



Landscaping/Site Plan Application

City of Kenai
Planning and Zoning Department
210 Fidalgo Avenue
Kenai, AK 99611
(907) 283-8200
planning@kenai.city
www.kenai.city/planning

PROPERTY OWNER

Name:					
Mailing Address:					
City:		State:		Zip Code:	
Phone Number(s):					
Email:					

PETITIONER REPRESENTATIVE (LEAVE BLANK IF NONE)

Name:					
Mailing Address:					
City:		State:		Zip Code:	
Phone Number(s):					
Email:					

PROPERTY INFORMATION

Kenai Peninsula Borough Parcel # (Property Tax ID):	
Physical Address:	
Legal Description:	
Zoning:	
Acres:	

PROJECT INFORMATION

This application is being submitted for:	<input type="checkbox"/> Land Clearing
	<input type="checkbox"/> Retention Basin - see KMC 14.25.025
	<input type="checkbox"/> Commercial, industrial, or multi-family development

Describe the project or proposed use of the property. In general terms, what are you proposing to do?
(use additional pages if necessary):

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How is this property currently being used?	
Use of surrounding property - north:	
Use of surrounding property - south:	
Use of surrounding property - east:	
Use of surrounding property - west:	

Home occupations are accessory uses conducted so the average neighbor would not be aware of its existence. Describe how the home occupation is compatible with other permitted uses and with the residential character of the neighborhood:

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PARKING

Will this project require paving for the parking lot? Paving is required for commercial and multifamily development requiring a building permit valued at one hundred thousand dollars (\$100,000.00) or more for new construction or improvements which add square footage located between Evergreen Drive and McCollum Drive/Tinker Lane.

☐ YES ☐ NO

Calculation of Total
Number of Required
Parking Spaces:

Total Number of Off-Street Parking Spaces:

Dimesions of Parking Spaces (width in feet):

Will the parking lot have lighting?

☐ YES ☐ NO

Describe parking lot landscaping or any additional considerations of parking lot design. Include considerations of pedestrians and bicyclists safety around motor vehicles; note if the property will have a bicycle parking:

DRAINAGE

On-site snow storage areas are shown on the site plan. Snow cannot be placed on required parking spaces or block visibility for ingress and egress.

☐ YES

Will this project require a Storm Water Pollution Prevention Plan (SWPPP)?

☐ YES ☐ NO

Describe drainage patterns and features which may affect drainage:

INGRESS/EGRESS

Is commercial traffic routed away from residential streets?:

SCREENING

Will a dumpster be placed on-site?

☐ YES ☐ NO

Dumpsters must be screened with a sight-obscuring structure and their location must be shown on the site plan. If a dumpster will be on-site, describe the site-obscuring structure:

Describe additional screening, either natural vegetation, fences, or other screening that will separate and minimize the impact between adjacent uses. Include considerations of screening to shield adjacent residential areas from building or parking lot lights.:

LANDSCAPING

No invasive species will be planted on-site, as defined by the Alaska Cooperative Extension Service: ☐ YES

Trees, shrubs, and plants should be appropriate for the climate (rate as hardy for USDA Climatic Zone 3): ☐ YES

Describe street right-of-way landscaping or amendment plans for the Administrative Official to consider. Landscaping a minimum of 10-feet in width is required along property lines which adjoin street rights-of-way:

Describe interior and parking lot landscaping or amendment plans for the Administrative Official to consider:

TIMING REQUIREMENTS

All required landscaping and paving as presented in the landscaping/site plan will be installed within 2 years after approval of the plan. ☐ YES

In accordance with KMC 14.25.040(3), there will be 100% ground cover of planting and continuous maintenance so there will be no exposed soil within three years of planting. Flower beds may be considered ground cover. ☐ YES

I understand if the project has not started within one year of approval of the landscaping/site plan, the approval may be revoked after the City provides 30 days notice (KMC 14.25.080). ☐ YES

AUTHORITY TO APPLY FOR LANDSCAPING/SITE PLAN APPROVAL: I hereby certify that (I am) (I have been authorized to act for) owner of the property described above. I certify that the information provided is accurate to the best of my knowledge. I understand a site visit may be required to process this application. City of Kenai personnel are authorized to access the above-referenced property for the purpose of processing this application.

Signature:

Date:

Print Name:

Title/Business:

For City Use Only

Fire Inspection Status:

Date Application Fee Received:

PZ Resolution Number:

Chapter 14.25

LANDSCAPING/SITE PLAN REGULATIONS

Sections:

- 14.25.010 Intent.**
- 14.25.015 *Landscaping/site plan for land clearing.***
- 14.25.020 Application.**
- 14.25.025 Retention basins.**
- 14.25.030 Landscaping/site plan—Submittal requirements.**
- 14.25.040 Landscaping plan—Performance criteria.**
- 14.25.045 Site plan—Performance criteria.**
- 14.25.050 Approval.**
- 14.25.060 Completion—Landscaping plan.**
- 14.25.065 Completion—Site plan.**
- 14.25.070 Modifications—Variances.**
- 14.25.080 Expiration.**
- 14.25.090 Prohibited acts and penalties.**
- 14.25.100 Definitions.**

14.25.010 Intent.

- (a) *Site Plans.* It is the intent of this chapter to provide for orderly and safe development of the City commensurate with protecting the health, safety and welfare of its citizens, and adequate and convenient open spaces, light and air, in order to avoid congestion of commercial and industrial areas with residential zones.
- (b) *Landscaping Plans.* It is the intent of this chapter to provide for landscaping and/or the retention of natural vegetation in conjunction with commercial, industrial and multifamily development within the City of Kenai to enhance the community environment and visual character and to provide attractive and functional separation between residential, commercial, and industrial uses and reduce erosion and storm runoff.

(Ords. 2148-2006, 2209-2007, 2288-2008, 2993-2017)

14.25.015 Landscaping/site plan for land clearing.

(Ords. 2148-2006, 2209-2007, 2288-2008, 2960-2017, Repealed Ord. 2993-2017)

14.25.020 Application.

Approved landscaping and site plans are required for the following:

- (a) All retention basins;
- (b) Commercial, industrial and multifamily development;
- (c) Land clearing;
- (d) Properties zoned residential (except multifamily dwellings) are exempt from this chapter with the following exception: (1) structures identified as a commercial occupancy in KMC Title [4](#) located in residential or mixed use zones requiring a building permit for new construction or any improvements of twenty thousand dollars (\$20,000.00) or more, which adds square footage or a change of use as required in KMC [14.20.250\(a\)](#).

(Ords. 2148-2006, 2185-2006, 2209-2007, 2288-2008, 2434-2009, 2960-2017, 2993-2017)

14.25.025 Retention basins.

- (a) Development of retention basins (retention ponds) in any zone requires submittal of a landscape site plan. Applications must include the following:
 - (1) Copies of the design prepared by an engineer licensed in the State of Alaska under AS [08.48](#);
 - (2) Approval by the State of Alaska, Department of Environmental Conservation for the project;
 - (3) The site around the retention basin must be adequately fenced (six-foot (6') minimum) in order to protect access and provide safety; and
 - (4) The area around the fence must be landscaped to provide screening of the site. The landscaping should include shrubs, bushes, trees and ground cover to provide screening.
- (b) Retention basins in existence at the effective date of the ordinance codified in this section are not considered nonconforming and must comply with the requirements of this chapter within one (1) year of the effective date of the ordinance codified in this section.

(Ord. 2434-2009)

14.25.030 Landscaping/site plan—Submittal requirements.

One (1) copy of the landscaping/site plan (eleven (11) inches by seventeen (17) inches in size) shall be submitted for approval to the Administrative Official prior to the issuance of a building permit. If approved, a zoning permit shall be issued and on file in the Planning Department and the Building Official will be notified. The landscaping/site plan shall be prepared at a minimum scale of one (1) inch equals twenty (20) feet and shall include the following information:

- (a) Scientific or common name or type of planting materials to be used in the project;
- (b) Typical planting details;
- (c) Location of all planting areas and relationship to buildings, parking areas and driveways;
- (d) Identification and location of existing vegetation to be retained;
- (e) Identification and location of nonliving landscaping materials to be used;
- (f) Identification of on-site snow storage areas;
- (g) Drainage patterns;
- (h) Description of buildings, including building height and ground floor dimensions;
- (i) Physical features of the property including location of all buildings, ingress and egress, any unusual features of the property which may restrict development or drainage;
- (j) When storm water pollution prevention plans (SWPPP) are required, a copy of the plan shall be provided to the City Planner prior to clearing activity.

(Ords. 2148-2006, 2209-2007, 2288-2008, 2993-2017)

14.25.040 Landscaping plan—Performance criteria.

- (a) *Objectives for Landscaping Plan.* An effective landscaping plan should utilize a variety of techniques for achieving the intent of this section. The appropriate placement or retention of vegetation in sufficient amounts will provide the best results. Perimeter, interior, street right-of-way, and parking lot landscaping must be included as components of the overall landscaping plan.
- (b) *Perimeter/Buffer Landscaping.* Perimeter/buffer landscaping involves the land areas adjacent to the lot lines within the property boundary. This buffer landscaping serves to separate and minimize the impact between adjacent uses. Buffer landscaping may be desirable along the perimeter of the property to shield vehicular or building lights from adjacent structures and to provide a visual separation between pedestrians and vehicles and commercial and residential uses. Landscaping adjacent to residential zones shall have landscaping beds/buffers that meet all of the following minimum standards:

- (1) *Landscaping Beds.* Minimum in width equal to the setback along all property lines, which adjoin residential zones, exclusive of driveways and other ingress and egress openings.
- (2) *Screening.* Developers are encouraged to maintain natural screening when existing screening meets the intent of this chapter to shield between residential and commercial uses. When natural screening does not exist or is lost due to weather or disease, the following requirements must be used to meet the intent of this chapter:
 - (i) Combination of shrubbery and trees; and/or
 - (ii) *Fencing.* A six (6) foot high wood fence, masonry wall fence or other fence material of similar screening and structural character shall be required only to meet screening of the developed portion of the property. Sections of the fence must be no longer than twenty-five (25) feet. Sections must be offset a minimum of four (4) feet so as not to impede the movement of wildlife.
- (3) *Ground Cover.* One hundred percent (100%) within three (3) years of planting and continuous maintenance so there will be no exposed soil. Flower beds may be considered ground cover.
- (4) Trees and/or shrubs appropriate for the climate shall be included in the landscaping beds. All trees, shrubs or other vegetation in the required landscaping must be of a stock rated as hardy for the United States Department of Agriculture Climatic Zone 3. It is not the intent to require specific species; however, property owners are encouraged to understand local climate conditions. Property owners are discouraged from planting invasive species as defined by the Alaska Cooperative Extension Service. Property owners are encouraged to contact the Alaska Cooperative Extension Service for a list of plant species which are appropriate for Climate Zone 3. In all cases the materials shall be living and free of defects and of normal health, height and spread as defined by the American Standard for Nursery Stock, ANSI Z60.1, latest available edition, American Nursery and Landscaping Association.
- (c) Interior landscaping involves those areas of the property exclusive of the perimeter and parking lot areas. Interior landscaping is desirable to separate uses or activities within the overall development. Screening or visual enhancement landscaping is recommended to accent or complement buildings, to identify and highlight entrances to the site, and to provide for attractive driveways and streets within the site. Landscaping may include landscaping beds, trees, and shrubs. Small parking lots having less than forty (40) spaces may be exempted from the parking lot landscaping standards by the administration official.
- (d) *Parking Lot Landscaping.* Parking lot landscaping involves the land areas adjacent to or within all parking lots and associated access drives. Parking lot landscaping serves to provide visual relief between vehicle parking areas and the remainder of the development. It also is desirable for the purpose of improving vehicular and pedestrian circulation patterns.
- (e) Street right-of-way landscaping softens the impact of land uses along street rights-of-way, but does not obscure land uses from sight. Landscaping beds must meet all of the following minimum standards; except where properties are adjacent to state of Alaska rights-of-way, the Administrative Officer may approve alternatives, which meet the intent of this section but protect landscaping from winter maintenance damage.

- (1) *Landscaping Beds.* Minimum of ten (10) feet in width along the entire length of the property lines which adjoin street rights-of-way, exclusive of driveways and other ingress and egress openings;
 - (2) *Ground Cover.* One hundred percent (100%) ground cover of the landscaping bed within three (3) years of planting and continuous maintenance so there will be no exposed soil;
 - (3) Trees and/or shrubs appropriate for the climate shall be included in the landscaping beds.
- (f) *Review.* The Administrative Official may consider plans for amendments if problems arise in carrying out the landscaping/site plan as originally approved.

(Ords. 2148-2006, 2209-2007, 2288-2008, 2421-2009, 2993-2017)

14.25.045 Site plan—Performance criteria.

- (a) *Objectives.* An effective site plan should utilize a variety of techniques for achieving the intent of this chapter. The appropriate placement or retention and improvements of buildings, parking lots, etc. should be considered on the site plan.
- (b) *Buildings.* A commercial or industrial use housed in the building is to be compatible with the surrounding properties, land use plan, and not be hazardous to the health, safety and welfare of citizens.
- (c) *Special Permits.* The site plan shall list any special permits or approvals which may be required for completion of the project.
- (d) *Parking Lots.* Parking lots referenced on the site plan shall comply with KMC [14.20.250](#).
 - (1) Paving is required for “commercial development” including a multifamily development requiring a building permit valued at one hundred thousand dollars (\$100,000.00) or more for new construction, or any improvements which adds square footage valued at one hundred thousand dollars (\$100,000.00) or more, and the property is located between Evergreen Drive and McCollum Drive/Tinker Lane as shown in the map marked Appendix 1 to this chapter.
 - (2) Exception to this requirement:
 - (i) Properties zoned Heavy Industrial are exempt from the paving requirement.
- (e) *Snow Storage/Removal and Drainage.* Snow storage/removal and drainage as referenced on the site plan shall be compatible with the surrounding area.
- (f) *Dumpsters.* Dumpsters must be screened with a sight-obscuring structure made of wood or concrete. The Administrative Official may approve other construction materials.
- (g) *Access.* Properties adjacent to residential zones should provide ingress and egress to ensure commercial traffic is routed away from residential streets. Access should be from an arterial street. Developments may be required to develop frontage roads and are encouraged to consolidate existing access points.

(Ords. 2148-2006, 2209-2007, 2288-2008, 2421-2009)

14.25.050 Approval.

Unless extended for good cause, the Administrative Official shall review and take action on a landscaping and site plan within fourteen (14) days of satisfactory submittal. The Building Official shall issue a building permit upon approval of the associated landscaping/site plan providing all of the other requirements for the issuance of a building permit have been met. Any appeal of the action of the Administrative Official shall be in accordance with KMC [14.20.290](#). (Ords. 2148-2006, 2209-2007, 2288-2008)

14.25.060 Completion—Landscaping plan.

All required landscaping as presented in the approved landscaping plan shall be installed within two (2) years after approval of the landscaping/site plan. (Ords. 2148-2006, 2209-2007, 2288-2008)

14.25.065 Completion—Site plan.

All requirements as outlined in Section [14.25.045](#) shall be installed according to the site plan as approved by both developer and the Administrative Official.

- (a) The required parking lot paving shall be completed within two (2) years after issuance of the certificate of occupancy.

(Ords. 2148-2006, 2209-2007, 2288-2008)

14.25.070 Modifications—Variances.

- (a) Whenever there are practical difficulties in carrying out the provisions of this chapter, the Administrative Official may grant minor modifications for individual cases, provided the Administrative Official finds that a special individual reason makes the strict letter of this chapter impractical and that the modification is in conformity with the intent and purposes of this chapter.
- (b) If the Administrative Official refuses to grant modifications to the provisions of this chapter, an applicant may apply for a variance from the requirements of this chapter using the process and standards set out in KMC [14.20.180](#).

(Ords. 2148-2006, 2209-2007, 2288-2008, 2421-2009)

14.25.080 Expiration.

If the project has not started within one (1) year of approval of the landscaping/site plan, the approval may be revoked by the Administrative Official after providing at least thirty (30) days' notice unless extended for good cause. (Ords. 2148-2006, 2209-2007, 2288-2008, 2993-2017)

14.25.090 Prohibited acts and penalties.

No person may conduct land clearing, cut trees, construct, erect or maintain any structure, building, fence or improvement, including parking and other facilities on property requiring a landscape/site plan unless such improvements are constructed or reconstructed in a manner consistent with the approved plan. Any more than the initial twenty percent (20%) removal of trees, shrubs or natural vegetation is prohibited without a landscape/site plan regardless of the time between the land clearing activity. Land clearing which promotes fire protection as encouraged by the Firewise Communities/USA, program or other similar cooperative fire protection efforts, may be allowed by the administrative official without a landscape/site plan. Penalties for noncompliance with this chapter shall be as set forth by KMC [14.20.260](#). (Ords. 2148-2006, 2209-2007, 2288-2008, 2993-2017)

14.25.100 Definitions.

"Commercial, industrial and multifamily development" for purposes of this chapter means any commercial or industrial improvements requiring a building permit for new construction or any improvements of twenty thousand dollars (\$20,000.00) or more, which adds square footage, and is: (a) located on properties within the Central Commercial (CC), Central Mixed Use (CMU), General Commercial (CG), Limited Commercial (CL), Heavy Industrial (IH), Townsite Historic (TSH), Light Industrial (IL), and Education (ED) zoning districts; or (b) a multifamily development in any zone; or (c) a change of use as required in KMC [14.20.250\(a\)](#).

"Land clearing" for purposes of this chapter means:

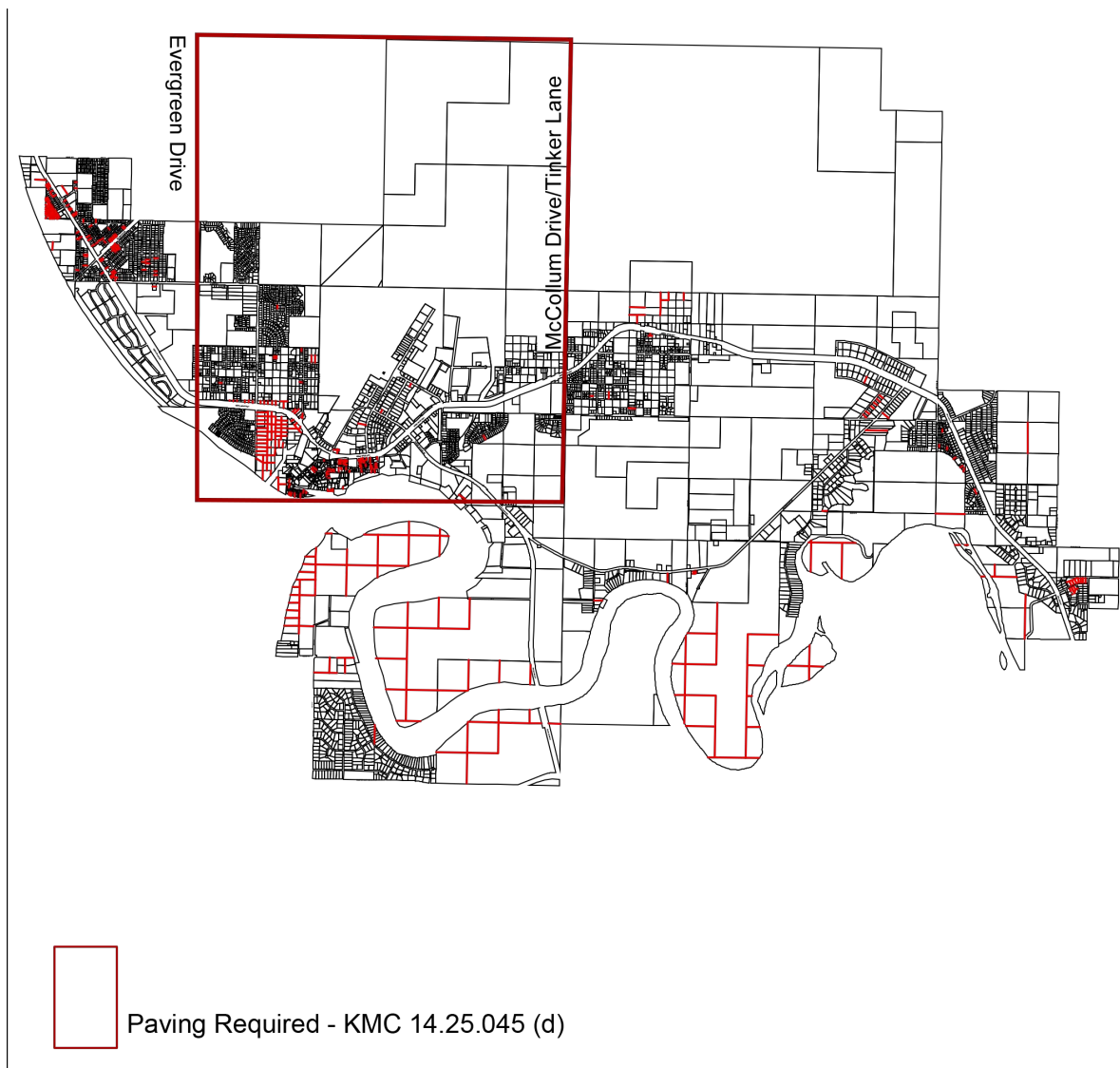
- (1) Land clearing and/or tree cutting resulting in removal of more than twenty percent (20%) of the trees, shrubs, or natural vegetative cover on properties within the Central Commercial (CC), Central Mixed Use (CMU), General Commercial (CG), Limited Commercial (CL), Heavy Industrial (IH), Townsite Historic (TSH), Light Industrial (IL), and Education (ED) zoning districts, except for purposes of construction of single to three (3) family dwellings; and
- (2) Land clearing and/or tree cutting in parcels within the zoning districts listed in subsection (1) of this definition resulting in removal of trees, shrubs, or natural vegetative cover within twenty (20) feet of property lines of parcels.
- (3) The following is not "land clearing": removal of an obstruction for purposes of a survey and removal of hazardous or invasive trees or shrubs.

“Landscaping” means the treatment of the ground surface with live planting materials, including, but not limited to, trees, shrubs, grass, ground cover or other growing horticultural material. Other materials such as wood chips, stone, or decorative rock may also be utilized.

“Multifamily development” for purposes of this chapter means a four (4) or more family dwelling.

(Ords. 2148-2006, 2209-2007, 2288-2008, 2993-2017)

Appendix I



14.20.250 Off-street parking and loading requirements.

- (a) For commercial development, there shall be provided at the time of construction of any main building or at the time of the alteration, enlargement, or change in use of any main building, permanently maintained off-street parking facilities for the use of occupants, employees, or patrons of such building. It is the joint and several responsibility of the owner and/or occupant of any main building or structure to provide, and thereafter maintain, minimum free off-street parking facilities as required in this section.
- (b) No existing parking area and no parking area provided for the purpose of complying with the provisions of this chapter shall hereafter be relinquished or reduced in any manner below the requirements herein established.
 - (1) *Site Plan Submission.* A site plan showing all parking and loading areas shall accompany all applications for building permits. The plan shall show dimensions of spaces, curb cuts, and other information necessary to determine compliance with the provisions of this chapter. The administrative official shall approve or reject the site plan on the basis of compliance with the requirements of this chapter. No certificate of zoning compliance and building permit shall be issued unless the parking site plan is approved.
 - (2) *Joint Parking Areas.* Where there is more than one (1) use in a single structure or on a site (e.g., doctor, attorney, and retail grocery) or two (2) or more separate instances of the same use, off-street parking requirements shall be the sum of the requirements for the various uses; provided however, that where two (2) or more uses provide a single joint parking area, and their total required spaces totals twenty (20) or more, the minimum requirement will be seventy-five percent (75%) of the sum of the requirements for the various computed separately.
 - (3) *Location of Parking.* Any parking space provided pursuant to this section shall be on the same lot with the main use it serves or on an adjoining lot except that the Commission, by a conditional use permit as specified in this chapter, may allow parking spaces on any lot if it is determined that it is impractical to provide parking on the same or adjoining lot.
 - (4) *Design Standards.*
 - (A) All parking lots shall be provided with a durable, well-drained, and dust-free surface and shall have appropriate bumper guards where needed;
 - (B) Parking areas and front yards as defined in KMC [14.20.320\(b\)](#), which includes the required parking spaces, in commercial use areas shall not be used for storage, repair work or any purpose other than parking, landscaping, signage, or sales displays. A non-conforming use of parking areas and front yards prohibited by this section shall be made to conform to this section within a period of one (1) year after adoption of the ordinance codified in this section.

Exception: Semi-trailers or containers may be parked in these areas for no more than thirty (30) consecutive days to facilitate unloading. Trucking terminals and bona fide construction sites are exempt;

- (C) Any lighting of parking lots shall be arranged to reflect away from public rights-of-way and from any adjoining residential areas;
- (D) Curb cuts shall be located so as to avoid traffic hazards and shall be approved by the administrative official;
- (5) *Interpretation of Space Requirements.* If a use is not specifically mentioned in this section, the administrative official shall determine the most similar use which is specifically mentioned. Parking requirements shall be the same as for that use;
- (6) *Exception to this Section—Public Parking Lots.* Notwithstanding other provisions of this section, when a use is located within three hundred feet (300') of an existing or planned public lots, the off-street parking requirements of this chapter may be met if under the procedures specified in this chapter, the Commission issues a conditional use permit stating that the following conditions have been met:
 - (A) The public parking lot exists within reasonable distance of the use, or plans for the public parking lot are sufficiently advanced to give reasonable assurance that the lot will be in use within one (1) year of the time of issuance of the conditional use permit;
 - (B) The owner and/or occupant of the use in question shall sign a covenant agreeing to join an assessment district to pay for the public parking lot;
 - (C) The public parking lot has or will have sufficient capacity to accommodate the use in question plus other parking needs of existing and potential uses within a reasonable distance of the lot. The Commission shall use the off-street parking requirement as cited above to estimate the parking spaces needed within a reasonable distance of the lot.
- (7) *Off-Street Loading.* Every building or structure used for business, trade, or industry and normally requiring truck loading or unloading with respect to the use, shall provide space as herein indicated for the loading and unloading of vehicles off the street or public alley. Such space shall have access to a public alley, or, if there is no alley, to a street. Off-street loading and unloading space shall be in addition to and not considered as meeting a part of the requirement for off-street parking space. Off-street loading and unloading space shall not be used or designed, intended, or constructed to be used in a manner to obstruct or interfere with the free use of any street or adjoining property. The minimum off-street loading and unloading space required for specific uses shall be as follows:
 - (A) Retail business and service establishments shall provide one off-street loading and unloading space at least ten feet (10') wide and thirty-eight feet (38') long with a fourteen-foot (14') height clearance per building;
 - (B) Industrial plants shall provide one off-street loading and unloading space for each twenty thousand (20,000) square feet of gross floor area. Each loading space shall be minimum of twelve feet (12') wide and fifty feet (50') long with a fourteen-foot (14') height clearance;
 - (C) Trucking terminals shall provide one off-street loading and unloading space for every five thousand (5,000) square feet of total floor area used for storage, warehousing, and shipping. Each loading

space shall be a minimum of fourteen feet (14') wide and sixty-five feet (65') long with fourteen-foot (14') clearance.

(8) *Off-Street Parking Requirements.*

DWELLING AND LODGING	MINIMUM NUMBER OF PARKING SPACES REQUIRED
Lodges, rooming/boarding houses, dormitories, bed and breakfast, and other structures containing sleeping rooms other than, or in addition to dwelling units	One (1) per principal dwelling unit and one (1) per guest room or one for every two (2) beds whichever is greater.
Mobile home parks	Two (2) per mobile home.
Motels, hotels and cabin rentals	One (1) per unit plus two (2) spaces.
Multiple-family dwellings, retirement homes and other places containing multiple dwelling units	One (1) per efficiency unit; and two (2) per other units.
Single-family dwellings, two-family dwellings and child care homes	Two (2) per dwelling units.
INSTITUTIONS, PUBLIC USES/COMMERCIAL	MINIMUM NUMBER OF PARKING SPACES REQUIRED
Aircraft hangers	One (1) per one thousand (1,000) square feet of gross floor area.
Assembly with fixed seats: Auditoriums, churches, funeral chapels, sports arena and theaters	One (1) per four (4) seats in the principal assembly area. The width of a seat or a bench or pew shall be considered twenty-two inches (22").
Assembly without fixed seats: Churches, civic clubs, convention centers, dance halls, exhibition halls, skating rinks and similar uses	One (1) per two hundred (200) square feet of gross floor area.
Assembly without fixed seats: Art galleries, community/senior centers, museums and municipal buildings	One (1) per five hundred (500) square feet of gross floor area.
Automotive service/repair and/or sales	One (1) per four hundred (400) square feet of gross floor area of sales room and four (4) for each auto service stall.
Banks, mortgage and loan companies	One (1) per three hundred (300) square feet of gross floor area.

DWELLING AND LODGING	MINIMUM NUMBER OF PARKING SPACES REQUIRED
Bowling alleys	Four (4) per alley.
Care facilities: Day nurseries, adult care facilities and kindergarten	One (1) space per four hundred (400) square feet of gross floor area, and one (1) additional space reserved for pick-up and delivery of people per eight hundred (800) square feet of gross floor area.
Care facilities: Hospitals, nursing/assisted living facilities and similar institutions	One (1) per every two (2) beds.
Care facilities: Medical/dental clinics, health services	One (1) per two hundred fifty (250) square feet of gross floor area.
Cell phone/communication sites	Two (2) spaces.
Courthouse	Based on typical occupancy, eighty percent (80%) of the sum of the following: One (1) per four (4) fixed seats plus five (5) per courtroom plus one (1) per fifty (50) square feet gross floor area in jury assembly rooms plus one (1) per four hundred (400) square feet of gross office space.
Drive-thru only: Burger, espresso establishments	Two (2) spaces.
Fitness centers	One (1) per one hundred (100) square feet of gross floor area plus five (5) for patron parking.
Laundry establishments – self service	One (1) per five hundred (500) square feet of gross floor area plus five (5) for patron parking.
Libraries	One (1) per four hundred (400) square feet of gross floor area.
Manufacturing/industrial, research and laboratories	One (1) per five hundred (500) square feet of gross floor area plus three (3) for patron parking.
Nurseries and greenhouses	One (1) per five hundred (500) square feet of gross floor area.
Offices: Business and professional	One (1) per four hundred (400) square feet of gross floor area.
Offices: Veterinarian/animal clinics and kennels	One (1) per five hundred (500) square feet of gross floor area.

DWELLING AND LODGING	MINIMUM NUMBER OF PARKING SPACES REQUIRED
Pool/billiard halls	One (1) per three hundred (300) square feet of gross floor area.
Restaurants, cafés, delicatessen, eating and drinking establishments, clubs, nightclubs and lodges, etc.	One (1) per each two hundred (200) square feet of gross floor area or one (1) per four (4) seats, whichever is greater.
Services: Household and trades such as carpentry, electrical servicing, plumbing and heating shops, paper hanging, painting, furniture upholstery, decorating shops, and other similar services	One (1) per four hundred (400) square feet of gross floor area.
Services: Printing, publishing, welding, blacksmith shops, bakeries, dry cleaning, dyeing plants and similar services	One (1) per five hundred (500) square feet of gross floor area plus five (5) for patron parking.
Services: Beauty and barber shops	One (1) per two hundred fifty (250) square feet of gross floor area.
Services: Fuel dispensing stations/convenience stores	One (1) for each two (2) gas pumps plus one (1) per three hundred (300) square feet of gross floor area.
Services misc. personal: Massage therapy, art/photo studio, dress maker/tailor	One (1) per five hundred (500) square feet of gross floor area plus one (1) for patron parking.
Schools	One (1) per classroom plus three (3) for every classroom in those schools where students are permitted to drive to school. Schools with auditoriums shall provide one (1) parking space for every four (4) seats or one (1) space for every fifty (50) square feet of gross floor area in assembly rooms without fixed seats, whichever is greater.
Schools: Trade, business, music, dance studios and other private schools and colleges	One (1) per five hundred (500) square feet of gross floor area.
Stores: Grocery, drug/pharmacy	One (1) per two hundred fifty (250) square feet of gross floor area.
Stores: Retail and wholesale sales of non-bulky items	One (1) per three hundred (300) square feet of gross floor area.

DWELLING AND LODGING	MINIMUM NUMBER OF PARKING SPACES REQUIRED
Stores: Retail and wholesale sales of bulky items (e.g., furniture and major appliances)	One (1) per five hundred (500) square feet of gross floor area.
Tanning salon	One (1) per four hundred (400) square feet of gross floor area plus three (3) for patron parking.
Taxicab companies	One (1) per taxi operated by the company plus one (1) extra space.
Truck terminals, lumber yards etc.	One (1) per five hundred (500) square feet of gross floor area plus five (5) for patron parking.
Warehouses: Wholesale/retail, and commercial storage	One (1) per two thousand (2,000) square feet of gross floor area, but a total of no less than four (4) spaces.

(Ords. 925, 1862-2000; Amended during 4-7-01 supplement; Ord. 2208-2007)

The Kenai Municipal Code is current through Ordinance 3011-2018, passed April 4, 2018.

Disclaimer: The City Clerk has the official version of the Kenai Municipal Code. Users should contact the City Clerk for ordinances passed subsequent to the ordinance cited above.

[City Website: www.ci.kenai.ak.us](http://www.ci.kenai.ak.us)

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