

1st Reading _____
2nd Reading _____

Action Taken:
Yes ____ No ____ Abstain ____

**CITY OF NOME, ALASKA
ORDINANCE NO. O-25-06-xx**

AN ORDINANCE AMENDING THE ZONING MAP AND AMENDING TITLE 18 OF THE NOME CODE OF ORDINANCES WITH A NEW CHAPTER 18.62 DOWNTOWN MIXED USE DISTRICT, A NEW CHAPTER 18.66 DOWNTOWN CORE MIXED USE DISTRICT, AND AMENDMENTS TO SECTIONS 18.110.010 AND 18.30.010

IT IS HEREBY ORDAINED by the Nome Common Council as follows:

SECTION 1. Classification. This is a code ordinance.

SECTION 2. Amendment of 18.30.010. Section 18.30.010 Zoning Districts is hereby amended with the following revisions: [additions are underlined]

(a) In order to carry out the provision of this title, the city is divided into the following zoning districts:

Zoning District	Map Designation
General Use	GU
Residential	R
Commercial	C
<u>Downtown Mixed Use</u>	<u>DM</u>
<u>Downtown Core Mixed Use</u>	<u>DCM</u>
Industrial	I
Resource Development	RD
Open Space/Recreational	OSR
Flood Hazard Overlay	FHO

SECTION 3. Addition of Chapter 18.62. Title 18 is hereby amended with the addition of a new Chapter 18.62 Downtown Mixed Use District to read as follows:

Sections:

18.62.010 Intent.

18.62.020 Permitted uses and structures.

18.62.030 Conditional uses and structures.

18.62.040 Dimensional requirements.

18.62.050 Performance standards.

18.62.010 Intent.

The downtown mixed use district is intended to encourage active commercial uses and building development, and contextually appropriate residential uses.

18.62.020 Permitted uses and structures.

The following uses and their accessory uses are permitted in the downtown mixed use district:

- (a) Retail and wholesale businesses.
- (b) Offices.
- (c) Churches.
- (d) Restaurants, taverns, and entertainment establishments.
- (e) Hospitals, medical and dental clinics.
- (f) Hotels and motels.
- (g) Public and governmental buildings and uses.
- (h) Incidental, small-scale manufacturing, processing, and storage of goods for wholesale or retail sale on the premises.
- (i) Residential use of the upper floor above a commercial use.
- (j) Funeral homes.
- (k) Service stations.
- (l) Clubs or fraternal, religious or philanthropic associations and union halls.
- (m) On-premises dwelling for owner or caretaker of commercial use.
- (n) Parks and playgrounds.
- (o) Schools.
- (p) Museums and cultural centers.
- (q) Interpretative area or visitor's center.
- (r) Recreational facilities.
- (s) Fire station and emergency medical aid station.
- (t) Outdoor storage, including junk, as an accessory use to any permitted or conditional use.
- (u) Boat marinas and docks.
- (v) Marine transportation and port facilities.
- (w) Navigation aids and facilities.
- (x) Personal service businesses.
- (y) Warehousing and storage.
- (z) Transportation facilities, including bus and taxi operations.
- (aa) Helicopter landing pad.
- (bb) Multifamily dwellings.

- (cc) Day care houses and facilities.

18.62.030 Conditional uses and structures.

The following uses are permitted with a conditional use permit in the downtown mixed use district:

- (a) Halfway houses.
- (b) Single-family and duplex dwellings.
- (c) Home occupations and businesses.
- (d) Public utility facilities or structures.
- (e) Snow dumpsites and storage sites.
- (f) Vehicle and equipment repair facilities.
- (g) Mobile homes and mobile home parks.
- (h) Residential use of the upper floor above a commercial or industrial use.
- (i) Youth correctional facility.
- (j) Private storage, including junk, or small warehouse associated with residential use/home occupations.
- (k) Crew camps, provided the following safeguards are addressed, in addition to other conditions that the planning commission finds necessary as they relate to the specific request:
 - (1) The use is tied to a specific and identified project;
 - (2) The term of the permit is limited to the earlier of completion of the project or five years following the issuance of the building permit for the crew camp; and
 - (3) A detailed schedule for deconstruction and removal is provided with the permit application, and updated on or before each anniversary date of the issuance of the conditional use permit.

18.62.040 Dimensional requirements.

The following dimensional requirements shall apply to all uses in the downtown mixed use district unless approved by variance as provided in Chapter 18.140 NCO:

- (a) Lot Size. The minimum lot area shall be five thousand square feet.
- (b) Building Setbacks.
 - (1) Buildings shall be set back at least zero feet from all dedicated rights-of-way.
 - (2) Buildings shall be set back at least five feet from all other lot boundary lines.
 - (3) Buildings shall be set back at least ten feet from the top bank of any drainage ditch.
 - (4) Buildings shall be set back at least ten feet from a closed drainage system.

18.62.050 Performance standards.

All development shall be subject to the following performance standards:

- (a) Drainage. The development shall provide a drainage system that is designed to deposit all runoff into either an engineered drainage system or into natural drainage in conformance with the city's drainage management plan.
- (b) Site Development Standards. All development on lands in this zoning district shall conform to the following:
 - (1) Development activities shall not adversely impact other properties by causing damaging alteration of surface water drainage, surface water ponding, slope failure, erosion, or siltation. The property owner and developer shall take such steps, including installation of culverts or buffers, or other methods, as necessary to comply with this requirement.
 - (2) Upon completion of earthwork operations, all exposed slopes, cleared, filled, and disturbed soils shall be given sufficient protection to prevent subsequent erosion.
 - (3) Drainage will be stabilized using best management practices and approved by the city.

SECTION 4. Addition of Chapter 18.66. Title 18 is hereby amended with the addition of a new Chapter 18.66 Downtown Core Mixed Use District to read as follows:

Sections:

18.66.010 Intent.

18.66.020 Permitted uses and structures.

18.66.030 Conditional uses and structures.

18.66.040 Dimensional requirements.

18.66.050 Performance standards.

18.66.010 Intent.

The downtown core mixed use district is intended to promote redevelopment, encourage active commercial uses and building development, and contextually appropriate residential uses.

18.66.020 Permitted uses and structures.

The following uses and their accessory uses are permitted in the downtown core mixed use district:

- (a) Retail and wholesale businesses.

- (b) Offices.
- (c) Churches.
- (d) Restaurants, taverns, and entertainment establishments.
- (e) Hospitals, medical and dental clinics.
- (f) Hotels and motels.
- (g) Public and governmental buildings and uses.
- (h) Incidental, small-scale manufacturing, processing, and storage of goods for wholesale or retail sale on the premises.
- (i) Residential use of the upper floor above a commercial use.
- (j) Funeral homes.
- (k) Service stations.
- (l) Clubs or fraternal, religious or philanthropic associations and union halls.
- (m) On-premises dwelling for owner or caretaker of commercial use.
- (n) Parks and playgrounds.
- (o) Schools.
- (p) Museums and cultural centers.
- (q) Interpretative area or visitor's center.
- (r) Recreational facilities.
- (s) Fire station and emergency medical aid station.
- (t) Outdoor storage, including junk, as an accessory use to any permitted or conditional use.
- (u) Boat marinas and docks.
- (v) Marine transportation and port facilities.
- (w) Navigation aids and facilities.
- (x) Personal service businesses.
- (y) Warehousing and storage.
- (z) Transportation facilities, including bus and taxi operations.
- (aa) Helicopter landing pad.
- (bb) Multifamily dwellings.
- (cc) Day care houses and facilities.

18.66.030 Conditional uses and structures.

The following uses are permitted with a conditional use permit in the downtown core mixed use district:

- (a) Halfway houses.
- (b) Single-family and duplex dwellings.
- (c) Home occupations and businesses.
- (d) Public utility facilities or structures.
- (e) Snow dumpsites and storage sites.
- (f) Vehicle and equipment repair facilities.
- (g) Mobile homes and mobile home parks.

- (h) Residential use of the upper floor above a commercial or industrial use.
- (i) Youth correctional facility.
- (j) Private storage, including junk, or small warehouse associated with residential use/home occupations.
- (k) Crew camps, provided the following safeguards are addressed, in addition to other conditions that the planning commission finds necessary as they relate to the specific request:
 - (1) The use is tied to a specific and identified project;
 - (2) The term of the permit is limited to the earlier of completion of the project or five years following the issuance of the building permit for the crew camp; and
 - (3) A detailed schedule for deconstruction and removal is provided with the permit application, and updated on or before each anniversary date of the issuance of the conditional use permit.

18.66.040 Dimensional requirements.

The following dimensional requirements shall apply to all uses in downtown core mixed use district unless approved by variance as provided in Chapter 18.140 NCO:

- (a) Lot Size. The minimum lot area shall be five thousand square feet.
- (b) Building Setbacks.
 - (1) Buildings shall be set back at least zero feet from all dedicated rights-of-way.
 - (2) Buildings shall be set back at least zero feet from all other lot boundary lines.
 - (3) Buildings shall be set back at least ten feet from the top bank of any drainage ditch.
 - (4) Buildings shall be set back at least ten feet from a closed drainage system.

18.66.050 Performance standards.

All development shall be subject to the following performance standards:

- (a) Drainage. The development shall provide a drainage system that is designed to deposit all runoff into either an engineered drainage system or into natural drainage in conformance with the city's drainage management plan.
- (b) Site Development Standards. All development on lands in this zoning district shall conform to the following:
 - (1) Development activities shall not adversely impact other properties by causing damaging alteration of surface water drainage, surface water ponding, slope failure, erosion, or siltation. The property owner and developer shall take such steps, including installation of culverts or

buffers, or other methods, as necessary to comply with this requirement.

(2) Upon completion of earthwork operations, all exposed slopes, cleared, filled, and disturbed soils shall be given sufficient protection to prevent subsequent erosion.

(3) Drainage will be stabilized using best management practices and approved by the city.

SECTION 5. Revision of Section 18.110.010 Matrix of Permitted and Conditional Uses. Section 18.110.010 Matrix of Permitted and Conditional Uses is hereby amended with the following revisions: [additions are underlined]

Zoning District	General Use	Residential	Commercial	<u>Downtown Mixed Use</u>	<u>Downtown Core Mixed Use</u>	Industrial	Resource Development	Open Space/Rec
Residential Uses								
Single-family dwellings	Permitted	Permitted	Conditional Use	<u>Conditional Use</u>	<u>Conditional Use</u>	Conditional Use	Conditional Use	Not Allowed
Duplex dwellings	Permitted	Permitted	Conditional Use	<u>Conditional Use</u>	<u>Conditional Use</u>	Conditional Use	Conditional Use	Not Allowed
Multiple-family dwelling	Permitted	Permitted	Conditional Use	<u>Permitted</u>	<u>Permitted</u>	Conditional Use	Conditional Use	Not Allowed
Mobile homes and mobile home parks	Permitted	Permitted	Conditional Use	<u>Conditional Use</u>	<u>Conditional Use</u>	Conditional Use	Conditional Use	Not Allowed

Residential use of the upper floor above a commercial or industrial use	Permitted	Conditional Use	Conditional Use	<u>Conditional Use</u>	<u>Conditional Use</u>	Conditional Use	Conditional Use	Not Allowed
On-premises dwelling for owner or caretaker of commercial use	Permitted	Permitted	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Civic/Institutional/Public Uses								
Parks and playgrounds	Permitted	Permitted	Permitted	<u>Permitted</u>	<u>Permitted</u>	Conditional Use	Conditional Use	Permitted
Churches	Permitted	Permitted	Permitted	<u>Permitted</u>	<u>Permitted</u>	Not Allowed	Conditional Use	Not Allowed
Public and governmental buildings and uses	Permitted	Not Allowed	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Fire station and emergency medical aid station	Permitted	Permitted	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Schools	Permitted	Permitted	Permitted	<u>Permitted</u>	<u>Permitted</u>	Not Allowed	Conditional Use	Not Allowed

Museums and cultural facilities	Permitted	Conditional Use	Permitted	<u>Permitted</u>	<u>Permitted</u>	Not Allowed	Conditional Use	Conditional Use
Public utility facilities or structures	Conditional Use	Not Allowed	Conditional Use	<u>Conditional Use</u>	<u>Conditional Use</u>	Permitted	Conditional Use	Permitted
Snow dump and storage sites	Conditional Use	Conditional Use	Conditional Use	<u>Conditional Use</u>	<u>Conditional Use</u>	Permitted	Conditional Use	Not Allowed
Youth correction facilities	Conditional Use	Conditional Use	Conditional Use	<u>Conditional Use</u>	<u>Conditional Use</u>	Not Allowed	Conditional Use	Not Allowed
Halfway houses	Conditional Use	Conditional Use	Conditional Use	<u>Conditional Use</u>	<u>Conditional Use</u>	Not Allowed	Conditional Use	Not Allowed
Correctional facilities	Conditional Use	Not Allowed	Conditional Use	<u>Conditional Use</u>	<u>Conditional Use</u>	Not Allowed	Conditional Use	Not Allowed
Cemetery	Not Allowed	Not Allowed	Not Allowed	<u>Not Allowed</u>	<u>Not Allowed</u>	Permitted	Conditional Use	Not Allowed
Interpretative area or visitor's center	Permitted	Conditional Use	Permitted	<u>Permitted</u>	<u>Permitted</u>	Not Allowed	Conditional Use	Permitted

Public watershed area and related facilities	Not Allowed	Not Allowed	Not Allowed	<u>Not Allowed</u>	<u>Not Allowed</u>	Not Allowed	Conditional Use	Permitted
Business/Commercial/Retail Uses								
Hospitals, medical and dental clinics	Permitted	Not Allowed	Permitted	<u>Permitted</u>	<u>Permitted</u>	Not Allowed	Conditional Use	Not Allowed
Home businesses and occupations	Permitted	Permitted	Conditional Use	<u>Conditional Use</u>	<u>Conditional Use</u>	Conditional Use	Conditional Use	Not Allowed
Private storage, including junk, or small warehouse associated with residential use/home occupations	Not Allowed	Not Allowed	Conditional Use	<u>Conditional Use</u>	<u>Conditional Use</u>	Conditional Use	Conditional Use	Not Allowed
Private storage, not including junk, or small warehouse associated with residential	Permitted	Permitted	Conditional Use	<u>Conditional Use</u>	<u>Conditional Use</u>	Conditional Use	Conditional Use	Not Allowed

use/home occupations								
Retail and wholesale businesses	Permitted	Conditional Use	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Offices	Permitted	Not Allowed	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Restaurants, taverns and entertainment establishments	Permitted	Not Allowed	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Hotels and motels	Permitted	Not Allowed	Permitted	<u>Permitted</u>	<u>Permitted</u>	Not Allowed	Conditional Use	Not Allowed
Funeral home	Permitted	Not Allowed	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Clubs or fraternal, religious or philanthropic associations and union hall	Permitted	Not Allowed	Permitted	<u>Permitted</u>	<u>Permitted</u>	Not Allowed	Conditional Use	Not Allowed

Personal service businesses	Permitted	Permitted	Permitted	<u>Permitted</u>	<u>Permitted</u>	Not Allowed	Conditional Use	Not Allowed
Recreational facilities	Permitted	Permitted	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Day care houses and facilities	Permitted	Permitted	Conditional Use	<u>Permitted</u>	<u>Permitted</u>	Not Allowed	Conditional Use	Not Allowed
Industrial Uses								
Outdoor storage, including junk, as an accessory use to any permitted or conditional use in the district	Not Allowed	Not Allowed	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Outdoor storage, not including junk, as an accessory use to any permitted or conditional use in the district	Permitted	Permitted	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed

Incidental, small-scale manufacturing, processing, and storage of goods for wholesale or retail sale on the premises	Permitted	Permitted	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Service stations	Conditional Use	Not Allowed	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Vehicle and equipment repair facilities	Not Allowed	Not Allowed	Conditional Use	<u>Conditional Use</u>	<u>Conditional Use</u>	Permitted	Conditional Use	Not Allowed
Manufacturing, processing, assembling, wholesale or storage	Not Allowed	Not Allowed	Not Allowed	<u>Not Allowed</u>	<u>Not Allowed</u>	Permitted	Conditional Use	Not Allowed
Boat marinas and docks	Not Allowed	Not Allowed	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Marine transportation and port facilities	Not Allowed	Not Allowed	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed

Navigation aids and facilities	Not Allowed	Not Allowed	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Bulk petroleum storage, including aviation fuel	Not Allowed	Not Allowed	Not Allowed	<u>Not Allowed</u>	<u>Not Allowed</u>	Permitted	Conditional Use	Not Allowed
Junkyards, commercial and auto wrecking yards	Not Allowed	Not Allowed	Not Allowed	<u>Not Allowed</u>	<u>Not Allowed</u>	Permitted	Conditional Use	Not Allowed
Aircraft storage, loading, parking, repair and aviation-related facilities	Not Allowed	Not Allowed	Not Allowed	<u>Not Allowed</u>	<u>Not Allowed</u>	Permitted	Conditional Use	Not Allowed
Warehousing and storage	Conditional Use	Not Allowed	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Air transport terminals for passengers and freight	Not Allowed	Not Allowed	Not Allowed	<u>Not Allowed</u>	<u>Not Allowed</u>	Permitted	Conditional Use	Not Allowed

Transportation facilities, including bus and taxi operations	Not Allowed	Not Allowed	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Dredging and filling	Not Allowed	Not Allowed	Not Allowed	<u>Not Allowed</u>	<u>Not Allowed</u>	Permitted	Conditional Use	Not Allowed
Dog kennels and lots	Not Allowed	Not Allowed	Not Allowed	<u>Not Allowed</u>	<u>Not Allowed</u>	Conditional Use	Conditional Use	Not Allowed
Mining of minerals, aggregate, sand, gravel or other earth products; and accessory uses and buildings	Not Allowed	Not Allowed	Not Allowed	<u>Not Allowed</u>	<u>Not Allowed</u>	Conditional Use	Permitted	Not Allowed
Helicopter landing pad	Permitted	Not Allowed	Permitted	<u>Permitted</u>	<u>Permitted</u>	Permitted	Conditional Use	Not Allowed
Crew Camp	Conditional Use	Not Allowed	Conditional Use	<u>Conditional Use</u>	<u>Conditional Use</u>	Permitted	Conditional Use	Not Allowed

SECTION 6. Amendment Zoning Map. The Zoning Map is hereby amended to designate the locations of these new zoning districts as outlined in Attachment A.

SECTION 7. Effective Date. This ordinance is effective upon passage.

APPROVED and SIGNED the ____ day of ____ 2025.

JOHN K. HANDELAND
Mayor

ATTEST: _____
DAN GRIMMER
City Clerk

CITY OF NOME
PROPOSED FRONT STREET REZONE
 EXISTING ZONING: Commercial District

PROPOSED ZONING:
 NEW Downtown Mixed Use District
 NEW Downtown Core Mixed Use District

EXISTING ZONING
 RESIDENTIAL
 COMMERCIAL
 INDUSTRIAL
 GENERAL USE
 RESOURCE DEVELOPMENT
 OPEN SPACE-RECREATIONAL
 MOONLIGHT SPRINGS PROTECTION AREA

Scale: 0 100 200 300 400 500 600 Feet
 Prepared for City of Nome
 Prepared by Duncan GIS
 October 29, 2024