



COMMONWEALTH OF THE NORTHERN MARIANA ISLANDS

Ralph DLG. Torres
Governor

Victor B. Hocog
Lieutenant Governor

26 JUL 2017

The Honorable John Paul P. Sablan
Chairman
Saipan and Northern Islands Legislative Delegation
Twentieth Northern Marianas
Commonwealth Legislature
Saipan, MP 96950

The Honorable Rafael S. Demapan
Speaker, House of Representatives
Twentieth Northern Marianas
Commonwealth Legislature
Saipan, MP 96950

Dear Mr. Chairman and Mr. Speaker:

This is to inform you that I have signed into law House Local Bill 20-13, D1, entitled, "To amend the bulk, dimensional, and landscaping requirements in Article 5 of the Saipan Zoning Law of 2013 for the Beach Road, Garapan East, Garapan Core, Industrial, Mixed Commercial, Public Resource, Rural and Village Commercial Zoning Districts," which was passed by the Saipan and Northern Islands Legislative Delegation of the Twentieth Northern Marianas Commonwealth Legislature.

This bill becomes **Saipan Local Law No. 20-08**. Copies bearing my signature are forwarded for your reference.

Sincerely,


ARNOLD I. PALACIOS
Acting Governor

cc: Governor; Lt. Governor; Commonwealth Zoning Board; Mayor of Saipan; Public Auditor; Special Assistant for Administration; Special Assistant for Programs and Legislative Review; Acting Press Secretary



Saipan & Northern Islands Legislative Delegation
Twentieth Northern Marianas Commonwealth Legislature
Third Senatorial District
P.O. Box 500586
Saipan, MP 96950

Senator Sixto K. Igisomar, Vice Chairman

Representative John Paul P. Sablan, Chairman

Representative Joseph P. Deleon Guerrero, Floor Leader

July 13, 2017

Honorable Ralph DLG. Torres
Governor
Commonwealth of the Northern
Mariana Islands
Saipan, MP 96950

Dear Governor Torres:

I am honored to transmit for your action *House Local Bill No. 20-13, D1* entitled,

“A Local Bill For An Act For The Third Senatorial District
“To amend the bulk, dimensional, and landscaping requirements in Article 5 of the Saipan Zoning Law of 2013 for the Beach Road, Garapan East, Garapan Core, Industrial, Mixed Commercial, Public Resource, Rural and Village Commercial Zoning Districts.”

This bill was passed by the Saipan and Northern Islands Legislative Delegation of the Twentieth Northern Marianas Commonwealth Legislature, by a unanimous vote of the members, a quorum duly present, on First and Final Reading during its First Day, Second Special Session 2017 held on June 20, 2017.

Sincerely,


ALICIA DLG. LEON GUERRERO
Delegation Clerk

Enclosures



**SAIPAN AND NORTHERN ISLANDS LEGISLATIVE DELEGATION
TWENTIETH NORTHERN MARIANAS COMMONWEALTH LEGISLATURE
SECOND SPECIAL SESSION, 2017**

HOUSE LOCAL BILL NO. 20-13, D1

**A LOCAL BILL FOR AN ACT
FOR THE THIRD SENATORIAL DISTRICT**

To amend the bulk, dimensional, and landscaping requirements in Article 5 of the Saipan Zoning Law of 2013 for the Beach Road, Garapan East, Garapan Core, Industrial, Mixed Commercial, Public Resource, Rural and Village Commercial Zoning Districts.

Offered by

**Representative Donald C. Barcinas
on**

April 21, 2017

HOUSE ACTION

**Transmitted to Saipan and Northern Islands Legislative Delegation
for action on June 7, 2017**

DELEGATION ACTION

Referred To	:	None
Comments Solicited	:	Mayor of Saipan; Mayor of Northern Islands; Chairman, SNI Municipal Council (June 6, 2017)
Comments Received	:	Mayor of Saipan (June 9, 2017)
Standing Committee Report	:	None
Passed First & Final Reading	:	June 20, 2017

Handwritten signature of Alicia DLG. Leon Guerrero in cursive.

Alicia DLG. Leon Guerrero, Delegation Clerk



SAIPAN AND NORTHERN ISLANDS LEGISLATIVE DELEGATION
Third Senatorial District
Twentieth Northern Marianas Commonwealth Legislature

SECOND SPECIAL SESSION, 2017

HOUSE LOCAL BILL NO. 20-13, D1

A LOCAL BILL FOR AN ACT
FOR THE THIRD SENATORIAL DISTRICT

To amend the bulk, dimensional, and landscaping requirements in Article 5 of the Saipan Zoning Law of 2013 for the Beach Road, Garapan East, Garapan Core, Industrial, Mixed Commercial, Public Resource, Rural and Village Commercial Zoning Districts.

BE IT ENACTED BY THE THIRD SENATORIAL DISTRICT DELEGATION

PURSUANT TO CHAPTER 4, DIVISION 1, TITLE 1

OF THE COMMONWEALTH CODE:

1 **SECTION 1. FINDINGS AND PURPOSE.**

2 The Saipan and Northern Islands Legislative Delegation finds that it is appropriate to
3 amend Bulk & Dimensional and Landscaping requirements in Article 5 of the Saipan Zoning
4 Law of 2013, to provide consistency among the districts and correct oversights in the law. The
5 Commonwealth Zoning Board has recommended these amendments pursuant to 2 CMC §
6 7242. The Commonwealth Zoning Board has held a public hearing with respect to the
7 recommended text amendments listed below and has transmitted its recommendations, based
8 on the evidence presented at the hearing, to the Delegation. The Delegation agrees that the
9 proposed amendments are in the best interests of the community.

10 **SECTION 2. AMENDMENT.**

11 This Act amends the bulk, dimensional, and landscaping requirements within Article 5
12 of the Saipan Zoning Law of 2013: for the Beach Road, Garapan East, Garapan Core,

1 Industrial, Mixed Commercial, Public Resource, Rural and Village Commercial Zoning
2 Districts as set forth below:

3 **A. "Section 503 Beach Road (BR) Zoning District**

4 (d) Bulk and Dimensional Requirements (residential and nonresidential)

5 (6) Height. The maximum height of a structure in the district shall be 35
6 ft, with the following exception. The maximum height may be increased to six
7 stories (70 ft max) if at least one third of the street frontage facing Beach Road
8 and the side yard are left vacant (see Figure 2).

9 (g) **Landscaping Design**

10 (2) **Requirements**

11 Type B landscaping (see Section 804) at least 4 ft wide shall be provided
12 between a public right-of-way and a parking area or outdoor storage or sales
13 (see Figure 4)."

14 **B. "Section 504 Garapan East (GE) Zoning District**

15 (i) **Landscaping Design Requirements**

16 (2) Requirements

17 (A) Type B landscaping (see Section 804) at least 4 ft wide shall be
18 provided between a public ROW and a parking area (see Figure 5)."

19 **C. "Section 505 Garapan Core (GC) Zoning District**

20 (c) **Bulk and Dimensional Requirements (residential and nonresidential)**

21 (3) **Height.** The maximum height of structures in the district shall be 55
22 ft with the following exemptions:

1 (A) *No Change*

2 (B) *No Change*”

3 **D. “Section 506 Industrial (IN) Zoning District**

4 (d) **Bulk and Dimensional Requirements.**

5 (4) Height: (max) 50 feet. It may be increased up to 90 ft if adjoining lot
6 is an Industrial Zone.

7 (g) **Landscaping Requirements**

8 (2) Land shall not be paved unless there is a demonstrated need or an
9 industrial use, including a storage yard, parking, or chain link fence shall be
10 screened from an arterial street with a strip, at least 5 ft wide, of Type B
11 landscaping.

12 (3) *No Change.*”

13 **E. “Section 507 Mixed Commercial (MC) Zoning District**

14 (d) **Bulk and Dimensional Requirements**

15 (2) **Nonresidential:**

16 (E) Height (max): The maximum height of structures in the district shall
17 be 55 ft, with the following exception: the maximum building height may be
18 raised to 70 ft if the building includes structured parking.”

19 (e) **Landscaping Requirements**

20 (3) Type A or B landscaping (Section 804) at least 4 ft wide shall be
21 provided between a public right-of way and a parking area.”

22 **F. “Section 508 Public Resource (PR) Zoning District**

1 (d) **Bulk and Dimensional Requirements:**

2 (3) Rear yard setback: Three (3) feet.

3 Any building safety code setbacks, that are greater than three (3) feet, shall take
4 precedent.

5 (4) Height: (max) 48.”

6 **F. “Section 509 Rural (RU) Zoning District**

7 (d) **Bulk and Dimensional Requirements**

8 (2) **Nonresidential** requirements are as follows:

9 (F) Height (max) 55 ft: The maximum building height may be
10 raised to 80 ft if the building includes structured parking.”

11 **G. “Section 511 Village Commercial (VC) Zoning District**

12 (d) **Bulk and Dimensional Requirements**

13 (2) **Nonresidential** requirements:

14 (F) Height (max): 48 ft. plus an additional 10 ft for structured parking.

15 (f) **Landscaping Requirements**

16 (3) Type A or B landscaping (see Section 804) at least 4 ft wide shall be
17 provided between a public right-of way and a parking area.”

18 **H. Delete Section 513 Adult Business Overlay (ABO) Zoning District** in its entirety
19 pursuant to Saipan Local Law 18-6.

20 **SECTION 3. SEVERABILITY.**

21 If any provision of this Act or the application of any such provision to any person or
22 circumstance should be held invalid by a court of competent jurisdiction, the remainder of this

1 Act or the application of its provisions to persons or circumstances other than those to which it
2 is held invalid shall not be affected thereby.

3 **SECTION 4. SAVINGS CLAUSE.**

4 This Act and any repealer contained herein shall not be construed as affecting any
5 existing right acquired under contract or acquired under statutes repealed or under any rule,
6 regulation or order adopted under the statutes. Repealers contained in this Act shall not affect
7 any proceeding instituted under or pursuant to prior law. The enactment of the Act shall not
8 have the effect of terminating, or in any way modifying, any liability, civil or criminal, which
9 shall already be in existence on the date this Act becomes effective.

10 **SECTION 5. EFFECTIVE DATE.**

11 This Act shall take effect upon its approval by the Governor or its becoming law
12 without such approval.

CERTIFIED BY:



JOHN PAUL P. SABLAN
Chairman
Saipan & Northern Islands
Legislative Delegation



RAFAEL S. DEMAPAN
Speaker
House of Representatives

Approved on this *26th* day of *July*, 2017.



ARNOLD I. PALACIOS
ACTING GOVERNOR
Commonwealth of the Northern Mariana Islands