

ARTICLE 2: STANDARD ZONING DISTRICTS

200 PURPOSE

The purpose of this Chapter is to identify and describe the standard zoning districts into which the entire Town of Lisbon is divided, and to list various regulations and requirements which are specific for each district.

201 STANDARD ZONING DISTRICT CATEGORIES AND STANDARD ZONING DISTRICTS

For the purpose of this Chapter, all areas within the jurisdiction of this Chapter are hereby divided into the following standard zoning districts which shall be designated as follows:

Agriculture/Open (AG) District

Estate Residential-1 (R-1) District

Planned Business (B) District

Planned Unit Development District (PUD year – order of approval in that year) e.g.:
(PUD 97-2)

202 MAP OF STANDARD ZONING DISTRICTS

There is hereby established an Official Zoning Map of the Town of Lisbon, which shall be maintained in the Office of the Town Clerk. The standard zoning districts established by this Chapter are shown on the Official Zoning Map of the Town of Lisbon, which together with all explanatory materials thereon, is hereby made part of this Chapter.

203 INTERPRETATION OF ZONING DISTRICT BOUNDARIES

The following rules shall be used to determine the precise location of any zoning district boundary shown on the Official Zoning Map of the Town of Lisbon:

- (1) Zoning district boundaries shown as following or approximately following the limits of any City, Village, Town or County boundary shall be construed as following such limits.
- (2) Zoning district boundaries shown as following or approximately following streets or railroad lines shall be construed as following the centerline of such streets or railroad lines.
- (3) Zoning district boundary lines shown as following or approximately following platted lot lines or other property lines as shown on the Town of Lisbon or County of Juneau Tax Maps shall be construed as following such lines.
- (4) Zoning district boundaries shown as following or approximately following the centerlines of streams, rivers, or other continuously flowing watercourses shall be construed as following the channel centerlines of such watercourses, and, in the event of a natural change in the location of such streams, rivers, or other watercourses, the zoning district boundary shall be construed as moving with the channel centerline.
- (5) Zoning district boundaries shown as following or approximately following ridgelines or watershed boundaries shall be construed as following such lines.
- (6) Zoning district boundaries shown as separated from any of the features listed in paragraphs (1) through (5) above, shall be construed to be at such distances therefrom as are shown on the Official Zoning Map.
- (7) Where any uncertainty exists as to the exact location of a zoning district boundary line, as shown on the Official Zoning Map, the location of the line shall be determined by the Zoning Administrator, who shall then take appropriate action to officially clarify the location of the line.(See, section 903).

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204 RELATIONSHIP TO OVERLAY ZONING DISTRICTS

The Town may, from time to time, create overlay zoning districts. Overlay zoning districts, if any, are a set of zoning requirements imposed in addition to the requirements of the standard zoning districts found in this Chapter. Development within the overlay zones must conform to the requirements of both the standard zoning district and the overlay zoning districts, and if the two zones are inconsistent, then the development shall comply with the requirements of the more restrictive of the two zones. Overlay districts are used for the protection of natural resource features and the preservation and enhancement of significant community character features. For specific overlay zoning districts and regulations, see Article 3.

205 SUBSTANDARD LOT REGULATIONS

- (1) Upon and after the effective date of this Chapter, no lot shall be created which does not meet the Minimum Zoning District Area (MZA) requirements, or the Minimum Lot Area (MLA) requirements, or the lot dimension requirements of each applicable zoning district.
- (2) A lot of record existing upon the effective date of this chapter which does not meet the minimum Zoning District Area (MZA) or the Minimum Lot Area (MLA) requirements, or which does not meet the lot dimension requirements of this ordinance, but does meet the requirements that were in effect at the time the lot or parcel became of record and which otherwise complies with all federal, state, county and town regulations, is a substandard lot. The placement of any structure on a substandard lot in the Agricultural/Open Zoning District and the Residential Zoning District is a Permitted Use, if setback requirements can be met. Existing substandard lots in the Agricultural/Open Zoning District will follow the regulations set forth in section 207(1)(d) for Residential lots. The placement of any structure on a substandard lot in the Commercial Zoning District is by Conditional Use only.

206 AGRICULTURAL/OPEN ZONING DISTRICT**(1) AGRICULTURE/OPEN (AG) DISTRICT:**

- (a) **Description and Purpose:** This district provides for the continuation and preservation of agriculture. This district is intended to protect farming from the intrusion of incompatible uses, including urban development, and to sustain the economic base of agriculture as well as preserve its rural lifestyle. This District includes the maintenance of land in its wild state, as wood lot or open space. The possibility of "agribusiness uses," which are not part of a typical farm, but which are necessary at limited suitable locations to support the farm industry, are provided for in this district as conditional uses. This district is also used to provide utility and other support services to agriculture activities or low density residential.

Rationale: This district is used to provide for the protection of agricultural activities, and a very low density residential area for those who want to live in a rural environment and who retain enough land with their residence to ensure that the rural environment is maintained.

(b) List of Allowable Principal Land Uses (per Article 4):

The following land uses are allowed in the AG District and exempt from regulation under this Ordinance:

Cultivation (per Section 406(1))

Husbandry (per Section 406(2))

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Any sign/Billboard 32 square feet or less

1. Principal Land Uses Allowed as Permitted Use:

Structures associated with cultivation and husbandry
Single-Family Detached (per Section 405(1))
Duplex (per Section 405)
On-Site Agricultural Retail (per Section 406(4))
Bed and Breakfast Establishment (per Section 406(8))
Municipal Well Facility (per Section 406(9))

2. Principal Land Uses Allowed as Conditional Use:

Intensive Agriculture (per 406(3))
Agricultural Service (per Section 406(5))
Large Volume Animal Feeding Operation (406(6))
Commercial Animal Boarding (per Section 406(7))
Any Sign/Billboard larger than 32 square feet
Towers (per Section 411(2))
Electrical generation, transmission and distribution system (per Section 406(10))

(c) List of Allowable Accessory Uses (per Article 4):

The following accessory land uses are exempt from the regulation of this Ordinance in AG District;

Individual Septic Disposal System

1 Residential TV Tower – 50 feet high or less

Private residential stable (per Section 412(17))

1. Accessory Land Uses Allowed as Permitted Use:

Farm Residence (per Section 412(2))
Detached Residential Garage, Carport, Utility Shed, (per Section 412(3))
Family Day Care Home (4-8 children) (per Section 412(11))
Private Residential Recreational Facility
Caretaker's Residence (per Section 412(23))

2. Accessory Land Uses Allowed as Conditional Use:

Intermediate Day Care Home (9-15 children)
Home Occupation (per Section 412(10))
Private Residential Kennel (per Section 412(16))

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(d) List of Allowable Temporary Uses (per Article 4):

Outdoor Assembly (per Section 413)

(e) Regulations: The following regulations apply to this district, in addition to the other standards and regulations of this ordinance.

AGRICULTURE/OPEN (AG)			
Regulations		Residential Uses	Non-Residential Uses *
A.	Min. Zoning District Area	10 acres	10 acres
B.	Min. Lot Area	2 acres per du (exclusive of ROW)	N/A
C.	Max. Gross Density/Intensity	1 du/2 acres MGD	N/A
D.	Min. Lot Width	150'	150'
E.	Min. Street Frontage	150'	150'
F.	Street Setback to Princ. Structure.	108' from center of road	108' from center of road
G.	Street Setback to Acc. Structure	108' from center of road	108' from center of road
H.	Side Setback to Princ. Structure	25'	N/A
I.	Side Setback to Acc. Structure	25'	N/A
J.	Rear Setback to Princ. Structure.	25'	N/A
K.	Rear Setback to Acc. Structure	25'	N/A
L.	Min. Dwelling Core Dimensions (living space)	N/A	N/A

* Size limitation listed in the chart do not apply to a municipal well facility.

207 RESIDENTIAL ZONING DISTRICTS:**(1) RESIDENTIAL-1 (R-1) DISTRICT:**

- (a) Description and Purpose:** This district is intended to permit development which has a low density (1 residence per 2 acres excl. ROW), estate community character. The land use standards for this district permit primarily single family detached residential development. Density and intensity standards for this district are designed to ensure that the Residential-1 District shall serve as a designation which preserves and protects the estate character of its area.

Rationale: This district provides for the permanent protection of a low density residential area for those who want to retain enough land with their residence, or in their development, to ensure that the estate community character is maintained as long as the R-1 District designation is retained, regardless of how much development occurs within that area. This district shall be strongly steered

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toward subdivision development in which the residential portion is clustered, thus maximizing permanently protected green space areas.

(b) List of Allowable Principal Land Uses (per Article 4):

The following land uses are allowed in the Residential District and exempt from regulation under this Ordinance:

Any Sign/Billboard 32 square feet or less

1. Principal Land Uses Allowed as Permitted Use:

Single-Family Detached (per Section 405(1))

Duplex (per Section 405)

2. Principal Land Uses Allowed as Conditional Use:

Indoor Institutional (Church and School only)

Outdoor Institutional

Public Services and Utilities

Bed and Breakfast Establishment (per Section 408(12))

Any Sign/Billboard larger than 32 square feet

(c) List of Allowable Accessory Uses (per Article 4):

The following accessory land uses are exempt from the regulation of this Ordinance in R-1 District.

1 Residential TV Tower-50 feet high or less

Small Animal Husbandry (per Section 412(15))

Any Sign/Billboard 32 square feet or less

1. Accessory Land Uses Allowed as Permitted Use:

Detached Residential Garage, Carport, Utility Shed, (per Section 412(3))

Family Day Care Home (4-8 children) (per Section 412(11))

Private Residential Recreational Facility

2. Accessory Land Uses Allowed as Conditional Use:

Intermediate Day Care Home (9-15 children)

Private Residential Kennel (per Section 412(16))

Private Residential Stable (per Section 412(17))

Caretaker's Residence (per Section 412(23))

Home Occupation (per Section 412(10))

(d) Regulations: The following regulations apply to this district, in addition to the standards and regulations of this ordinance.

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Estate Residential-1 (R-1)			
Regulations		Residential Uses	Non-Residential Uses
A.	Min. Zoning District Area	2 acres(excl. of ROW)	2 acres
B.	Min. Lot Area	2 acres per du (exclusive of ROW)	2 acres
C.	Max. Structure Size	N/A	N/A
D.	Max. Gross Density/Intensity	1.00 du/2acres	N/A
E.	Princ. Structure Per Lot	1	N/A
F.	Min. Lot Width	150'	150'
G.	Min. Street Frontage	150'	150'
H.	Street Setback to Princ. Structure	75' from center of road	75' from center of road
I.	Street Setback to Acc. Structure	75' from center of road	75' from center of road
J.	Side Setback to Princ. Structure	10'	N/A
K.	Side Setback to Acc. Structure	10'	N/A
L.	Rear Setback to Princ. Structure	10'	N/A
M.	Rear Setback to Acc. Structure	10'	N/A
N.	Min. Dwelling Core Dimensions (living space)	N/A	N/A

(2) **TWO-FAMILY RESIDENTIAL DISTRICT:** (Not allowed at this time. Twin-house/duplexes/two-flats are allowed in the residential district above).

(3) **MULTI-FAMILY RESIDENTIAL DISTRICT:** (Not allowed at this time).

208 COMMERCIAL ZONING DISTRICTS

(1) **BUSINESS (B) DISTRICT:**

- (a) **Description and Purpose:** This district is intended to permit large and small scale commercial development which is compatible with the desired overall community character of the area in general. Significant areas of landscaping are required in this district to ensure that this effect is achieved. A wide range of office, retail, and lodging land uses are permitted within this district. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

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Rationale: This district is intended to provide the principal zoning district for commercial development. The desired community character of the development is attained through the Landscape requirements.

(b) List of Allowable Principal Land Uses (per Article 4):

The following land uses are allowed in a Commercial/Business (B) District and exempt from the regulation under this ordinance:

Cultivation (per Section 406 (1))

Any Sign/Billboard 32 square feet or less

1. Principal Land Uses Allowed as Permitted Use:

All other principal land uses in a Business(B) District are conditional uses.

2. Principal Land Uses Allowed as Conditional Use:

Office (per Section 408(1))

Personal or Professional Service (per Section 408(2))

Indoor Sales or Service (per Section 408(3))

Indoor or Outdoor Maintenance Service (per Section 408(4)(6))

Outdoor Display (per Section 408(5))

In-Vehicle Sales or Service (per Section 408(7))

Indoor and Outdoor Commercial Entertainment (per Section 408(8)(9))

Commercial Animal Boarding (per Section 408(10))

Commercial Indoor Lodging (per Section 408(11))

Bed and Breakfast Establishment (per Section 408(12))

Group Day Care Center (9+ children) (per Section 408(13))

Campground (per Section 408(14))

Vehicle Repair and Maintenance (per Section 408(16))

Indoor and Outdoor Storage (per Section 409(1)(2))

Personal Storage Facility (per Section 409(3))

Single Family Residence (per Section 405(1))

Duplex (per Section 405(2))

Airport/Heliport (per Section 410(1))

Light Industrial Land Use (per Section 411(1))

Towers (per Section 411(2))

Extraction Use per Section 411(3))

Any Sign/Billboard larger than 32 square feet

(c) List of Allowable Accessory Uses (per Article 4):

The following accessory land uses are exempt from the regulation of this ordinance in Business (B) District:

Exterior Communication Devices 18 inches or smaller

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1. Accessory Land Uses Allowed as Permitted Use:

Home Occupation (per Section 412(10))

Residence/dwelling, detached garage, car port or utility shed may be permitted if accessory to principal commercial purpose

Accessory buildings and minor additions up to 15% of the square footage can be granted as a matter of right so long as they are consistent with the underlying previously approved use.

2. Accessory Land Uses Allowed as Conditional Use:

Commercial Apartment (per Section 412(1))

Outdoor Display Incidental to Indoor Sales and Service (12+ days)

In-Vehicle Sales and Service (per Section 408(7))

Light Industrial Incidental to Indoor Sales or Service Activities Land Use

Private residential kennel (per Section 412(16))

Private residential stable (per Section 412(17))

(d) List of Allowable Temporary Uses (per Article 4):

Outdoor Assembly (per Section 413)

(e) Regulations: The following regulations apply to this district, in addition to the standards and regulations of this ordinance.

Business (B) Regulations	Residential Uses	Non-Residential Uses
A. Min. Zoning District Area	2 acres (exclusive of ROW)	3 acres (exclusive of ROW)
B. Min. Lot Area	2 acres (exclusive of ROW)	20,000 sq. ft.
C. Min. Lot Width	150'	150'
D. Min. Street Frontage	150'	N/A
E. Street Setback to Princ. Structure	108' from center of road	108' from center of road
F. Street Setback to Acc. Structure	108' from center of road	108' from center of road
G. Side Setback to Princ. Structure	25'	25'
H. Side Setback to Acc. Structure	25'	25'
I. Rear Setback to Princ. Structure	25'	25'
J. Rear Setback to Acc. Structure	25'	25'
K. Min. Dwelling Core Dimensions	N/A	N/A

(2) INDUSTRIAL (I) DISTRICT: (Not allowed at this time).

209 **PLANNED DEVELOPMENT DISTRICTS**

(1) **PLANNED UNIT DEVELOPMENT (PUD) DISTRICT:**

- (a) **Description and Purpose:** The planned unit development district (PUD) is intended to permit developments that will, over a period of time, be enhanced by coordinated area site planning, diversified location of structures, diversified building types, and/or mixing of compatible uses. Such developments are intended to provide a safe and efficient system for pedestrian and vehicle traffic; to provide attractive recreation and open spaces as integral parts of the developments, to enable economic design in the location of public and private utilities and community facilities; and to insure adequate standards of construction and planning. The PUD district under this ordinance will allow for flexibility of over all development design with benefits from such design flexibility intended to be derived by both the developer and the community, while at the same time maintaining as far as possible the land use density and other standards or use requirements of lands in the vicinity of the PUD project. The unified and planned development of a site in a single or corporate ownership or control or in common ownership under the Unit Ownership Act set forth in Chapter 703 of the statutes (Condominiums) may be permitted by the town upon specific petition under this section of the ordinance and after public hearing, with such development encompassing one or more principal uses or structures and related accessory uses or structures. Then all regulations and standards set forth in this section of the ordinance have been met. Development standards are flexible within this zoning district.

Rationale: This district is available for developers seeking a density greater than one dwelling unit per two acres or seeking flexibility for a mixed use development. This district is designed to forward both aesthetic and economic objections of the town by controlling site design and the land use, appearance, density, or intensity of development within the district. It is anticipated that all dwelling units will be grouped into clusters to minimize negative impacts on the natural and scenic resources of the site and to preserve common open space to the maximum extent possible.

(b) **List of Allowable Principal Land Uses:**

1. **Principal Land Uses Allowed as Permitted Uses:**

Uses permitted in a PUD shall conform to uses generally permitted in the other districts of this ordinance. PUD may mix the uses permitted in other districts, subject to the criteria set forth herein.

2. **Minimum Area Requirements:**

Areas designated as planned unit development districts (PUD) shall be under single or corporation ownership or control, when originally proposed and approved by the town, and shall contain a minimum development area of:

Principal Uses

Residential PUD

Minimum Area of PUD

10 acres - each PUD must be located on a parcel that is minimum of 10 acres for each 7 dwelling units, or for other

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Mixed compatible use

principal buildings, the dwelling unit equivalent established in the PUD process

20 acres - each PUD must be located on a parcel that is minimum of 20 acres for each 14 dwelling units, or for other principal buildings for which a residential equivalent will be established in the PUD process