

GOVERNMENT OF GUAM

AGANA, GUAM

EXECUTIVE ORDER NO. 68-18

REGULATIONS GOVERNING PROVISIONS
OF CHAPTERS 3 AND 5, TITLE XVIII OF THE
GOVERNMENT CODE OF GUAM

WHEREAS, an extensive revision of the use, yard and area provisions of the Zoning Code has occurred by Public Law 9-252; and

WHEREAS, Public Law 9-252 has liberalized use provisions of the Zoning Code while applying yard and area requirements directly to each category of use; and


WHEREAS, such action, while granting greater flexibility in choice of development requires guidelines to insure an orderly pattern of this development;

NOW THEREFORE, by virtue of the authority vested in me by the Organic Act of Guam, it is ordered that the Territorial Planning Commission may approve a conditional use if the following conditions are met:

1. Site Plan: Drawn to scale, identifying adjacent property owners, right of ways, existing and proposed improvements and prominent topographic features.
2. Area: As indicated in Section 17200, excepting that a duplex requires 5000 square feet of lot area per unit in the R-1 zone;
3. Yards: A conditional use shall have, except as otherwise herein provided, yard requirements of twice that of the most restrictive adjacent use or those of the conditional use, whichever is the greater;
4. Parking: When parking requirement is greater than 40 cars, ingress and egress shall be separated and located not less than 125 feet from a road or street intersection;

5. Screening: Hazardous, obnoxious, or unsightly uses such as, for example, extractive industry or slaughter houses, shall have vegetative screening developed concurrently with development of the activity;
6. Extractive Industry: Setback of 100 feet from minor road right of ways and property lines, 200 feet from major highways, 500 feet from shoreline, and 1000 feet from existing and potential domestic water sources; depth not to go below 10-foot contour;
7. Commercial Uses: As part of a planned unit development or within a built-up area not then being serviced, providing no other uses exist or will become established on the same lot;
8. Hotels: A hotel or motel, being a commercial-residential use, must have a lot area of 1250 square feet per unit in R-2 and M zones, or 400 square feet in a commercial zone;
9. Sewage: Sewage disposal facilities plan shall have prior approval of the Department of Public Health; and
10. Regulations: All Government regulations applicable to the proposed development shall be followed and in the event dissimilar standards are evident, the most restrictive shall be held as minimum.

Dated at Agana, Guam this 13th day of September, 1968.


DENVER DICKERSON
Acting Governor of Guam

COUNTERSIGNED:


RUDOLPH G. SABLAN
Acting Secretary of Guam