ARTICLE 2 – ZONING REGULATIONS 2

Chapter 2.1 – Establishment of Zoning Districts **3**
2.1.010 Purpose and Classification of Zoning Districts 3
2.1.020 Classification of Base Zoning Districts 3
2.1.030 Determination of Zoning District Boundaries 5

Chapter 2.2 – Zoning District Regulations **6**
2.2.010 Purpose 6
2.2.020 Applicability 6
2.2.030 Allowed Uses 6
2.2.040 Lot and Development Standards 16
2.2.050 Setback Yards Exceptions 21
2.2.060 Lot Coverage 22
2.2.070 Height Measurement and Exceptions 22

Chapter 2.3 – Special Use Standards **24**
2.3.010 Purpose 24
2.3.020 Applicability 24
2.3.030 Review Process 25
2.3.040 Artisanal and Light Manufacture Uses 25
2.3.050 Drive-Through Service 25
[*2.3.060 Reserved*] 26
2.3.070 Zero Lot Line Townhomes (Attached Single-Family Dwellings) 26
2.3.080 Multifamily Development 26
2.3.090 Dwellings in Main Street District Overlay 28
2.3.100 Child Care Home, Child Care Group Homes, and Child Care Centers 28
2.3.120 Home Occupations 29
2.3.130 Manufactured Home Dwelling on a Single-Family Lot 32
2.3.140 Mobile Home and Manufactured Home Dwelling Parks 34
2.3.150 Mobile Homes, Residential Trailers, and Recreational Vehicles Used as Dwellings 36
2.3.160 Tiny House Dwellings 37
2.3.170 Detached Accessory Dwellings. 39
2.3.180 Bed and Breakfast Inns 41
[2.3.190 RESERVED - Cottage Housing] 41
2.3.200 Caretaker Dwelling 41
[2.3.210 RESERVED - Parks and Open Spaces] 42
2.3.220 Temporary Dwelling during Construction 42
2.3.230 Vacation Rentals 43
2.3.240 Accessory Structures in Residential Districts 44
2.3.250 Food Production 45

Chapter 2.4 – Overlay Zones **47**
2.4.010 Purpose 47
2.4.020 Applicability 47
2.4.030 Floodplain Management Overlay 47
2.4.040 Historic District Overlay 47
2.4.050 Main Street District Overlay 50

ARTICLE 2 – ZONING REGULATIONS

Chapters:

2.1 Establishment of Zoning Districts
2.2 Zoning District Regulations
2.3 Special Use Standards
2.4 Overlay Zones

Chapter 2.1 – Establishment of Zoning Districts

Sections:

2.1.010 Purpose and Classification of Zoning Districts
2.1.020 Classification of Base Zoning Districts
2.1.030 Determination of Zoning District Boundaries

2.1.010 Purpose and Classification of Zoning Districts

Chapter 2.1 establishes base zoning districts, consistent with the Petersburg Borough Comprehensive Plan. Land (parcel, lot, tract, and right-of-way) to be zoned shall be designated with a base zoning district or "zone," and may also be designated with one or more Overlay Zones. The use of land is limited to the uses allowed by the applicable zone(s) and any applicable Special Use Standards (Chapter 2.3).

2.1.020 Classification of Base Zoning Districts

Zoning designations are as depicted on the Petersburg Borough Zoning Map. The Borough Clerk maintains official copies of the Zoning Map and Comprehensive Plan. Where a conflict between documents arises, the Comprehensive Plan shall govern.

A. Waterfront Districts.

1. The **Waterfront Industrial (WI)** recognizes the intrinsic value of waterfront property, particularly for industrial/employment uses in our community. The waterfront industrial district permits water-dependent industrial and some commercial uses. The use should be dependent on its waterfront location, such as seafood processing, marine based industrial manufacturing, repair, or fabrication, and port and harbor uses. See also, Chapter 2.2, Zoning District Regulations and Chapter 2.3, Special Use Standards.

B. Residential Districts (RR, RL, RM, RH). Residential zoning districts are intended to accommodate a mix of residential uses at planned densities, consistent with the diverse housing needs of the borough; promote the orderly development and improvement of neighborhoods; facilitate compatibility between dissimilar land uses; allow residences in proximity, and with direct connections, to schools, parks, and community services; and to ensure efficient use of land and public facilities. The following summarizes the purpose of each residential district. See also, Chapter 2.2, Zoning District Regulations and Chapter 2.3, Special Use Standards.

1. The **Rural Residential (RR)** district permits residential uses at densities of 1 dwelling unit per gross acre. Permitted residential uses consist primarily of detached single-family housing, and parks and playgrounds. The minimum lot size for rural residential is larger to accommodate need for onsite utilities. The RR classification may be changed to a higher density upon provision of services.

2. The **Residential Low Density (RL)** district permits residential uses at densities between 1 and 4 dwelling units per gross acre. Permitted residential uses consist primarily of detached housing (i.e. single-family and duplex), and parks and playgrounds, The RL district also allows, subject to Special Use Standards, accessory structures, accessory dwelling units, and home occupations.

3. The **Residential Medium Density (RM)** district permits residential uses at densities between 5 and 8 dwelling units per gross acre. Permitted residential uses consist of detached housing (i.e. single-family and duplex), and parks and playgrounds. The RM district also allows, subject to Special Use Standards, accessory structures, accessory dwelling units, and home occupations.

4. The **Residential High Density (RH)** district permits residential uses at densities between 9 and 25 dwelling units per gross acre. Permitted residential uses consist of detached housing (i.e. single-family and duplex, manufactured home, mobile home and manufactured home park), and attached housing (i.e. townhouse and multifamily), and parks and playgrounds. The RH district also allows, subject to Special Use Standards, accessory structures, accessory dwelling units, and home occupations.

C. Commercial Districts (DC, GC). Commercial zoning districts accommodate a mix of commercial services, retail, and civic uses, with existing residences permitted to continue. Two commercial zoning districts, one for Downtown Commercial and one for General Commercial areas, provide for the full range of commercial land uses within the borough. The zoning district regulations are intended to promote the orderly development and improvement of walkable commercial areas; facilitate compatibility between dissimilar land uses; provide employment opportunities in proximity, and with direct connections, to housing; and to ensure efficient use of land and public facilities. The two commercial districts allow many of the same uses, except that different development and design standards apply to specific types of development based on the physical context and pedestrian-orientation of each district. See also, Chapter 2.2, Zoning District Regulations and Chapter 2.3, Special Use Standards.

D. Industrial Districts (LI, GI). Industrial zoning districts accommodate a mix of intensive and less intensive uses engaged in manufacturing, processing, warehousing, distribution, services and similar activities. Two industrial zoning districts, one for Light Industry and one for General Industry, provide for the full range of planned industrial land uses within the borough. Both districts are intended to provide for efficient use of land and public services, provide a high quality environment for business, offer a range of parcel sizes and locations for industrial site selection, avoid encroachment by incompatible uses, provide transportation options for employees and customers, and facilitate compatibility between dissimilar uses. The General Industry district additionally provides suitable locations for intensive industrial uses, such as those with processing, manufacturing, assembly, packaging, distribution, or other activities. See also, Chapter 2.2, Zoning District Regulations and Chapter 2.3, Special Use Standards.

E. Public Facilities and Parks, and Open Space Districts (PF, OS). See also, Chapter 2.2, Zoning District Regulations and Chapter 2.3, Special Use Standards.

1. The **Public Facilities (PF)** district provides a zoning option for public and semi-public uses, including but not limited to parks, recreation areas, schools, government offices, fire stations, police stations, libraries, public works yards, reservoirs, and other public facilities.

2. The **Open Space (OS)** district provides for the use, protection, preservation, conservation, and enhancement of natural areas, and areas similar to nature areas, in a manner that meets community needs for a wide range of passive or active recreational uses.

F. Development Reserve (DR). The **Development Reserve** district provides a zoning reserve option for primarily public lands with limited access and limited near-term development pressure. Decisions on future uses will respond to market opportunities, community needs, and environmental considerations. No development may occur until the subject land is otherwise designated within a zoning district set out in Subsections A through E above and the zoning map is amended, and no use commenced subsequent to the date of adoption of this Code and during such time as the property in question shall be unrestricted shall create any grandfather right or other right to continue such use if inconsistent with any subsequently enacted zoning regulation. Zoning amendments are a Type IV legislative decision (Section 4.1.050). See also, Chapter 2.2 Zoning District Regulations.

2.1.030 Determination of Zoning District Boundaries

Where due to the scale, lack of scale, lack of detail, or illegibility of the Zoning Map, or due to any other reason, there is uncertainty, contradiction, or conflict as to the intended location of a zoning district boundary, using a Type II procedure (Section 4.1.030), the Planning Official or, upon referral, the Planning Commission, shall determine the boundary in accordance with the following:

A. Right-of-way. Boundaries that approximately follow the centerlines of a street, highway, alley, bridge, or other right-of-way shall be construed to follow such centerlines. Whenever any public right-of-way is lawfully vacated, the lands formerly within the vacated right-of-way shall automatically be subject to the same zoning district designation that is applicable to lands abutting the vacated areas. In cases where the right-of-way formerly served as a zoning district boundary, the vacated lands within the former right-of-way shall be allocated proportionately to the abutting zoning districts.

B. Parcel, lot, tract. Boundaries indicated as approximately following the boundaries of a parcel, lot, or tract shall be construed as following such boundaries.

C. Jurisdiction boundary. Boundaries indicated as approximately following a borough boundary, or service area boundary, shall be construed as following said boundary.

D. Dividing parcel, lot or tract. Boundaries dividing a parcel, lot, or tract shall be avoided; if existing, it shall be determined by the use of the scale appearing on such map, unless otherwise determined by dimensions based on a plat or survey map.

Chapter 2.2 – Zoning District Regulations

Sections:

2.2.010 Purpose
2.2.020 Applicability
2.2.030 Allowed Uses
2.2.040 Lot and Development Standards
2.2.050 Setback Yards Exceptions
2.2.060 Lot Coverage
2.2.070 Height Measurement and Exceptions

2.2.010 Purpose

Chapter 2.2 regulates allowed land uses ("uses") and sets forth lot and development standards, including minimum dimensions, area, density, coverage, structure height, and other provisions that control the intensity, scale, and location of development. The regulations of this Chapter are intended to implement the Petersburg Borough Comprehensive Plan and the purposes of this Code, per Section 1.2.020.

2.2.020 Applicability

All real property that has been designated within a zoning district is subject to the zoning regulations of Chapter 2.2. Certain types of land uses are also subject to the Special Use Standards in Chapter 2.3. In addition, some properties are subject to both the general ("base zone") regulations of Chapter 2.2 and the Overlay Zone regulations of Chapter 2.4. Unless specifically prohibited, the decision-making authority may approve a Variance from these lot and development regulations, pursuant to Chapter 4.4 Variance and any additional criteria set out herein, however a Variance is not permitted to be made to allow a use which is prohibited, or otherwise not allowed, within a zoning district. Property owners, realtors, project proponents, and others are advised to verify the regulations that apply to a particular property before beginning a new project, purchasing real estate, or marketing a property for sale.

2.2.030 Allowed Uses

A. Uses Allowed in Base Zones. Allowed uses include those that are permitted, those that are permitted subject to Special Use Standards, and those that are allowed subject to approval of a Conditional Use Permit, as identified by Table 2.2.030. Allowed uses fall into four general categories: Residential, Public and Institutional, Commercial, and Industrial and Related. Where Table 2.2.030 does not list a specific use, and Article 5 Definitions does not identify the use or include it as an example of an allowed use, the borough may find that use is allowed, or is not allowed, following the procedures of Section 1.5.010 Similar Use Authorization. Uses not listed in Table 2.2.030 and not found to be similar to an allowed use are prohibited.

B. Permitted Uses and Uses Permitted Subject to Special Use Standards. Uses listed as "Permitted (P)" are allowed provided they conform to the Lot and Development Standards in Sections 2.2.040-.070 and any applicable requirements of Article 3. Uses listed as "Permitted Subject to Special Use Standards (S)" are allowed, provided they conform to the Chapter 2.3 Special Use Standards, the Lot and Development Standards in Sections 2.2.040-.070, and any applicable requirements of Article 3. Uses listed as "Not Allowed (N)" are prohibited.

C. Conditional Uses. Uses listed as "Conditional Use Permit Required (CU)" are allowed subject to the requirements of Chapter 4.3 Conditional Use Permits.

D. Uses Regulated by Overlay Zones. Notwithstanding the provisions of Chapter 2.2, additional standards may apply to uses within Overlay Zones. In addition, an Overlay Zone may allow exceptions to some standards of the underlying zone. See Chapter 2.4.

E. Master Planned Developments. Uses that are not otherwise allowed by the underlying zone may be permitted through the Master Planned Development procedure under Chapter 4.7.

F. Accessory Uses. Uses as defined in Section 5.1.030, and identified as "Permitted (P)" in a zoning district, are permitted as accessory uses within that district, subject to the Special Use Standards of 2.3, the Lot and Development Standards in Sections 2.2.040-.070 and any applicable requirements of Article 3.

G. Mixed-Use. Uses allowed individually are also allowed in combination with one another, in the same structure, or on the same site, provided all applicable development standards and Building Code requirements are met for both uses.

H. Disclaimer. Property owners, users and developers are responsible for verifying whether a specific use is allowed on a particular site. Submittal of an application for review and approval by the Borough Planning Official, using a Type I procedure, is required in order to determine whether a use is allowed on a given site, and whether further land use review and approvals are required.

Uses	Residential Zones				Commercial Zones and Employment Zones					Public Use		Special Use Standards
	RR	RL	RM	RH	DC	GC	LI	GI	WI	PF	OS	
A. Residential Uses[1]												
Single-Family Dwelling, Non-Attached	P	P	P	P	S	P	P	N	N	N	N	Sec 2.3.090
Single-Family Dwelling, Attached (Zero Lot Line Townhome)	N	N	N	P	S	P	N	N	N	N	N	Sec. 2.3.090
Detached Accessory Dwelling	S	S	S	S	S	S	S	N	N	N	N	Sec 2.3.170
[Cottage Housing Cluster] - RESERVED	-	-	-	-	-	-	-	-	-	-	-	
Duplex Dwelling	P	P	P	P	S	P	P	N	N	N	N	Sec. 2.3.090
Manufactured Home Dwelling	P	S	S	P	N	S	P	N	N	N	N	Sec 2.3.090; Sec 2.3.130
Mobile Home and Residential Trailer Dwellings	N	N	N	S	N	N	N	N	N	N	N	Sec. 2.3.150
Manufactured Home Park	N	N	N	S+CU	N	S+CU	S+CU	N	N	N	N	Sec 2.3.140
Multifamily Dwelling (including Condominiums)	N	N	N	S	S	S	N	N	N	N	N	Sec 2.3.080; 2.3.090
Child Care Home	S	S	S	S	S	S	N	N	N	N	N	Sec 2.3.100
Home Occupation	S	S	S	S	P	P	P	P	P	N	N	Sec 2.3.120
Caretaker Dwelling	N	N	N	N	N	N	N	S	S	N	N	Sec 2.3.200
Temporary Dwelling During Construction	S	S	S	S	S	S	S	N	N	N	N	Sec 2.3.220
Group Living, Room and Board Facilities	N	N	N	CU	CU	CU	CU	N	N	CU	N	
Group Living, Worker Housing	N	N	N	N	CU	CU	CU	CU	CU	N	N	
Tiny House Dwelling	S	S	S	S	S	S	S	N	N	N	N	Sec 2.3.160

[1]KEY: P = Permitted Use; S = Permitted with Special Use Standards; CU = Conditional Use Permit Required; N = Not Allowed.
Zoning District Abbreviations: RR=Rural Residential; RL=Residential Low Density; RM=Residential Medium Density; RH=Residential High Density; DC=Downtown Commercial; GC=General Commercial; LI=Light Industry; GI=General Industry; WI=Waterfront Industrial; PF=Public Facilities; OS=Open Space

Uses	Residential Zones				Commercial Zones and Employment Zones					Public Use		Special Use Standards
	RR	RL	RM	RH	DC	GC	LI	GI	WI	PF	OS	
B. Public and Institutional Uses[2]												
Automobile Parking, Public Off-street Parking	N	N	N	N	N	CU	CU	CU	N	CU	N	
Cemetery	N	N	N	N	N	N	N	N	N	CU	CU	
Child Care Center or Child Care Group Home	N	CU	CU	CU	CU	CU	CU	N	N	N	N	Sec 2.3.100
Club Lodge, Fraternal Organization	N	N	N	N	P	P	P	N	N	N	N	
Community Service; includes Governmental Offices	N	N	P	P	P	P	CU	N	N	P	N	
Clinic, Outpatient Only	N	N	CU	CU	P	P	CU	N	N	P	N	
Emergency Services; includes Police, Fire, Ambulance	CU	CU	CU	CU	CU	CU	CU	CU	N	CU	N	
Long-Term Care Facility	N	N	N	CU	CU	CU	CU	N	N	CU	N	
Hospital, including Acute Care Center	N	N	N	CU	CU	CU	CU	N	N	CU	N	
Non-Profit Member Organization Offices	N	N	CU	CU	P	P	CU	P	N	N	N	
Parks and Open Space, including Playgrounds, Trails, Nature Preserves, and similar uses	P	P	P	P	P	N	N	N	N	P	P	
Prison	N	N	N	N	N	N	N	CU	N	CU	N	
Public Works Utilities Storage Yards; includes Vehicle and Equipment Storage, Maintenance, and Repair	N	N	N	N	N	CU	CU	P	N	P	N	

[2]KEY: P = Permitted Use; S = Permitted with Special Use Standards; CU = Conditional Use Permit Required; N = Not Allowed.
Zoning District Abbreviations: RR=Rural Residential; RL=Residential Low Density; RM=Residential Medium Density; RH=Residential High Density; DC=Downtown Commercial; GC=General Commercial; LI=Light Industry; GI=General Industry; WI=Waterfront Industrial; PF=Public Facilities; OS=Open Space

Uses	Residential Zones				Commercial Zones and Employment Zones					Public Use		Special Use Standards
	RR	RL	RM	RH	DC	GC	LI	GI	WI	PF	OS	
B. Public and Institutional Uses[3]*(continued)*												
Religious Institutions and Houses of Worship	CU	CU	CU	CU	CU	CU	N	N	N	CU	N	
School, – All Schools, private/public	CU	CU	CU	CU	CU	CU	N	N	N	CU	N	
Solid Waste Disposal or Recycling, except as accessory to permitted use.	N	N	N	N	N	N	N	N	N	CU	N	
Utility Structures and Facilities, borough Planned Projects; i.e., utilities identified by an adopted borough master plan or development review approval.	CU	CU	CU	CU	CU	P	P	P	N	P	CU	
Utility Structures and Facilities, Regional Projects; project is not part of an adopted borough master plan or development review approval	CU	CU	CU	CU	CU	P	P	P	N	P	CU	
Commercial Communication Facilities	N	N	N	N	CU	P	P	P	N	N	CU	
Noncommercial Communication Facilities	N	CU	CU	CU	CU	P	P	P	N	CU	CU	
[Wireless Communication Facilities – RESERVED]												

[3]**KEY: P = Permitted Use; S = Permitted with Special Use Standards; CU = Conditional Use Permit Required; N = Not Allowed.**
Zoning District Abbreviations: RR=Rural Residential; RL=Residential Low Density; RM=Residential Medium Density; RH=Residential High Density; DC=Downtown Commercial; GC=General Commercial; LI=Light Industry; GI=General Industry; WI=Waterfront Industrial; PF=Public Facilities; OS=Open Space

Uses	Residential Zones				Commercial Zones and Employment Zones					Public Use		Special Use Standards
	RR	RL	RM	RH	DC	GC	LI	GI	WI	PF	OS	
C. Commercial Uses[4]												
Amusement, Entertainment, and Commercial Recreation; includes theaters, bowling alleys, miniature golf, concert venues, arcades, similar uses	N	N	N	N	P	P	P	CU	N	CU	N	
Artisanal and Light Manufacture Uses in Commercial zones – includes craftsman studios; and uses providing instruction and/or retail sales related to painting, sculpting, photography, picture framing, knitting, sewing, literature, theater, music, specialty foods or catering, or similar uses.	N	N	N	N	S or CU +S	S or CU + S	P	P	P	N	N	Sec 2.3.040;
Automobile Parking, Commercial Parking	N	N	N	CU	CU	P	P	P	N	P	N	
Vehicle Repair and Service, includes fueling station, car wash, tire sales and repair or replacement, painting, and other repair for automobiles, motorcycles, aircraft, boats, RVs, trucks, etc.	N	N	N	N	CU+S	S	P	P	P	N	N	Sec 2.3.050
Vehicle Sales and Rental; includes motorcycles, boats, recreational vehicles, and trucks	N	N	N	N	CU+S	S	P	P	P	N	N	
Bed and Breakfast Inn	S or CU+S	S or CU+S	S or CU+S	S or CU+S	S	S	S	N	N	N	N	Sec 2.3.180
Commercial Retail Sales and Services	N	N	N	N	P	P	P	P	P	N	N	

[4]KEY: P = Permitted Use; S = Permitted with Special Use Standards; CU = Conditional Use Permit Required; N = Not Allowed.
Zoning District Abbreviations: RR=Rural Residential; RL=Residential Low Density; RM=Residential Medium Density; RH=Residential High Density; DC=Downtown Commercial; GC=General Commercial; LI=Light Industry; GI=General Industry; WI=Waterfront Industrial; PF=Public Facilities; OS=Open Space

Uses	Residential Zones				Commercial Zones and Employment Zones					Public Use		Special Use Standards
	RR	RL	RM	RH	DC	GC	LI	GI	WI	PF	OS	
C. Commercial Uses*(continued)*[5]												
Data Center or Server Farm	N	N	N	N	CU	P	P	P	N	N	N	
Customer Call Center	N	N	N	N	CU	P	P	N	N	N	N	
Drive-Through Service	N	N	N	N	CU+S	S	S	S	S	S	S	Sec 2.3.050
Golf Course or driving range	N	N	N	N	N	CU	CU	CU	N	CU	CU	
Hotels, Motels, lodges and Similar Overnight Accommodations	N	N	N	N	P	P	N	N	N	N	N	
Kennel (See also, "Veterinary Clinic")	N	N	N	N	N	CU	P	P	N	CU	N	
Lumber Yard and Similar Sales of Building or Contracting Supplies, or Heavy Equipment	N	N	N	N	N	CU	P	P	P	N	N	
Marijuana Retail Sales	N	N	N	N	P	P	P	P	N	N	N	
Medical Clinic, Outpatient	N	N	N	N	P	P	P	N	N	CU	N	
Offices	N	N	N	N	P	P	P	P	N	P	N	
Recreational Vehicle Park	N	N	N	N	N	P	P	N	N	CU	N	See PMC Ch. 17.24
Mini-Storage, Self-Serve Storage	N	N	N	N	N	P	P	P	N	N	N	
Vacation Rentals	S or CU+S	S or CU+S	S or CU+S	S or CU+S	S	S	S	N	N	N	N	Sec 2.3.230
Veterinary Clinic	N	N	N	N	CU	P	P	P	N	CU	N	

[5]**KEY: P = Permitted Use; S = Permitted with Special Use Standards; CU = Conditional Use Permit Required; N = Not Allowed.**
Zoning District Abbreviations: RR=Rural Residential; RL=Residential Low Density; RM=Residential Medium Density; RH=Residential High Density; DC=Downtown Commercial; GC=General Commercial; LI=Light Industry; GI=General Industry; WI=Waterfront Industrial; PF=Public Facilities; OS=Open Space

Uses	Residential Zones				Commercial Zones and Employment Zones					Public Use		Special Use
	RR	RL	RM	RH	DC	GC	LI	GI	WI	PF	OS	
D. Industrial and Related Uses[6]												
Agricultural Uses, including Food Production and Marijuana Cultivation	S + CU	N	N	N	S + CU	S	P	P	N	N	N	Sec 2.3.250
Beverage and Bottling Facility, except as allowed for Commercial Uses	N	N	N	N	N	CU	CU	P	P	N	N	
Bulk Storage of Flammable Liquids or Gases; Petroleum Products Storage and Distribution; Wood or Biomass Fuel Dealers	N	N	N	N	N	N	CU	P	P	N	N	
Cement, Glass, Clay, and Stone Products Manufacture; except as allowed for Artisanal and Light Manufacture Uses	N	N	N	N	N	N	N	P	P	N	N	
Chemical, Fertilizer, Insecticide, Paint Product Manufacture, or Similar Uses	N	N	N	N	N	N	N	P	P	N	N	
Concrete or Asphalt Batch Plants	N	N	N	N	N	N	N	P	P	N	N	
Data Center or Server Farm	N	N	N	N	CU	P	P	P	N	N	N	
Dwelling for a caretaker or watchman	N	N	N	N	N	N	N	S	S	N	N	Sec. 2.3.200
Finished Textile and Leather Products Manufacture; except as allowed for Artisanal and Light Manufacture Uses	N	N	N	N	N	N	CU	P	P	N	N	

[6]**KEY: P = Permitted Use; S = Permitted with Special Use Standards; CU = Conditional Use Permit Required; N = Not Allowed.**
Zoning District Abbreviations: RR=Rural Residential; RL=Residential Low Density; RM=Residential Medium Density; RH=Residential High Density; DC=Downtown Commercial; GC=General Commercial; LI=Light Industry; GI=General Industry; WI=Waterfront Industrial; PF=Public Facilities; OS=Open Space

Uses	Residential Zones				Commercial Zones and Employment Zones					Public Use		Special Use Standards
	RR	RL	RM	RH	DC	GC	LI	GI	WI	PF	OS	
D. Indus. and Related Uses[7]*(cont')*												
Food Processing, including Canning, Freezing, Drying and Similar Food Processing and Preserving; except as allowed for Artisanal and Light Manufacture Uses.	N	N	N	N	N	N	CU	P	P	N	N	
Freight Terminals, including Loading Docks, Storage, including storage of vehicles and boats, Warehousing, Wholesale Distribution, Cold Storage; except Self-service Storage or Mini-storage Warehouses	N	N	N	N	N	N	P	P	P	N	N	
Machine Shop, and Sales, Service and Repair of Machinery and Engines; except as allowed for Artisanal and Light Manufacture Uses	N	N	N	N	N	CU	CU	P	P	N	N	
Boat building, repairing, shipwrights, and related products manufacture	N	N	N	N	N	N	P	P	P	N	N	
Metal Manufacture, Welding; except as allowed for Artisanal and Light Manufacture Uses	N	N	N	N	N	CU	P	P	P	N	N	
Newspaper, Periodical, Publishing and Printing	N	N	N	N	P	P	P	P	P	N	N	
Rock Pit/Sand Pit/Borrow Pit Operation	CU	N	N	N	N	CU	P	P	P	CU	N	
Special Trade Contracting Facilities, such as Floor Laying, Masonry, Stone, Plumbing, Electrical, Metal Work, Roofing, Heating and Air Conditioning, Cabinet making, and Carpentry	N	N	N	N	N	CU	P	P	P	N	N	
Warehouse, Boathouse, Nethouse, Shop	S	S	S	S	S	P	P	P	P	N	N	2.3.240
Wood Products Manufacture, such as Sawmills, Paper and Allied Products, and Secondary Wood Products; except Artisanal and Light Manufacture Uses	N	N	N	N	N	N	CU	P	P	N	N	

[7]KEY: P = Permitted Use; S = Permitted with Special Use Standards; CU = Conditional Use Permit Required; N = Not Allowed.
Zoning District Abbreviations: RR=Rural Residential; RL=Residential Low Density; RM=Residential Medium Density; RH=Residential High Density; DC=Downtown Commercial; GC=General Commercial; LI=Light Industry; GI=General Industry; WI=Waterfront Industrial; PF=Public Facilities; OS=Open Space

Uses	Residential Zones				Commercial Zones and Employment Zones					Public Use		Special Use Standards
	RR	RL	RM	RH	DC	GC	LI	GI	WI	PF	OS	
Wrecking, Demolition, Junk Yards, Recycling Centers	N	N	N	N	N	N	CU	P	N	CU	N	

2.2.040 Lot and Development Standards

A. Development Standards. Section 2.2.040 provides the general lot and development standards for each of the borough's base zoning districts. The standards of Section 2.2.040 are organized into two tables: Table 2.2.040.D applies to Residential zones, and Table 2.2.040.E applies to non-residential zones. Any modifications to those standards required by application of special use or conditional use standards are set out in Chapters 2.3 and 4.3 respectively.

B. Design Standards. Borough standards for Access, Circulation, Site and Building Design, Parking, Fences and Screening, and Public Improvements, among others, are located in Article 3. Notwithstanding the provisions of Table 2.2.040 and Article 3, additional or different standards may apply in specific locations, such as at street intersections, within Overlay Zones, adjacent to natural features, and in other areas as may be regulated by this Code or subject to state or federal requirements. For requirements applicable to the borough's Overlay Zones, please refer to Chapter 2.4.

C. Disclaimer. Property owners, users and developers are responsible for verifying whether a proposed development meets the applicable standards of this Code. Submittal of an application for review and approval by the Borough Planning Official, using a Type I procedure, is required in order to determine the development is allowed on a given site, and whether further land use review and approvals are required.

D. Lot and Development Standards for Residential Districts. The development standards in Table 2.2.040.D apply to all new development as of in Residential zones.

Table 2.2.040.D – Lot and Development Standards for Residential zones
(Except as otherwise provided by 2.2.050 through 2.2.070, as modified under Chapter 4.4 Variances, or as approved under Chapter 4.7 Master Planned Developments.)

STANDARD	RURAL RESIDENTIAL (RR)	RESIDENTIAL LOW-DENSITY (RL)	RESIDENTIAL MEDIUM-DENSITY (RM)	RESIDENTIAL HIGH-DENSITY (RH)
LOT SIZE (in square feet unless otherwise specified)				
Single-family, detached	1 acre	8,000	5,000	5,000
Twin-house family	Use not permitted	5,000	5,000	5,000
Single-family, attached (Zero Lot Line Townhouses)	Use not permitted	Use not permitted	Use not permitted	2,500 end lot 2,000 interior lot
Duplex	1 acre	8,000	5,000	5,000
Detached Accessory Dwelling	1 acre	8,000	5,000	5,000
Multi-family (including condominiums)	Use not permitted	Use not permitted	Use not permitted	Per dwelling unit: 1 story - 1,000 2 stories – 800 3 stories - 700, with a 10,000 minimum;
Manufactured Home	Same as Single-family, detached for underlying district where allowed.			
Manufactured Home Park	Use not permitted	Use not permitted	Use not permitted	1 acre; max. 9 spaces per acre 4,000 per space 4,500 per double-wide space
Minimum Lot Width at Frontage				
All Lots, unless otherwise specified below.	200’	80’	50’	100’ for multi-family 50’ for < 3 dwelling/lots
Twin-house family		40’	40’	40’

Single-family, attached			24’	24’
Table 2.2.040.D – Lot and Development Standards for Residential zones (Except as otherwise provided by 2.2.050 through 2.2.070, as modified under Chapter 4.4 Variances, or as approved under Chapter 4.7 Master Planned Developments.)				
STANDARD	**RURAL RESIDENTIAL (RR)**	**RESIDENTIAL LOW-DENSITY (RL)**	**RESIDENTIAL MEDIUM-DENSITY (RM)**	**RESIDENTIAL HIGH-DENSITY (RH)**
Minimum Lot Width at Building Line				
Multi-Family	Use not permitted	Use not permitted	Use not permitted	30’
Minimum Setbacks				
Front Yard	25’	20’	20’	20’
Rear Yard	25’	20’	10’	20’
Yard on tidelands	0’	0’	0’	0’
Side Yard	20’	10’	5’	10’
Maximum Lot Coverage				
All Lots	25%	35%	40%	75%
Maximum Building Height (See 2.2.080)				
All Lots, unless otherwise specified below	30 ft.	30’	30’	35’ 30’ for 1-2 dwelling/lot
Single-family, attached		30’	30’	30’
Fence Height and Non-Building Walls				
Max. Height. (See Section 3.4.040)	6 ft.			
Garages				
	See Section 2.3.240			
Non-Residential Uses				
	Same as Single-family, detached for underlying district.			

E. Lot and Development Standards for Non-Residential Districts. The development standards in Table 2.2.040.E apply to all new development as of in the Borough's Non-Residential zones, as follows.

Table 2.2.040.E – Lot and Development Standards for Non-Residential zones
(Except as otherwise provided by 2.2.050 through 2.2.070, as modified under Chapter 4.4 Variances, or as approved under Chapter 4.7 Master Planned Developments.)

STANDARD	DOWNTOWN COMMERCIAL(DC)	GENERAL COMMERCIAL (GC)	LIGHT-INDUSTRIAL (LI)	GENERAL INDUSTRIAL (GI)	PUBLIC FACILITIES (PF)
LOT SIZE (in square feet unless otherwise specified					
Minimum Lot Size	None	None	None	None	8,000
Minimum Lot Width	None	None	None	None	80
Maximum Lot Coverage					
	100%	100%	100%	100%	35%
Building Structure and Height Limits					
	not to exceed 35'			75'	30'
	Not to exceed 25' in Historic District. See Ch. 3.2.050				
Minimum Yard Setback					
	Where an industrial or commercial zone abuts or is separated by an alley from a residential zone, the commercial or industrial use shall have a setback requirement only on those sides that abut the residential zone equal to the rear yard requirement in the abutting zone.				Front: 20' Side: 10' Rear: 20'
Build-to Line New Buildings Only: At least one primary building entrance shall be built no farther from the street right-of-way than the build-to line; except where a greater setback is required for a Planned Street Improvement, then the build-to line increases proportionately.					
	0' on Main Street and Historic District Overlays. See Chapters 3.2.030 and 3.2.050	None	None	None	None

Table 2.2.040.E – Lot and Development Standards for Non-Residential zones
(Except as otherwise provided by 2.2.050 through 2.2.070, as modified under Chapter 4.4 Variances, or as approved under Chapter 4.7 Master Planned Developments.)

STANDARD	DOWNTOWN COMMERCIAL(DC)	GENERAL COMMERCIAL (GC)	LIGHT-INDUSTRIAL (LI)	GENERAL INDUSTRIAL (GI)	PUBLIC FACILITIES (PF)

Fence Height and Non-Building Walls	
Maximum Heights (See Section 3.4.040)	8 feet

2.2.050 Setback Yards Exceptions

A. Encroachments

1. Except as otherwise restricted by applicable Building Codes, building elements such as eaves, chimneys, bay windows, overhangs, heating, cooling and ventilation systems, and similar incidental structures, may extend into the required setback yards by no more than 36 inches, provided that a setback of not less than 60 inches is maintained, all applicable Building Codes are met, and the clear vision standards in Section 3.3.030 are met.

2. Uncovered Porches, decks, patios, stairways, and similar features not exceeding 30 inches in height may encroach into setbacks, provided a minimum setback of not less than 60 inches is maintained and all applicable Building Codes are met.

3. Fences may be placed within setback yards, subject to the standards of Sections 2.2.040 and 3.4.040.

4. Sheds, greenhouses, playhouses and other detached accessory buildings, under 200 sf in area, may extend into the required rear yard setback, provided a minimum setback of not less than five feet is maintained for all building elements and all applicable Building Codes are met.

B. Reverse Frontage Lots. Buildings on reverse-frontage lots (through lots) are required to meet the build-to line standard on only one street. Reverse frontage lots are subject to the fence height and setback requirements of Sections 2.2.040 and 3.4.040.

C. Flag Lots

The Planning Official shall designate the front yard of a flag lot to ensure compatibility with adjacent land uses, based on existing development patterns and location of adjacent driveways, utilities, and natural features, as either:

1. front yard parallel to the street providing automobile access; or
2. front yard parallel to the flagpole from which driveway access is received.

The borough shall review proposals for flag lots pursuant to the standards in Section 4.6.050 and may impose reasonable conditions to ensure development is compatible with adjacent uses.

2.2.060 Lot Coverage

A. Lot Coverage Calculation. The maximum allowable lot coverage, as provided in Tables 2.2.040.D and E, is calculated as the percentage of a lot or parcel covered by buildings and structures (as defined by the foundation plan area) at 30 inches or greater above the finished grade. It does not include paved surface-level developments such as driveways, parking pads, and patios that do not meet the minimum elevation of 30 inches above grade.

2.2.070 Height Measurement and Exceptions

A. Building Height Measurement. The height of buildings is the vertical distance above the reference datum described in paragraphs 1. or 2., below. The reference datum to be used is the method that yields the greater height of building. Methods to measure specific roof types are set out below and in Figure 1:

- Flat roof (pitch is 2 in 12 or less): Measure to the top of the parapet, or if there is no parapet, to the highest point of the roof.
- Mansard roof: Measure to the deck line.
- Gabled, hipped, or gambrel roof where roof pitch is 12 in 12 or less: Measure to the average height of the highest gable.
- Gabled or hipped roofs with a pitch steeper than 12 in 12: Measure to the highest point.
- Gambrel roofs where both pitches are steeper than 12 in 12: Measure to the highest point.
- Other roof shapes such as domed, shed, vaulted, or pyramidal shapes: Measure to the highest point.
- Stepped or terraced building: Measure to the highest point of any segment of the building.

1. The elevation of the highest adjoining sidewalk or ground surface within a five foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than ten feet above lowest grade.
2. An elevation ten feet higher than the lowest grade when the sidewalk or ground surface described in Subsection A of this Section is more than ten feet above lowest grade.

B. Exception from Maximum Building Height Standards. Except as required pursuant to FAA regulations, chimneys, bell towers, steeples, roof equipment, flag poles, communication towers, and similar features not for human occupancy are exempt from the maximum building heights, provided that all applicable Fire and Building Codes are met.

Figure 1. Calculating building height for different roof types

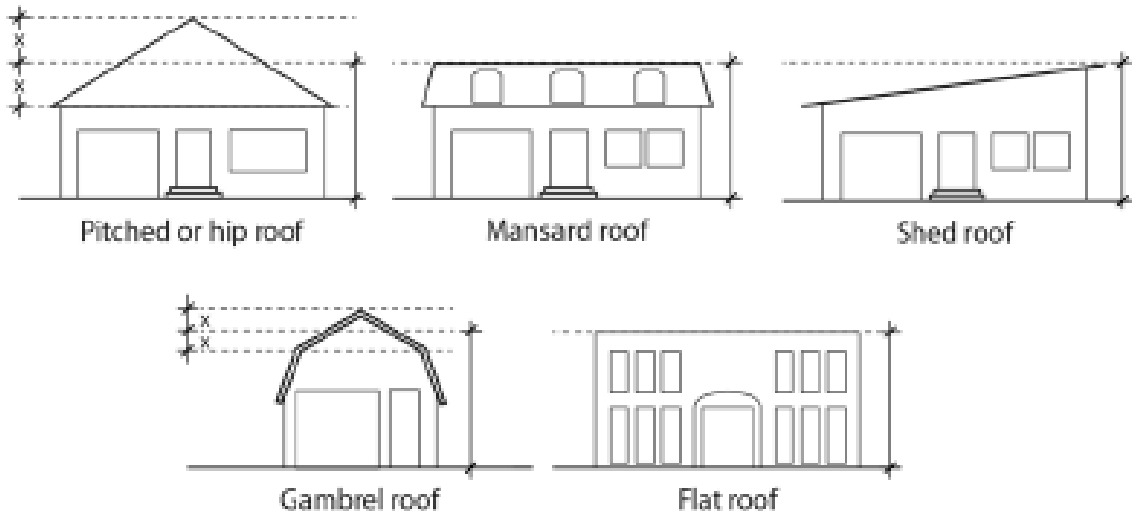
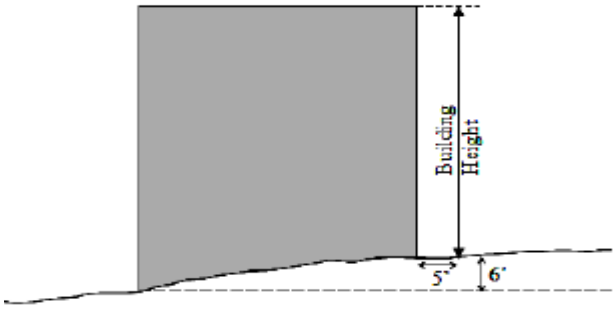
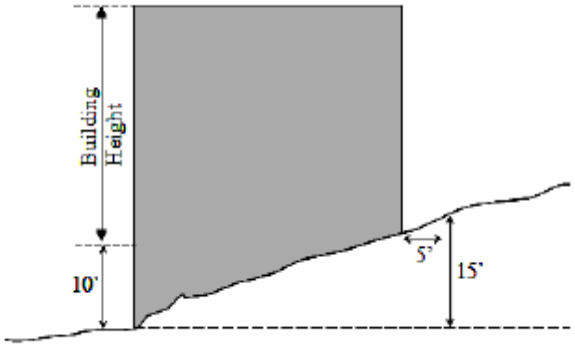


Figure 2. Determining the reference datum.
The reference datum shall be whichever of the following yields the greater building height:



1. 2.2.070(A)(1), summarized as: The highest point within a horizontal distance of five feet from the exterior of the building, when such point is not more than ten feet above the lowest point within a five foot radius.

OR



2. 2.2.070(A)(2), summarized as: An elevation ten feet higher than the lowest grade, when the highest point described above is more than ten feet above the lowest point.

Chapter 2.3 – Special Use Standards

Sections:

2.3.010 Purpose
2.3.020 Applicability
2.3.030 Review Process
2.3.040 Artisanal and Light Manufacture Uses
2.3.050 Drive-Through Service
[*2.3.060 RESERVED*]
2.3.070 Zero Lot Line Townhomes, Attached Single-Family Dwellings
2.3.080 Multifamily Development
2.3.090 Dwellings in Main Street Overlay
2.3.100 Child Care Homes, Child Care Group Homes, and Child Care Facilities
[*2.3.110 RESERVED - Residential Care Homes and Residential Care Facilities*]
2.3.120 Home Occupations
2.3.130 Manufactured Home Dwelling on a Single-Family Lot
2.3.140 Mobile Home and Manufactured Home Dwelling Parks
2.3.150 Mobile Homes, Residential Trailers, and Recreational Vehicles Used as Dwellings
2.3.160 Tiny House Dwellings
2.3.170 Accessory Dwellings
2.3.180 Bed and Breakfast Inns
[*2.3.190 RESERVED - Cottage Housing Cluster*]
2.3.200 Caretaker Dwelling
[*2.3.210 RESERVED - Parks and Open Spaces*]
2.3.220 Temporary Dwelling during Construction
2.3.230 Vacation Rental Dwellings
2.3.240 Accessory Structures in Residential District
2.3.250 Food Production

2.3.010 Purpose

Special uses included in Chapter 2.3 are uses which, due to their effect on surrounding properties, must be developed in accordance with special conditions and standards. These Special Use Standards may differ from the development standards established for other uses in the same zoning district.

2.3.020 Applicability

All uses designated as Special ("S") Uses in Table 2.2.030, and uses the borough determines to be similar to such uses, are subject to the standards of Chapter 2.3. The standards of this Chapter supplement the other requirements of this Code. When a dimensional standard for a special use differs from that of the underlying district, the standard for the special use shall apply. Unless specifically prohibited, the decision-making authority

may approve a Variance from these standards, pursuant to Chapter 4.4 Variances and any additional criteria set out herein, however a Variance is not permitted to be made to allow a use which is prohibited, or otherwise not allowed, within a zoning district.

2.3.030 Review Process

Except as otherwise specifically indicated, compliance with the provisions of Chapter 2.3 shall be determined using a Type I procedure under Section 4.1.020.

2.3.040 Artisanal and Light Manufacture Uses

A. Purpose. The following provisions are intended to encourage mixed-use development, including cottage industries and business incubators, by integrating small-scale manufacturing with commercial uses. For the purposes of this Section, artisanal uses are those that blend small-scale manufacturing and retail uses such as brewpubs, winery tasting rooms, artist studios, wood and metal working, and similar uses, on the same site.

B. Applicability. The following standards apply where artisanal and light manufacturing uses are allowed in commercial zones. A Conditional Use Permit is required if the manufacturing use occurs outside of any building. See, Subsection C.2, below.

C. Standards.

1. Where an artisanal or light manufacturing use is allowed in a commercial zone, it shall be permitted only in conjunction with a primary commercial use and shall not exceed the floor area of the primary commercial use.

2. Where an artisanal or light manufacturing use is allowed in a commercial zone, it shall be wholly enclosed in a building, unless unenclosed operations are authorized by a Conditional Use Permit, under Chapter 4.3.

3. Where an artisanal or light manufacturing use is allowed in a commercial zone and the subject site is located within 100 feet of a residential zone, the decision-making authority may limit the hours of operation of the artisanal or light manufacturing uses to between 7:00 a.m. and 9:00 p.m. where it has identified concerns about noise, parking, or other impacts related to the use.

2.3.050 Drive-Through Service

A. Purpose. Drive-up or drive-through uses and facilities, where allowed, shall conform to all of the following standards, which are intended to calm traffic, provide for adequate vehicle queuing space, prevent automobile turning movement conflicts, and provide for pedestrian comfort and safety.

B. Standards. Drive-up and drive-through facilities (i.e., driveway queuing areas, customer service windows, teller machines, kiosks, drop-boxes, or similar facilities) shall meet all of the following standards:

1. The drive-up or drive-through facility shall orient to and receive access from a driveway that is internal to the development and not a street.
2. The drive-up or drive-through facility shall not be oriented to a street corner.
3. The drive-up or drive-through facility shall not be located within 20 feet of a street right-of-way.
4. Drive-up and drive-through queuing areas shall be designed so that vehicles will not obstruct any street, fire lane, walkway, bike lane, or sidewalk.

[*2.3.060 Reserved*]

2.3.070 Zero Lot Line Townhomes (Attached Single-Family Dwellings)

A. Purpose. The following provisions are intended to promote a compatible building scale where attached single-family dwellings are proposed, while minimizing the impact of garages along street fronts and creating a streetscape that is conducive to walking.

B. Standards. Attached single-family dwellings, where allowed, shall meet all of the following standards:

1. Each building shall contain not more than six consecutively attached dwelling units and not exceed an overall length or width of 120 feet.

2. The primary entrance of each dwelling unit shall orient to a street, or an interior courtyard that is not less than 24 feet in width.

3. Where the subject site is served by an existing or planned alley, vehicle access shall be from the alley and all garage entrances shall orient to the alley.

4. The development standards of Sections 2.2.040-.070 and the design standards of Article 3 shall be met.

2.3.080 Multifamily Development

A. Purpose. The following standards are intended to ensure that multifamily developments are planned with adequate open space and are designed to prevent conflicts between residential uses, on-site recreation, and vehicle circulation and parking areas. The standards supplement the design standards of Article 3.

B. Applicability. New multifamily developments where allowed, are subject to review and approval using a Type II procedure, pursuant to Section 4.1.030.

C. Standards. Multifamily development, where allowed, shall conform to all of the following standards:

1. **Common Open Space and Landscaping.** A minimum of 15 percent of the site area (defined in a. below) shall be designated and permanently reserved as common area or open space, in accordance with all of the following criteria:
   a. "Site area" for the purposes of this Section is defined as the subject lot or lots after subtracting any required dedication of street right-of-way.
   b. The common area or open space may contain one or more of the following: outdoor recreation area, tree grove (e.g., existing mature trees), turf play fields or playgrounds, sports courts, walking fitness course, picnic benches, or similar open space amenities as appropriate for the intended residents.
   c. In order to be counted as eligible toward the minimum common area or open space, such areas shall have dimensions of not less than 20 feet.
   d. Open space and common areas not otherwise developed with recreational facilities shall be landscaped; alternatively, the decision-making authority may approve a plan to retain mature trees or vegetation in lieu of landscaping.

2. **Private Open Space.** Private open space areas shall be required for dwelling units based on the following criteria:

   a. A minimum of 40 percent of all ground-floor dwelling units shall have front or rear patios or decks containing at least 48 square feet of usable area. Ground floor housing means the housing unit entrance (front or rear) is within five feet of the finished ground elevation (i.e., after grading and landscaping).
   b. A minimum of 40 percent of all upper-floor housing units shall have balconies or porches containing at least 48 square feet of usable area. Upper-floor housing means housing units that are more than five feet above the finished grade.

3. **Design Standards.** The standards of Chapters 3.2 through 3.6, as applicable, shall be met.

4. **Trash Storage.** Trash receptacles, recycling, and storage facilities shall be oriented away from building entrances, setback at least 10 feet from any public right-of-way and adjacent residences, and shall be screened with an evergreen hedge or solid fence or wall of not less than six feet in height. Receptacles must be accessible to trash pick-up trucks.

2.3.090 Dwellings in Main Street District Overlay

A. Purpose. This Section provides standards for residential uses in the Main Street District Overlay.

B. Standards. Residential dwelling uses in the Main Street District Overlay, where allowed, shall conform to all of the following standards:

1. Residential uses shall not be located in a ground building floor space fronting the Main Street District Overlay.

2. Residential uses shall be permitted only above or below a ground floor space containing an allowed non-residential use in the Main Street District Overlay.

3. See, Section 1.4.030 for provisions regarding non-conforming development.

2.3.100 Child Care Home, Child Care Group Homes, and Child Care Centers

A. Purpose. This Section provides standards for Child Care Homes, Group Homes and Centers, as defined under State law.

B. Applicability. Review of Child Care Homes shall be conducted using a Type II procedure, pursuant to Section 4.1.030. Child Care Group Homes and Centers require a Conditional Use Permit pursuant to Chapter 4.3.

C. Standards. Child Care Homes, Child Care Group Homes, and Child Care Centers, where allowed, shall conform to all of the following standards and procedures.

1. Licensing and State Requirements. Child Care Homes, Child Care Group Homes, and Child Care Centers shall be licensed by the State of Alaska and comply with all applicable state and other agency requirements. Petersburg Borough sales tax registration card may be required.

2. Child Care Homes. Child Care Homes may provide child care for eight or fewer children who need not be related. A Child Care Home caring for five or more also requires State Fire Marshal review.

[2.3.110 RESERVED- Residential Care Homes and Residential Care Facilities]

2.3.120 Home Occupations

A. Purpose. The following provisions provide recognition of the needs or desires of many people to engage in small scale business ventures at home. It is also recognized that such uses, if not carefully regulated, may be incompatible with the purposes of Residential districts. It is the intent of this Section that these uses be allowed so long as they are not in violation of the terms of this Section and do not alter the residential character of the neighborhood, infringe upon the right of neighboring residents to the peaceful enjoyment of their neighborhood homes, or otherwise be detrimental to the community at large.

B. Applicability and Prohibitions. The provisions of this Section apply to all home occupations as defined in Chapter 5 of this Code, except for the following situations:

1. Garage, Yard, or Estate sales from the site that occur for no more than three (3) consecutive days on not more than two (2) occasions during a calendar year.
2. Food Production exceeding what is allowed under Subsection C.1.c.VIII, see Section 2.3.250
3. Bed and Breakfast Inns, see Section 2.3.180
4. Child Care Homes, Child Care Group Homes, and Child Care Centers, see Section 2.3.100

Prohibited home occupation uses are:

a. Any use not conducted within a wholly enclosed building.
b. Automotive, boat services, Major.
c. Junk and Salvage Operations.
d. Storage or sale of fireworks.
e. Any use that consists of the manufacturing, processing, generation, or storage of materials that constitute a fire, explosion, or health hazard, as defined by the Building Code, Fire Code, or both, in excess of what would normally be found at a residential location.

C. Application. Home Occupations require an approved application. There are two (2) Home Occupation applications which are as follows: Home Occupation One and Home Occupation Two.

1. Home Occupation One.

a. Threshold. An application for Home Occupation One is required when no outside customers or employees visit the premises.

b. Procedure Type. Review of a Home Occupation One application shall be conducted using a Type I procedure, pursuant to Section 4.1.020.

c. Approval Criteria. In order to approve a Home Occupation One application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

I. The proposal satisfies the threshold requirements for a Home Occupation One application.

II. There are no outside volunteers or employees who do not reside on the premises.

III. No clients or customers of the proposed home occupation visit the premises for a reason related to the home occupation.

IV. There will be no exterior alteration to the residence.

V. The proposal contains all applicable application submittal requirements as specified in Section 4.2.040 of this Code and all application fees related to the application under consideration have been submitted.

VI. The proposed home occupation is participating in and is compliant with the borough's Sales Tax and Sales Tax Registration requirements, and any other agency licenses as appropriate to the proposed use.

VII. The home occupation is being undertaken only by an occupant of the residence.

VIII. The proposed home occupation and associated storage of materials and products shall not occupy more than 525 gross square feet of floor area. This area may be increased by 275 square feet for every .5 acres of lot size over .5 acre.

IX. The proposed home occupation will not change the use classification of the dwelling unit or accessory structure, as determined by the Building Official applying the borough Building Code. The subject property will continue to be used and maintained as a residence and will conform to all requirements of this and other borough codes as they pertain to residential property.

X. The home occupation shall not require more than one (1) trip for delivery or pick up per day to the residence between the hours of 8:00 a.m. and 6:00 p.m. There shall be no deliveries between the hours of 6:00 p.m. and 8:00 a.m.

XI. The on-site operation of the proposed home occupation shall be conducted entirely within the dwelling, a conforming accessory structure, or both. No exterior storage of materials or equipment will occur on the premises. There will be no exterior storage of vehicles of any kind used for the business except that one (1) commercially licensed vehicle, which is not larger than a 3/4 ton pick-up, passenger van, or other vehicle of similar size, may be parked outside on the subject property, provided such parking complies with applicable parking restrictions.

XII. There will be no noise, vibration, smoke, dust, odors, heat or glare at or beyond the property line resulting from the operation of the home occupation in excess of what would normally be occurring in the given residential zone. The home occupation, including deliveries from other businesses, does not include the use of tractor trailers, fork lifts, or similar heavy equipment.

XIII. The proposal will not involve storage or distribution of toxic or flammable materials, spray painting or spray finishing operations, or similar activities that involve toxic or flammable materials which in the judgment of the Fire Marshall pose a health or safety risk to the residence, its occupants or surrounding properties.

XIV. There is no signage associated with the proposed home occupation aside from what is allowed by Chapter 3.4 of the Code.

d. Submission Requirements. An application for a Home Occupation One shall be made by the owner of the subject property, or the owner's authorized agent, on a form provided by the borough and shall be filed with the Planning Official. The Home Occupation One application shall be accompanied by the information required by the application form, and any other information identified through a Pre-Application Conference.

e. Conditions of Approval. The decision-making authority may impose conditions on the approval of a Home Occupation One application to ensure compliance with the approval criteria.

f. Expiration of a Decision. Home Occupation One approval expires five years from the date of approval. Additionally, approval expires if any one of the following are met:

I. the privilege is not used within one year of the decision approving the application;

II. the applicant no longer resides at the approved location;

III. any conditions of the home occupation approval are violated; or

IV. the application was approved based on false or incorrect information.

Once expired, a new application is required.

2. Home Occupation Two.

a. Threshold. An application for Home Occupation Two shall be required when outside customers or employees visit the premises.

b. Procedure Type. Review of a Home Occupation Two application shall be conducted using the Type II procedure, pursuant to Section 4.1.030.

c. Approval Criteria. In order to approve a Home Occupation Two application, the decision-making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

I. The proposal satisfies the threshold requirements for a Home Occupation Two application.

II. The proposal satisfies criteria V. – XIV for a Home Occupation One permit.

III. The proposed home occupation shall have a maximum of one (1) volunteer or employee who is not a resident on the premises.

IV. The proposed home occupation shall have no more than 8 daily customers or clients on the premises. All customer and client visits to the proposed home occupation shall occur only between the hours of 8:00 a.m. and 8:00 p.m.

V. Exterior remodeling will not alter the residential character of the building.

VI. Excluding required residential parking, adequate off-street parking exists to accommodate vehicular traffic for any employee, customer, or both. If on-site parking is provided, a plan for additional parking may be approved if:

a. Not more than a total of 4 on-site parking spaces for the combined residential and home occupation uses are proposed.

b. The parking spaces, driveway, street access, landscaping, storm water drainage, and screening comply with Article 3 of this Code and other borough standards.

VII. The application is consistent with all applicable provisions of this Code and all improvements, dedications, or both required by the applicable provisions of this Code are provided or can be provided in rough proportion to the identified impact(s) of the application.

d. Submission Requirements. An application for a Home Occupation Two shall be made by the owner of the subject property, or the owner's authorized agent, on a form provided by the borough. The Home Occupation Two application shall be accompanied by the information required by the application form, and any other information identified through a Pre-Application Conference.

e. Conditions of Approval. The decision-making authority may impose conditions on the approval of a Home Occupation Two application to ensure compliance with the approval criteria.

f. Expiration of a Decision. Home Occupation Two approval expires five years from the date of approval. Additionally, approval expires if any one of the following are met:

I. the privilege is not used within one year of the decision approving the application;
II. the applicant no longer resides at the approved location;
III. any conditions of the home occupation approval are violated; or
IV. the application was approved based on false or incorrect information.

Once expired, a new application is required.

2.3.130 Manufactured Home Dwelling on a Single-Family Lot

A. Purpose. This Section provides standards for a Manufactured Home Dwelling on a Single-Family Lot.

B. Standards. Manufactured Home Dwellings, as defined in Chapter 5.1, where permitted, are subject to all of the following design standards. Manufactured home dwellings relocated into the Petersburg Borough shall conform to borough standards. See also, Sections 2.3.140 and 2.3.150, respectively, regarding Mobile Home Dwellings and Manufactured Home Dwelling Parks, and Mobile Homes and Recreational Vehicles Used as Dwellings.

1. Floor Plan. The manufactured home shall be multi-sectional and have an enclosed floor area of not less than 1000 square feet, except in Residential - Medium Density (RM) District where floor area cannot be less

than 650 square feet.

2. Roof. The manufactured home shall have a pitched roof with a slope not less than three feet in height for each 12 feet in width (14.04 degrees). Roof shall be certified by manufacturer to meet the snow and wind load requirements equivalent to those for a single-family dwelling constructed under the borough Building Code.

3. Residential Building Materials. The manufactured home shall have exterior siding and roofing which in color, material, and appearance are similar to the exterior siding and roof material for single-family dwellings; horizontal wood or horizontal wood-appearance siding and composite roofing is also permitted.

4. Garages and Carports. If the manufactured home has a garage or carport, the garage or carport shall be constructed of materials like those used on the home, and similar in color and appearance.

5. Thermal Envelope. The manufactured home shall be certified by the manufacturer to meet the thermal envelope requirements equivalent to those for a single-family dwelling constructed under the borough Building Code.

6. Placement. The manufactured home shall be placed on a permanent foundation as approved by the borough Building Official.

7. Floodplain. Manufactured homes shall comply with Chapter 2.4.030 Floodplain Management Overlay and the following standards.

a. The stand shall be a minimum of 12 inches above Base Flood Elevation (BFE) unless the foundation wall is opened on one side or end so that floodwater cannot be trapped.

b. The bottom of the longitudinal chassis frame beam in A zones, and the bottom of the lowest horizontal structural member supporting the dwelling in V zones shall be a minimum of 12 inches above BFE.

c. The manufactured dwelling shall be anchored to prevent flotation, collapse, or lateral movement during the base flood. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors (Reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for anchoring techniques).

d. Electrical crossover connections shall be a minimum of 12 inches above BFE.

8. Foundation Skirt. The foundation area of the manufactured home shall be fully skirted with concrete, horizontal wood or vinyl siding, or other materials, pursuant to applicable Building Codes.

9. Prohibited. The manufactured home shall not be located in the Historic District Overlay or in any other designated historic district, except where the historic district regulations specifically provide for manufactured homes.

2.3.140 Mobile Home and Manufactured Home Dwelling Parks

A. Purpose. This Section provides standards for Mobile Home and Manufactured Home Dwelling Parks.

B. Applicability. Review of Mobile Home and Manufactured Home Dwelling Parks, where allowed, are conducted using a Type III procedure pursuant to Section 4.1.040

C. Standards. Mobile Home and Manufactured Home Dwelling Parks, where allowed, shall conform to all of the following standards:

1. Permitted Uses. Single-family residences, park manager's office, home occupations, parks and playgrounds, and accessory structures that are necessary for the operation and maintenance of the manufactured home dwelling park (e.g., landscape maintenance).

2. Development Standards. Development of manufactured and mobile home dwelling parks, including placement of manufactured and mobile homes within a park, shall comply with applicable Building Codes and the following standards:

a. A manufactured or mobile home dwelling park shall have an area of not less than one acre nor more than ten acres. No manufactured home, mobile home, parking area, office or service building shall be closer than fifteen feet to a public use area or other property line.

b. No mobile home or manufactured home space shall contain more than one manufactured home, mobile home or duplex mobile home or manufactured home. No other dwelling unit shall occupy a mobile home or manufactured home space.

c. Individual manufactured and mobile home sites shall have an area of not less than four thousand square feet per single wide dwelling unit and four thousand five hundred square feet per multi-sectional dwelling unit, and the total number of dwelling units per gross acre shall not exceed nine.

d. There shall be a minimum separation of twenty feet maintained between dwelling units, including any attached entrance, lean-to, or other extension.

e. All dwelling units within the park shall be connected to water and sewage systems and inspected by the Building Official before the dwelling unit may be occupied.

f. Each mobile home or manufactured home space shall have direct access to an internal street. Direct access to exterior public streets is prohibited.

g. A minimum of one parking space per manufactured or mobile home shall be provided.

h. A fenced area for the storage of boats and other recreational vehicles shall be required in a manufactured home or mobile home dwelling park with eight or more spaces per acre.

i. Public facilities necessary to serve the manufactured home or mobile home dwelling park, including roads, utilities, water, waste disposal, recreation, schools and fire protection, shall be shown to be provided or available.

3. Perimeter Landscaping. The planting of trees and shrubs or the preservation of existing trees or

shrubs shall be required to the extent needed to provide a buffer to surrounding properties. Planted vegetation shall be of a sufficient density to provide a substantial visual barrier from public lands and adjacent properties. The minimum buffer width shall be fifteen feet.

4. Manufactured and Mobile Home Dwelling Design In Small Developments. In manufactured and mobile home dwelling parks that are smaller than two acres, manufactured and mobile homes shall meet both of the following standards:

a. The manufactured or mobile home shall have a pitched roof with a slope not less than three feet in height for each 12 feet in width (14.04 degrees).

b. The manufactured or mobile home shall have exterior siding and roofing which in color, material, and appearance are similar to the exterior siding and roof material used on nearby residences; horizontal wood or horizontal wood-appearance siding and composite roofing is also permitted.

5. Floodplain. Compliance with Chapter 2.4.030 Floodplain Management Overlay is required.

6. Park Operations. Operation of Mobile Home and Manufactured Home Dwelling Parks shall be consistent with requirements of Sections 19.40.080, 19.48.100, and 19.40.110, and Chapter 17.24, as appropriate, of the Petersburg Municipal Code.

7. Non-conforming Parks. Mobile Home and Manufactured Home Dwelling Parks in existence prior to the effective date of this Code may be non-conforming in density and spacing requirements. Notwithstanding Subsection 1.4.030.A of this Code, no expansion or alteration to, or construction or placement of new, substitute or additional dwelling units in, non-conforming parks is permitted except in compliance with the current standards of this Code.

2.3.150 Mobile Homes, Residential Trailers, and Recreational Vehicles Used as Dwellings

A. Purpose. This Section provides standards for Mobile Homes, Residential Trailers, and Recreational Vehicles Used as Dwellings.

B. Mobile Homes/Residential Trailers. As defined in 5.1.030 (Dwelling, Mobile Home and Dwelling, Residential Trailer), a Mobile Home or Residential Trailer Dwelling is permitted in High-Density Residential (RH) district only. No Mobile Home or Residential Trailer Dwelling shall be used as an accessory structure to a residence, nor to accommodate a residential accessory use (e.g. as an Accessory Dwelling).

C. Standards - Mobile Homes/Residential Trailers. Mobile Homes and Residential Trailers, where allowed, shall conform to all of the following standards:

1. Only one Mobile Home or Residential Trailer dwelling is allowed per lot, unless the lot is within a permitted Mobile Home and Manufactured Home Dwelling Park;

2. The dwelling shall be placed on a permanent foundation as approved by the borough Building Official;

3. The foundation area of the dwelling shall be fully skirted with concrete, horizontal wood or vinyl siding, or other materials, pursuant to applicable Building Codes; and

4. The dwelling shall comply with Chapter 2.4.030 Floodplain Management Overlay.

D. Recreational Vehicles - Prohibited residential occupancy or use of recreational vehicle. Unless authorized as a temporary dwelling during construction, recreational vehicles as defined in Section 5.1.030 (Recreational Vehicle) shall not have connections to residential sewer system or any permanent connections to other residential utilities. Recreational vehicles shall not be used as a residence and shall not be occupied for temporary use for more than 30 days in a consecutive twelve-month period, except as may be provided in Recreational Vehicle Parks. See PMC Chapter 17.24.

E. Recreational Vehicles - Prohibited Use as Accessory Dwelling or Structure. No recreational vehicle shall be used as an accessory structure to a residence, nor to accommodate a residential accessory use (e.g. as an Accessory Dwelling).

2.3.160 Tiny House Dwellings

A. Purpose. This Section provides standards for Tiny House Dwellings.

B. Standards. Tiny House Dwellings, where allowed, shall conform to all of the following standards:

1. Applicability. This Special Use Standard is to be used for a dwelling unit on a permanent foundation that is 400 square feet or less in floor area, excluding lofts. Dwelling may be constructed off-site and moved onto a permanent foundation.

2. Standards of Construction and Placement. Construction or placement of tiny house dwellings shall comply with applicable Building, Electrical and Plumbing Codes.

3. Minimum ceiling height. Habitable space and hallways in tiny house dwellings shall have a ceiling height of not less than 6 feet 8 inches. Bathrooms, toilet rooms, and kitchens shall have a ceiling height of not less than 6 feet 4 inches. Obstructions shall not extend below these minimum ceiling heights including beams, girders, ducts, lighting and other obstructions. Ceiling heights in lofts are permitted to be less than 6 feet 8 inches.

4. Lofts. A loft is a floor level located more than 30 inches above the main floor and open to it on at least one side with a ceiling height of less than 6 feet 8 inches, used as a living or sleeping space.

a. Minimum loft area and dimensions. Lofts used as a sleeping or living space shall meet the minimum area and dimension requirements below:

i. Minimum area. Lofts shall have a floor area of not less than 35 square feet.

ii. Minimum dimensions. Lofts shall be not less than 5 feet in any horizontal dimension.

b. Height effect on loft area. Portions of a loft with a sloping ceiling measuring less than 3 feet from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft; except that under gable roofs with a minimum slope of 6:12, portions of a loft with a sloping ceiling measuring less than 16 inches from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required area for the loft.

c. Loft access. The access to and primary egress from lofts shall be any type described below.

i. Stairways. Stairways accessing lofts shall comply with the borough Building Code or with paragraphs i.1 through i.6 below.

i.1. Width. Stairways accessing a loft shall not be less than 17 inches in clear width at or above the handrail. The minimum width below the handrail shall be not less than 20 inches.

i.2. Headroom. The headroom in stairways accessing a loft shall be not less than 6 feet 2 inches, as measured vertically, from a sloped line connecting the tread or landing platform nosings in the middle of their width.

i.3. Treads and risers. Risers for stairs accessing a loft shall be not less than 7 inches and not more than 12 inches in height. Tread depth and riser height shall be calculated

in accordance with one of the following formulas:

i. The tread depth shall be 20 inches minus 4/3 of the riser height, or

ii. The riser height shall be 15 inches minus 3/4 of the tread depth.

i.4. Landing platforms. The top tread and riser of stairways accessing lofts shall be constructed as a landing platform where the loft ceiling height is less than 6 feet 2 inches where the stairway meets the loft. The landing platform shall be 18 inches to 22 inches in depth measured from the nosing of the landing platform to the edge of the loft, and 16 to 18 inches in height measured from the landing platform to the loft floor.

i.5. Handrails. Handrails shall comply with the borough Building Code.

i.6. Stairway Guards. Guards at open sides of stairways shall comply with the borough Building Code.

ii. Ladders. Ladders accessing lofts shall comply with the following standards:

ii.1. Size and capacity. Ladders accessing lofts shall have a rung width of not less than 12 inches and 10 inches to 14 inches spacing between rungs. Ladders shall be capable of supporting a 200 pound load on any rung. Rung spacing shall be uniform within 3/8-inch.

ii.2. Incline. Ladders shall be installed at 70 to 80 degrees from horizontal.

ii.3. Alternating tread devices. Alternating tread devices accessing lofts shall have a tread depth of not less than 5 inches, a projected tread depth of not less than 8.5 inches, a tread width of not less than 7 inches, and a riser height of not more than 9.5 inches. The tread depth shall be measured horizontally between the vertical planes of the foremost projections of adjacent treads. The riser height shall be measured vertically between the leading edges of adjacent treads. The riser height and tread depth provided shall result in an angle of ascent from the horizontal of between 50 and 70 degrees. The initial tread of the device shall begin at the same elevation as the platform, landing or floor surface.

ii.4. Ships ladders. Ships ladders accessing lofts shall have a depth of not less than 5 inches, a projected tread depth of not less than 8.5 inches, and a riser height of not more than 9.5 inches.

ii.5. Handrails. Handrails shall be provided on both sides. Handrail height shall be not less than 30 inches and not more than 34 inches. Handrails shall comply with the borough Building Code as to Continuity, Grip-size, and Exterior Composite handrails. The clear width at and below the handrails shall be not less than 20 inches.

iii. Loft Guards. Loft guards shall be located along the open side of lofts. Loft guards shall not be less than 36 inches in height or one-half of the clear height to the ceiling, whichever is less.

5. Emergency Escape and Rescue Openings. Tiny house dwellings shall meet the requirements of the borough Building Code for emergency escape and rescue openings. For lofts used as sleeping rooms, egress roof access windows shall be deemed to meet the requirements of the Building Code where installed such that the bottom of the opening is not more than 44 inches above the loft floor, and provided the egress roof access window complies with the minimum opening area requirements of Building Code.

6. Building Envelope and Snow Load. Tiny house dwellings shall meet the requirements for snow load, seismic load, and wind load.

7. **Foundation.** The tiny house dwelling shall be placed on a permanent foundation as approved by the borough Building Official.

8. **Use as Detached Accessory Dwelling.** A tiny house dwelling may be used as a detached accessory dwelling unit pursuant to requirements of this Chapter and Section 2.3.170.

2.3.170 Detached Accessory Dwellings.

A. Purpose. This Section provides standards for Detached Accessory Dwelling Units.

B. Standards. Detached accessory dwelling units, where allowed, shall conform to all of the following standards:

1. One Unit. A maximum of one detached accessory dwelling unit is allowed per legal lot. No more than two dwellings units per legal lot, including an accessory dwelling, are allowed in the RL and RM districts.

2. Floor Area. A detached accessory dwelling unit shall not exceed 800 square feet of floor area, or the percentage of the primary dwelling unit's floor area, whichever is smaller, as follows: 40% of the primary dwelling unit's floor area on lots 0.5 acre or less, 60% on lots greater than 0.5 acre but less than1 acre, and 80% on lots greater than 1 acre. The floor area of any garage associated with the primary dwelling is not included in the calculation of maximum floor area. Accessory dwellings must comply with maximum lot coverage requirements for the district. Notwithstanding Chapter 4.4, lot coverage variances shall not be granted for construction of an accessory dwelling unit.

3. Lot Size. The minimum lot size for a lot with an detached accessory dwelling is 5,000 square feet, or as required by the district if a minimum lot size is provided. Notwithstanding Chapter 4.4, lot size variances shall not be granted for construction of a detached accessory dwelling.

4. Location on Lot. A detached accessory dwelling shall be either a minimum of 40' from the front property line or no closer to the front property line than the primary dwelling while still meeting setback requirements for the district.

5. Building Design. The detached accessory dwelling shall be constructed of materials that are the same or similar to the materials used on the primary dwelling.

6. Building Height. The height of a detached accessory dwelling shall not exceed the height of the primary dwelling.

7. Utilities. Sharing utilities with the primary dwelling is subject to approval of utility provider.

8. Parking. A minimum of two off-street parking spaces are required, total, for a site containing a detached accessory dwelling.

9. Yard setback requirements. A detached accessory dwelling must comply with yard setback requirements for the district. Notwithstanding Chapter 4.4, setback variances shall not be granted for construction of a detached accessory dwelling.

10. Screening and Buffering. The decision-making authority may require a landscape hedge or fence be installed on the property line separating a detached accessory dwelling from an abutting lot containing a single-family dwelling for the purposes of visual screening and privacy between uses. Screening and buffering shall conform to the standards of Chapter 3.4.

11. Prohibited. No recreational vehicle or mobile home shall be used as an accessory dwelling, nor to accommodate a residential accessory use.

2.3.180 Bed and Breakfast Inns

A. Purpose. This Section provides standards for Bed and Breakfast Inns.

B. Standards. Bed and Breakfast Inns, where allowed, shall conform to all of the following standards:

1. Accessory Use. Bed and Breakfast Inns are allowed only in single-family dwellings, one unit of a duplex, or in an accessory dwelling. The use must be accessory to a permitted residential use and the residence must be owner-occupied.

2. Maximum Size. A maximum of two bedrooms for guests, and a maximum of 4 guests are permitted per night, except that Bed and Breakfast Inns with more than two bedrooms, up to a maximum of four bedrooms for guests, may be permitted under a Conditional Use Permit, pursuant to Chapter 4.3. A Bed and Breakfast Inn which exceeds 4 bedrooms for guests is prohibited.

3. Length of Stay. The maximum length of stay is fewer than 30 consecutive days per guest.

4. Employees. The Inn shall have not more than two non-resident employees on-site at any one time. There is no limit on residential employees.

5. Food Service. Food service shall be provided only to overnight guests of the Inn.

6. Signs. Signs shall not exceed a total of three square feet of surface area on each side of one or two faces of the Inn. See also Chapter 3.4 Signs.

7. Screening and Buffering. The decision-making authority may require a landscape hedge or fence be installed on the property line separating a detached accessory dwelling from an abutting single-family dwelling for the purposes of visual screening and privacy between uses. Screening and buffering shall conform to the standards of Chapter 3.4.

8. Additional Reviews & Licenses.

a. State Fire Marshal review is required as provided for in state law and regulations.

b. All Bed and Breakfast Inns are required to register with the Petersburg Borough for collection of sales tax and transient room tax.

[2.3.190 RESERVED - Cottage Housing]

2.3.200 Caretaker Dwelling

A. Purpose. This Section provides standards for Caretaker Dwellings, which are permitted only in the General Industrial and Waterfront Industrial Districts.

B. Standards. Caretaker Dwellings, where allowed, shall conform to all of the following standards:

1. One Unit. A maximum of one Caretaker Dwelling unit is allowed per lot. If a business is operating on multiple adjacent lots, only one Caretaker Dwelling unit is allowed for that business, regardless of the number of lots.

2. Accessory Use. The use must be accessory to an established industrial use.

3. Floor Area. A Caretaker Dwelling unit may be a detached cottage, a unit attached to an existing structure, or in a portion of an existing industrial structure. A Caretaker Dwelling shall not exceed 1,000 square feet of floor area.

4. Utilities. Water and Sanitary Sewer facilities shall be provided, pursuant to Chapter 3.6.

[2.3.210 RESERVED - Parks and Open Spaces]

2.3.220 Temporary Dwelling during Construction

A. Purpose. This Section provides standards for Temporary Dwellings used during construction, including recreational vehicles.

B. Standards. When allowed in the zone applicable to a site, the temporary placement and occupancy of a recreational vehicle as a dwelling during construction of a permanent dwelling, shall be conform to all of the following standards:

1. Building Permit. A building permit for the permanent dwelling shall have been issued before the approval of a temporary dwelling and the placement of the temporary dwelling on the site.

2. Time Limit. A temporary dwelling shall be allowed for a maximum of two years from the date of approval unless an extension is obtained. An extension beyond the second year shall require approval of the Planning Commission under a Type III review. The criteria for an extension shall be in accordance with those required for an extension of Site Design Review approval, as set out in Subsection 4.2.070.B.

3. Status of Building Permit, Removal of Temporary Dwelling Required. The building permit for the permanent dwelling shall be maintained in a current status. In the event that the permit expires, or is suspended or revoked for any reason, a temporary dwelling shall be removed from the parcel within thirty (30) days, and no recreational vehicle shall be occupied or connected to any utilities.

4. Deed or Subdivision Restrictions. The temporary dwelling shall not violate any valid existing deed or subdivision restrictions.

5. Utilities. The temporary dwelling shall be connected to water supply and sewage disposal facilities approved by the Building Official and Public Works Director. In no event shall permanent connections to such facilities be provided.

2.3.230 Vacation Rentals

A. Purpose. This Section provides standards for private residences used as Vacation Rentals.

B. Standards. Vacation Rentals, where allowed, shall conform to all of the following standards:

1. Maximum Size. A maximum of two bedrooms for guests, and a maximum of 4 guests are permitted per night, except that a Vacation Rental with more than two bedrooms, up to a maximum of four bedrooms for guests, may be permitted under a Conditional Use Permit, pursuant to Chapter 4.3. A Vacation Rental which exceeds 4 bedrooms for guests is prohibited.

2. Length of Stay. The maximum length of stay is fewer than 30 consecutive days per guest.

3. Employees. The vacation rental shall have not more than two non-resident employees on-site at any one time.

4. Local Representative. The business name, and name, physical address, phone number, and email address of owner and local representative shall be submitted with application materials. This information must be kept current with the Petersburg Borough Police Department. The owner or local representative must be available to physically respond to the rental dwelling whenever occupied.

5. Signs. Signs shall not exceed a total of three square feet of surface area on each side of one or two faces of the dwelling. See also Chapter 3.4 Signs.

6. Screening and Buffering. The decision-making authority may require a landscape hedge or fence be installed on the property line separating a detached accessory dwelling from an abutting single-family dwelling for the purposes of visual screening and privacy between uses. Screening and buffering shall conform to the standards of Chapter 3.4.

7. Additional Reviews & Licenses.

a. State Fire Marshal review is required as provided for in state law and regulations.

b. All Vacation Rentals are required to register with the Petersburg Borough for collection of sales tax and transient room tax.

2.3.240 Accessory Structures in Residential Districts

A. Purpose. This Section provides standards for Accessory Structures in Residential Districts.

B. Applicability. Accessory structures, not including Accessory Dwelling Units, such as garages, workshops, warehouses, greenhouses, and net houses, in a residential district are considered an accessory use and are allowed once the primary use, a residential dwelling, is established.

C. Standards. Accessory structures, where allowed, shall conform to all of the following standards:

1. Accessory Structure and Use. The accessory structure and use must be accessory to an established residential use.

2. Size. Accessory structures in residential zones are limited to a cumulative size of:

a. 15% of total lot area on lots up to 15,000 sq. ft.;
b. 25% of total lot area on lots 15,001 to 40,000 sq. ft.; and
c. 35% total coverage area total on lots over 40,000 sq. ft.

3. Utilities. Water and Sanitary Sewer facilities may be provided, pursuant to Chapter 3.6.

4. Shipping containers/Conex boxes. Where a shipping container, conex box, or similar is used as an accessory structure in a residential district, the structure shall have exterior siding, which in color, material, and appearance, are similar to the exterior siding for single-family dwellings; horizontal wood or horizontal wood-appearance siding is also permitted.

2.3.250 Food Production

A. Purpose. The purpose of the regulations in this Section is to increase access to affordable, healthful food for all. The regulations encourage Market Gardens, as defined in Chapter 5.1, at a scale that is appropriate to neighborhoods and support small-scale agricultural use of land that is not otherwise developed.

The regulations ensure that these uses and activities are compatible with the surrounding area by limiting potential negative effects, particularly in residential neighborhoods, and take into consideration neighborhood character, scale, visual impacts, traffic, noise, fumes, and hours of operation.

B. Market Garden Special Use Standards. Market Gardens, where allowed as a special use, shall conform to all of the following standards:

1. Maximum Area. Where allowed, the maximum area allowed for a Market Garden is specified in the table below. The planting area of a Market Garden includes the area under cultivation, the area covered by any structures associated with the garden, the compost pile, any off-street parking, or any other area associated with the activities of the garden.

Type of Market Garden	Permitted with Special Use Standards	Special Use Standards + Conditional Use
Planting Area < 10,000 sf	Rural Residential; Downtown Commercial; General Commercial;	
Planting Area ≥ 10,000 sf	General Commercial;	Rural Residential; Downtown Commercial

2. Sales.
   a. On-site sales.
      i. Nonresidential Districts. Where allowed in nonresidential zones, on-site sales are a Retail Sales And Service Use; and the following regulations apply:
         (i.1) No parking is required in the Downtown Commercial district; and
         (i.2) Exterior display is allowed;

      ii. Residential Districts. Where allowed in residential zones, on-site sales are allowed as accessory to the Agriculture use, and the following regulations apply:
         (ii.1) No parking is required;
         (ii.2) Exterior display is allowed;
         (ii.3) Only food and value-added products made from produce grown on site, such as jams and pickles, may be sold; and
         (ii.4) Sales are permitted a maximum of four hours a day, twice a week.
   b. Off-site sales. Off-site sales are not limited by the regulations of this Section.

3. Operation in residential zones.
   a. Where allowed in residential zones, operation may begin at 8 AM and must end at 9 PM. A Market Garden is operating if people are on the site. Automatic equipment functioning, such as sprinklers, is not considered operation.

b. Mechanized equipment similar in scale to that designed for household use shall be permitted. Use of larger mechanized farm equipment is prohibited; provided however, that during the first initial preparation of the land, heavy equipment may be used to prepare the land, but only between the hours of 7:00 a.m. and 7:00 p.m.

c. Any equipment or supplies needed for garden operations shall be enclosed or otherwise screened from public rights-of-way and any adjacent residential uses.

d. Accessory structures shall comply with all lot development standards, including setback requirements and lot coverage, and Section 2.3.240.

e. There will be no noise, vibration, smoke, dust, odors, heat or glare at or beyond the property line resulting from the operation.

4. Fences. Fences are regulated by the base zones.

5. Signs. Signs are regulated by Chapter 3.4, Signs.

Chapter 2.4 – Overlay Zones

Sections:

2.4.010 Purpose
2.4.020 Applicability
2.4.030 Floodplain Management Overlay
2.4.040 Historic District Overlay
2.4.050 Main Street District Overlay

2.4.010 Purpose

This Chapter establishes the borough's different Overlay Zones. The Overlay Zones may be used to impose supplemental restrictions on uses in these areas, permit uses otherwise disallowed, or implement some form of site or architectural design program in order fulfill specific community objectives.

2.4.020 Applicability

Overlay Zones are established and applicable as shown in Sections 2.4.040 and .050, and on the borough's official zoning map. Overlay Zone standards apply in addition to the standards of the base zone, or, in some cases, may supersede them. Unless specifically prohibited, the decision-making authority may approve a Variance from these standards, pursuant to Chapter 4.4 Variances and any additional criteria set out herein, however a Variance is not permitted to be made to allow a use which is prohibited, or otherwise not allowed, within a zoning district.

.

2.4.030 Floodplain Management Overlay

The provisions of Chapter 17.14 of the Petersburg Municipal Code shall apply as the Floodplain Management Overlay to all designated areas of special flood hazards within the jurisdiction of the borough.

2.4.040 Historic District Overlay

A. Purpose. The superimposed Historic District Overlay shall be used in conjunction with the base zoning districts and is established to define those areas of the borough that meet state or federal standards for historic districts or that otherwise have special historic significance that merit additional consideration in land use regulation.

B. Map. There is adopted, for the purpose of defining the Historic District Overlay in the borough, the Petersburg Downtown Historic District map, included herein, and as the same may be amended from time to time by the Assembly by ordinance. The map, as adopted or as amended, may identify special historic districts within the general historic district for the purpose of applying further special regulations aimed at preserving or enhancing the special characteristics of the identified districts.

C. Historic district design review and approval required. No person may alter or change the exterior of,

or erect any structure, or authorize, permit or cause the same to be done within the superimposed Historic District Overlay except in accordance with the provisions of Subsection D below.

D. Standards for historic district design and development review.

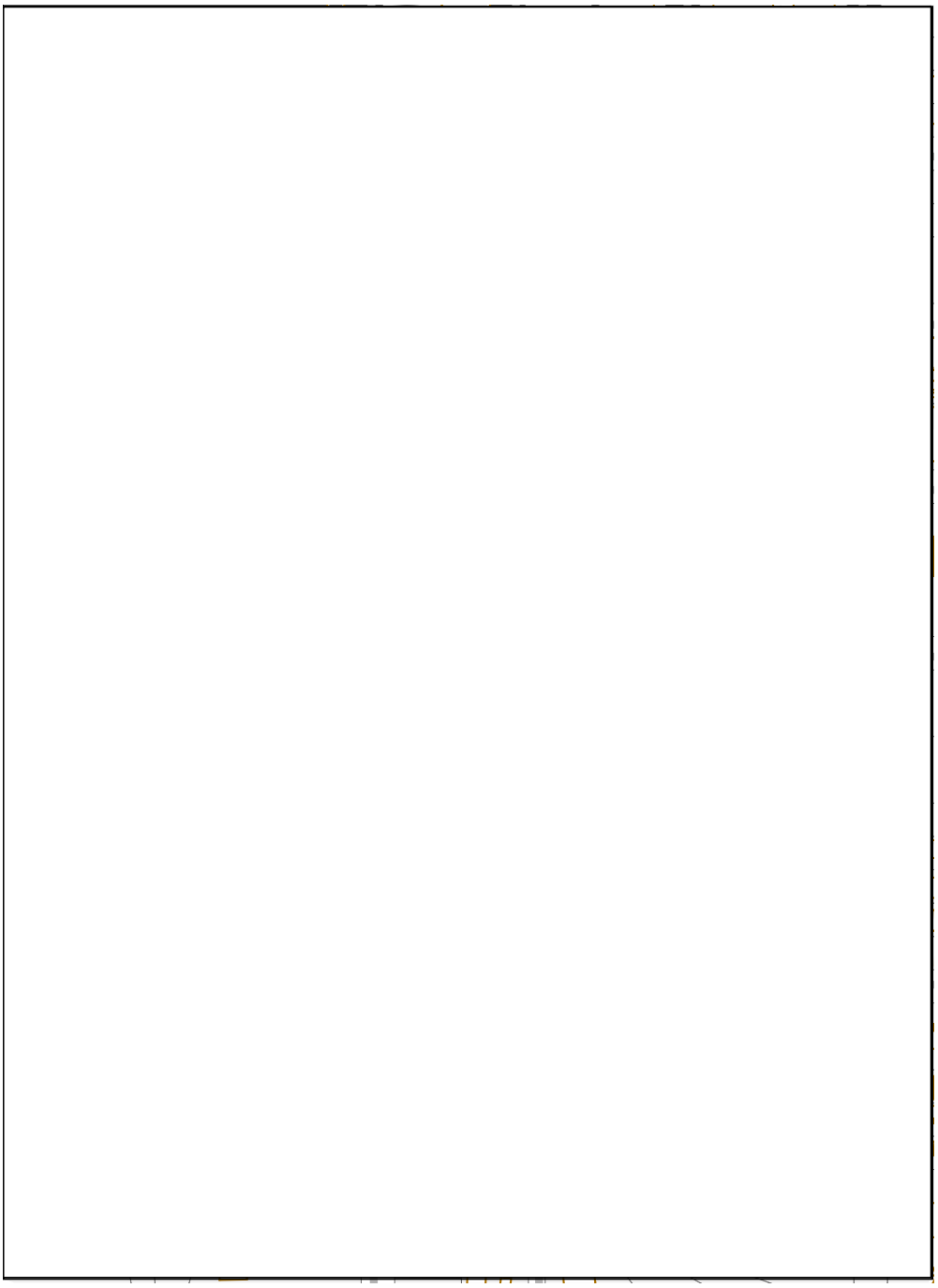
1. The decision-making authority may approve a site design or development in a historic district when it is satisfied that the design or development as submitted or as ordered changed by the authority will:

(a) In the case of modifications to existing buildings, preserve the outward historical appearance and original design; or

(b) In the case of new construction, preserve the harmony of scale, architectural style, sidewalk level use, build-to line, and materials of the existing locale.

2. In reviewing a design or development within an historic district, the decision-making authority shall use applicable guidelines and policies contained in any other plan or program adopted by the Assembly, as recommended by the Historic Preservation Committee. In the case of some parcels, the standards for both the historic district Overlay and the Main Street Overlay (Section 2.4.050) may apply; in such case, the more restrictive or highest standard or requirement shall govern.

E. Allowable Uses. Notwithstanding Section 2.2.030, net sheds, which comply with the design standards of the district, are permitted within the historic district overlay.



Petersburg Downtown Historic District Map

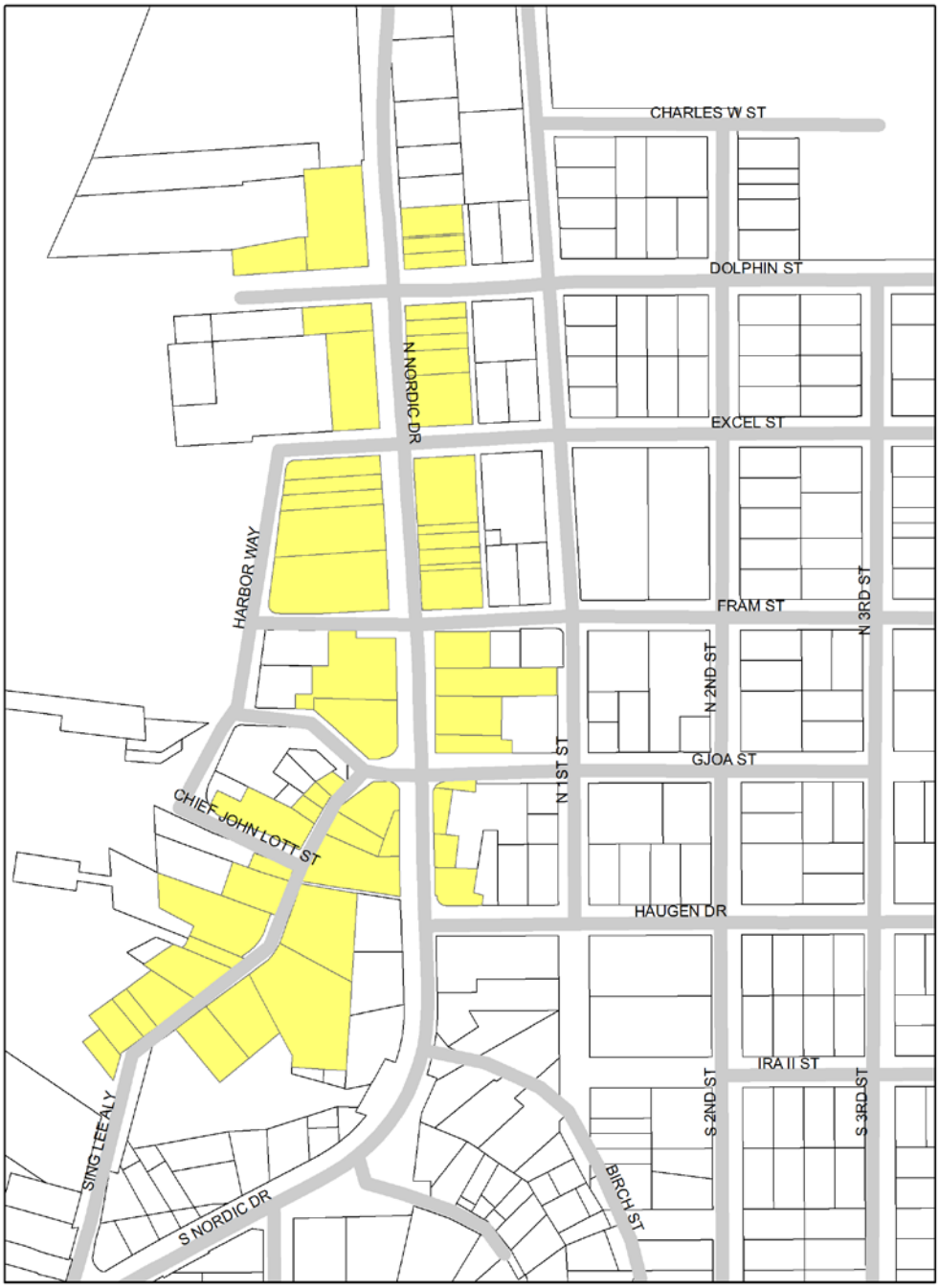
2.4.050 Main Street District Overlay

A. Purpose. The superimposed Main Street District Overlay shall be used in conjunction with the base zoning districts and is established to strengthen downtown as a destination for residents and visitors.

B. Map. There is adopted, for the purpose of defining the Main Street District Overlay, the Petersburg Main Street District map, included herein, as the same may be amended from time to time by the Assembly by ordinance.

C. Main Street District Overlay standard review and approval required. No person may alter or change the exterior of, or erect any structure, or authorize, permit or cause the same to be done within the Main Street superimposed District Overlay except in accordance with the provisions of Subsection D, below.

D. Standards for Main Street District design and development review. In reviewing a design or development within the Main Street District, the decision-making authority shall use applicable guidelines and policies contained in this Code, and any other plan or program adopted by the Assembly, such as the borough Fire Code. In the case of some parcels, the standards for both the Main Street Overlay and the Historic District Overlay (Section 2.4.040) may apply; in such case, the more restrictive or highest standard or requirement shall govern.



Main Street District Overlay