

Annotated Listing of Significant Changes – City of Valdez Title 17

Change	New Code Citation	Old Code Citation	Notes
New, updated, and deleted definitions based on use table, outdated language.	17.02	17.04	Generally, new definitions added to explain uses in the use table that are not commonly defined. Terms no longer used in the ordinance have been deleted.
Update of Administration and Enforcement chapter to consolidate information found throughout the old code.	17.04	17.06	Generally, consolidated all language on decision-making authorities and application reviews into this chapter.
Consolidation of all language describing, and assigning duties to, decision-making authorities	17.04.020	17.06	
Creation of review matrix , describing the review, decision-making, and appeals authorities for all applications and permits.	17.04.030.a	N/A – new matrix	
New descriptions of the application and review processes for all application types	17.04.040-17.04.130	Incorporated throughout	
New process for administrative adjustments added to variance process	17.04.070	N/A – new code	Minor adjustments (criteria specified) may be reviewed administratively.
Updated process description for zoning clearance reviews	17.04.090	N/A – new code	
Descriptions and lists of permitted, accessory and conditional uses consolidated into one section.	17.06.040	Within individual zoning districts - see 17.10-17.47	Includes district consolidations shown in the guide to the new ordinance.
New uses allowed in P Public Lands : Commercial recreational uses open to the public, shelters, worker housing and accessory dwelling units.	17.06.040 B 1	17.12.030 - 17.12.050	

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New uses allowed in RR Rural Residential : accessory dwelling units, assisted living home, manufactured and mobile homes, attached dwelling – duplex, short-term rentals, shelters, educational institutions, community and religious institutions, small-scale fuel storage	17.06.040 B 2	17.20.020 - 17.20.040	
New uses allowed in R1 Moderate Density Residential : accessory dwelling units, assisted living homes, attached dwelling – duplex, townhouses (conditional), multi-unit housing up to 4 units per building, multi-unit housing more than 4 units (conditional), manufactured and mobile homes, short-term rentals, shelters, childcare centers, educational institutions, community and religious institutions, small-scale fuel storage	17.06.040 B 3	17.14.020 - 17.14.040 & 17.16.020 - 17.16.040 combined	
New uses allowed in R2 High Density Residential : assisted living homes, townhouses, shelters, short-term rentals, educational institutions, child care centers, community and religious institutions, small-scale fuel storage	17.06.040 B 4	17.18.020 - 17.18.040	
New uses allowed in NMU Neighborhood Mixed Use : detached homes, duplexes and townhomes, manufactured and mobile homes, shelters, short-term rentals, several recreational uses (conditional), small-scale fuel storage, medium-scale fuel storage (conditional)	17.06.040 B 5	17.24.020 – 17.24.040 & 17.26.24.020 – 17.26.040 combined	
New uses allowed in CB Central Business : townhouses, shelters, short-term rentals, several recreational uses, small-scale fuel storage, medium-scale fuel storage (conditional)	17.06.040 B 6	17.28.020 - 17.28.040	
New uses allowed in G General Commercial : shelters, short-term rentals, several recreational uses, small-scale fuel storage, medium-scale fuel storage (conditional), uses previously permitted in the Waterfront Commercial district	17.06.040 B 7	17.30.020 – 17.30.040 & 17.32.020 – 17.32.040	

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Use changes to LI Light Industrial : several uses consolidated into broader categories, campgrounds and outdoor recreation, medium- and large-scale fuel storage, marijuana manufacturing, helipads	17.06.040 B 8	17.36.020 - 17.36.040	
Use changes to HI Heavy Industrial : several uses consolidated into broader categories, outdoor recreation, helipads	17.06.040 B 9	17.38.020 – 17.38.020 & 17.40.020 – 17.40.040	
Use changes to WI Waterfront Industrial : several uses consolidated into broader categories, several recreational uses, marijuana manufacturing, helipads	17.06.040 B 10	17.34.020 – 17.34.040 & 17.35.020 – 17.35.040	
Use changes to A Airport : several uses consolidated into broader categories, helipads, commercial and retail sales	17.06.040 B 11	17.42.020 - 17.42.040	
Use changes to CO Conservation : outdoor public recreation, campgrounds and RV parks (conditional)	17.06.040 B 13	17.46.020 - 17.46.040	
Former AH Avalanche Hazard district renamed NH Natural Hazard district . New uses allowed include private/commercial outdoor recreation.	17.06.040 B 14	17.47.020 - 17.47.040	
New PR Planned Resort District	17.06.040 B 15	N/A – new district	See destination resort overlay in Plan Valdez – 2021 Comprehensive Plan
Dimensional and Intensity Standards consolidated into one table. Dimensional standards (lot area, width, setbacks) reduced for consolidated districts a) to use the least restrictive standard and/or b) to accommodate non-conforming lots.	17.06.070	Within individual zoning districts, see 17.12-17.47	
Up to a 5-foot reduction in required setbacks if roofs are designed to either hold snow or not shed into the setback subject to the reduction.	17.06.070	N/A- new code	

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Lot area per-unit requirements removed from RC District (high density residential)	17.06.070	17.18.060	Intensity of development in this district governed by setback and height requirements only.
Standards for new PR Planned Resort district: <ul style="list-style-type: none"> • Intended for self-contained, visitor-oriented accommodations and recreational facilities. • All development in PR requires a PUD Planned Unit Development. • Uses consistent with the comprehensive plan are allowed within the PUD (lodging, recreation, camp grounds, supportive retail, housing). • Minimum 20% of the land designated for open space and/or conservation. • Interconnected non-motorized trails required. • Interim material resource extraction or forestry may be permitted on a time-limited basis. 	17.06.100	N/A – new district	See destination resort overlay in Plan Valdez – 2021 Comprehensive Plan
Specific use standards established for uses that require additional scrutiny. In most cases, specific use standards are evaluated administratively.	17.08	17.48.120, 17.48.130, 17.48.150, 17.50.040, 17.50.070, 17.50.080, some N/A - new code	Many of the uses covered in this chapter were moved from various sections of the current ordinance. Standards that are new are detailed below.

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<p>New standards for accessory dwelling units (ADUs).</p> <ul style="list-style-type: none"> • Must be smaller than the principal use or residence. • Must be on the same lot as the principal use or residence. • Mobile or manufactured homes may be used as ADUs, but RVs may not. • Number of ADUs on a lot is dependent on lot size, with a maximum number of 5. 	17.08.030 A	N/A – new code	
<p>Standards for multi-unit buildings with more than 4 units. Standards include parking placement, entrances, façade design and open space.</p>	17.08.030 B	N/A – new specific use standards	
<p>Standards for shelters larger than those located in residential homes.</p>	17.08.030 C	N/A – new specific use standards	
<p>Standards for worker housing, including allowable building types and use of RV parks and campgrounds.</p>	17.08.030 D	N/A – new specific use standards	<p>Worker housing for temporary workers, as newly defined. Allowed in industrial districts, P district, and G district as a conditional use; allowed in R2 as a permitted use. RV parks and campgrounds standards in existing 10.20.050 will need to be adjusted based on Title 17 revision.</p>

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<p>Standards for home occupations. Significant changes include:</p> <ul style="list-style-type: none"> • Home occupation must be clearly subordinate to the principal residential use. • No noise, odors, effluent, smoke, dust, etc. allowed that would interfere with the quiet enjoyment of the residential neighborhood. • Broadened list of what may constitute a home occupation, including contractors, wood working, small engine and appliance repair. • Allowance for some outdoor storage of commercial vehicles and heavy equipment. 	17.08.030 E	17.48.060	
<p>New standards for short-term rentals, including:</p> <ul style="list-style-type: none"> • Application process and business registration. • Applicable to entire dwelling units and rooms within dwelling units. • Owner/caretaker registration required. 	17.08.030 J	17.48.060	
<p>Standards for adult entertainment uses. Based on state statute.</p>	17.08.040 A	N/A – new code	
<p>Standards for helipads, including:</p> <ul style="list-style-type: none"> • Compliance with FAA requirements. • Noise and wind impacts to pedestrians. • Potential restrictions on hours and number of landings during CUP review. 	17.08.040 C	Some N/A new specific use standards	
<p>Standards for vehicle service stations, including:</p> <ul style="list-style-type: none"> • Storage of oil and grease • Storage of inoperable vehicles • Prohibition of vehicle sales without a CUP • Fencing • Noise 	17.08.040 G	N/A – new specific use standards	

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Standards for outdoor commercial recreation within the P Public Lands district. These uses may be allowed on public lands as long as the use does not impact public access to recreational trails and facilities.	17.08.040 K	N/A – new specific use standards	
Standards for accessory structures, including language that allows for “ shouses ” and the use of “ connex ” containers.	17.08.050 B	N/A – new specific use standards	
Standards for PUD Planned Unit Developments . New standards include requirement for open space, allowance for phasing, and more detail on the approval process.	17.09	17.50.060	
All standards relating to site development , including measurements and calculations, snow storage, parking and loading standards, outdoor storage, fences and walls, and signs.	17.13	Some N/A new code, existing code 17.48.040, 17.48.050, & 17.48.070-17.48.110	
New standards and process for evaluating snow storage for new developments. A snow storage plan will be evaluated by staff during the land use application or zoning clearance process. A snow storage plan will be reviewed for impacts on parking, adequacy of space, visibility, transportation to publicly-owned snow storage lots, snow shedding.	17.13.030	N/A – new code	
Updated parking and loading standards, including the following significant changes: <ul style="list-style-type: none"> • Removal of all minimum parking standards for non-residential uses. • Updated standards for the design of parking lots. • Process for administrative reductions in required parking. • Requirements for bicycle parking near certain uses including multi-unit residential and commercial. • Simplified loading space standards 	17.13.060	17.48.100 & 17.48.110	

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<p>Fences and walls: addition of an eight-foot maximum height for fences within required front setback areas in commercial and mixed-use zoning districts. Fence height maximum raised to eight feet in side and rear yards. New description of how to measure fence height and new material standards.</p>	17.13.070	17.48.070	
<p>Updated sign standards, including the following significant changes:</p> <ul style="list-style-type: none"> • Sign definitions • Signs permitted in residential districts • Maximum size standards for signs for commercial and industrial uses • New section on Electronic Message Boards • Allowance for temporary signs • Prohibited signs • Signs allowed without permits 	17.13.090	17.48.090	
<p>Updated nonconformities chapter, that now includes nonconforming signs and elements of an approved permit or plan. New language includes detail on continuation, repair and maintenance of nonconformities.</p>	17.20	17.52	