Existing Zoning	Existing Zoning	Proposed Refinements:	Proposed Refinements:
Central Business District	**General Commercial**	**Downtown Supporting Commercial District**	**Hot Spot Retail**
Intent: This district is intended to provide for retail, office, wholesale, personal service and other general service uses for the consumer population of the entire community in a centrally located and contained high density setting. (Ord. 88-010 § 2, 1988)	**Intent:** The GC district is intended to provide for a wide variety of retail, office, wholesale, personal service and other general service uses for the consumer population of large segments of the community. Because of the potential for heavy traffic and the appearance and performance of these uses, this district is located on the periphery of residential areas and at the intersections of arterial and major collector streets and roads. (Ord. 88-010 § 2, 1988)	**Intent:** This District is intended to provide for service uses (sale of services) and/or retail uses (sale of goods and restaurants) in the downtown area to meet the day-to-day needs of workers, residents and hotels that cater to business travelers and tourists.	**Intent.** This designation is intended to provide for the location of ground- floor retail uses in downtown core areas. This district encourages continuous, adjoining retail establishments that engage in the sale of merchandise and restaurants only in order to promote an active downtown.
A. Permitted Uses in the CBD:	**A. Permitted Uses in the GC:**	**A. Permitted Uses in the DSCD:**	**A. Permitted ground-floor retail uses in this zone are:**
Any permitted use in the GC district except residential uses on the ground floor, and establishments with a drive-in/drive-through facility. *(emphasis added)*	Any permitted use in the LC district;	x	**x**
	Aircraft and marine parts and equipment stores;	x	**x**
	Aircraft and marine sales and service;	x	**x**
	Amusement establishments;	Amusement establishments;	**x**
	Animal hospitals and veterinary clinics;	Animal hospitals and veterinary clinics;	**x**
	Antique shops;	Antique shops;	Antique shops;
	x	Artist studio;	x
	Athletic clubs;	Athletic clubs;	x
	Automobile accessory stores;	x	x
	Automobile and other motor vehicle sales;	x	x
	Automobile car washes, self-service and automatic;	x	x
	Automobile service and repair;	x	x
	Automobile service stations;	x	x
	Automobile, truck and trailer rental agencies;	x	x
	x	Beauty parlors and barber shops;	Beauty and hair salons;
	Banks and other financial institutions;	Bank and other financial institutions;	x
	Banquet halls;	Banquet halls;	x
	Bicycle stores, sales, rental and repair;	Bicycle stores, sales, rental and repair;	Bicycle stores, sales, rental and repair;
	Bingo parlors and gambling halls;	Bingo parlors and gambling halls;	x
	Blueprinting and photocopying establishments;	Blueprinting and photocopying establishments;	x
	Book, stationery and school supply stores;	Book, stationery and school supply stores;	Book, stationery and school supply stores;
	Business, public and governmental offices;	Business, public and governmental offices;	x
	Camera stores, sales and repair;	Camera stores, sales and repair;	Camera stores, sales and repair;
	Candy and ice cream stores;	Candy and ice cream stores;	Candy and ice cream stores;
	Catalog Stores	Catalog stores;	Catalog stores;
	Catering establishments and other food vending services;	Catering establishments and other food vending services;	x
	x	Church buildings;	x
	Clothing stores;	Clothing stores;	Clothing stores;
	Clubs and lodges, private, fraternal and religious;	Clubs and lodges, private, fraternal and religious;	x
	Communications towers;	x	x
	Convenience establishments;	x	x
	Convention, exhibition and civic centers, and auditoriums;	x	x
	Department stores;	Department stores;	Department stores;
	Drive-in restaurants;	x	x
	Drug stores greater than 5,000 square feet in gross floor area;	Drug stores;	Drug stores;
	x	Dwelling units, above ground floor;	Dwelling units, above ground floor;
	Electrical and household appliance stores, sales and repair;	Electrical and household appliance stores, sales and repair;	Electrical and household appliance stores, sales and repair;
	Employment agencies;	Employment agencies;	x
	Farm equipment sales and service;	x	x
	x	Express and mailing offices;	x
	Food stores, grocery stores, meat markets, bakeries, delicatessens, greater than 5,000 square feet in gross floor area;	Food stores, grocery stores, meat markets, bakeries, delicatessens;	Food stores, grocery stores, meat markets, bakeries, delicatessens;
	Furniture stores, storage and repair;	Furniture stores;	Furniture stores;
	Furriers, sales, storage and repair;	Furriers, sales, storage and repair;	Furriers, sales, storage and repair;
	Garden supply and seed stores;	Garden supply and seed stores;	x
	Gift and souvenir stores and novelty shops;	Gift and souvenir stores and novelty shops;	Gift and souvenir stores and novelty shops;
	Hardware stores;	Hardware stores;	Hardware stores;
	Health centers;	Health centers;	x
	x	Hearing aid and eyeglass shops;	Hearing aid and eyeglass shops;
	Hobby shops;	Hobby shops;	Hobby shops;
	Hospitals and medical centers and heliports as an accessory use; and research centers;	x	x
	Hotels and motels;	Hotels;	x
	Interior decorating stores;	Interior decorating stores;	Interior decorating stores;
	Jewelry stores;	Jewelry stores;	Jewelry stores;
	Libraries;	x	x
	Liquor stores;	x	x
	x	Laundromats;	x
	Locksmiths;	Locksmiths;	x
	Mobile home and travel trailer sales;	x	x
	x	Museums and art galleries;	x
	Musical instrument stores, sales and repair;	Musical instrument stores, sales and repair;	Musical instrument stores, sales and repair;
	Mobile home or permanent home to be used as a dwelling unit by the owner of a business or by a watchman, caretaker, manager and family when located on the premises where they are employed in such capacity;	x	x
	Newspaper offices;	Newspaper offices;	x
	Office supply stores;	Office supply stores;	Office supply stores;
	Outside storage and warehouses incidental and subordinate to the principal use of the property;	x	x
	Parcel delivery and mail order services;	Parcel delivery and mail order services;	x
	Paint, glass and wallpaper stores;	x	x
	Parking garages;	Parking garages below grade or above ground floor;	x
	Parking lots, as a principal use;	x	x
	x	Paint, glass and wallpaper stores;	Paint, glass and wallpaper stores;
	Pawn shops;	Pawn shops;	Pawn shops;
	Pet stores and animal grooming shops;	Pet stores and animal grooming shops;	Pet stores and animal grooming shops;
	Photography supply, developing and processing stores;	Photography supply, developing and processing stores;	Photography supply, developing and processing stores;
	Plumbing and heating service and equipment stores;	x	x
	x	Plumbing and Heating stores;	Plumbing and Heating stores;
	Post offices;	Post offices;	x
	Printing and publishing establishments;	Printing and publishing establishments;	x
	Public utility and service uses including, but not limited to: fire stations, transfer stations, neighborhood dumpsters, public dumping sites, electric substations, gas regulator stations, sewage treatment plants, well and water pumping stations, water filtration plants, water reservoirs and other similar uses. These uses do not include the installation and maintenance of public utility lines which are permitted uses in all zoning districts;	x	x
	x	Professional offices, above ground floor;	Professional offices, above ground floor;
	x	Public recreation buildings and community centers;	x
	x	Public Safety Services;	x
	Radio and television broadcasting studios;	Radio and television broadcasting studios;	x
	Record stores;	Record stores;	Record stores;
	Rental services;	Rental services (except outdoor and heavy equipment);	x
	Restaurants, lounges, liquor establishments, cafes and tea rooms;	Restaurants, cafes and tea rooms;	Restaurants, cafes and tea rooms;
	Self-storage establishments;	x	x
	x	Schools: art, music, dance, business, trade and similar educational uses;	x
	Shoe stores, sales and repair;	Shoe stores, sales and repair;	Shoe stores, sales and repair;
	Sporting goods stores;	Sporting goods stores;	Sporting goods stores;
	Stadiums, arenas and fairgrounds;	x	x
	Suntan parlors;	Suntan parlors;	x
	x	Tailor shops;	x
	Taxicab stands and dispatching offices;	Taxicab stands and dispatching offices;	x
	Taxidermists;	x	x
	Theaters and movie houses;	Theaters and movie houses;	x
	Tobacco shops;	Tobacco shops;	Tobacco shops;
	Toy stores;	Toy stores;	Toy stores;
	Upholstery stores;	x	x
	Variety and discount stores;	Variety and discount stores.	Variety and discount stores.
	Welding, incidental and subordinate to the principal use of the property;	x	x
	Wholesaling and distribution operations, including incidental assembly or processing of goods for sale on the premises but excluding any associated truck or rail freight terminals.	x	x
B. Conditional Uses in the CBD:	**B. Conditional Uses in the GC:**	**B. Conditional Uses in the DSCD:**	**B. Conditional Uses in the Retail Hot Spot District:**
1. Any conditional use in the GC district;	1. Airports, heliports, aircraft landing fields and associated buildings essential in the operation of these uses;	1. Plazas, parks and open spaces.	1. Plazas, parks and open spaces.
2. Any establishment with a drive-in/drive-through facility. (Ord. 88-010 § 2, 1988)	2. Animal boarding and breeding facilities;	x	x
	3. Building contractor's office and material storage;	x	x
	4. Building material sales and storage, retail, as a principal use;	x	x
	5. Bus and train stations and terminals;	x	x
	6. Large scale development;	x	x
	7. Lumberyards;	x	x
	8. Outside storage, as a principal use;	x	x
	9. Shooting and archery ranges;	x	x
	10. Travel trailer parks and campgrounds;	x	x
	11. Warehouses;	x	x
	12. Watersports facility;	x	x
	13. Welding, as a principal use;	x	x
	14. Wholesaling and distribution operations including any associated truck and rail freight terminals;	x	x
	15. Zoos and animal parks. (Ord. 2009-05 § 10, 2009; Ord. 2006-82 § 4, 2007; Ord. 98-032 § 4, 1998; Ord. 93-003 §§ 2, 3, 1993; Ord. 92-038 § 2, 1992; Ord. 90-006 § 4, 1990; Ord. 88-010 § 2, 1988)	x	x
C. Standards:	**C. Standards**	**C. Standards:**	**C. Standards**
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.	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.	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.	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.
Front yard shall not be less than 20 feet;	Front yard shall not be less than 20 feet	Required yards for all buildings. Front, side, and rear yards shall not be required.	Required yards for all buildings. Front, side, and rear yards shall not be required.
Side and rear yards shall not be required, except as provided herein. Where a lot's side and/or rear lot line abuts property in the rural and agricultural (RA-40, RA-20, RA-10, RA-5), rural farmstead (RF-4, RF-2), rural estate (RE-4, RE-2), rural residential (RR), single-family residential (SF-20, SF-10, SF-5) two-family residential (TF), multiple-family residential (MF) and multiple-family residential/professional office (MFO) districts, the required side and/or rear yard shall be 10 feet. This distance may be reduced to five feet if a sight obscuring screen, not less than six feet in height, is provided.	Side and rear yards shall not be required, except as provided herein. Where a lot's side and/or rear lot line abuts property in the rural and agricultural (RA-40, RA-20, RA-10, RA-5), rural farmstead (RF-4, RF-2), rural estate (RE-4, RE-2), rural residential (RR), single-family residential (SF-20, SF-10, SF-5) two-family residential (TF), multiple-family residential (MF) and multiple-family residential/professional office (MFO) districts, the required side and/or rear yard shall be 10 feet. This distance may be reduced to five feet if a sight obscuring screen, not less than six feet in height, is provided.	x	x
Building Height. Unlimited.	Building Height. Unlimited.	Building Height. Unlimited.	Building Height. Unlimited.
Exceptions to Yard and Building Height Requirements. See Chapter 18.50 FNSBC.	Exceptions to Yard and Building Height Requirements. See Chapter 18.50 FNSBC.	x	x
x	Parking. See Chapter 18.50 FNSBC.	Parking. No parking required.	Parking. No parking required. Parking lots, service bays/loading bays, vehicular curb cuts and parking garage entrances are prohibited.
x	Signs. See Chapter 18.50 FNSBC. (Ord. 93-006 § 4, 1993; Ord. 88-010 § 2, 1988)	Signs. See Chapter 18.50 FNSBC.	Signs. See Chapter 18.50 FNSBC.
x	x	Street intersection visibility Chapter 18.50 FNSBC is not required.	Street intersection visibility Chapter 18.50 FNSBC is not required.
		From Development Standards source document	**From Development Standards source document**
		Downtown Core Development Standards.	**Downtown Core Development Standards.**
		A. Required build-to lines for principal buildings.	A. 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.	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	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.	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 corner lots shall have 10 foot chamfered corners or 20 foot radius intersections at the ground floor level.	4. Principal buildings located on corner lots shall have 10 foot chamfered corners or 20 foot radius intersections at the ground floor level.
		5. The requirements of this section will be interpreted to allow for a reasonable modification to the build-to line to ensure access is available to persons with disabilities.	5. The requirements of this section will be interpreted to allow for a reasonable modification to the build-to line to ensure access is available to persons with disabilities.
		B. Building Entrances.	B. 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.	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.	2. A principal building ground-floor facade located on a corner lot may provide a customer entrance at the corner.
		C. Ground-floor Transparency Requirements.	C. Ground-floor Transparency Requirements.
		1. In the Downtown Supporting Commercial district, any side of a principal building located 20 feet or less from a front lot line must have a minimum of 50 percent transparent glass.	1. In the Downtown Supporting Commercial district, any side of a principal building located 20 feet or less from a front lot line must have a minimum of 50 percent transparent glass.
		2. In the Retail Hot Spot district, any side of a principal building located 20 feet or less from a front lot line must have a minimum of 70 percent transparent glass.	2. In the Retail Hot Spot district, any side of a principal building located 20 feet or less from a front lot line must have a minimum of 70 percent transparent glass.
		3. Transparency is measured along a line at 5 feet above the ground along the entire building side.	3. Transparency is measured along a line at 5 feet above the ground along the entire building side.
		4. Frosted, tinted, reflective glass or other types of glass that diminish transparency is prohibited.	4. Frosted, tinted, reflective glass or other types of glass that diminish transparency is prohibited.