

Conditional Uses

Matanuska-Susitna Borough (MSB) land use rules (codes) are different in different locations. Depending upon the location, a use or development may be allowed, require a conditional use permit, or be prohibited.

Permits for uses and development that require review and approval by the Borough's Planning Commission are called **Conditional Use Permits**. Conditional uses are activities that may be incompatible with other allowed uses in an area and require a special degree of review and control due to unusual characteristics or potential negative impacts peculiar to the use, size, location, type of materials used, or demands (such as traffic) resulting from the use.

Applications for conditional use permits are subject to community council review, public notice, public comments, borough staff review, and a public hearing before the planning commission decision. Conditional use permits are subject to special rules of operation for the life of the permit. Other types of permits and authorizations may also be required.

The following is a brief list of some of the conditional use permits required by Borough code. Because the code is subject to frequent changes, this list may not be complete. Be sure to check with the Borough Code Compliance Division before you buy, build, change the use of land, or start a business.

Borough wide (Uses requiring Conditional Use Permits prior to operation anywhere in the Borough, unless otherwise regulated by code.)

Residential Planned Unit Developments ([MSB 17.36](#))

Mobile Home Parks ([MSB 17.48](#))

Commercial salvage yard or waste disposal facility ([MSB 17.60](#)) Towers and other tall structures in excess of 100 feet, or exceeding the maximum allowable height for structures within a Special Land Use District. (Coal Bed Methane Development ([MSB 17.62](#))

Medical Waste Incinerators ([MSB17.64](#))

Alcohol Package sales or Bar and Lounge Type Dispensary ([MSB 17.70](#))

Residential Land Use Districts ([MSB 17.52.050](#))

A. The following uses and structures are permitted upon the issuance of a conditional use permit:

- 1 Churches and church-related activities;
- 2 Hospitals, sanitariums, convalescent centers, nursing homes, rest homes;
- 3 Natural resource extraction;
- 4 Plant nurseries and greenhouses
- 5 Public lands institutional;
- 6 Substation electric utilities; and
- 7 Neighborhood commercial use.

Single-Family Residential (SFR) Land Use Districts ([MSB 17.75.070](#))

Read the code to determine which areas are designated SFR

A. The following uses and structures are permitted as principal uses by obtaining a conditional use permit:

- 1 Commercial plant nurseries and greenhouses; and
- 2 Uses that may create electrical interference across property lines.

Read the code to determine which areas are designated LLSFR

A. The following uses and structures are permitted as principal uses by obtaining a conditional use permit:

1. Uses that may create electrical interference across property lines.

Chickaloon Special Land Use District (MSB 17.18)

- A. The following uses and structures are permitted upon the issuance of a conditional use permit
- 1 Group homes;
 - 2 Churches and related buildings;
 - 3 Utility substations and electrical transmission lines;
 - 4 Highway maintenance yards;
 - 5 Commercial gravel and quarry pits over one acre in size;
 - 6 Group camps;
 - 7 Natural resource extraction or processing;
 - 8 Uses that cause physical changes to the lot exceeding one acre in size, excluding agricultural uses as well as roads and parking lots when used as ancillary uses; and
 - 9 All Borough wide Conditional Use Permits.

Core Planning Area (MSB 17.61)

- 1 Adult Oriented Businesses (MSB 17.90)
- 2 Community Correction Rehabilitation Centers (MSB 17.60)
- 3 Race Tracks (MSB 17.63)
- 4 All Borough wide Conditional Use Permits
 5. Commercial and Industrial Uses (MSB 17.61) that:
 - a. Handle Hazardous Materials
 - b. Exceed Permitted Noise Standards
 - c. Generate traffic in excess of 100 vehicles during the morning or afternoon peak hour, or more than 750 vehicles per day.
 - d. Water runoff exceeds State water quality standards or impacts surface or groundwater quality.

Denali State Park Special Land Use District (MSB 17.17)

- 1 Two-family dwellings;
- 2 Multiple-family dwellings with three or more units;
- 3 Group homes;
- 4 Churches and related buildings;
- 5 Commercial uses;
- 6 Private campgrounds;
- 7 Recreational vehicle parks;
- 8 Utility substations;
- 9 Highway maintenance yards;
- 10 Public gravel pits;
- 11 Group camps; and
- 12 All Borough wide Conditional Use Permits

Glacier View Special Land Use District (MSB17.19)

All Borough wide Conditional Use Permits

- 1 Natural resource extraction and telecommunication towers may be conditionally permitted pursuant to the requirements of MSB 17.41.700 through MSB 17.41.740.
- 2 Hospitals, sanitariums, public housing, convalescent centers, and medium security incarceration facilities or other incarceration facilities providing an equivalent or higher level of security may be conditionally permitted pursuant to the requirements of MSB 17.41.700 through MSB

17.41.740. R-1 District: Single-Family and Two-Family Residential District 17.41.505 (C) Natural resource extraction and telecommunication towers may be conditionally permitted pursuant to the requirements of MSB 17.41.700 through MSB 17.41.740.MFR District: Multi-Family Residential District

(Medium Density) 17.41.510 (C) Natural resource extraction, telecommunication towers and mobile home parks may be conditionally

permitted pursuant to the requirements of MSB 17.41.700 through MSB 17.41.740.RA-2.5 District:

Residential/Agriculture District 17.41.515 (C) Natural resource extraction and telecommunication towers may be conditionally permitted pursuant to

the requirements of MSB 17.41.700 through MSB 17.41.740.RA-5 District: Low Density

Residential/Agriculture District 17.41.516 (C) Natural resource extraction and telecommunication towers may be conditionally permitted pursuant to

the requirements of MSB 17.41.700 through MSB 17.41.740.NC District: Neighborhood Commercial

District 17.41.518(C) Natural resource extraction and telecommunication towers may be conditionally permitted pursuant to

the requirements of MSB 17.41.700 through MSB 17.41.740.C District: Commercial District

17.41.520 (C) Natural resource extraction, mobile home parks, adult businesses and telecommunication towers

consisting of a tower height in excess of 100 feet may be conditionally permitted pursuant to the

requirements of MSB 17.41.700 through MSB 17.41.740.

LI District: Light Industrial District 17.41.525 (C) Natural resource extraction and telecommunication towers consisting of a tower height in excess of 100 feet may be conditionally permitted pursuant to the requirements of MSB 17.41.700 through MSB

17.41.740.

H District: Holding District 17.41.530 (B) Permitted uses and structures. Development within this district will be permitted through a conditional

use approval process.

- 1 Public utility or public service uses or public buildings in any district when found to be necessary for the public health, safety, convenience or welfare;
- 2 Removal of minerals and natural materials, including building and construction materials, when incidental to a permitted use or improvement of the land, but not solely for commercial or industrial purposes; and
- 3 All Borough wide Conditional Use Permits.

Palmer Hay Flats Special Land Use District ([MSB 17.08.140 \(A\)](#))

- 1 Public utility or public service uses or public buildings in any district when found to be necessary for the public health, safety, convenience or welfare;
- 2 Removal of minerals and natural materials, including building and construction materials, when incidental to a permitted use or improvement of the land, but not solely for commercial or industrial purposes; and
- 3 All Borough wide Conditional Use Permits.

Point MacKenzie Port Special Use District ([MSB 17.23](#))

All Borough wide Conditional Use Permits

Sutton Special Land Use District ([MSB 17.27.060](#))

- 1 Junkyards and automobile wrecking yards
 2. Man-made structures greater than 50', including towers:
 - a. Tower line routes and tower service area grids;
 - b. Electrical lighting towers in excess of 185 feet;
 - c. Exemptions are:
 - i. church spires,
 - ii. amateur radio,
 - iii. antennae,
 - iv. flag poles, and
 - v. penthouses for mechanical equipment.
- 2 Medical and industrial waste incinerators;
- 3 Chemical processing facilities;
- 4 Electrical transmission lines greater than 100,000 volts;
- 5 Natural resource extraction or processing;
- 6 Heavy industrial uses;
- 7 Shooting ranges, indoor and outdoor;
- 8 Box stores;
- 9 Race tracks for motorized vehicles;
- 10 All Borough wide Conditional Use Permits

Talkeetna Special Land Use District ([MSB 17.25](#))

Rules vary in each sub district. Read the MSB code and check with the MSB Code Compliance Office for specific information.