



# CITY OF BETHEL

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Introduced by: City Manager Weaver  
Date: October 24, 1995  
Public Hearing Date: November 14, 1995  
Action: Passed  
Vote: 4-Yes, 0-No

## ORDINANCE #95-31

**AN ORDINANCE OF THE BETHEL CITY COUNCIL AMENDING TITLE 18 OF THE BETHEL MUNICIPAL CODE ENTITLED ZONING, SECTIONS 18.32.020, 18.32.030(A), 18.36.020, 18.48.040, 18.52.020 AND 18.12.020 TO MAKE THREE UNIT RESIDENTIAL STRUCTURES A CONDITIONAL USE RATHER THAN A PERMITTED USE IN A RESIDENTIAL DISTRICT, ADD BUNK HOUSES TO THE LISTING OF COMMERCIAL USES AND TO INCREASE THE MINIMUM LOT SIZE FOR A TWO STRUCTURE MINOR PLANNED DEVELOPMENT FROM 9000 SQUARE FEET TO 10,000 SQUARE FEET.**

**WHEREAS**, the Planning Commission has reviewed Title 18 and recommends changes to that title regarding permitted conditional and principal uses in the residential and general use districts and regarding the list of commercial uses, and

**WHEREAS**, the Planning Commission has reviewed Title 18 and recommends changes to the lot size requirement for minor planned developments, and

**WHEREAS**, adopting these recommendations will promote the public health, safety and welfare of the present and future inhabitants of the City of Bethel.

**NOW, THEREFORE, BE IT ENACTED** by the Bethel City Council as follows:

Section 1: If any part or provision of this ordinance or application thereof to any person or circumstances is adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision, or application directly involved in all controversy in which this judgment shall have been rendered, and shall not affect or impair the validity of the remainder of this title or application thereof to other persons or circumstances. The City Council hereby declares that it would have enacted the remainder of this ordinance even without such part, provision, or application.

Section 2: This ordinance shall not be construed as abating any action now pending under, or by virtue of, prior existing laws or as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue, or as affecting the liability of any person, or as waiving any right of the City under any section or provision existing at the time this ordinance is adopted, or as vacating or annulling any right obtained by any person, firm or corporation, by lawful action of the City except as shall be expressly provided for in this title.

Section 3: Section 18.32.020 of the Bethel Municipal Code is hereby amended to read as follows:

18.32.020 Permitted Principal Uses and Structures.

- A. Trails and boardwalks.
- B. Non-motorized public access areas to the Kuskokwim River or other areas that require public access.
- C. Single-family residential structures.
- D. Two-family residential structures (i.e. duplex)
- E. All uses and structures listed as a permitted use in the Public Lands and Institutional District.
- F. Subsistence activities.
- G. Any accessory use or structure normally associated with a permitted use or structure.
- H. The use of freezer vans as residential units is specifically not permitted.
- I. A freezer van may be used as a storage unit.
- J. Home occupations.

Section 4: Section 18.32.030(A) of the Bethel Municipal Code is hereby amended to read as follows:

18.32.030 Conditional Uses.

- A. Three-unit residential structures (i.e. triplex) and residential apartment buildings (for standards, see Chapter 18.48, Supplemental regulations).

Section 5: Section 18.36.020(C) of the Bethel Municipal Code is hereby amended as follows:

18.36.020 Permitted Principal Uses and Structures.

- C. Three-unit residential structures (i.e. triplex) and residential apartment buildings (for standards, see Chapter 18.48, supplemental regulations).

Section 6: Section 18.48.040(C)(31) of the Bethel Municipal Code is hereby amended as follows:

18.18.040 Standards and Listing of Commercial Uses.

- C. Listing of commercial uses:
  - 31. Hotels, Motels, hostels, bed and breakfast, bunk houses, and boarding houses.

Section 7: Section 18.52.020(B)(1) of the Bethel Municipal Code hereby amended to read as follows:

18.52.020 Minimum Area Required.

- B. Minor Planned Development.

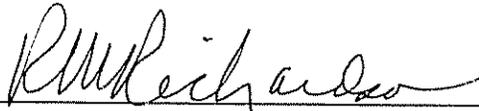
1. For two single-family residential structures or a combination of single-family residential structures and principal commercial structures not to exceed two, the minimum lot size shall be 10,000 square feet.

Section 8: Section 18.12.020 of the Bethel Municipal Code is hereby amended by adding the following definition to this section:

**BUNK HOUSE.** A dwelling unit consisting of individual rooms for one or more individuals working for the same employer; provided, the rooms are not for rent or lease to persons other than employees of the same employer.

Section 9: This ordinance shall take effect upon passage.

PASSED AND APPROVED THIS 14TH DAY OF NOVEMBER, 1995.

  
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Ruth M. Richardson, Mayor

ATTEST:

  
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Connie Tucker, City Clerk