

**TWENTY-FIRST NORTHERN MARIANAS COMMONWEALTH**

**LEGISLATURE**

**IN THE HOUSE OF REPRESENTATIVES**

\_\_\_\_\_SESSION, 2019

**H. L. B. 21-27**

---

---

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

To amend the Saipan Zoning Law of 2013, codified as 10 CMC section 3511 to change classification from Village Residential to Mixed Commercial in portion of Garapan depicted in Map 13 of 29.

**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.**

2           The Saipan Zoning Law of 2013 imposed important and necessary  
3 restrictions upon the operation of hotels, motels, and Bed & Breakfast  
4 establishments on Saipan. However, bed and breakfast businesses establishments  
5 have already established firm footholds in areas outside of Saipan's Tourist Resort,  
6 Mixed Commercial, Garapan Core, Garapan East, or Beach Road Zoning Districts.  
7 In fact, they have actually become common in residential areas. The Saipan and  
8 Northern Islands Legislative Delegation finds that these tourist-friendly businesses  
9 should be able to operate legally and thus, this legislation provides for the socially

---

1 and commercially acceptable location of Bed and Breakfast-type establishments in  
2 the areas that already exist in so that they may be properly regulated.

3 **SECTION 3. PURPOSE.**

4       The purpose of this Act is to reduce the impediment for Bed and Breakfast-  
5 type establishments to exist legally in the residential area located in Northeast  
6 Garapan, by allowing such tourist-friendly businesses to exist in the designated  
7 areas approved for their operation by re-zoning the area currently zoned as Village  
8 Residential that lies: “north of Sugar King Road, south of Gobierno Dr., east of the  
9 lots on Pale Arnold Road that are zoned Mixed Commercial, and west of the lots  
10 currently zoned Rural, and inclusive of the lots on both the west and the east sides  
11 of Mayot Av.” from Village Residential to Mixed Commercial.

12 **SECTION 4. AMENDMENT.**

13       Sheet 13 of 29 of the Saipan Zoning Law of 2013, as amended by Saipan  
14 Local Law Nos. 16-06, 18-04, 18-06, is hereby amended as follows:

15       “The following area currently zoned as Village Residential,  
16 exclusive of any and all MIHA-owned Section 8 lots, on lots which are  
17 abutting or north of Sugar King Road and south of Gobierno Dr., that lie East  
18 of the lots on Pale Arnold Road that are zoned Mixed Commercial, and to  
19 the west of the lots currently zoned Rural, inclusive of the lots (zoned  
20 Village Residential) on both the west and the east sides of Mayot Av. shall  
21 be collectively re-zoned from Village Residential to Mixed Commercial.”

---

---

1 **SECTION 5. SEVERABILITY.**

2           If any provision of this Act or the application of any such provision to any  
3 person or circumstance should be held invalid by a court of competent jurisdiction,  
4 the remainder of this Act or the application of its provisions to persons or  
5 circumstances other than those to which it is held invalid shall not be affected  
6 thereby.

7 **SECTION 6. SAVINGS CLAUSE.**

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

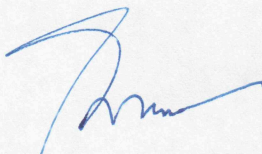
15 **SECTION 7. EFFECTIVE DATE.**

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

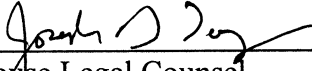
Prefiled: 8/5/19

Date: 8/5/19

Introduced by: \_\_\_\_\_

  
Rep. Joseph Lee Pan T. Guerrero

Reviewed for Legal Sufficiency by:

  
\_\_\_\_\_  
House Legal Counsel