

DRAFT

PETERSBURG BOROUGH
ORDINANCE #2026-XX

AN ORDINANCE AMENDING PETERSBURG MUNICIPAL CODE SECTION
19.64.010, ENTITLED “PARKING AREAS—REQUIREMENTS ACCORDING TO
USE”, TO DECREASE THE MINIMUM PARKING REQUIREMENT FOR
RESIDENTIAL DWELLINGS

WHEREAS, the Petersburg Borough seeks to encourage building and therefore infill growth in our community; and

WHEREAS, parking has been proven one of the least valuable uses of land in a community, and represents, at best, a necessary evil; and

WHEREAS, reducing the minimum parking requirements is in keeping with the spirit of a walking city and encourages infill and incremental development instead of more parking spaces for vehicles.

THEREFORE, THE PETERSBURG BOROUGH ORDAINS, as follows:

Section 1. Classification: This ordinance is of a general and permanent nature and shall be codified in the Petersburg Municipal Code.

Section 2. Purpose: The purpose of this ordinance is to decrease the minimum parking requirement for residential dwellings.

Section 3. Substantive Provisions: Section 19.64.010, entitled “Parking areas—requirements according to use” of the Petersburg Municipal Code shall be amended to read as follows (the language proposed for deletion is in [brackets], and the new language is in **bold and underlined**):

19.64.010 Parking areas—Requirements according to use.

The following parking requirements for new construction or alterations and/or enlargements where construction costs exceed fifty percent of the appraised values of the existing structure shall apply:

- A. One-family and two-family dwellings, at least [two] **ONE** parking space[s] for each dwelling unit;
- B. Multiple-family dwellings consisting of three units or more shall provide [two] **ONE** space[s] for each unit;
- C. Hotels, rooming houses and lodges and clubs with guestrooms, at least two parking spaces for every five guestrooms;
- D. Churches, lodges and clubs, exhibition halls, places of public assembly, dancehalls, nightclubs, skating rinks, bowling alleys, theaters and other commercial recreation places, one parking space for each five seats;

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- E. Hospitals, sanitariums, nursing and rest homes and similar uses, at least one parking space for each two beds, based on maximum capacity, plus appropriate staff parking;
- F. Food stores, markets and shopping centers, at least one parking space for each five hundred square feet of building floor area;
- G. Other retail establishments, clinics, professional and other offices and similar enterprises, at least one parking space for each two hundred fifty square feet of building floor area;
- H. Wholesale stores, warehouses and storage buildings, at least one parking space for every two employees, but not less than two parking spaces;
- I. Industrial and manufacturing establishments in which there are more than five officers and employees, at least one parking space for every two employees;
- J. Motor vehicle maintenance and repair shops, including public garages, at least one parking space for every two employees; provided, that all vehicles in the custody of the operator of the business for service, repair, storage, sale or other purposes shall be stored on the premises, or on a separate vehicle parking lot, and shall not be parking on a public right-of-way;
- K. For uses not specifically mentioned in this section, the same as for the use listed in the section which, in the opinion of the commission is deemed most similar;
- L. For mixed uses, the total requirement shall be the sum of the requirements for the various uses computed separately.

Section 4. Severability: If any provision of this Ordinance or any application to any person or circumstance is held invalid, the remainder of this Ordinance and the application to other persons or circumstances shall not be affected.

Section 5. Effective Date: This Ordinance shall become effective XXXX, 2026.

**PASSED AND APPROVED by the Petersburg Borough Assembly, Petersburg, Alaska this
XXX day of XXXX, 2026.**

Bob Lynn, Mayor

ATTEST:

Rebecca Regula, Borough Clerk

Adopted:
Noticed:
Effective: