

Introduced: 4/19/74  
Referred: Community and  
Regional Affairs

1 IN THE SENATE

BY THE COMMUNITY AND RE-  
GIONAL AFFAIRS COMMITTEE

2 SENATE BILL NO. 534

3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4 EIGHTH LEGISLATURE - SECOND SESSION

5 A BILL

6 For an Act entitled: "An Act relating to zoning."

7 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

8 \* Section 1. AS 29.33.090(a) is amended to read:

9 (a) In accordance with the comprehensive plan, the assembly shall  
10 regulate and restrict the use of land and improvements by districts or  
11 contract zoning to permit specific uses provided for in the contract.  
12 Regulations shall be uniform for each class or kind of building, struc-  
13 ture, land or water area within each district, but the regulations may  
14 differ among districts and exceptions may be made in order to provide  
15 for the preservation, maintenance and protection of historic sites,  
16 buildings and monuments. In this section, "contract zoning" means a  
17 zoning reclassification to a less restricted use when the owner of the  
18 rezoned property, either through an agreement with the assembly or a  
19 covenant in favor of the borough, places restrictions on the use of the  
20 land beyond the zoning requirements generally attaching to the new  
21 district in which the property has been placed.  
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