

Introduced by: Mayor
Date: 09/26/00
Hearing: 10/24/00
Action: Enacted
Vote: 9 Yes, 0 No

**KENAI PENINSULA BOROUGH
ORDINANCE 2000-47**

**AN ORDINANCE ESTABLISHING KPB 21.46 LOCAL OPTION ZONING DISTRICTS
AND APPROVING A SINGLE FAMILY RESIDENTIAL DISTRICT**

WHEREAS, KPB 21.44 "Local Option Zoning" was adopted to implement goal 5.5, Objective 1, Action B of the Borough Comprehensive Plan; and

WHEREAS, due to the formation of new local option zoning districts, a chapter in the Borough Code of Ordinances is necessary to catalog future zoning districts without creating a new chapter for every new district; and

WHEREAS, this chapter will provide an organized and efficient way to locate the new local option zoning districts and make them accessible to the public and staff; and

WHEREAS, KPB 21.44.030(C) provides a mechanism for forming a local option zoning district at the time of preliminary or final plat approval upon concurrence of the property owners and recommendation of the planning commission; and

WHEREAS, the Ten Mar Ranch R-1 District has been proposed through this initiation procedure; and

WHEREAS, the assembly finds that the proposed local option zoning district is consistent with the borough comprehensive plan and would benefit the affected property owners and local community by providing some restrictions on development in a proposed residential area;

NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

SECTION 1. That KPB 21.46 is adopted as follows:

CHAPTER 21.46 LOCAL OPTION ZONING DISTRICTS

21.46.010. Purpose.

The purpose of this chapter is to establish a place in the Kenai Peninsula Borough Code for local option zoning districts formed pursuant to KPB 21.44 and provides an organized and efficient way to reference local option zoning districts.

21.46.020. Requirements.

All local option zoning districts shall comply with KPB 21.44.

21.46.030. Rural Residential (RR) Districts.

A. The following Rural Residential (R-R) districts and official maps are hereby adopted:

- 1.
- 2.

21.46.040. Single Family Residential (R-1) Districts.

A. The following Single-Family Residential (R-1) districts and official maps are hereby adopted:

1. Ten Mar Ranch, described as a subdivision of the S ½ NE 1/4, S ½ NW 1/4, N ½ SW 1/4, & W ½ SE 1/4 including Gov't Lots 3 & 6, Mary Miller Subdivision (Plat No. 97-90 KRD) excluding Hollingsworth Subdivision. Located within Section 18, T5N, R9W, S.M., Kenai Recording District, Kenai Peninsula Borough Alaska. Containing 311.893 acres.

21.46.050. Mixed Residential (R-M) Districts.

A. The following Mixed Residential (R-M) districts and official maps are hereby adopted:

- 1.

21.46.060. Residential Conservation (R-C) Districts.

A. The following Residential Conservation (R-C) districts and official maps are hereby adopted:

- 1.

21.46.070. Mixed Use (C-3) Districts.

A. The following Mixed Use (C-3) districts and official maps are hereby adopted:

- 1.

21.46.080. Industrial Mixed Use (C-4) Districts.

A. The following Industrial Mixed Use (C-4) districts and official maps are hereby adopted:

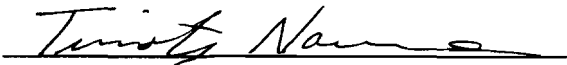
- 1.

21.46.090. Industrial (I) Districts.

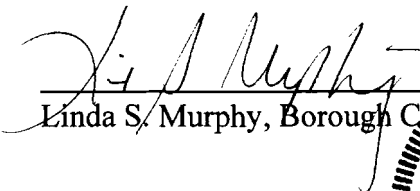
A. The following Industrial (I) districts and official maps are hereby adopted:

SECTION 2. This ordinance shall become effective 30 days after the date of adoption.

ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS 24TH DAY OF OCTOBER, 2000.


Timothy Navarre, Assembly President

ATTEST:


Linda S. Murphy, Borough Clerk

