

1 By: Luke Hopkins, Mayor  
2 Referred to the Planning  
3 Commission and the  
4 City of Fairbanks: 01/07/10  
5

6 FAIRBANKS NORTH STAR BOROUGH

7  
8 ORDINANCE NO. 2010-09  
9

10 AN ORDINANCE AMENDING TITLE 18 OF THE FAIRBANKS NORTH STAR BOROUGH  
11 CODE OF ORDINANCES BY ESTABLISHING A DOWNTOWN SUPPORTING  
12 COMMERCIAL ZONING DISTRICT, RETAIL HOT SPOT DISTRICT, DOWNTOWN CORE  
13 DEVELOPMENT STANDARDS AND ADDING DEFINITIONS  
14

15 WHEREAS, the Vision Fairbanks Downtown Plan was adopted August 21, 2008 as  
16 an element of the Fairbanks North Star Borough Comprehensive Plan; and,  
17

18 WHEREAS, the Vision Fairbanks Downtown Plan is intended to guide the future  
19 economic development of downtown Fairbanks by fostering private investment, creating  
20 jobs, adding commerce, increasing the property tax base, and boosting vitality downtown;  
21 and,  
22

23 WHEREAS, the Vision Fairbanks Downtown Plan identifies strategies for  
24 implementation including developing downtown development standards to be utilized to  
25 create new proposed zoning districts; and,  
26

27 WHEREAS, through public participation, the Fairbanks Downtown  
28 Association in conjunction with the Fairbanks North Star Borough has created a new  
29 downtown supporting commercial zoning district, a retail hot spot district, downtown  
30 core development standards and new definitions proposed for addition to the Borough's  
31 zoning code; and,  
32

33 WHEREAS, the Downtown Supporting Commercial District and  
34 supplementary regulations will be used to provide a downtown supporting commercial

35 framework and provides for retail and commercial uses that meet the day-to-day needs  
36 of workers, residents and hotels that cater to business travelers and tourists; and,  
37

38 WHEREAS, the Retail Hot Spot District will be used to create a retail hot  
39 spot and is necessary to create a competitive, whole and integrated retail environment.  
40

41 NOW THEREFORE BE IT

42 ORDAINED by the Assembly of the Fairbanks North Star Borough.  
43

44 Section 1. Classification. This ordinance is of a general and permanent  
45 nature and shall be codified.  
46

47 Section 2. Section 18.06.010(B) pertaining to Definitions shall be amended by  
48 adding the following definitions:  
49

50 “Artist’s Studio” a place of work for an artist, artisan, or craftsman, including persons  
51 engaged in the application, teaching, or performance of fine arts such as but not limited  
52 to drawing, vocal or instrumental music, painting, sculpture, and writing.  
53

54 “Athletic Club” means an establishment having members who pay a fee to use its health  
55 and fitness facilities and equipment.  
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57 “Chamfered corner” means the edge of a corner that is beveled or angled off, usually at  
58 a 45 degree angle.  
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60 “Facade, Building” means a side or sides of a building with a ground-floor customer  
61 entrance.  
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CODE AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT

Text to be *added* is underlined

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63 “Health Center” means a building or institution where medical services are offered or a  
64 group of doctors practice.

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66 Section 3. Title 18 of the Fairbanks North Star Borough Code of  
67 Ordinances is amended by adding the following Chapter:

68

69 Chapter 18.29

70 Downtown Supporting Commercial District

71 Sections:

72 18.29.010 Intent.

73 18.29.020 Use Regulations.

74 18.29.030 Standards

75

76 18.29.010 Intent.

77 This District is intended to provide for service uses (sale of services) and/or retail uses  
78 (sale of goods and restaurants) in the downtown area to meet the day-to-day needs of  
79 workers, residents and hotels that cater to business travelers and tourists.

80

81 18.29.020 Use Regulations.

82 A. Permitted Uses. In the Downtown Supporting Commercial District, permitted  
83 uses are:

- 84 1. Amusement establishments;
- 85 2. Animal hospitals and veterinary clinics;
- 86 3. Antique shops;
- 87 4. Artist studio;
- 88 5. Athletic clubs;
- 89 6. Beauty parlors and barber shops;
- 90 7. Bank and other financial institutions;
- 91 8. Banquet halls;

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- 121        38. Jewelry stores;  
122        39. Laundromats;  
123        40. Locksmiths;  
124        41. Museums and art galleries;  
125        42. Musical instrument stores, sales and repair;  
126        43. Newspaper offices;  
127        44. Office supply stores;  
128        45. Parcel delivery and mail order services;  
129        46. Parking garages below grade or above ground floor;  
130        47. Paint, glass and wallpaper stores;  
131        48. Pawn shops;  
132        49. Pet stores and animal grooming shops;  
133        50. Photography supply, developing and processing stores;  
134        51. Plumbing and Heating stores;  
135        52. Post offices;  
136        53. Printing and publishing establishments;  
137        54. Professional offices, above ground floor;  
138        55. Public recreation buildings and community centers;  
139        56. Public Safety Services;  
140        57. Radio and television broadcasting studios;  
141        58. Record stores;  
142        59. Rental services (except outdoor and heavy equipment);  
143        60. Restaurants, cafes and tea rooms;  
144        61. Schools: art, music, dance, business, trade and similar educational uses;  
145        62. Shoe stores, sales and repair;  
146        63. Sporting goods stores;  
147        64. Suntan parlors;  
148        65. Tailor shops;  
149        66. Taxicab stands and dispatching offices;

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18.30.010 Intent. This designation is intended to provide for the location of ground-floor retail uses in downtown core areas. This district encourages continuous, adjoining retail establishments that engage in the sale of merchandise and restaurants only in order to promote an active downtown.

18.30.020 Use Regulations.

A. Permitted ground-floor retail uses in this zone are:

- a. Antique shops;
- b. Beauty and hair salons;
- c. Bicycle stores, sales, rental and repair;
- d. Book, stationery and school supply stores;
- e. Camera stores, sales and repair;
- f. Candy and ice cream stores;
- g. Catalog stores;
- h. Clothing stores;
- i. Department stores;
- j. Drug stores;
- k. Dwelling units, above ground floor;
- l. Electrical and household appliance stores, sales and repair;
- m. Food stores, grocery stores, meat markets, bakeries, delicatessens;
- n. Furniture stores;
- o. Furriers, sales, storage and repair;
- p. Gift and souvenir stores and novelty shops;
- q. Hardware stores;
- r. Hearing aid and eyeglass shops;
- s. Hobby shops;
- t. Interior decorating stores;
- u. Jewelry stores;

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237 G. Street intersection visibility Chapter 18.50 FNSBC is not required.

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239 Section 5. Chapter 18.50, Supplementary Regulations, is hereby  
240 amended by adding a Section 18.50.210, Downtown Core Development Standards:

241

242 18.50.210 Downtown Core Development Standards.

243 A. Required build-to lines for principal buildings.

244 1. Principal building ground floor facades shall be located on front lot lines  
245 when the adjoining road right-of-way width is 56 feet or greater.

246 2. Principal building ground-floor facades shall be located on a build-to line  
247 28 feet from the center line of the road when the adjoining road right-of-way width is  
248 less than 56 feet.

249 3. Façade windows and walls may be recessed up to 18 inches to  
250 accommodate columns or other architectural elements that are located on front lot lines  
251 and build-to lines.

252 4. Principal buildings located on corner lots shall have 10 foot chamfered  
253 corners or 20 foot radius intersections at the ground floor level.

254 5. The requirements of this section will be interpreted to allow for a  
255 reasonable modification to the build-to line to ensure access is available to persons with  
256 disabilities.

257 B. Building Entrances.

258 1. Customer entrances must be located on the ground-floor facing the public  
259 right-of-way and may be recessed up to 6 feet to allow the entry door to open and close  
260 without projecting into the public right-of-way.

261 2. A principal building ground-floor facade located on a corner lot may  
262 provide a customer entrance at the corner.

263 C. Ground-floor Transparency Requirements.

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264           1. In the Downtown Supporting Commercial district, any side of a principal  
265 building located 20 feet or less from a front lot line must have a minimum of 50 percent  
266 transparent glass.

267           2. In the Retail Hot Spot district, any side of a principal building located 20  
268 feet or less from a front lot line must have a minimum of 70 percent transparent glass.

269           3. Transparency is measured along a line at 5 feet above the ground along  
270 the entire building side.

271           4. Frosted, tinted, reflective glass or other types of glass that diminish  
272 transparency is prohibited.

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274           PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

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Mike Musick  
Presiding Officer

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ATTEST:

APPROVED:

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\_\_\_\_\_  
Mona Lisa Drexler, CMC  
Municipal Borough Clerk

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A. René Broker  
Borough Attorney

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