

Chapter 18.33

City Center District

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18.33.020 Use regulations.

13.33.030 Standards

18.33.010 Intent.

This District is Intended to Provide For:

- (a) Development of a compact, pedestrian-oriented town center consisting of a high-intensity employment center, vibrant and dynamic mixed use areas, and residential living environments that provide a broad range of housing types for an array of housing needs;
- (b) A diverse mix of residential, business, commercial, office, institutional, educational, cultural, and entertainment activities for workers, visitors, and residents;
- (c) Pedestrian-oriented development within walking distance of transit opportunities at densities and intensities that will help to support transit usage and town center businesses;
- (d) The health and well-being of residents by encouraging physical activity, alternative transportation, and greater social interaction;
- (e) A place that represents a unique, attractive, and memorable destination for visitors and residents; and
- (f) Enhancement of the community's character through the promotion of high-quality urban design.

18.33.020 Use Regulations.

A. Permitted Uses.

1. Amusement establishments;
2. Animal hospitals and veterinary clinics;
3. Antique shops;
4. Artist Work or Sales Space
5. Athletic clubs;
6. Beauty parlors and barber shops;
7. Bank and other financial institutions;
8. Banquet halls;
9. Bicycle stores, sales, rental and repair;
10. Bingo parlors and gambling halls;
11. Blueprinting and photocopying establishments;

12. Book, stationery and school supply stores;
13. Business, public and governmental offices;
14. Camera stores, sales and repair;
15. Candy and ice cream stores;
16. Catalog stores;
17. Catering establishments and other food vending services;
18. Church buildings
19. Clothing stores;
20. Clubs and lodges, private, fraternal and religious;
21. Colleges and Universities
22. Cultural Exhibits and Libraries
23. Day Care facilities;
24. Department stores;
25. Drug stores;
26. Dwelling units, above ground floor
27. Electrical and household appliance stores, sales and repair;
28. Employment agencies;
29. Express and mailing offices;
30. Food stores, grocery stores, meat markets, bakeries, delicatessens
31. Furniture stores
32. Furriers, sales, storage and repair;
33. Garden supply and seed stores;
34. Gift and souvenir stores and novelty shops;
35. Group home
36. Hardware stores;
37. Health centers;
38. Hearing aid and eyeglass shops;
39. Hobby shops;
40. Hotels;
41. Interior decorating stores;
42. Jewelry stores;
43. Laundromats;
44. Libraries;
45. Locksmiths;
46. Museums and art galleries;
47. Musical instrument stores, sales and repair;
48. Newspaper offices;
49. Nursing homes, convalescent homes, retirement centers and other similar institutions;
50. Office supply stores;
51. Parcel delivery and mail order services;

52. Parking garages
53. Parks and Recreation
54. Paint, glass and wallpaper stores;
55. Pawn shops;
56. Pet stores and animal grooming shops;
57. Photography supply, developing and processing stores;
58. Plumbing and Heating stores
59. Post offices;
60. Printing and publishing establishments;
61. Professional offices;
62. Public recreation buildings and community centers;
63. Public Safety Services
64. Radio and television broadcasting studios;
65. Record stores;
66. Rental services (except outdoor and heavy equipment);
67. Restaurants, cafes and tea rooms;
68. Rooming house;
69. Schools: art, music, dance, business, trade and similar educational uses;
70. Shoe stores, sales and repair;
71. Sporting goods stores;
72. Suntan parlors;
73. Tailor shops;
74. Taxicab stands and dispatching offices;
75. Theaters and movie houses;
76. Tobacco shops;
77. Toy stores;
78. Variety and discount stores;

18.33.030 Standards

In the City Center District, Standards are:

A. Lot Area. There shall be no minimum lot area except as may be required by the State of Alaska Department of Environmental Conservation in areas where community sewer and water is unavailable.

B. Required build-to lines for principal buildings.

1. Principal building ground floor facades shall be located on front lot lines when the adjoining road right-of-way width is 56 feet or greater.

2. Principal building ground-floor facades shall be located on a build-to line 28 feet from the center line of the road when the adjoining road right-of-way width is less than 56 feet.

3. Façade windows and walls may be recessed up to 18 inches to accommodate columns or other architectural elements that are located on front lot lines and build-to lines.

4. Principal buildings located on front lot line and build-to line corners shall have 10 foot chamfered corners or 20 foot radius intersections at the ground floor level.

C. Yards for all buildings shall not be required.

D. Building Height. Unlimited.

E. Parking. No parking required.

F. Signs. See Chapter 18.50 FNSBC.

G. Street intersection visibility Chapter 18.50 FNSBC is not required.

H. Building Entrances

1. Customer entrances must be located on the ground-floor facing the public right-of-way and may be recessed up to 6 feet to allow the entry door to open and close without projecting into the public right-of-way.

2. A principal building ground-floor facade located on a corner lot may provide a customer entrance at the corner.

I. Transparency of Street Level Floor

Transparent Glass

1. Façade length must have a minimum of 50 percent transparency.

2. Transparency is measured along a line at 5 feet above the sidewalk along the entire building façade.

3. Frosted, tinted, reflective glass or other types of glass that diminish transparency is prohibited.