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## Chapter 17.26 C-R COMMERCIAL RESIDENTIAL DISTRICT

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### **17.26.010 Intent.**

The C-R (commercial residential) district is intended to allow commercial and light industrial uses of land which do not detract from the residential use of the land by introducing excess noise, increased safety hazards, air pollution or water pollution. (Ord. 03-15 § 10 (part); prior code § 30-20(a))

### **17.26.020 Permitted principal uses and structures.**

In a C-R zone, the following uses and structures are permitted outright:

- A. Barbershops and beauty salons;
- B. Drugstores;
- C. Fishing gear stores;
- D. Frozen food locker;
- E. Group care facilities;
- F. Gunsmiths;
- G. Locksmiths;
- H. Mobile homes;
- I. Private medical practices;
- J. Packaged alcohol sales;
- K. Pawnshops;
- L. Professional offices;
- M. Retail sales;
- N. Shoe repair and clothing alterations;

- O. Single-family homes;
- P. Small appliance and furniture repair;
- Q. Two-family dwellings (duplexes). (Ord. 03-15 § 10 (part): prior code § 30-20(b))

**17.26.030 Permitted accessory uses.**

In a C-R zone, the following uses, which are incidental to the permitted uses and structures listed in Section 17.26.020, are permitted:

- A. Accessory buildings in conjunction with a permitted or conditional use such as a private garage or workshop;
- B. Automobile parking in conjunction with a permitted or principal use;
- C. Home occupations;
- D. Private storage in yards of a truck up to two tons, one piece of heavy equipment, a boat, recreational vehicle, camper or travel trailer, provided they are separated at least ten feet from any property line;
- E. Small wind energy systems in conformance with Section 17.48.150. (Ord. 08-11 § 8: Ord. 03-15 § 10 (part): prior code § 30-20(c))

**17.26.040 Conditional uses.**

In a C-R zone, subject to the conditional use provisions of this title, the following uses and structures may be permitted:

- 1. Bakeries;
- 2. Boardinghouses;
- 3. Boat repair facilities;
- 4. Bowling alleys;
- 5. Child care centers;
- 6. Church services;
- 7. Churches and synagogues, along with customary accessory uses, including parsonages, day nurseries and meeting rooms;
- 8. Commercial cold storage;
- 9. Condominiums, townhouses, cluster housing and planned unit developments;
- 10. Contractor's storage yards;
- 11. Drinking establishments;
- 12. Eating establishments;
- 13. Food processing;
- 14. Grocery stores;

15. Laboratories;
16. Laundries;
17. Light manufacturing;
18. Lodges;
19. Machinery repair;
20. Meat processing;
21. Mechanical repair;
22. Mortuaries/funeral homes;
23. Motels;
24. Multifamily dwellings;
25. Paint, retail;
26. Pet shops;
27. Plumbing shops and yards;
28. Police and fire stations;
29. Public and private schools;
30. Quasi-institutional homes;
31. Recreational vehicle campground;
32. Sheet metal shops and yards;
33. Sign painting;
34. Stone cutting;
35. Tire sales;
36. Veterinarians and kennels;
37. Warehousing;
38. Woodshops and yards;
39. Rental cabins. (Ord. 03-15 § 10 (part); Ord. 97-13 § 1; prior code § 30-20(d))

**17.26.050 Prohibited uses and structures.**

A. In a C-R zone, any uses or structures not of a character indicated under permitted principal uses and structures or permitted as a conditional use are prohibited.

B. Any use which causes or may reasonably be expected to cause excessive noise, vibration, odor, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. "Excessive" is defined for these purposes as a

degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience. (Ord. 03-15 § 10 (part); prior code § 30-20(e))

**17.26.060 Minimum lot requirements.**

A. Lot width: fifty feet.

B. Lot Area. The minimum lot area is eleven thousand square feet and the area per dwelling unit shall be as follows:

Minimum Lot Area	Number of Units
11,000 square feet	One to four units
Plus 1,500 square feet for each dwelling unit in excess of four	

(Ord. 03-15 § 10 (part); prior code § 30-20(f))

**17.26.070 Minimum setback requirements.**

A. Front yard: twenty feet.

B. Side yard: ten feet.

C. Rear yard: fifteen feet.

D. Side yard where it abuts a residential zoning district: same as that required for the residential district.

E. Exceptions. Accessory structures, such as a workshop or storage shed, two hundred square feet or less, and not on a permanent foundation, may encroach into the rear and side yard setbacks only; provided, the structure is located on the back twenty-five percent of the parcel and is a minimum of five feet from both the rear and side lot lines.

1. If the setback is a dedicated utility easement the owner will be responsible for the relocation of the structure during utility maintenance, replacement or repairs. (Ord. 04-11 § 8: Ord. 03-15 § 10 (part); prior code § 30-20(g))

**17.26.080 Maximum lot coverage of all buildings and structures.**

Fifty percent. (Ord. 03-15 § 10 (part); prior code § 30-20(h))

**17.26.090 Maximum height of buildings and structures.**

A. Principal buildings and structures shall not exceed thirty-five feet in height, except as otherwise provided in this title.

B. Accessory buildings and structures shall not exceed thirty-five feet in height. (Ord. 03-15 § 10 (part); prior code § 30-20(i))

**17.26.100 Required off-street parking and loading.**

Adequate off-street parking and loading spaces shall be provided in connection with any permitted or conditional use in accordance with the requirements set forth in Sections 17.48.100 and 17.48.110. (Ord. 03-15 § 10 (part); prior code § 30-20(j))

**17.26.110 Signs.**

Signs may be permitted or allowed in conjunction with any permitted use subject to the provisions of Section 17.48.090. (Ord. 03-15 § 10 (part); prior code § 30-20(k))

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The Valdez Municipal Code is current through Ordinance  
1 -7 passed December 15 201 .  
Disclaimer: The City Clerk's Office has the official version of the  
Valdez Municipal Code. Users should contact the City Clerk's Office  
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