



SAIPAN & NORTHERN ISLANDS LEGISLATIVE DELEGATION
SIXTEENTH NORTHERN MARIANAS COMMONWEALTH LEGISLATURE

EIGHTH SPECIAL SESSION, 2007

Saipan Local Law No. 16-6
HOUSE LOCAL BILL NO. 16-19, D2

A LOCAL BILL FOR AN ACT
FOR THE THIRD SENATORIAL DISTRICT

To amend the Saipan Zoning Law by repealing Saipan Local Laws 15-29 and 15-22 and enacting the *Saipan Zoning Law of 2008*; and for other purposes.

BE IT ENACTED BY THE THIRD SENATORIAL DISTRICT DELEGATION
PURSUANT TO CHAPTER 4, DIVISION 1, TITLE 1
OF THE COMMONWEALTH CODE:

1 Section 1. Short Title. This Act may be cited as the "*Saipan Zoning Law of 2008*."

2 Section 2. Findings and Purpose. The Saipan and Northern Islands Legislative Delegation
3 finds that the Saipan Zoning Law of 2007 took effect on February 1, 2008. The Zoning Office has
4 received over 1,200 applications and requests for information and issued over 200 permits and other
5 authorizations. The Zoning Office is seeing improvements in different areas as follows:

6 (a) Adult businesses are moving into an adult business overlay zone;

7 (b) Parking lots and road accesses are safer and more attractive;

8 (c) New buildings are more attractive and pedestrian friendly;

9 (d) Signs are more durable and interesting;

10 (e) Commercial development like auto repair is being kept out of villages;

11 (t) Wind energy systems will be made compatible with neighborhoods;

12 (g) Neighborhoods, commercial and industrial development are being separated; and

13 (h) Subdivisions are being designed with streets that are wide enough for cars to pass and
14 with turnaround areas for emergency vehicles.

15 The Saipan and Northern Islands Legislative Delegation further finds that despite the many
16 improvements in zoning, local businesses, zoning clients, other agencies, an the Zoning Office have

1 identified ways to improve the Saipan Zoning Law of 2007. The Zoning Office has submitted proposed
2 amendments to the Saipan Zoning Law of 2007 in the form of Saipan Zoning Law 2008. These
3 proposed amendments were developed in consultation with the public during two public hearings, two
4 public education sessions, and through press releases, newspaper announcements and comments
5 received from members of the public. Some of the key proposed amendments to the Saipan Zoning
6 Law are as follows:

- 7 (a) Revise sign standards and add exemptions and make them easier to use;
- 8 (b) Establish a cutoff date for removal of nonconforming banners and portable signs;
- 9 (c) Add a procedure for lot line adjustments to streamline processing;
- 10 (d) Increase the number of lots in a minor subdivision to simplify review and processing;
- 11 (e) Add standards for fences and retaining walls;
- 12 (f) Relax road standards and provide more flexibility to address individual circumstances;
- 13 (g) Reduce minimum area, width, and yard standards for some residential developments;
- 14 (h) Require that adult businesses in adult business overlay zones be separated by 500 feet;
- 15 (i) Make it easier to approve microbreweries and home day care;
- 16 (j) Formalize the authority of the Zoning Board to approve rezones; and
- 17 (k) Make editorial and technical corrections.

18 Accordingly, the purpose of this legislation is to adopt the proposed amendments to the
19 Saipan Zoning Law of 2007 by repealing Saipan Local Laws 15-29 and 15-22 and enacting the new
20 Saipan Zoning Law of 2008, which is incorporated and codified herein by reference.

21 Section 3. Repealer. 10 CMC §§3511-3517 ("Saipan Zoning Law") as enacted by Saipan Local
22 Law 15-29 and Saipan Local Law 15-22 are hereby repealed in their entirety.

23 Section 4. Saipan Zoning Act of 2008. Pursuant to 2 CMC § 7221 (c)(4), the Third Senatorial
24 District delegation hereby enacts the Saipan Zoning Law of 2008, which was officially submitted to the
25 chairman of the Third Senatorial District delegation on July 16, 2008, and is affixed hereto and
26 incorporated by reference, into Article 1 of Chapter 5 of Division 3 of Title 10 of the Commonwealth
27 Code as follows:

28 "Article 1. Saipan Zoning Law.

29 "§3511. Saipan Zoning Law. The Saipan Zoning Law, consisting of pages 1-146 with
30 attached map appendix, is enacted and codified by reference as if fully set forth.

1 "§3512. The Law Revision Commission shall provide for the publication of the Saipan
2 Zoning Law in the manner it deems appropriate.


3 "§3513. The Delegation from the Third Senatorial District reserves the right to amend any
4 zoning law enacted under this section."

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

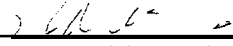
11 Section 6. Severability. If any provision of this Act, or of the Saipan Zoning Law of 2008 or the
12 application of any such provision to any person or circumstance should be held invalid by a court of
13 competent jurisdiction, the remainder of this Act or the application of its provisions to persons or
14 circumstances other than those to which it is held invalid should not be affected thereby.

15 Section 7. Effective Date. This Act shall take effect upon its approval by the Governor, or upon
16 its becoming law without such approval.

CERTIFIED BY:

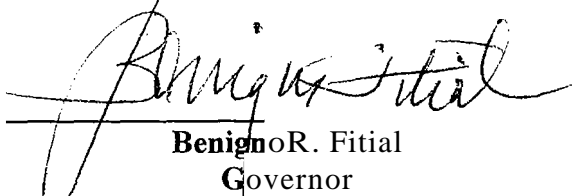


Ramon A. Tebuteb
Chairman
Saipan & Northern Islands
Legislative Delegation



Arnold I. Palacios
Speaker
House of Representatives

APPROVED on this 5th day of DECEMBER, 2008.



Benigno R. Fitial
Governor
Commonwealth of the Northern Mariana Islands