions and/or modified definitions specific to Meadow Lakes SpUD will be added as needed. The current list of possible additional definitions is presented below:

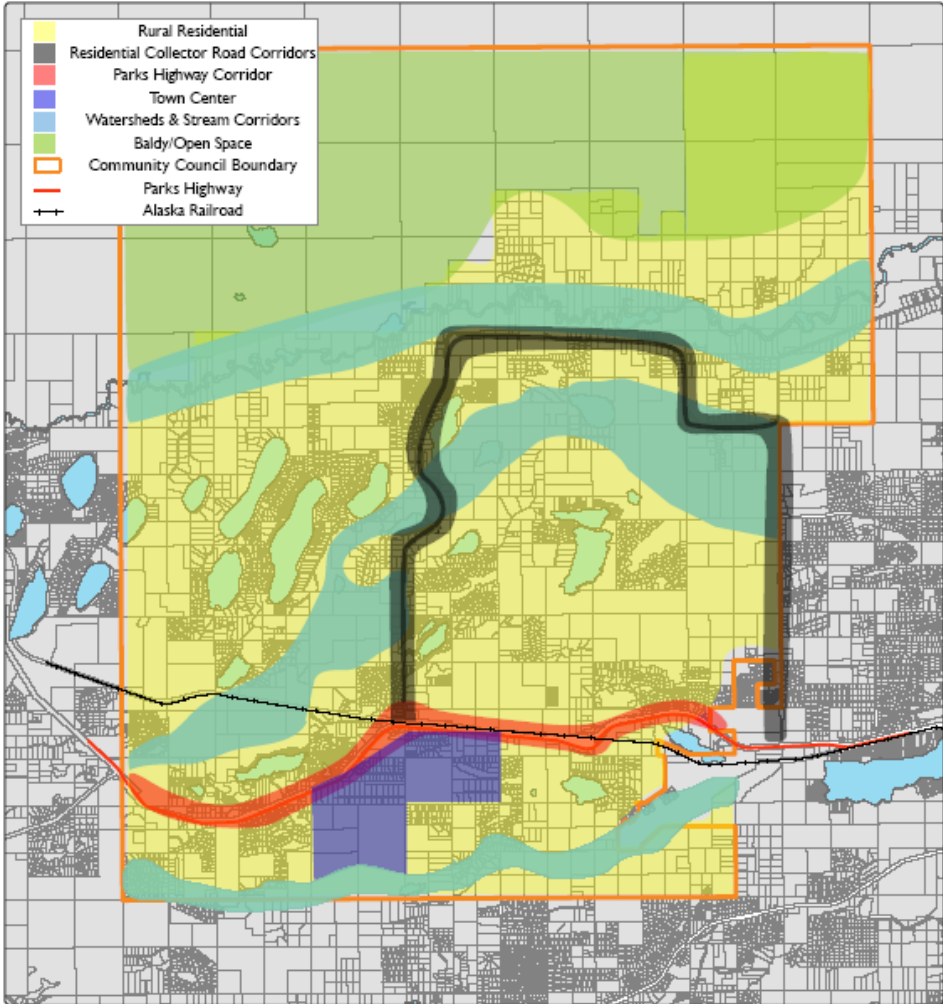
- Small commercial - (4000 SF?)
- Accessory dwelling unit
- Recreation-related commercial (<4000 SF?)
- Average slope
- B&B “unit”
- Lot size (use of “gross vs. net” as definition of lot size for minimum lot size standards)
- Agriculture buildings and activities
- Lot coverage (% of impervious surfaces, e.g. roofs, driveways)
- Multifamily (3 units or greater?)
- 7.5 on slopes > 30%
- Stream
- Stream channels
- Stream width
- Direction signs
- Incidental signs
- Constructions signs
- Suspended signs
- Banner
- Clustered residential uses
- Open-space oriented public recreation facilities
- Vacation homes

SECTION 4 DISTRICTS ESTABLISHED

5. Baldy
6. Rural Residential
7. Rural Residential – River Corridors
8. Rural Residential – Major Road Corridors
9. Highway Commercial
10. Towncenter
11. Public Use Lands

District map. The land use districts are bounded and defined on the "Special Use District Map of the Meadow Lakes Community Council area". A certified copy of the map will be located in the MSB clerk's office and the community development department. (Add details re process for recording changes to map, as per other MSB SpUDs?)

Meadow Lakes Land Use Districts



Alaska State Plane, Zone 4, NAD 1983
 November 20, 2007
 1:77,807



All data courtesy of the MSB.
 This map was compiled for Meadow Lakes, with assistance from Agnew::Beck.



Note: this map is taken from the Meadow Lakes Comprehensive Plan, and shows a preliminary, conceptual version of land use districts. A new map will be prepared as part of the preparation of the Meadow Lakes Special Use District Process.

SECTION 5 BALDY

Extract from Meadow Lakes Comprehensive Plan

State lands in this area should remain in public ownership, and be managed for a range of public uses including protection of water quality, protection of fish and wildlife habitat, subsistence activities and a range of recreation uses including those current uses mentioned above. Mining is discouraged, but permitted to the degree it can occur without significantly reducing opportunities for these other uses.

Private land within this area may be used for the same general set of uses outlined for rural residential district; however, any development will require special care to minimize adverse impacts on visual quality, water quality and habitat. This can generally be achieved through either small, carefully placed clusters of homes on suitable sites, or limited numbers of large parcel "estate homes".

Description and Intent:

This district takes in the upper elevation terrain of Meadow Lakes, north of the Little Susitna River. The overall goal for this area is to protect the natural character of the land. Specific objectives include:

- protect water quality
- protect fish and wildlife habitat; hunting and subsistence activities
- protect traditional trails, and provide for a range of public recreation uses including hiking, horseback riding, snow machining, and four wheeling
- Encourage the discontinuance of existing uses that work against the overall goal and related objectives

State and other public land within this district will be retained in public ownership, and be managed consistent with the goals and objectives above. Existing private land in the district may be developed for the uses allowed in the rural residential district; however, stricter standards for development will be required to reduce potential adverse environmental impacts.

Permitted principal uses and structures. The following land uses and activities are permitted in the Baldy/Alpine district:

- A. Accessory buildings
- B. Accessory dwelling units
- C. Agricultural buildings and activities
- D. Bed and breakfast (up to 3 units)
- E. Home-based businesses/occupations
- F. Greenhouses
- G. Horticultural buildings and activities
- H. Open-space oriented public recreation facilities
- I. Recreational cabins
- J. Single-family dwellings
- K. Vacation homes

Uses permitted under administrative review. The following land uses and activities may be allowed by obtaining an Administrative Review permit in accordance with the provisions of section 14 of this title:

- A. Bed and breakfast (4-5 units)
- B. Recreational trails, trail heads

Conditional uses. The following land uses and activities may be allowed by obtaining a conditional use permit in accordance with the provisions of section 14 of this title:

- A. Churches
- B. Community halls and assembly areas;
- C. Schools and other public faculties
- D. Public recreation-related commercial uses
- E. Small-scale resource-based activities

Dimensional Standards

Minimum Lot Area	Maximum Lot Coverage	Maximum Building Height	Minimum Setbacks		
			Front	Side	Rear
5 acres	20%	33'	25	20	20
7.5 on slopes > 30%					

Special district regulations – topic needing further discussion

- Option for planned unit development/conservation subdivisions – see district-wide standards
- Road standards – maximum slope, allowance for fill outside of right of way, restrictions on driveways on the uphill side of roads, option for alternative road standards, etc.

SECTION 6 RURAL RESIDENTIAL

Extract from Meadow Lakes Comprehensive Plan

Keep this area an attractive, safe, family-oriented residential community. Maintain the existing low density residential pattern and rural atmosphere, with a predominance of open space and natural landscapes. Protect environmental quality, particularly the quality of surface and subsurface water used for domestic purposes. Allow a continuation of limited, small-scale commercial uses where such uses are compatible with residential uses and the use will not adversely affect adjoining properties or the natural environment.

Description and Intent:

The intent for this district is to provide for a safe, attractive, family-oriented residential area. Maintain the existing low density residential pattern and rural atmosphere, with a predominance of open space and natural landscapes. Protect environmental quality, particularly the quality of surface and subsurface water used for domestic purposes. Allow a continuation of limited, small-scale and home based commercial uses where such uses are compatible with residential uses and the use will not adversely affect adjoining properties or the natural environment.

The rural residential area has three subcategories; to distinguish areas of three different residential densities. These are labeled Rural Residential a, b, and c. Allowed land uses are the same in all three areas. The only difference between the three areas is the minimum lot size.

Permitted principal uses and structures. The following land uses and activities are permitted in the rural residential district:

- A. Accessory buildings
- B. Accessory dwelling units
- C. Agricultural buildings and activities
- D. Bed and breakfast (up to 5 units)

- E. Home-based businesses/occupations
- F. Greenhouses
- G. Horticultural buildings and activities
- H. Open-space oriented public recreation facilities
- I. Recreational cabins
- J. Single-family dwellings
- K. Vacation homes
- L. Kennels/Catteries
- M. Equestrian Halls

Uses permitted under administrative review. The following land uses and activities may be allowed by obtaining an Administrative Review permit in accordance with the provisions of section 14 of this title:

- A. Recreational trails & trail heads
- B. Community halls and assembly areas;

Conditional uses. The following land uses and activities may be allowed by obtaining a conditional use permit in accordance with the provisions of section 14 of this title:

- A. Churches
- B. Schools and other public faculties
- C. Public recreation-related commercial uses
- D. Small-scale resource-based activities

Dimensional Standards

Minimum Lot Area	Maximum Lot Coverage	Maximum Building Height	Minimum Setbacks		
			Front	Side	Rear
<i>Rural Residential – a</i> 2.5 acres	30%	33'	50	20	20
<i>Rural Residential – b</i> 1.5 acres	40%	33'	25	10	10
<i>Rural Residential – c</i> 1 acre	40%	33'	25	10	10

Special district regulations – topic needing further discussion

- Possible policy – option for modification of setbacks for narrow waterfront lots

SECTION 7 RURAL RESIDENTIAL – RIVER CORRIDORS

Extract from Comp Plan

The goal of this plan is to protect the water quality, open space, habitat and where possible, recreation values of these corridors, while recognizing that private owners have rights to develop their properties consistent with these goals. This can be done by establishing rules that limit the amount and impact of development on stream corridors, including low density development, minimizing disruption of natural vegetation, and restricting activities prone to damage ground and surface water. The overall intent of these policies is to find a balance between the community benefits of maintaining

these areas in a largely natural state and desires of private land owners for use of their land. The recreation and open space chapter that follows provides specific recommendations for use in these areas.

*Little Susitna River corridor is a designated State Recreation River. Under this designation, State lands, including the stream itself up the average high water mark, are reserved for public recreation and protection of habitat and other environmental values. The website below gives more information on the State Recreation Rivers Program:
<http://www.dnr.state.ak.us/mlw/planning/mgtplans/susitna/index.htm>.*

Description and Intent:

The intent for this district is to allow for generally the same uses as in the rural residential district, but to guide the character of these uses to allow for limited retail and personal service uses for residents in nearby neighborhoods, and to provide limited opportunities to support commercial recreation uses (such as a canoe rental).

Permitted principal uses and structures. The following land uses and activities are permitted in the rural residential – river corridors district:

- A. Accessory buildings
- B. Accessory dwelling units
- C. Agricultural buildings and activities
- D. Bed and breakfast (up to 5 units)
- E. Greenhouses
- F. Home-based businesses/occupations
- G. Horticultural buildings and activities
- H. Open-space oriented public recreation facilities
- I. Recreational cabins
- J. Single-family dwellings
- K. Vacation homes
- L. Kennels/Catteries
- M. Equestrian Halls (?)

Uses permitted under administrative review. The following land uses and activities may be allowed by obtaining an Administrative Review permit in accordance with the provisions of section 14 of this title:

- A. Recreational trails & trail heads
- B. Community halls and assembly areas

Conditional uses. The following land uses and activities may be allowed by obtaining a conditional use permit in accordance with the provisions of section 14 of this title:

- A. Small scale, recreation-oriented commercial
- B. Churches
- C. Schools and other public faculties
- D. Public recreation-related commercial uses

Dimensional Standards

Minimum Lot Area	Maximum Lot Coverage	Maximum Building Height	Minimum Setbacks		
			Front	Side	Rear
2.5 acres	20%	33'	50	20	20

SECTION 8 RURAL RESIDENTIAL – MAJOR ROAD CORRIDORS

Extract from Comp Plan

Maintain the largely natural, undeveloped appearance that currently exists along these roads. Commercial uses should provide the option for limited, concentrated areas of commercial services, to serve adjoining residential areas. This option will make it easier for residents to get convenience services without driving to the planned Town Center or other commercial areas.

Description and Intent:

The intent for this district is to maintain the largely undeveloped, natural appearance of these road corridors, while allowing for the same uses as in the rural residential district and also allowing for certain commercial uses. Commercial uses will be limited to portions of the overall road corridor district, and will focus on the day-to-day convenience needs of residents in nearby neighborhoods. This district is not intended for commercial uses that will attract the consumer population of large segments of the southern Mat-Su borough or large volumes of traffic.

Neighborhood commercial centers are intended to be clustered in limited locations - at intersections of major collector streets and arterials - to avoid commercial development that stretches out along the length of this corridor. This strategy will support neighborhood needs while avoiding traffic and pedestrian safety issues, and disruption of residential character. Clustering will also better allow screening and/or landscaping buffers needed to protect property values in adjacent residential areas.

An additional objective for this district is to allow for somewhat higher density residential use. This is appropriate along these highly accessible routes.

In order to carry out these objectives the district is split into two sub-districts (see map):

- road corridor residential
- road corridor neighborhood commercial

I. ROAD CORRIDOR RESIDENTIAL

Permitted principal uses and structures. The following land uses and activities are permitted in the road corridor residential district:

Same uses as rural residential district plus (Section 6 – pages 8-9)

- A. Duplex residential

Uses permitted under administrative review. The following land uses and activities may be allowed by obtaining an Administrative Review permit in accordance with the provisions of section 14 of this title:

- A. Recreational trails & trail heads
- B. Community halls and assembly areas;

Conditional uses. The following land uses and activities may be allowed by obtaining a conditional use permit in accordance with the provisions of section 14 of this title:

- A. Churches
- B. Schools and other public facilities
- C. Public recreation-related commercial uses
- D. Small-scale resource-based activities

II. ROAD CORRIDOR NEIGHBORHOOD COMMERCIAL

Permitted principal uses and structures. The following land uses and activities are permitted in the rural neighborhood commercial district:

Same uses as rural residential district plus (Section 6 – pages 8-9)

- A. Duplex residential

Uses permitted under administrative review. The following land uses and activities may be allowed by obtaining an Administrative Review permit in accordance with the provisions of section 14 of this title:

- A. Commercial recreation facilities (e.g. racquetball courts, health clubs, ice rinks, etc.);
- B. Community halls and assembly areas;
- C. Private schools/daycare facilities;
- D. Plant nurseries and greenhouses
- E. Restaurants
- F. Small scale commercial (up to 4000 SF)
- G. Office uses (up to 4000 SF)

Conditional uses. The following land uses and activities may be allowed by obtaining a conditional use permit in accordance with the provisions of section 14 of this title:

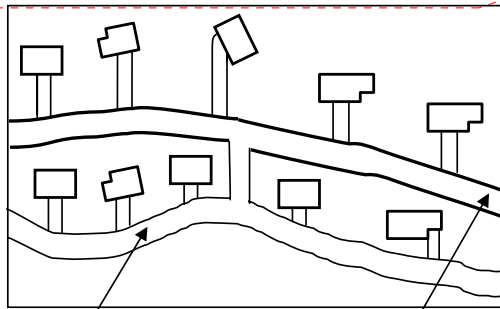
- A. Automobile service stations;
- B. Churches
- C. Commercial uses - 4000 up to 8000 SF
- D. Establishments serving alcohol
- E. Office Uses - 4000 up to 8000 SF
- F. Schools and other public facilities
- G. Motels and related accommodations
- H. Vehicle parts sales, but not including installation or repair.

Dimensional Standards (for both sub-districts of the road corridors district)

Minimum Lot Area	Maximum Lot Coverage	Maximum Building Height	Minimum Front	Setbacks Side	Rear
Single Fam. Residential					
1 acre	40%	33'	25	10	10
Duplex residential					
60,000 square feet	40%	33'	25	10	10
Other uses					
1 acre	40%	33'	25	20 (10?)	20 (10?)

Special district regulations - topics needing further discussion

- Signage in Commercial nodes
 - Address same topics as district-wide signage standards (section 13), however, with reduced sign sizes and heights
- Commercial uses design standards in commercial nodes
 - Address same topics as district-wide commercial standards (section 13), however, with more restrictive standards as appropriate for a primarily residential area
- Driveway design
 - For existing single family lots fronting on major roads - encourage shared driveways
 - For future housing projects and subdivisions involving more than one parcel – provide access to the parcels from a secondary road that leaves the main road, rather than directly off the main road (see sketch at right)



Preferred: Houses served from secondary road

Discouraged: driveways branch off main road

Comment [MSOffice1]: Lauren will check to see if there is an MSB standard

SECTION 9 PARKS HIGHWAY COMMERCIAL

Extract from the Comprehensive Plan

The community wants the Parks Highway to be an attractive, limited access road, primarily serving as a route for traffic moving through the community or driving to a handful of distinct commercial nodes, rather than a strip commercial highway as is the case in other parts of the southern Matanuska Susitna Borough.

A particular objective is to retain significant portions of the natural vegetation and/or plant trees along the road. Buffers should be of sufficient width to give the impression to drivers that they are passing through a forested landscape, punctuated by buildings.

Previous workshops and the survey show the Meadow Lakes area is generally not seeking significant commercial growth. The community would like, however, to see more daily convenience services. Specific interests include commercial uses such as a bank, post office, and a community center in the proposed Town Center area.

Description and Intent:

This District is intended to provide appropriate locations for commercial and business enterprises which primarily serve the motoring public. At the same time, the intent for this corridor is to maintain and help create an attractive corridor, primarily through a combination of concentration of commercial development and through use of vegetative buffers.

Permitted principal uses and structures. The following land uses and activities are permitted in the Parks Highway commercial district:

All uses in the rural residential district, plus

- A. Commercial storage warehouse.
- B. Construction-related services including plumbing, heating, electrical, and hardware
- C. Duplex residential
- D. General contractor businesses including offices, sales showrooms, service areas, and equipment sales and rental, but not including outdoor storage
- E. Household equipment and tool rental
- F. Motels and hotels
- G. Multi-family residential up to 8 dwelling units per acre
- H. Office uses
- I. Plant nurseries and greenhouses
- J. Printing, publishing, and reprographics businesses.
- K. Restaurants
- L. Utility and public service buildings, without outdoor storage yards.
- M. Vehicle repair
- N. Vehicle parts sales
- O. Veterinary clinics and kennels

Uses permitted under administrative review. The following land uses and activities may be allowed by obtaining an Administrative Review permit in accordance with the provisions of section 14 of this title:

- A. Light industrial
- B. Building supply and equipment establishments, including lumber yards
- C. Multi-family residential greater than 8 dwelling units and up to 12 units per 40,000 sq ft
- D. Outdoor storage yards
- E. Open air businesses
- F. Vehicles service stations
- G. Vehicle wash establishments

Conditional uses. The following land uses and activities may be allowed by obtaining a conditional use permit in accordance with the provisions of section 14 of this title:

- A. Multi-family residential greater than 12 units per 40,000 sq ft
- B. Others?

Dimensional Standards

Minimum Lot Area	Maximum Lot Coverage	Maximum Building Height	Minimum Front	Setbacks Side	Rear
Single Family residential					
10,000 square feet	60%	33'	25	10	10
Duplex residential					
20,000 square feet	50%	33'	25	10	10
Other uses					
10,000 square feet	60%	33'	25	10	10

Special district regulations - topics needing further discussion

- Commercial uses design standards - see section 13
- Uses anticipated to generate more than 100 trips per day require a traffic mitigation plan— Lauren talk to Brad to see what makes sense here – what quantity of units that require analysis?

SECTION 10 PUBLIC LANDS & INSTITUTIONS

Description and Intent

This designation is used for larger blocks of land held by the Matanuska Susitna Borough, where the intent is to retain the land in Borough ownership, and to use the land for a range of public purposes.

Permitted principal uses and structures. All uses on MSB lands, other than minor expansions or modifications of established uses or structures, require at least administrative review.

Uses permitted under administrative review. The following land uses and activities may be allowed by obtaining an Administrative Review permit in accordance with the provisions of section 14 of this title. In addition, all these uses require approval of a detailed site plan by the MSB Planning commission:

- A. Cemeteries
- B. Community buildings and halls
- C. Fire stations
- D. Gymnasiums
- E. Hospitals
- F. Libraries
- G. Museums
- H. Nursing homes
- I. Offices for local, state and federal governments
- J. Open air theaters
- K. Parks, playgrounds, playfields, and open space
- L. Recreation centers
- M. Sanitariums
- N. Schools, public and private
- O. Swimming pools
- P. Utility installations

Dimensional Standards

Minimum Lot Area	Maximum Lot Coverage	Maximum Building Height	Minimum Setbacks		
			Front	Side	Rear
10,000 square feet	30%	35	25	10	10

SECTION 11 TOWNCENTER DISTRICT

Extracts from the Comprehensive Plan

Desired uses in the town center include comfortable public spaces to meet friends and neighbors; space for events, community activities and a range of commercial uses; and higher density housing.

The town center will have two sub-districts:

- *The core area is intended to be a pedestrian-oriented district, with relatively high density mixed use development, in the spirit of traditional American main streets.*
- *Surrounding the core area will be a more spread out commercial and industrial district, providing space for uses that require larger buildings, larger parking lots, and a more auto-oriented character.*

The town center is intended to serve as an amenity and convenience to Meadow Lake residents, be a profitable place for local businesses, provide an attractive destination for visitors, and help build a positive image for Meadow Lakes.

Developing a viable town center will require a challenging, multi-year process, and will only be successful with the cooperative efforts of the public sector and private land owners and developers. The qualities desired in the town center sought for Meadow Lakes are outlined below.

- *Mixed-use – includes commercial services, civic uses and with housing within walking distance. This set of uses allows people to conveniently take care of shopping and other needs of daily life.*
- *Pedestrian-oriented – the central core needs to be comfortable to move around without a vehicle.*
- *Social life in public places – comfortable places to meet and visit with friends, neighbors, and strangers, including attractive sidewalks and perhaps a central square or plaza, and provides entertainment options for children, young adults, adults and seniors.*
- *Space to Grow - Provides sufficient space to meet commercial and industrial needs of a growing community; helps concentrate commercial development.*
- *Clustered Development - By clustering residential development, provides for more affordable housing and reduces costs for providing utilities.*
- *Identity – the town center should help give Meadow Lakes a more distinct, positive identity.*

Description and Intent:

This District is intended to evolve into a mixed use district, including retail, restaurants, and other commercial activities, offices, personal services, civic and cultural functions, and a range of higher density residential uses. The towncenter will provide Meadow Lake’s residents and visitors with a central activity area, readily accessible by car but also easily reached by means other than vehicles. As a result of the clustering of mixed uses, and the layout and design of streets, buildings and parking, it will be easy and inviting to move around within the district without a car.

The district is split into two components:

- Inner, pedestrian core: an area in the style of traditional American main streets, characterized by more human scaled buildings, greater clustering of buildings, and most commercial use parking in shared lots or on-street
- Outer ring: an area that encourages clustering of uses and pedestrian circulation, but allows for greater diversity of building setbacks, larger buildings, larger on-site parking lots, and a more auto-oriented character

I. PEDESTRIAN CORE OF THE TOWNCENTER

Permitted principal uses and structures. The following land uses and activities are permitted in the Pedestrian Core portion of the Town-center District:

All uses in the rural residential district, plus

- A. Construction-related services including plumbing, heating, electrical, and hardware
- B. Duplex residential
- C. General contractor businesses including offices, sales showrooms, but not including service areas, and equipment sales and rental, outdoor storage
- D. Household equipment and tool rental
- E. Motels and hotels
- F. Multi-family residential up to 8 dwelling units per acre
- G. Office uses
- H. Printing, publishing, and reprographics businesses.
- I. Retail and service commercial uses
- J. Restaurants
- K. Vehicle repair
- L. Vehicle parts sales
- M. Veterinary clinics and kennels

Uses permitted under administrative review. The following land uses and activities may be allowed by obtaining an Administrative Review permit in accordance with the provisions of section 14 of this title:

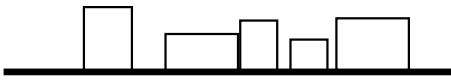
- A. Multi-family residential greater than 8 dwelling units and up to 12 units per 40,000 sq ft
- B. Open air businesses
- C. Vehicles service stations
- D. Vehicle wash establishments

Conditional uses. The following land uses and activities may be allowed by obtaining a conditional use permit in accordance with the provisions of section 14 of this title:

- A. Schools and other public facilities
- B. Building supply and equipment establishments
- C. Multi-family residential greater than 12 units per 40,000 sq ft
- D. Others?

Special district regulations

- Building size – no single building may have a footprint in excess of 2500 square feet
- Building massing – buildings should be broken into sizes comparable to traditional American mainstreets

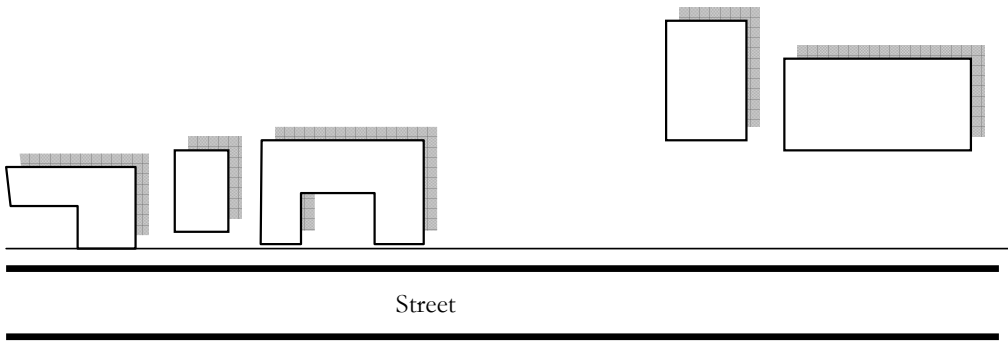


Goal is diverse, human scaled buildings



Avoid large structures with uninterrupted facades

- Building relationship to the street – buildings must have at least 30% of their front façade located within 15 feet of the right of way. This standard is necessary to create a lively, pedestrian oriented streetscape, consistent with the goals for this area.



Goal is buildings on or close to the street

Avoid large structures set well back from the street

Dimensional Standards for “Inner Ring”

Minimum Lot Area	Maximum Lot Coverage	Maximum Building Height	Setbacks		
			Minimum Front	Side	Rear
Single Fam. Residential 6000 square feet	70%	33	10	5	5
Duplex Residential 10000 square feet	70%	33	10	5	5
Multifamily 8-35 DUA 40,000	60%	33	10	10	10
Multifamily >35 DUA 40,000	50%	33	10	15	15
Other uses 8400 square feet	70%	33	0	5	10

II. OUTER RING OF THE TOWNCENTER

Permitted principal uses and structures. The following land uses and activities are permitted in the **Pedestrian Core** portion of the Town-center District:

Permitted principal uses and structures. The following land uses and activities are permitted in the Parks Highway commercial district:

All uses in the rural residential district, plus

- A. Construction-related services including plumbing, heating, electrical, and hardware
- B. Duplex residential
- C. General contractor businesses including offices, sales showrooms, service areas, and equipment sales and rental, but not including outdoor storage
- D. Household equipment and tool rental
- E. Motels and hotels
- F. Multi-family residential up to 8 dwelling units per acre
- G. Office uses
- H. Plant nurseries and greenhouses
- I. Printing, publishing, and reprographics businesses.
- J. Restaurants
- K. Utility and public service buildings, without outdoor storage yards.
- L. Vehicle repair
- M. Vehicle parts sales
- N. Veterinary clinics and kennels

Uses Permitted under administrative review. The following land uses and activities may be allowed by obtaining an Administrative Review permit in accordance with the provisions of section 14 of this title:

- A. Building supply and equipment establishments, including lumber yards
- B. Schools and other public facilities
- C. Multi-family residential greater than 8 dwelling units and up to 12 units per 40,000 sq ft
- D. Open air businesses
- E. Vehicles service stations
- F. Vehicle wash establishments

Conditional uses. The following land uses and activities may be allowed by obtaining a conditional use permit in accordance with the provisions of section 14 of this title:

- A. Outdoor storage yards
- B. Multi-family residential greater than 12 units per 40,000 sq ft
- C. Others?

Dimensional Standards for “Outer Ring”

Minimum Lot Area	Maximum Lot Coverage	Maximum Building Height	Minimum Front	Setbacks Side	Rear
Single Fam. Residential					
6000 square feet	70%	33	10	5	5
Duplex Residential					
10000 square feet	70%	33	10	5	5
Multifamily 8-35 DUA					
40,000	60%	33	10	10	10
Multifamily >35 DUA					
40,000	50%	33	10	15	15
Other uses					
8400 square feet	70%	33	10	10	10

SECTION 12 EXISTING NON CONFORMING USES AND STRUCTURES

Check with Lauren – Does this language seem too restrictive for MSB/ML?

Explanation. When a lot, structure or use legally exists prior to the adoption of an ordinance codified in this title, but does not meet the requirements of this title, it shall be permitted to continue within the limits set forth in this chapter under "nonconforming" status. There are three (3) types of nonconforming status:

- A. Nonconforming lots. The lot width or area is smaller than the minimum permitted in the land use district in which it is located
- B. Nonconforming structures. The structure is designed to accommodate a non-conforming use or fails to meet yard, height or other development requirements established for the land use district in which it is located
- C. Nonconforming uses. The use to which land and/or structures is being put is not a permitted, administratively permitted or conditional use in the land use district in which it is located

Intent. It is the intent of this chapter to permit these nonconformities to continue until they are eliminated. Nonconforming uses are generally incompatible with conforming uses. Nonconforming non-residential uses are especially incompatible with permitted uses in residential zoning districts.

Nonconforming lots of record. A nonconforming lot in any zoning district can be developed as permitted provided that it can be demonstrated that all other current zoning district requirements such as setbacks and parking can be met.

Nonconforming structures.

- A. Any legal structure existing at the effective date of adoption or amendment of the ordinances codified in this title that could not be built under the existing terms of this title by reason of restrictions on area, lot coverage, height, yards, deficiency of required parking, or other characteristics of the structure or its location on the lot, may be continued so long as it remains otherwise legal.
- B. Ordinary repairs, including the repair or replacement of walls, doors, windows, roof, fixtures, wiring, and plumbing may be made to nonconforming structures.

- C. Nonconforming residential structures may be enlarged or expanded provided that there are no other residential structures located on the property, no portion of the structure extends over any lot line, and all other building, fire and zoning requirements are met.
- D. Should a nonconforming structure be destroyed, it shall not be reconstructed except in conformity with the regulations of this title. Destruction does not include deterioration through ordinary neglect.

Nonconforming uses of structures and land.

- A. A legal use of a structure, land, or of a structure and land in combination, existing at the effective date of adoption or amendment of the ordinances codified in this title, may be continued so long as it remains otherwise legal.
- B. Structures containing nonconforming residential uses, located in a non-residential zoning district, may be expanded as long as the entire structure meets, at a minimum, the parking and building code requirements for office or retail use.
- C. Structures containing nonconforming residential uses, located in a residential zoning district, may only be expanded if the nonconforming use of the structure is eliminated.
- D. Structures containing nonconforming nonresidential uses may not be expanded.
- E. Ordinary repairs including the repair or replacement of walls, doors, windows, roof, fixtures, wiring, and plumbing may be made to structures containing nonconforming residential uses.
- F. Ordinary maintenance including the repair of walls, doors, windows, roof, fixtures, wiring, and plumbing may be made to structures containing nonconforming non-residential uses.
- G. When the nonconforming use of a structure, land, or structure and land in combination, is voluntarily discontinued or abandoned for one (1) year or more, the structure, or structure and land in combination, shall not thereafter be used except in conformance with the regulations of the district in which it is located. Where nonconforming use status applies to a structure and land in combination, removal or destruction of the structure shall extinguish the nonconforming use of the land.

Prior Construction. Nothing in this chapter requires a change in the plans, construction, or designated use of any building on which actual construction was legally begun prior to the effective date of adoption or amendment of the ordinances codified in this title and upon which actual building construction has been diligently carried on.

Reconstruction. Should a non-conforming building or structure be destroyed to an extent of more than sixty (60) percent of its replacement value, exclusive of the foundation, it shall be reconstructed only in conformity with the provisions of this Ordinance; provided that the Planning Commission may, upon application, permit the reconstruction of such nonconforming building or structure if all of the following conditions are met:

- A. The prior nonconforming condition(s) shall not be increased.
- B. All building materials and architectural details shall be substantially the same as those of the prior building or structure.
- C. The new building or structure shall be placed on the original foundation.
- D. The application to reconstruct the nonconforming building or structure shall be filed with the Borough within six (6) months of the event in which the building or structure was damaged or destroyed.
- E. The reconstruction of the building or structure shall not be detrimental to adjacent property and the surrounding neighborhood.

SECTION 13 DISTRICT WIDE STANDARDS

A. Vegetative Buffers

Purpose – maintain the community’s rural character and sense of privacy for individual residents by requiring retention and in certain cases replanting of vegetation on the periphery of all lots.

Source – Meadow Lakes Team

- Vegetative buffer size
 - Rear & side - 10 ft.
 - Front - 10 ft.
- As of the time of the adoption of this ordinance, native vegetation within this buffer, including spruce and birch trees and understory vegetation, shall be retained in an undisturbed state. This vegetation may not be altered except as allowed under this section.
- Where native vegetation has been cleared prior to the adoption of this ordinance, native vegetation or a mix of native vegetation and ornamental vegetation up to a maximum of 50% ornamental vegetation shall be replanted to replace cleared vegetation. This policy is required in commercial areas (road corridor neighborhood commercial, highway commercial, towncenter); this policy is strongly encouraged in residential districts.
- Where vegetation is planted in a previously cleared area, this shall include trees planted at a net density of at least one tree per 100 square feet (1 tree per 10 feet of lot frontage). Trees shall be at least 4 foot in height at the time of planting. If the tree does not survive, subsequent replanting is required until a healthy tree is established. 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. In addition, owners are required to fill in remaining open spaces with high density vegetation (trees, shrubs) with 50 percent coverage.
- Exceptions
 - Buffer requirements do not apply to driveways within the front setback. Driveways are limited to two per lot and shall not be more than 20 feet wide each. Driveways shall cross the lot at an angle perpendicular to the roadway.
 - 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.
- 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 10-foot width from the boundary of the utility easement onto the property.

B. Retention of vegetation and natural contours

Purpose – maintain the area’s rural character and visual and environmental quality by requiring retention of a portion of the natural vegetation and contours on all sites, in addition to the required vegetative buffer.

Source – Meadow Lakes Team and extract from MSB Multi-family code *MSB 17.73.190*

Landscaping for Multi-Family Housing

- Standards are established for each district within Meadow Lakes setting the maximum area that can be disturbed and used for buildings, parking areas, driveways, service areas, cut and fill areas, and other uses that alter native vegetation and natural contours. These standards

are expressed as the “maximum allowed coverage” and range from 50% to 80% (see individual districts for specifics).

- This policy applies as of the time of the adoption of this ordinance. Commercial sites cleared in excess of these standards prior to the adoption of this ordinance are required to replant to ordinance standards within 12 months of permit action on a parcel; residential sites are encouraged to replant.
- Maximum coverage percentages are calculated including the vegetative buffer required on the periphery of the site. Stream corridor buffers can be included in calculations of maximum allowed coverage. **Add example?**
- Vegetation and contours in the area not disturbed must be retained in its natural state. Unhealthy, damaged or dead trees posing a hazard may be removed.
- Clearing and grubbing of whole sites is prohibited.

C. Protection of water quality – drainage, stream and lake setbacks

Purpose – maintain the integrity of surface and subsurface water, both in the layout of roads and lots in subdivisions and the standards that guide use of individual lots.

1. Subdivision Design

Refer to *MSB Public Works Department Subdivision Construction Manual, Section D, Drainage Requirements* and *MSB Title 27 Subdivisions*– **Lauren – is Subdivision Manual codified?**

2. Stream Channel Manipulation

- There shall be no permanent diversions of stream channels except for restoration. Streams shall not be channelized or ditched, nor shall stream flows be confined within culverts except at road crossings. **Reference USGS hydro layer**

3. Stream and Wetland Road Crossings

- Road crossings including driveways shall be designed using stream simulation standards (DOT standards/reference) – not impeding function of the stream.
- Culverts shall not be hydrologically-sized.
- Culvert crossings shall be composed of a single pipe or arch only; no multiple-pipe culvert batteries.
- Where streams being crossed are greater than twenty feet (20') in width, bridges shall be used rather than culverts.
- Road crossings shall maintain the connectivity of wetlands adjacent to stream channels and shall -accommodate sheet flow within such wetlands.
- Road crossings shall not interfere with the functioning of floodplains and shall be designed to accommodate at least fifty-year flood flows.

4. Floodplain Development

- Floodplains and floodways for which Flood Insurance Rate Maps do not exist shall be mapped based on surface elevations. No structures shall be placed within mapped floodways (the area of active water movement during a flood). Residential and commercial structures within mapped floodplains are discouraged but may be permitted after appropriate review by Borough staff where development is raised above flood levels.

5. Riparian Development

- Natural vegetation within 45 feet (45') of the ordinary high water mark or natural break in the bank slope of all surface waters (including streams, lakes and emergent wetlands) shall be retained. The area within this buffer may be 'minimally disturbed,' but shall not be converted to other uses. The concept of 'minimal disturbance' allows for limited tree removal to eliminate hazards or open a view, and a narrow footpath for water access. The alteration of original land contours or conversion to an alternate use requires authorization via a Conditional Use Permit (CUP). NOTE – 75 foot total = 45 foot buffer + 30 foot fire protection zone. Lawns are prohibited except in fire protection zones.
- The footprints of boat ramps and float plane haulouts are permitted and shall be as small as possible. The construction of private boat ramps and the placement of ramps or haulouts within wetlands are strongly discouraged. The standard for limited-use (personal use versus commercial) ramps and haulouts shall be the use of permeable fills or geo-grid products rather than concrete, asphalt, or plain gravel.

6. Management of Runoff

- All developments shall maintain existing natural drainage patterns. The quantity and quality of water running off the site prior to development shall not be altered as the result of site development.
- The development of parcels shall provide for the retention of storm- and melt-water within the parcel boundaries. A variety of strategies may be employed to avoid changing the quantity and quality of site runoff from original natural conditions. These include:
 - Maximum retention of natural contours and native vegetation
 - Minimizing use of asphalt and other impervious surfaces
 - Use of "rain gardens" to hold and infiltrate runoff on site
 - Use of stormwater retention ponds
- Roads and similar linear developments (e.g., trails, railroad) may direct storm- and melt-water to ditches. Such ditches shall not discharge to surface waters, including wetlands. 'Road' drainage ditches must terminate at a flow barrier a minimum of one hundred feet (100') from the ordinary high water mark of surface waters. The lack of a flow barrier between surface water and an up-gradient ditch shall in and of itself constitute evidence of a discharge. **Check with MSB**

7. Mitigation of Impacts (ask Matt/Chris – couldn't catch from meeting?)

- All placement of fill within waterbodies, including emergent wetlands and wetlands subject to Corps of Engineers jurisdiction, shall be mitigated for at a minimum of a three-to-one ratio (3:1).
- The preferred form of mitigation is the acquisition and permanent protection/ dedication of land.
- All mitigation obligations shall be met prior to the commencement of fill placement.

8. Extraction of Water from Lakes

- Reference State permitting process – Link to this reference?
- Need to address allowed volumes per day (e.g. <150K gallons?)

D. Trail Reservations on Private Land

Purpose – maintain a basic framework of trails through the community, linking residences with schools, commercial areas and recreational destinations.

- All trails in the Meadow Lakes Trail Map (Appendix) are recognized as priority community trails. Actions will be taken to provide for public use of these trails, as outlined below:
 - The original trail route, or a route of comparable character, will be reserved for public use at the time that a property is subdivided – either through granting of a trail easement, or the dedication of land to the Mat-Su Borough.
 - The route of the trail through the subdivision can be modified to a limited degree as long as the points at which the trail leaves the subdivision connects with the continuation of the trail on adjoining properties
 - Where the original trail was primarily a natural surface trail, running through natural landscapes, the goal will be to retain a similar character
 - Trail use may be restricted to certain types or seasons of use in order to maintain the quality of adjoining neighborhoods
 - Trail widths will be consistent with Borough-wide trail standards **Lauren – is there a borough-wide standard?**

E. Sand and Gravel & Mineral Extraction & Reclamation

Purpose – ensure extraction of sand and gravel and other sub-surface resources occurs in a manner that maintains community quality of life and the quality of the natural environment.

1. Sand & Gravel

- Commercial extraction of sand and gravel within Meadow Lakes will be controlled under MSB 17.30 *Conditional Use Permit for Earth Materials Extraction Activities and for Interim Material Extraction* and *Alaska Statute 27.19 Mining/ Reclamation*. **Lauren – when is new code coming from MSB on this issue?**

2. Coal Bed Methane and other subsurface resources

- Comply with MSB 17.62 *Conditional Use Permit for Coal Bed Methane Exploration and Development*
- In addition to MSB code, mining is prohibited in all residential areas.

F. Commercial Use of Residential Roads

Purpose – ensure that regular commercial use of community residential roads is regulated to maintain the quality of adjoining residential areas. See definition of “commercial use” (defined as reoccurring commercial use by large trucks or similar commercial vehicles for related to sand and gravel, timber or other resources, or for construction. This use excludes irregular commercial use, such as for deliveries or a one time delivery of construction materials)

- Contractors/construction crews proposing commercial use of residential streets must submit a specified project plan, specifying duration and intensity of use (in terms of numbers of trucks per day) to Meadow Lakes Community Council; projects cannot begin without defined beginning/ending dates.
- Commercial vehicles, with the exception of Alaska Department of Transportation and/or MSB borough or borough contractor snowplows, are prohibited from using residential roads from 10 p.m. to 6 a.m.

- Commercial vehicles cannot exceed 25 mph on residential roads.
- Excluding road corridors
- Refer to *MSB Subdivision Construction Manual, Section C, Construction Requirements*

G. Utilities

Purpose – contribute to community quality and life and maintain the visual quality by managing utility easements, installation and maintenance of utilities

- Beginning with adoption of this ordinance, all future utilities must be installed underground.
- Wherever practical and feasible, developers must pursue overlapping easements
- Wherever practical and feasible, utility easements shall be available for recreational trails or be located contiguous to recreational trails.
- Transmission but not distribution lines are exempt but designed for minimal visual impacts

H. Noise

Purpose – maintain the quality residential neighborhoods by establishing standards generation of noise utility easements, installation and maintenance

- Comply with *MSB 8.52.010 Noise, Amplified Sound, and Vibration*

I. Hazardous Materials

Purpose – maintain the quality residential neighborhoods by establishing standards for generation and transfer of hazardous materials

- Comply with *MSB 17.64 Condition Use Permit for Waste Incinerators*
- *Beauty shops, batteries, industrial areas* Lauren – do you have an example of this from another SpUD?

J. Animals

Purpose – maintain the quality residential neighborhoods and protect environmental quality by establishing standards for keeping animals

- Comply with *MSB 24 Animal Care and Regulation*

K. Signs

Purpose – support the need for commercial and directional signage balanced against the objective of maintaining rural residential character and visual quality

- General standards for all signs are as follows:
 - Illumination – Signs may be illuminated from within or from an external source, but must avoid glare or reflection that interferes with traffic safety. Internally illuminated signs must have opaque backgrounds and translucent copy. Sign lighting must avoid glare onto adjacent property and must be pointed in a way that does not disturb the night sky.
 - Allowed signs – freestanding, wall mounted, physically projecting from buildings (see size restrictions below)
 - Prohibited – roof signs, animated or motion signs except for a sign showing time and/or temperature, rotating or revolving signs, windblown or inflated signs, dilapidated signs, signs constituting traffic hazards and portable reader-board style signs, and signs mounted on trucks/vehicles
 - Prohibited: electronic projecting signs, pylon signs

- Flashing lights are prohibited, with the exception of seasonal holiday lights used during the period directly associated with the holiday.
 - Grandfathering – Signs that do not comply with this ordinance can remain onsite unless they are substantially damaged
- Commercial signs (signs other than temporary or directional signs) are not permitted in residential districts (rural residential, rural residential river corridor, rural residential major corridor, rural residential), other than as specified below.
- Permitted temporary signs
 - Event signs – signs related to a time-specific event will be allowed for a maximum of 30 consecutive days, and must not exceed 32 square feet in area. Signs shall be located to not block windows, doors, or other means of ingress/egress.
 - Construction signs – one construction sign per project is permitted identifying the project, the expected completion date, name of the firms involved. Such signs are only allowed immediately prior to and during construction.
 - Height – No higher than 8 feet
 - Sign Area – No larger than 32 sq feet
- Private directional and incidental signs must comply to the following standards:
 - Permitted – Directional information regarding property (sale, lease), building numbers, addresses, No Trespassing signs.
 - Sign Area – No larger than 5 square feet
 - Height – No higher than 6’ from the ground
- Standards for commercial signs
 - Banner Signs
 - Height – none
 - Sign Area – none
 - Permitted – Must be attached to a pole, mast arm or similar structure, or to a building
 - Can stay up no longer than 2 weeks at a time and for a total of 6 weeks per year
 - Free standing signs
 - Each lot fronting in commercial districts (list them) is allowed one sign, with up to two faces, which may be located within the vegetative buffer. Signs facing both directions on the highway are permitted. These two signs can be a single surface with a message on both sides, or a “v” shaped sign with the message placed in a single structure on two separate surfaces.
 - All signs shall be located on the lot that they serve.
 - Sign Area – The portion of the sign bearing the message may not exceed 45 square feet on any face
 - Height – Signs on poles cannot exceed 12 feet? in height; signs on solid bases cannot exceed 6 feet in height
 - Suspended Signs
 - Only one sign permitted for each business.
 - Height – must maintain a minimum vertical clearance of 7’6” to the **bottom or top** of the sign
 - Sign Area – no larger than **4 square feet**
 - Wall Signs

- Signs painted on or attached to buildings and not projecting more than 12 inches from the building are allowed, nor exceeding the maximum building height allowed in the district.
 - Sign Area – Must not exceed 15% of the wall area. A maximum of 25 square feet will be allowed. The wall sign is limited to one face.
 - Setback – Must be no closer than 2 feet, measured in a horizontal distance from the curb line (property line?) of any street.
- Businesses wishing to erect off-site business signs must apply for and use blue Alaska Department of Transportation directional signs.
 - Commercial signs in residential districts
 - Home based businesses are allowed one sign
 - All the signs listed as prohibited for commercial areas are prohibited, in addition, internally illuminated signs are prohibited
 - Sign Area – no larger than 4 square feet
 - Height – no taller the 6 feet
 - Existing signage is grandfathered in and becomes legal non-conforming until it is replaced, abandoned or damaged. When non-complying signs are damaged or taken down, they must be replaced with signs that comply with new code.

L. Lighting

Purpose – support the need for adequate lighting for safety and convenience, balanced against the objective of minimizing impacts of neighbors and the desire for dark night skies

- Residential Areas, Open Space, Watershed and Stream Corridors
 - All sources of illumination must be directed down or shielded to avoid directed glare on adjacent properties and the night sky.
 - Glare and illumination associated with exterior lighting must be contained on the subject property and minimally impact adjacent properties.
- Commercial areas, including Towncenter and Parks Highway Corridor
 - All sources of illumination must be directed down or shielded to avoid directed glare on adjacent properties and the night sky.
 - Glare and illumination associated with exterior lighting must be contained on the subject property and not impact adjacent properties.
 - For uses within 50 feet of residential areas, lighting fixtures must not be higher than 15 feet above grade. Lighting fixtures must be aimed so they do not directly illuminate adjacent property.
 - Animated, blinking, flashing, and high intensity lighting are prohibited. Lighting must be directed to reduce glare to vehicular traffic and must not impair vehicular safety. (see sign section for more details)
- Airports/Airstrips
 - Lighting fixtures for privately owned airports and airstrips must be aimed, mounted and shielded so beams fall within the primary landing area and immediate surroundings.
 - Direct illumination offsite is prohibited.
- Athletic Fields
 - Lighting levels for outdoor performance areas, sport and recreation facilities, playfields and other special activity areas must be directed, mounted and shielded so beams fall within the primary activity area and immediate surroundings.

- Direct illumination offsite is prohibited.
- Temporary Lighting/Special Events
 - Holiday lighting is exempt.
 - Use for seven days or more must complete a MSB conditional use permit.
 - Must not create safety problems or annoyance to adjacent properties.
- Parking Lots
 - Maximum overall height of fixtures shall be no more than 15 feet above grade or within 100 feet of a residential district, and not more than 25 feet in non-residential districts. Parking lot lighting shall be limited to pole-type fixtures.
 - Fixtures shall possess sharp cut-off qualities at property lines. There shall be no illumination or glare from exterior lighting onto adjacent properties or streets.
 - Parking lot lighting can be located in the parking lot, attached to the building that the parking lot surrounds and/or along perimeter of the parking lot as needed.
- The planning director may allow directed sources of illumination when a determination is made that personal security is an issue, special security needs exist, or where public safety is compromised. The director may consider specific site characteristics, level of vehicle and pedestrian conflict, and special security needs in making a determination.
- Existing lighting is grandfathered in and becomes legal non-conforming until it is replaced, abandoned or damaged.
- Street light illumination and other fixtures mounted higher than 20 feet or more, shall have downward directional shielding.

M. Building Height

Purpose – provide flexibility for individual landowners and developers in building heights while protecting views, maintaining rural residential character and not exceeding capabilities of fire equipment

- "Building height" for the purposes of determining the maximum height of a building or structure, means the vertical distance from the average finished grade adjacent to the building to the highest point on the roof (Note: incidental building features including radio antennae, water towers, church spires, and mechanical equipment and associated screening may be permitted to extend beyond the roof under the provisions of MSB 17.60.140)
- Maximum permitted height – 35'

N. Screening of dumpsters and other Building Service Facilities

Purpose – Allow for necessary service functions, while maintaining rural residential character and community visual quality

- Commercial Areas – Comply with *MSB 17.73.200 Service Area Screening for Multifamily*

O. Junk/Salvage Yards

Purpose – Allow for continued operation of junk/salvage yards in designated districts while maintaining rural residential character and community visual quality

- Comply with *MSB 17.60.100 General Standards*

P. Airstrips & Float Plane Lakes

Purpose – Allow for continued operation of private airstrips while maintaining quality of life and safety of the general public and adjoining neighborhoods.

- Background: The Borough recently completed a study *Mat-Su Regional Aviation System Plan* (DOWL) that sets out goals and recommends set of permits related to airstrips. Major points of this study include:
 - There will be no codes or regulations that dictate aviation activity in a community
 - Protect traditional uses of airports, airstrips and float plane bases
 - Due to the character of lakes in the community, Meadow Lakes will not be the location of a regional float plane base.

Q. Towers

Purpose – Allow for necessary communications towers within standards that maintain rural residential character and community visual quality

- Comply with *MSB 17.60.140, Tall Structures, Including by not limited to, Towers, Tower Farms, Tower Routes, and Tower Service Area Grids*
- In addition to regulations set forth by *MSB 17.160.140*, the use of strobe lights is prohibited, unless required by FAA regulations.

R. Adult Entertainment

Purpose – Establish standards that limit and control adult businesses

- Comply with *MSB 17.90 Regulation of Adult Businesses check again that it addresses underage*

S. Open Space Subdivisions (topic needing further discussion)

Purpose – Establish standards that allow subdivisions to exceed otherwise required lot minimums in exchange for dedicating portions of the parcel for open spaces uses, including trails, community parks, protection of water bodies, and protection of other environmentally sensitive lands.

- Permanent open space
 - The portions of the parent parcel not developed with clustered residential uses, including all slopes of 30 percent or greater, shall be preserved as permanent open space.
 - Preservation and management options for open space, in order of preference, include the following:
 - Incentives for projects that dedicate open space and trails to public agencies may include planning fee waivers, reductions in open space requirements, and/or increases in density.
- Acceptable uses in open space area are those that do not involve structures or large paved areas. Examples of acceptable uses include primitive campgrounds, picnic areas, hiking and equestrian trails, equestrian corrals. **Prohibited uses include...**
- Open space shall provide continuity and links with the open space area(s) of other adjoining clustered residential developments and with public open space, whenever feasible.

T. Parking

Purpose – Establish standards that ensure sufficient on-site parking is made available for anticipated uses, and that parking areas are attractive. In addition, allow for reduction of standards through the use of shared parking, or in areas where the goal is creation of a pedestrian oriented district. **(topic needing further discussion)**

- Residential Areas
 - Single Family Residential – Exempt
 - Multi-Family

- Efficiency unit – 1 space per dwelling unit
 - 1-2 bedroom units – 1.5 spaces per dwelling unit
 - 3 or more bedroom units – 2 spaces per dwelling unit
 - Bicycle Parking Required – 1 space per unit
- Commercial Areas
 - Retail Sales and Service
 - Retail, personal service, repair oriented – 1 per 500 sq. ft. of floor area
 - Restaurant and bars – 1 per 240 sq. ft. of floor area
 - Health clubs, gyms, lodges, meeting rooms and the similar. Continuous entertainment such as arcades and bowling alleys – 1 per 330 sq. ft. of floor area
 - Temporary lodging – 1 per rentable room; for associated uses such as restaurants, see above.
 - Theatres – 1 per 4 seats or 1 per 6 feet of bench area
 - Office
 - General office – 1 per 500 sq. ft. of floor area
 - Medical/Dental – 1 per 500 sq. ft. of floor area
 - Vehicle Servicing – 1 per 500 sq. ft. of floor area
 - Vehicle Repair – 1 per 750 sq. ft. of floor area
 - Self Service Storage - ?
- Industrial
 - Manufacturing and Production – 1 per 750 sq. ft. of floor area
 - Warehouse and Freight Movement – 1 per 750 sq. ft. of floor area for the first 3,000 sq. ft. of floor area and then 1 per 3,500 sq. ft. of floor area thereafter.
 - Wholesale Sales, Industrial Service, Railroad Yards – 1 per 750 sq. ft. of floor area
 - Waste Related - ?
- Institutional
 - Schools
 - Grade, elementary, middle school, junior high – 1.5 per classroom
 - High school – 4 per classroom
 - Colleges – 1 per 600 sq. ft. of floor area, exclusive of dormitories, plus 1 per 4 dorm rooms
 - Religious institutions – 1 per 100 sq. ft. of main assembly area
 - Daycare – 1 per 500 sq. ft. of floor area
 - Public facilities
 - Fire stations, ambulance and police stations – 1 per 500 sq. ft. of floor area
 - Group Living – 1 per 4 residents
- Agricultural
 - Farms, Kennels, Stables, Agricultural Operations
- Natural Resource Extraction
- Parks, Recreational Areas
 - 1 space for each 4 persons that facility is intended to accommodate
 - Bicycle parking space required – 1 space per 10 vehicle spaces
- Water bodies, riparian corridors
 - Parks, boat launches, trailheads
 - No vehicle parking spaces within 125' of a water body or riparian corridor. A vegetative buffer of 75' will be established from the mean

- high water mark. Only 10 percent of the entire lot area may be an impervious surface.
 - Bicycle parking space required – 1 space per 10 vehicle spaces.
- Single Family Residential
 - No vehicle parking spaces within 125’ of a water body or riparian corridor. A vegetative buffer of 75’ will be established from the mean high water mark. Only 10 percent of the lots area may be an impervious surface.
- Multi-Family Residential
 - No vehicle parking spaces within 125’ of a water body or riparian corridor. A vegetative buffer of 75’ will be established from the mean high water mark. Outside parking surface will be gravel.

U. Parking Space/Lot Lighting Standards

- Residential Areas, Open Space, Watershed and Stream Corridors
 - All sources of illumination must be directed or shielded to avoid directed glare on adjacent properties and the night sky.
 - Glare and illumination associated with exterior lighting must be contained on the subject property and not impact adjacent properties.
- Town Center and Parks Highway Corridor
 - All sources of illumination must be directed or shielded to avoid directed glare on adjacent properties and the night sky.
 - Glare and illumination associated with exterior lighting must be contained on the subject property and not impact adjacent properties.
 - Animated, blinking, flashing, and high intensity lighting are prohibited. Lighting must be directed to reduce glare to vehicular traffic and must not impair vehicular safety.

In addition to topics and standards detailed above, a possible list of topics to add includes the following:

1. Define Building Setbacks (rely on MSB definition if possible) (starting point for discussion)
 - No building shall be located or constructed within setbacks as established by this ordinance
 - Fences, decks, driveways, etc. are not affected by this setback policy; however section ___ addresses requirements for retention of vegetation
 - For corner lots the front setback will apply to the shorter lot line fronting on a right-of-way; for lots with double frontage (front and rear), the front setback will apply to the plot line fronting on the main right-of-way. For setback purposes, all other lot lines will be considered a side lot line.
 - Eaves may project a maximum of three feet into required setback areas.
 - Setbacks for shorelands are 75 feet from the mean high water mark, and further described in MSB 17.55.020
2. Establish lot shape standards (rely on MSB subdivision ordinance if possible) (topic needing further discussion)
 - Minimum width

- Ratio of width to length
 - Flag lots
3. Junkyards (topic needing further discussion)
 - Set standards to allow continuation of legitimate, well managed “junk yards” – existing “Day and Night” operation is example of legitimate junk/parts business.
 - Do not allow/discourage collections of junk.
 4. Standards for Multifamily (topic needing further discussion)
 - Add standards for Meadow Lakes Multi-family, building from existing MSB standards – defined as 3 or more
 5. Standards for agricultural activities, and other animal related activities, adjoining waterfront (e.g. cattle harming riparian vegetation (topic needing further discussion))

SECTION 14 PROCEDURAL STANDARDS

Talk to Lauren – insert standard MSB procedures for each of these processes

“By right” uses

- Process
- Submittal requirements

Administrative Permit

- Process - Community Council notified on application for approval under admin permit process, given meaningful opportunity for comment
- Submittal requirements
- Refer to MSB Review Process Under Multi-Family

Conditional Use Permit

- Process Community Council notified on application for approval under admin permit process, given meaningful opportunity for comment
- Submittal requirements

Variances

Compliance, Enforcement and Penalties

Appeals

Revisions to this Ordinance

Appendix: Meadow Lakes Trails Map – January 2008

