

**Petersburg Development Code Revision  
HISTORIC DISTRICT OVERLAY**

Commercial-3 Current Code	Lot Development Standard	Historic District Overlay Adopted New Code
-	Minimum Lot Size	as required by base zone, primarily Downtown Commercial
<b>5', or as required by more restrictive abutting district</b>	<b>Yard Setback</b>	as required by base zone, primarily Downtown Commercial
-	<b>Minimum Frontage</b>	as required by base zone, primarily Downtown Commercial
1600 sf per story, including all accessory buildings	Maximum Lot Coverage	1600 sf per story, including all accessory buildings
10'	Max. Deck Width	10'
25'	Maximum Building Height	25'
<b>Depends on type of use, but generally 1 space for every 250 sf of retail space; 2 spaces for each residential unit</b>	<b>Minimum Off-Street Parking</b>	<b>No minimum, except 1 space for each residential unit.</b>
6'	Maximum Fence Height	<b>Front Yard and Street Side Yard: 4'; Interior and Rear Yard: 6'</b>
	<b>DESIGN STANDARDS</b>	
None	Build-to Line	0'
<b>Metal construction materials shall only be allowed for roofing applications.</b>	<b>Building Materials</b>	<b>Wood shiplap, clapboard, or board and batten, or similar. Metal construction materials shall only be allowed for roofing applications. Vinyl and aluminum materials are prohibited.</b>
Approved woodpile foundations shall be used for buildings constructed over tidelands. No fill below the Mean Higher High Water (MHHW) shall be allowed.	Foundation	Approved woodpile foundations shall be used for buildings constructed over tidelands. No fill below the Mean Higher High Water (MHHW) shall be allowed.
All signs shall be non-electrical and shall be located over entryways, flat to the side of the building. Maximum size shall be two feet by two feet.	Signs	All signs shall be non-electrical and shall be located over entryways, flat to the side of the building. Maximum size shall be two feet by two feet.

Current Code	Allowable Uses	Adopted New Code
Note: The Historic District is an "overlay" meaning it sits over existing base zoning. In this case, the base district underlying the historic area is proposed to be predominantly Downtown Commercial. Allowable		

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uses of the DC district would apply within the Historic Area, unless additional uses are specified or prohibited.		
Yes	Retail Business and Consumer Services	Yes
Yes	Offices	Yes
Yes	Theaters/Assembly Hall	Yes
<b>No</b>	Hotels, Motels	Yes
<b>Yes</b>	<b>Single-family, Duplex, Multi-family Dwellings</b>	<b>Yes, but No residential use on ground floor in Sing Lee Alley</b>
Yes	Public Buildings	Yes
Yes	Warehouse Boathouse/Nethouse	Net Houses allowed in all districts
Yes	Manufacturing of Light Industrial Nature	As accessory to commercial use
Yes	Parks and Playgrounds	Yes
	Service Stations	
	<b>Conditional Uses</b>	
<b>No</b>	<b>Food Production</b>	<b>Yes</b>
<b>No</b>	<b>Commercial and non-commercial radio towers</b>	<b>Conditional Use Permit</b>
<b>No</b>	<b>Schools, Child Care, Hospitals, Clinics</b>	<b>Conditional Use Permit</b>
<b>No</b>	<b>Group Housing Bunkhouses/Workforce</b>	<b>Conditional Use Permit</b>

\* **Accessory Use.** A use or activity that is a subordinate part of a primary use and that is clearly incidental to a primary use on a site. Examples of accessory use include, but are not limited to, storage, home occupation, and other similar uses. A primary use must be established prior to accessory use.

\*\***Accessory Structure.** A structure of secondary importance or function on a site. In general, the primary use of the site is not carried on in an accessory structure. Except for certain caretaker/watchmen dwellings under Section 2.3.200, accessory structures are detached from the primary structure. Examples of accessory structures include, but are not limited to, garages, decks, fences, membrane buildings, greenhouses, heat pumps, workshops, caretaker/watchman dwellings, warehouses, net houses, and other structures.