

**TWENTY-THIRD NORTHERN MARIANAS COMMONWEALTH**  
**LEGISLATURE**  
**IN THE HOUSE OF REPRESENTATIVES**

\_\_\_\_\_  
SESSION, 2023

H. L. B. 23- 46

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

To allow for "Furniture Stores" for Permitted Use within certain 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 Delegation finds that pursuant to Section 404, Table 1 of the Saipan  
3    Zoning Law, as amended, furniture stores are not included as one of the allowable  
4    uses within our zoning districts. Cognizant of all the residential and commercial  
5    activities occurring within the Third Senatorial District, the Delegation finds that it  
6    would be appropriate to permit furniture stores to conduct their businesses within  
7    appropriate zoning districts. In every establishment, regardless if they are  
8    residential, commercial, government, or non-government related, furniture is  
9    always considered to be essential in such settings. The Delegation finds that  
10   allowing furniture stores to operate within appropriate zoning districts will be

1 economically beneficial to both the business and our Commonwealth alike.

2           Therefore, the purpose of this Act is to allow for “Furniture Stores” for  
3 Permitted Use within certain zoning districts and for other purposes.

4 **SECTION 2. AMENDMENT.**

5           Table 1, under Section 404 of the Saipan Zoning Law of 2013, as amended,  
6 is hereby amended by adding new uses on respective districts to read as follows:

7           *““Furniture Stores” shall be allowed for Permitted Use within Village  
8 Commercial, Mixed Commercial, Industrial, Garapan Core, Garapan East  
9 and Beach Road Zoning Districts.”*

10 **SECTION 3. SEVERABILITY.**

11           If any provision of this Act or the application of any such provision to any  
12 person or circumstance should be held invalid by a court of competent jurisdiction,  
13 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 shall not be affected  
15 thereby.

16 **SECTION 4. SAVINGS CLAUSE.**

17           This Act and any repealer contained herein shall not be construed as  
18 affecting any existing right acquired under contract or acquired under statutes  
19 repealed or under any rule, regulation or order adopted under the statutes. Repealers  
20 contained in this Act shall not affect any proceeding instituted under or pursuant to  
21 prior law. The enactment of the Act shall not have the effect of terminating, or in

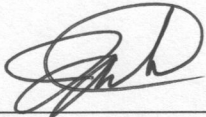
1 any way modifying, any liability, civil or criminal, which shall already be in  
2 existence on the date this Act becomes effective.

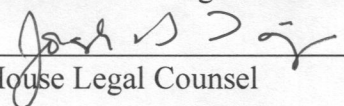
3 **SECTION 5. EFFECTIVE DATE.**

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

Prefiled: 4/8/2024

Date: \_\_\_\_\_

Introduced by:  \_\_\_\_\_  
Rep. John Paul P. Sablan

Reviewed for Legal Sufficiency by:  
  
House Legal Counsel