

AN ACT

To amend the Koror State Zoning laws, formerly codified as 31 PNC 3003 and related sections, adopted as law of the State of Koror by way of Koror State Public Law No. K6-88-98, to add a new category for "Residential Small Lot ("RSL"), and to provide for a description of the permitted uses and conditional uses, and for related purposes.

THE PEOPLE OF KOROR REPRESENTED IN THE LEGISLATURE OF THE STATE OF KOROR DO ENACT AS FOLLOWS:

SECTION 1. FINDINGS.

The Eighth Koror State Legislature hereby finds that the Koror State Zoning Map, as described in former 31 PNC 3004, now adapted as law of the State of Koror, is the official map of the boundaries of all land use zones in Koror. The official Zoning Map may be amended by the Legislature, after request by the Koror Planning Commission.

The Koror Planning Commission wrote to the Legislature on June 24, 2008, asking the Legislature to adopt a new "zone" classification to allow for small, residential lots of less than [sic] 780 square meters, to help alleviate the shortage of residential lots that exceed 780 square meters as required in the existing zoning law for Single Family Residential Zone ("R-1 "). Under the current law (formerly codified as 31 PNC 3114(a)), the minimum lot size for R-1 is 8,400 square feet, or 780 square meters, more or less. By reducing the minimum size of residential lots, the State can plan for residential subdivisions to help alleviate the shortage of residential housing sites in Koror, and existing small residential lots will be allowed to conform with zoning laws. The proposed amendment is in the best interests of the people of the State of Koror in that it will help to alleviate the shortage of residential lots by allowing for smaller residential lots within specifically designated areas, to be determined by the Legislature after recommendation by the Planning Commission.

SECTION 2. AMENDMENT OF KOROR ZONING LAW TO CREATE A NEW "RESIDENTIAL SMALL LOT" ("RSL").

A. The Koror Zoning law, formerly codified at 31 PNC 3003, and adopted as

1 positive law of the State of Koror in Koror State Public Law No. K6-88-98, is hereby
2 amended to read as follows:

3 "3003. Zones established.

4 For the purposes of this division, Koror State is hereby divided into the following
5 zones:

- 6 (a) A Agriculture Zone
- 7 (b) R-1 Single-Family Residential Zone
- 8 (c) RSL Residential Small Lot
- 9 (d) R-2 Single-Family Residential Zone
- 10 (e) R-3 Multiple-Family Residential Zone

11”

12 B. The Koror Zoning Law formerly codified as 31 PNC 3 100 et seq., and
13 adopted as positive law of the State of Koror as Koror State Public Law No. K6-88-98, is
14 hereby amended to add new sections “3115-3118” for Residential Small Lots
15 (“RSL”) as follows:

16 **“3115. Intent.**

17 The "RSL" Single-Family Residential Zone is intended to provide
18 appropriate areas of Koror for high-density residential development characterized by
19 detached singlefamily dwellings on individual lots; to ensure the stability of established
20 high-density neighborhoods by controlling residential development; to bring some
21 existing residential areas with small lot sizes into compliance with zoning laws; and to
22 provide for planned subdivision development on substantially small lot parcels. Such
23 planned subdivision development shall respond to the physical qualities of a site and
24 complement the scale, character and style of the surrounding neighborhood.

25 **3116. Principal Uses Permitted.**

26 In the RSL Single-Family Residential Zone, no building shall be used and no

27 building erected except for one or more of the following specified uses:

- 1 (a) Single family dwellings
- 2 (b) parks and public recreational facilities;
- 3 (c) Accessory buildings and uses, including garages, small storage sheds and
- 4 summer huts customarily incident to the above uses.

3117. Conditional Uses.

The following uses may be permitted subject to conditions as imposed for each use and other conditions as may be determined by the Planning Commission:

- 8 (a) Utility and public service buildings (without storage yards) when necessary to
- 9 serve the area;
- 10 (b) State and other government buildings when compatible with the residential
- 11 character of the area;
- 12 (c) Other uses determined by the Planning Commission to be consistent with the
- 13 intent of this zone;
- 14 (d) Accessory buildings and uses customarily incident to the above uses.

3118. Area and Bulk Requirements.

- 16 (a) Minimum lots size is 3,229 square feet, or 300 square meters more or less
- 17 (b) Front yard set back is 10 feet
- 18 (c) Side yard set backs are 5 feet
- 19 (d) Rear yard set back are 10 feet
- 20 (e) Density is 1/3,229 square feet
- 21 (f) height limit of two (2) stories
- 22 (g) adequate off-street parking for at least one vehicle
- 23 (h) all dwellings must be connected to the public sewer system

C. All subchapters of those sections of the Zoning law formerly codified as Title 31 are renumbered accordingly, beginning with "Subchapter III, "R-2" Single-Family Residential Zone, which shall be renumbered to "Subchapter IV".

1 **SECTION 3. SEVERABILITY.**

2 The provisions of this Act are severable. If any part or portion of this Act is held
3 to be invalid or unenforceable, then the offending portions may be stricken and the
4 remaining portions shall continue in full force and effect.

5 **SECTION 4. EFFECTIVE DATE.**

6 This Act shall become effective upon its becoming law of the State of Koror by
7 operation of the Koror State constitution.

PASSED ON: DECEMBER 12, 2008

CERTIFIED BY:

ATTESTED TO BY:

_____/s/_____
Timothy “Tero” Uehara
Speaker
Eight Koror State Legislature

_____/s/_____
Pasquana Flowers
Asst. Clerk
Eighth Koror State Legislature

APPROVED ON THIS 15TH DAY OF December , 2008

_____/s/_____
Yositaka Adachi
Governor
State of Koror