


COMMONWEALTH
ZONING BOARD



Saipan Zoning Law Of 2013

May 13, 2014
BECCA Watershed
6:00 pm

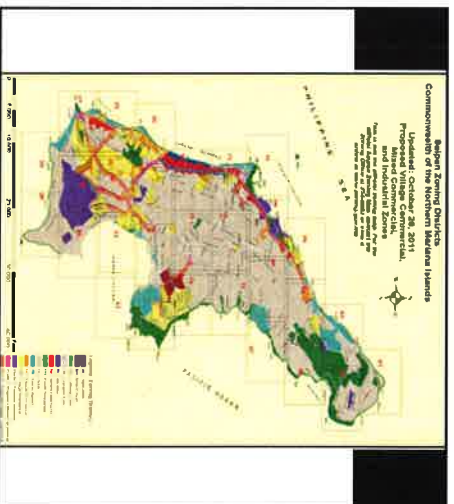


Table 1. Table of Permitted, Conditional and Temporary Uses

Uses	Agricultural	Rural	Village Residential	Village Commercial	Mixed Commercial	Industrial	Garapan Core	Garapan East	Beach Road	Tourist Resort	Public Resource	Adult Business Park
Agricultural Uses	P											
Residential (Single-Family)		P	P	P	P	P	P	P	P	P	P	P
Residential (Multi-Family)												
Commercial				P	P	P	P	P	P	P	P	P
Industrial						P	P	P	P	P	P	P
Public Resource									P	P	P	P
Adult Business Park												P

Improvements to new Saipan Zoning Law of 2013:

- Requirements in place to enhance tourist areas:
 - trash/ dumpsters shall be screened
 - fence height limited to 4ft & shall not be constructed of chain link
 - Storage areas kept out of view from public

Single-Family Residences are now Permitted in most of the Zoning Districts

Uses	Agricultural (Small Scale)	Rural	Village Residential	Village Commercial	Mixed Commercial	Industrial	Garapan Core	Garapan East	Beach Road	Tourist Resort	Public Resource	Adult Business Park
Residential (Single-Family)	P	P	P	P	P	P	P	P	P	P	P	P
Other Uses												

Cargo Containers can be Used for Storage or Housing (with conditions)

- All site plans shall show the location of cargo containers on site. All structures, cargo containers must adhere to all building setbacks.
- Cargo containers may be located in the front of property for a limited time period to load or unload cargo. This time period shall not exceed five days.
- If used for permanent storage, the container shall be located in a back or side yard and screened from public view.
- When a cargo container is to be used as a residence, it shall be architecturally altered to reduce its industrialized appearance by providing windows and doors, and other features such as open porch areas.
- Cargo containers shall not be used as part of a fence structure.

Rural:

- Avoid danger to human health and safety in areas of extreme slopes, flood-prone areas, landslides, or effects of flooding on downhill properties
- Preserve scenic views
- Preserve areas of alternative energy dev.
- Prevent pollution of groundwater sources
- Prevent the loss of endangered species or essential habitat

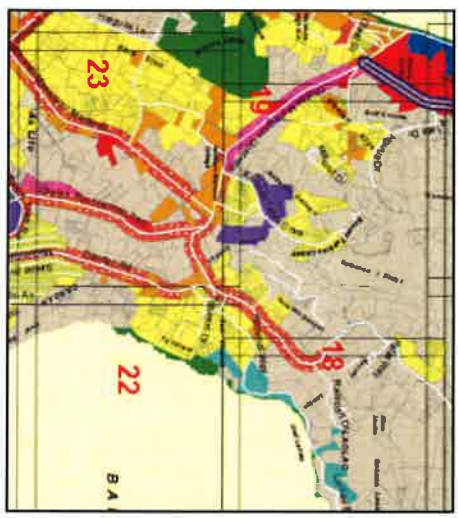
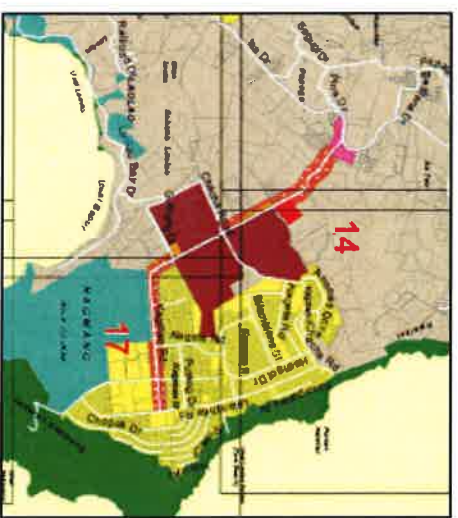


Table 1. Table of Permitted, Conditional and Temporary Uses

Use	Agri/Volural	Rural	Village Residential	Village Commercial	Mixed Commercial	Industrial	Garage Care	Garage Exit	Back Road	Enclad House	Public Resource	Adult Business Park
Agri/Volural (Permitted)	C	F										
Agri/Volural (Conditional)												
Agri/Volural (Temporary)												
Residential (Single-Family)												
Residential (Medium-Density)												
Residential (High-Density)												
Commercial (Retail)												
Commercial (Office)												
Commercial (Industrial)												
Industrial (Manufacturing)												
Industrial (Warehouse)												
Industrial (Heavy)												
Public Resource (Park)												
Public Resource (Other)												



END

Responsibilities of Zoning Office:
 Ensure that all commercial and residential developments meet requirements: (setbacks, parking, landscaping, etc.)