

## TITLE 17 – ZONING – MATANUSKA-SUSITNA BOROUGH

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### **17.25 TALKEETNA SPECIAL LAND USE DISTRICT 17.25.060 SPUR ROAD NORTH (SRN) DISTRICT.**

- (A) There is established the Spur Road North Land Use District. The boundaries of this land use district are shown on the official map.
- (B) The purpose of this district is to:
- (1) maintain the qualities of the district that are key to its current attractive, historic character; these qualities include compact development, small simple buildings, mixed commercial and residential uses, minimal on-site parking, and the slow traffic and concentration of uses that creates a good environment for pedestrians;
  - (2) Encourage the West Talkeetna Townsite area, including the SRN, to continue to be the center of community life, and maintain a mix of housing and commercial activities that serve residents and tourists; and
  - (3) accommodate the unique aspects of downtown Talkeetna and its historic significance, while allowing for the generally larger lots and the need for greater setbacks from Spur Road than those required in the Main Street land use district.
- (C) Permitted uses within this district are:
- (1) residential:
    - (a) single-family dwellings;
    - (b) two-family dwellings;
    - (c) multi-family dwellings of four or fewer units per acre;
  - (2) retail, office, service or other commercial uses 4000 square feet or less;
  - (3) hotels, motels, or other overnight accommodations of 15 or fewer units;
  - (4) buildings for community civic uses of 4000 square feet or less;
  - (5) neighborhood utility facilities;
  - (6) parks or playgrounds; and
  - (7) accessory uses and structures.
- (D) Conditional uses within this district are:
- (1) multi-family dwellings of more than four units per acre;
  - (2) retail, office, service or other commercial uses of more than 4000 square feet;
  - (3) hotels, motels, or other overnight accommodations of more than 15 units;

- (4) buildings for community civic uses of more than 4000 square feet;
- (5) alcoholic beverage uses, in accordance with the requirements in MSB [17.70](#), Regulation of Alcoholic Beverage Uses;
- (6) any use that generates traffic in excess of 100 vehicles during the morning or afternoon peak hour, or more than 750 vehicles per day;
- (7) light industrial uses;
- (8) tall structures as regulated under MSB [17.60.140](#) and the requirements of this chapter:
  - (a) exemption: radio antenna up to 75 feet; and
  - (b) the exemption in 17.60.140(B)(7) for arterial street lighting towers is modified, any such towers over 50 feet would require a conditional use permit;
- (9) recreational vehicle parks and campgrounds; and
- (10) other uses that are compatible with the land use district, with character compatible to the uses listed in subsections (C) and (D), and that are of similar or lighter intensity of use in terms of their traffic, noise or other off-site impacts, as determined by the director.

(E) Prohibited uses:

- (1) Prohibited uses within this district include, but are not limited to:
  - (a) mobile home parks;
  - (b) junkyards/refuse areas;
  - (c) correctional community residential centers;
  - (d) heavy industrial uses;
  - (e) adult entertainment or adult businesses;
  - (f) commercial vendors in public rights-of-way; and
  - (g) tower farms and tall structures over 100 feet in height, except as permitted under federal regulation.
- (2) Uses not permitted under subsection (C) or authorized under a conditional use permit issued by the Commission under subsection (D) are prohibited.

(F) Development standards in this land use district are as follows:

- (1) maximum building height - 28.5 feet;
- (2) maximum building footprint - 4000 square feet;
- (3) Minimum setbacks;
  - (a) front - 15 feet;
  - (b) side - 10 feet;

(c) rear - 10 feet; and

(d) Corner lots or lots with double frontage shall have setbacks in accordance with 17.25.045(B).

(4) Lighting. Lighting standards are governed by 17.25.050(F)(6);

(5) Signs. Sign standards are governed by 17.25.050(F)(7); and

(6) Consistent with the Talkeetna Comprehensive Plan, there exist advisory design guidelines recommended by the Talkeetna Community Council, which all developers are encouraged to observe when developing land or modifying structures within this land use district, and which the commission may consider when acting on a conditional use application.

(G) Minimum lot area. The minimum lot area for lots in this district is 7,200 square feet. Existing nonconforming lots may be developed subject to the regulations of this chapter.

(Ord. 03-051(AM), § 2 (part), 2003)