

**Comments from
Birchwood Community Council
and
Chugiak Community Council**

On

**Title 21 Public Review Draft #2
January 2006 –**

RL-1 and RC Zoning Districts

**Submitted to MOA Planning
March 3, 2006**

General Comments on RL-1 and RC

- For future ease of reading Title 21, relocate the information presented in *21.04.060 Chugiak-Eagle River Districts* to other chapters:
 - ✓ The purpose and district specific standards of the RL-1 zoning district should be relocated to *21.04.020 Residential Districts*.
 - ✓ The purpose and district specific standards of the RC zoning district should be relocated to *21.04.030 Commercial and Office Districts*.
- There is no regulatory oversight of Class C Water Systems. Nor is there any regulatory oversight of on-site wells and on-site wastewater systems for two-family dwellings (duplexes).

We are citizens who, now and in the future, are entirely dependant on a healthy adequate supply of local groundwater. Our chosen lifestyle of living in and around large lot, single-family, detached homes, also depends on keeping our groundwater safe. Therefore, we request that all such jurisdictional loopholes in regulatory oversight be eliminated. Furthermore, we request that the Municipality assign the highest priority to protecting our watershed areas and sub-surface water quality when developing zoning districts and associated land uses.

RL-1: Low Density Residential with Mobile Homes District

CHAPTER 21.04: ZONING DISTRICTS (RL-1)

p. 154, lines 35-44

The proposed RL-1 zoning district could apply to other parts of the Municipality besides Chugiak-Eagle River, for example, Bear Valley or Rabbit Creek.

p. 155, line 4

Add the word “permanent” before the word “dumpster”. Temporary dumpsters should be allowed in any zoning district for the purpose of restoration or remodeling work.

At 21.07.080.H.2.a (p.362, lines 22-24), add the exemption for RL-1 residential zoning relating to dumpsters plus add a reference back to RL-1’s district-specific development and design standards (currently located 21.04.060.B.2.a., p. 155, lines 2-4).

p. 155, lines 10-20 - Garage or Carport, Private Residential

These proposed garage size limits are improper for the RL-1 zoning district. In addition, referring back to Draft #2, page 285, lines 25-27, the code states that garage size “shall cumulatively be no larger than 50 percent of the total gross area of the principal dwelling.”

We believe that defining garage size based on the size of the principal dwelling is an arbitrary calculation for rural areas. This methodology does not fit our lifestyle where there is often a need to safely store vehicles, boats, motor homes, recreational vehicles, etc. inside a garage. For many rural home owners, the requirement to have enough indoor garage space to accomplish this function could not be met if garage size were to be determined by this proposed calculation.

We recommend that this calculation be deleted and, instead, utilize current regulations to determine garage and carport size limitation. Thus, we suggest that garage and carport size on RL-1 zoned-lots be limited by the dimensional standard of 30% maximum lot coverage (as listed on page 300 of Draft #2). We further recommend that should individuals/groups desire stricter regulations on garage size, then these individuals/groups should develop, adopt, and enforce homeowner covenants that state such.

At 21.05.070.D.12 (p.285, lines 12-27), add mention of the relaxed standards for garage/carport use for RL-1 zoning plus add a reference back to RL-1 zoning’s district-specific accessory uses (currently located 21.04.060.B.2.b., p. 155, line 5).

Note: Garage and carport size for other rural, large-lot, residential zoning in Chugiak-Eagle-River, including RL-2, RL-4, and rural portions of RS-2 (existing R-7) should be limited by the dimensional standard of 30% maximum lot coverage as described above and as per current regulations. In addition, garage and carport size for RL-3 (existing R-8 and R-9) should be limited by the dimensional standard of 5% maximum lot coverage as per current regulations.

p. 155, lines 18-19

Delete the phrase “approved under subsection B.2.b below” as it seems to be misplaced.

p. 155, line 21 through p. 156, line 3 - Home Occupation

Our rural/semi-rural area is some distance from the major employment centers and mostly composed of lots measured by acreage rather than square footage. Working from home, whether for yourself or your employer, is beneficial for single parent families, widows, and seniors, keeping expenses and overhead low. Our properties are large enough that impact on our neighbors is not as disruptive as it might be in an urban area. It also reduces peak-hour congestion on the main roads, promotes family life, builds self-esteem, and provides a convenient local service. Probably our most well know home-based business is John Van Zyle. The new technology in communications has certainly helped many to work from home. The current code limitations better serve urban development but prove too restrictive in the outlying rural zone districts.

Therefore, we generally approve of these relaxed home occupation restrictions but wish to add these restrictions:

- Only one home occupation shall be permitted on any lot.
- There shall be no change in the outside of the building or premises, nor shall there be other visible evidence of the conduct of such home occupation other than one sign not exceeding one square foot in area, non-illuminated, and mounted flat against the principal building.
- The hours of operation during which an employee or co-worker, clients, or customers are allowed to come to the home in connection with the business activity are limited to between 8:00 a.m. and 8:00 p.m. Monday through Saturday. Care and feeding of animals is exempted from this provision.
- A maximum of two operable business vehicles may be parked outdoors on a single lot at any given time. This limit includes business vehicles associated or not associated with home occupations.
- Parking of such vehicles is prohibited in any setback area.

At 21.05.070.D.14 (p.285, line 40 through p. 287, line 14), add mention of the relaxed standards for home occupation use for RL-1 zoning plus add a reference back to RL-1 zoning’s district-specific accessory uses (currently located 21.04.060.B.2.b., p. 155, line 5).

Note: The relaxation of home occupation standards, as described above with our suggested modifications, should also apply to other rural large-lot residential zoning in Chugiak-Eagle-River including: RL-2, RL-3, and RL-4. However, in these three cases, the expanded use should require an affirmative vote of the majority of the neighbors and a one-time permit tied to the home occupation to be granted by the Municipality.

p. 156, lines 4-8 – Vehicle Repair/Rebuilding, Outdoor, Hobby

Add these restrictions:

- A maximum of three vehicles may be stored outdoors on a single lot at any given time. This maximum limit includes any vehicles that are hobby vehicles combined with any vehicles that are being commercially repaired (operable or inoperable).
- Parking of such vehicles is prohibited in any setback area.
- There should be a requirement to minimally screen vehicles which could include natural vegetation as a screening material.

At 21.05.070.D.21 (p.289, lines 8-21), add mention of the relaxed standards for the vehicle repair/rebuilding hobby use for RL-1 zoning plus add a reference back to RL-1 zoning's district-specific accessory uses (currently located 21.04.060.B.2.b., p. 155, line 5).

p. 156, lines 9-11 – Connex Trailers

Add these restrictions:

- The number of Connex trailers per lot shall be limited to one-each 40 foot long Connex trailer or to two-each twenty-foot long Connex trailers.
- Locate the Connex trailer(s) to the side or rear of the lot.
- Locate the Connex trailer at least ten feet away from any other structure.
- Parking of Connex trailers is prohibited in any setback area.
- There should be a requirement to minimally screen the Connex trailer(s) which could include natural vegetation as a screening material.

At 21.05.070.E.1 (p.289, lines 23-28), add mention of the relaxed standards for the use of Connex trailers for RL-1 zoning plus add a reference back to RL-1 zoning's district-specific accessory uses (currently located 21.04.060.B.2.b., p. 155, line 5).

p. 156, lines 12-16 – Outdoor Storage of Inoperative Vehicle

Delete this provision.

p. 156, lines 17-20 - Commercial Automotive Repair

What is the definition of “Commercial Automotive Repair”? Does the definition of “Commercial Automotive Repair” refer to the definition of “Commercial Motor Vehicle Repair” given on page 290, lines 7-10? If the definition of “Commercial Automotive Repair” refers to “Vehicle Service and Repair, Major” or “Vehicle Service and Repair, Minor” on page 245, then p. 156, lines 17-20, should be deleted as a accessory use for RL-1.

Assuming that a future draft definition of “Commercial Automotive Repair” is acceptable, add the following restrictions:

- A maximum of three vehicles may be stored outdoors on a single lot at any given time. This maximum limit includes any vehicles that are hobby vehicles combined with any vehicles that are being commercially repaired (operable or inoperable).
- Parking of such vehicles is prohibited in any setback area.
- There should be a requirement to minimally screen vehicles which could include natural vegetation as a screening material.
- Determine a calculation and maximum limit for a reasonable number of commercial automotive repair shops to serve a population or area (as is done for alcohol licenses). Determining this limit must include all types of zoning where commercial automotive repair is being done as a by-right use as well as by accessory use.

At 21.05.070.E.5 (p.290, lines 7-10), add mention of the relaxed standards for the commercial automotive repair use for RL-1 zoning plus add a reference back to RL-1 zoning’s district-specific accessory uses (currently located 21.04.060.B.2.b., p. 155, line 5).

p. 156, lines 21-22 – Parking of Business Vehicles, Outdoor

It is not defined if “business vehicles” refers to a home occupation or to other business vehicles. Were both situations being addressed here?

Add this restriction: A maximum of two operable business vehicles may be parked outdoors on a single lot at any given time. This limit includes business vehicles associated or not associated with home occupations.

At 21.05.070.E.6 (p.290, lines 11-21), add mention of the relaxed standards for parking business vehicles outdoors for RL-1 zoning plus add a reference back to RL-1 zoning’s district-specific accessory uses (currently located 21.04.060.B.2.b., p. 155, line 5).

CHAPTER 21.05: USE REGULATIONS (RL-1)

21.05.010 Tables of Allowed Uses through

21.05.060 Industrial Uses: Definitions and Use-Specific Standards

The following comments are specific to the RL-1 zoning district and are made to suggest changes to the information that was presented in Title 21 Public Review Draft #2. If no comment on a particular use is included therein, then we are suggesting that no changes be made from the information that was presented in Draft #2, at this time.

- p. 183-185 – *Table 21.05-1: Table of Allowed Uses – Residential Districts* plus applicable use definitions:

The following uses should be PERMITTED:

- Community or police substation
- Fire station
- Cottage Crafts

Add requirements for an affirmative vote of the majority of the neighbors and a one-time permit tied to the cottage craft to be granted by the Municipality.

The following uses should be CONDITIONAL (with a public hearing in front of PZC):

- Dwelling, mobile home
- Residential care (8 or fewer residents)
24-hour residential care facilities use much more water and produce more wastewater than typical dwellings and this could damage on-site wastewater systems. Also with residential care, there is an increased chance of hazardous waste being disposed into on-site wastewater systems and contaminating groundwater. Add a requirement to properly dispose of chemicals in order to protect groundwater quality.
Add a requirement to have MOA- or State-approved on-site wells and on-site wastewater disposal systems, including Class C Water Systems and two-family dwellings (duplexes), for the proposed use. The requirement may include on-going water quality monitoring and annual verification of wastewater disposal system capacity. If no such regulatory oversight exists for a particular case, then this use should not be permitted.
- Residential care (9 or more residents)
See requirements for Residential care (8 or fewer residents).

Add REQUIREMENTS to the following uses:

- Add the following requirements:
 - ✓ Must obtain MOA- or State-approval of on-site wells and on-site wastewater disposal systems including Class C Water Systems. If no such regulatory oversight exists for a particular case, then the use should not be permitted.
 - ✓ Perform on-going water quality monitoring on a case by case basis as required.
 - ✓ Perform an annual inspection of septic capacity on a case by case basis as required.

To the following uses:

- ✓ Dwelling, two-family
- ✓ Adult care (9 to 15 persons)
- ✓ Adult care (16 or more persons)
- ✓ Child care facility (9 or more children)
- ✓ Elementary school
- ✓ High school or middle school

- Religious assembly - Add the following dimensional standard: The combined footprint of all structures located on a single lot shall not exceed a total of 20,000 sq ft.

21.05.070 Accessory Uses and Structures (RL-1)

p. 272-273 – *Table 21.05-4: Table of Accessory Uses – Residential Districts* plus applicable use definitions

The following accessory uses are not listed in the table of accessory uses for RL-1 zoning:

- Use of an Intermodal Shipping Container (Connex Trailer)
- Commercial Automotive Repair
- Parking of Business Vehicles, Outdoor

Add REQUIREMENTS to the following accessory uses:

- Must obtain MOA- or State-approval of on-site wells and on-site wastewater disposal systems including Class C Water Systems. If no such regulatory oversight exists for a particular case, then the use should not be permitted.
- Perform on-going water quality monitoring on a case by case basis as required.
- Perform an annual inspection of septic capacity on a case by case basis as required.

To the following uses:

- Accessory dwelling unit (ADU)
- Adult care (up to 8 clients)
- Bed and breakfast (up to 3 guestrooms)
- Bed and breakfast (4 or 5 guestrooms)
- Child care (up to 8 children)
- Dormitory

RC: Rural Commercial District

CHAPTER 21.04: ZONING DISTRICTS (RC)

The RC zoning district has been created and represented by Planning to resolve commercial zoning concerns expressed by Chugiak-Eagle River residents. In the cover memo for Title 21 Public Review Draft #2, the cross-reference between existing and proposed zoning districts shows that RC zoning corresponds to existing B-4 zoning. As there is only a tiny bit of B-4 zoning in Chugiak-Eagle River, we are concerned about the limited purpose of RC or its possible effectiveness here (For current Chugiak-Eagle River zoning information, examine the zoning map that is displayable as a map layer on the Municipality's Planning and Zoning website.).

Another concern is how RC zoning might work against Chugiak-Eagle River's future development plans. On page 156, lines 32-33, Draft #2 describes "development in this (RC) district will be where commercial goods and services are generally focused at intersections or in a linear manner along roadsides." Please, be aware that the Chugiak-Eagle River Comprehensive Plan discourages the expansion of strip commercial development and encourages a more clustered pattern of commercial activity.

If it is Planning's unstated intention that RC zoning has been designed to be the only commercial zoning district available for Chugiak and Birchwood, we must say that RC, as currently defined, would not be applicable to all commercial areas here. The RC zoning district requirements are entirely too lax to apply to all commercial activity in Chugiak and Birchwood. The Chugiak Community Council has previously described RC zoning as "hillbilly zoning".

We feel that RC zoning, even with the suggested changes detailed below, should be very narrowly and judiciously applied in Chugiak-Eagle River, given: the confusion over where Planning has stated that RC zoning should apply; a purposely-designed lack of regulatory control; and the Chugiak and Birchwood Community Councils' desire to keep our community from turning into a big junkyard. Hopefully, it is Planning's intention that other types of commercial zoning could apply here as well, although this raises additional concerns about improvement areas (See further discussion below on Draft #2's proposed required subdivision improvements for commercial zoning.).

p. 156, line 36 – District-Specific Standards

In 21.07, add individual mentions of the relaxed standards for RC zoning plus add references back to RC zoning's district-specific standards (currently located 21.04.060.C.2, p. 156, line 36).

p. 156, line 40

The landscaping requirements for RC zoning should be added to *Table 21.07-2 – Applicability of Site Perimeter Landscaping* on p. 351.

p. 157, line 10

Section 21.07.120 - *Large Commercial Establishments* should apply to RC zoning.

CHAPTER 21.05: USE REGULATIONS (RC)

21.05.010 Tables of Allowed Uses through 21.05.060 Industrial Uses: Definitions and Use-Specific Standards

The following comments are specific to the RC zoning district and are made to suggest changes to the information that was presented in Title 21 Public Review Draft #2. If no comment on a particular use is included therein, then we are suggesting that no changes be made from the information that was presented in Draft #2, at this time.

p. 186-197 – *Table 21.05-2: Table of Allowed Uses – Commercial, Industrial, Mixed-Use, and Other Districts* plus applicable use definitions:

Comments on DWELLINGS:

- “Dwelling, single-family detached”, “dwelling, two-family”, and “dwelling, mobile home” should not be permitted with the proposed minimum lot area of 40,000 sq ft.

If the minimum lot area of RC is increased to two acres, then “dwelling, single-family detached” and “dwelling, two-family” should be permitted uses.

If the minimum lot area remains 40,000 sq ft then “dwelling, single-family detached” and “dwelling, two-family” should be conditional uses.

In any case, “dwelling, mobile home” should be a conditional use.

- Any dwellings, including “dwelling, mixed-use”, must be associated with the commercial enterprise. If a dwelling is not associated with the commercial enterprise, then the dwelling should not be allowed.
- Add a requirement that, whether allowed or conditional, all dwellings must have MOA- or State-approved on-site wells and on-site wastewater disposal systems including Class C Water Systems and two-family dwellings (duplexes). If no such regulatory oversight exists for a particular case, then the dwelling should not be permitted.

The following use should be PERMITTED:

- Botanical gardens

The following uses should NOT BE PERMITTED:

- Correctional community residential center
- Crematorium
- Utility facility
- Nightclub, licensed
- Nightclub, unlicensed
- Bar
- Dry cleaning establishment
- Meat and seafood processing, storage, and sales
- General industrial service
- Governmental service
- Commercial food production
- Natural resource extraction, placer mining
- Self-storage facility
- Storage yard
- Warehouse
- Wholesale establishment
- Composting facility
- Incinerator or thermal desorption unit

The following uses should have an ADMINISTRATIVE SITE PLAN REVIEW (with a decision by Municipal Staff):

- Bus transit center
- Utility substation
- Movie theater
Add a requirement have MOA- or State-approved on-site wells and on-site wastewater disposal systems including Class C Water Systems. If no such regulatory oversight exists for a particular case, then this use should not be permitted.
- Theater company or dinner theater
See requirement for Movie theater.
- Broadcasting facility
- Funeral services
Add a requirement to properly dispose of chemicals in order to protect groundwater quality.
Add additional requirement to have MOA- or State-approved on-site wells and on-site wastewater disposal systems for the proposed use (including Class C Water Systems). If no such regulatory oversight exists for a particular case, then this use should not be permitted.
- Building materials store
- Fueling station
- Parking lot or structure (50+ spaces)
- Vehicle-large, sales and rental

The following use should be designated PERMITTED/MAJOR SITE PLAN REVIEW:

- Liquor store

The following use should be designated ADMINISTRATIVE SITE PLAN REVIEW /MAJOR SITE PLAN REVIEW:

- Kennel, commercial
- Paddock or stable, commercial

The following uses should have a MAJOR SITE PLAN REVIEW (with a public hearing in front of UDC):

- Cemetery or mausoleum

The following uses should be CONDITIONAL (with a public hearing in front of PZC):

- Dwelling, mobile home
- Residential care (8 or fewer residents)
For reasons stated above in the RL-1 section, add a requirement to properly dispose of chemicals in order to protect groundwater quality.
Add a requirement to have MOA- or State-approved on-site wells and on-site wastewater disposal systems, including Class C Water Systems and two-family dwellings (duplexes), for the proposed use. The requirement may include on-going water quality monitoring and annual verification of wastewater disposal system capacity. If no such regulatory oversight exists for a particular case, then this use should not be permitted.
- Residential care (9 or more residents)
See requirements for Residential care (8 or fewer residents).
- Roominghouse
See requirements for Residential care (8 or fewer residents).
- Community center
Add a requirement to have MOA- or State-approved on-site wells and on-site wastewater disposal systems, including Class C Water Systems, for the proposed use. The requirement may include on-going water quality monitoring and annual verification of wastewater disposal system capacity. If no such regulatory oversight exists for a particular case, then this use should not be permitted.
- Health care facility or nursing facility (1-16 patients)
See requirements for residential care (8 or fewer residents)
- Health care facility or nursing facility (17+ patients)
See requirements for residential care (8 or fewer residents)
- Type 2 tower
- Type 3 tower
- Aircraft and marine vessel sales
- Heavy equipment sales and rental
Add a requirement to properly dispose of chemicals in order to protect groundwater quality.

Add a requirement to have MOA- or State-approved on-site wells and on-site wastewater disposal systems, including Class C Water Systems, for the proposed use. The requirement may include on-going water quality monitoring and annual verification of wastewater disposal system capacity. If no such regulatory oversight exists for a particular case, then this use should not be permitted.

Add requirements to protect the surrounding neighborhood (traffic, noise, vibration, buffering, odors, exterior lighting, etc.)

- Vehicle service and repair, major
See requirements for Heavy equipment sales and rental.
- Vehicle service and repair, minor - See requirements for Heavy equipment sales and rental.
- Extended-stay lodgings - See requirement for Community center.
- Hostel - See requirement for Community center.
- Hotel - See requirement for Community center.
- Motel - See requirement for Community center.
- Manufacturing, light
See requirements for Heavy equipment sales and rental.
- Add a requirement to limit the number of visible large trucks to a maximum of three.
- Snow disposal site

Add REQUIREMENTS to the following uses:

- Add the following requirements:
 - ✓ Must obtain MOA- or State-approval on-site wells and on-site wastewater disposal systems including Class C Water Systems and two-family dwellings (duplexes). If no such regulatory oversight exists for a particular case, then the use should not be permitted.
 - ✓ Perform on-going water quality monitoring on a case by case basis as required.
 - ✓ Perform an annual inspection of septic capacity on a case by case basis as required.
- To the following uses:
 - ✓ Child care facility (9 or more children)
 - ✓ Boarding school
 - ✓ Elementary school
 - ✓ High school or middle school
 - ✓ Vocational or trade school
 - ✓ Club/lodge/meeting hall
 - ✓ Amusement establishment
 - ✓ Fitness and recreational sports center
 - ✓ Restaurant
- Religious assembly - Add the following dimensional standard: The combined footprint of all structures located on a single lot shall not exceed a total of 20,000 sq ft.

21.05.070 Accessory Uses and Structures (RC)

p. 274-275 – *Table 21.05-5: Table of Accessory Uses – Commercial, Industrial, Mixed-Use, and Other Districts* plus applicable use definitions

The following accessory use should be PERMITTED:

- Farm, hobby

The following accessory uses should have an ADMINISTRATIVE SITE PLAN REVIEW (with a decision by Municipal Staff):

- Bed and breakfast (4 or 5 guestrooms)
Add a requirement to have MOA- or State-approved on-site wells and on-site wastewater disposal systems, including Class C Water Systems and two-family dwellings (duplexes), for the proposed use. The requirement may include on-going water quality monitoring and annual verification of wastewater disposal system capacity. If no such regulatory oversight exists for a particular case, then this use should not be permitted.
- Paddock or stable, commercial

The following accessory use should be CONDITIONAL (with a public hearing in front of PZC):

- Residential care (up to 8 clients)
Add a requirement to properly dispose of chemicals in order to protect groundwater quality.
Add a requirement to have MOA- or State-approved on-site wells and on-site wastewater disposal systems, including Class C Water Systems and two-family dwellings (duplexes), for the proposed use. The requirement may include on-going water quality monitoring and annual verification of wastewater disposal system capacity. If no such regulatory oversight exists for a particular case, then this use should not be permitted.

Add REQUIREMENTS to the following accessory uses:

- Add the following requirements:
 - ✓ Must obtain MOA- or State-approval of on-site wells and on-site wastewater disposal systems including Class C Water Systems. If no such regulatory oversight exists for a particular case, then the use should not be permitted.
 - ✓ Perform on-going water quality monitoring on a case by case basis as required.
 - ✓ Perform an annual inspection of septic capacity on a case by case basis as required.To the following uses:
 - ✓ Adult care (up to 8 clients)
 - ✓ Bed and breakfast (up to 3 guestrooms)
 - ✓ Child care (up to 8 children)

- Garage or carport, private residential
For reasons stated above in the RL-1 section, we recommend that that garage size on RC zoned-lots be limited by the dimensional standard of 50% maximum lot coverage as listed on page 302.
We further recommend that should individuals/groups desire stricter regulations on garage size, then these individuals/groups should develop, adopt, and enforce commercial covenants that state such.
- Home occupation
The same relaxed home occupation standards we described for the RL-1 zoning above should also apply to the RC zoning district.

21.07.080 Development and Design Standards (RC)

- p. 351-352 - *Table 21.07-2: Applicability of Site Perimeter Landscaping*
No mention of RC zoning is listed in this table.

21.08.050 Improvements (RC)

- p. 432 - *Table 21.08-2: Improvement Areas Defined* and *Table 21.08-3: Required Improvements by Improvement Area:*

In Chugiak, there is a lot of rural commercial property that lacks curbs and gutters, sidewalks, street lighting, public water supply, and public sewer. This commercial property is generally zoned B-3 or B-3 SL#. To a lesser degree, this type of commercial property also exists in Birchwood. As Chugiak and Birchwood Community Councils' representatives on the current Chugiak-Eagle River Comprehensive Plan Update Project, we know that there is no plan to install public sewer utilities in most of these areas in the foreseeable future.

Note: There are plans by AWWU to install a sewer line from Chugiak High School eastward along South Birchwood Loop and then southward to Eagle River on the Old Glenn Highway. There are some B-3 zoned properties along this corridor; however, it is not part of this project to connect any individual properties to the planned AWWU sewer line.

As RC zoning district is the only commercial zoning district identified as a Class B improvement area, we have to assume that Planning intends that the RC zoning district shall apply to all of our rural commercial property. If this is not the case, we need clarification on which other commercial zoning districts might apply to us as well as confirmation that these other commercial zoning districts would be identified as Class B improvement areas.

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