

TWENTY-FOURTH NORTHERN MARIANAS COMMONWEALTH

LEGISLATURE

IN THE HOUSE OF REPRESENTATIVES

_____**SESSION, 2025**

H. L. B. 24-5

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

To amend the Saipan Zoning Law to define “Automobile Sales & Service” and to establish a screening requirement for “Automobile Sales & Service” businesses that are adjacent to 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 Zoning
3 Law, “Automobile Sales & Service” businesses are permitted in Mixed Commercial and
4 Industrial zoning districts. Despite such use being allowed pursuant to the aforementioned
5 table, the Delegation finds that the Saipan Zoning Law does not provide a definition for
6 “Automobile Sales & Service.” Recognizing the need for clarity, the Delegation finds it
7 necessary to establish a definition to ensure consistency in regulation and facilitate
8 smoother operations for businesses engaged in such activities. A clear definition will help
9 zoning officials and stakeholders apply the law more effectively. Additionally, the

1 Delegation seeks to minimize potential impacts that Automobile Sales & Service
2 businesses may have on neighboring properties in certain zoning districts by establishing
3 adjacent property screening requirements.

4 Therefore, the purpose of this Act is to amend the Saipan Zoning Law to define
5 “Automobile Sales & Service” and to establish a screening requirement for “Automobile
6 Sales & Service” businesses that are adjacent to certain zoning districts.

7 **SECTION 2. AMENDMENT.**

8 Article 4, Section 410 of the Saipan Zoning Law, as amended, is hereby amended
9 by adding a new subsection (k) to read as follows:

10 “(k) **Automobile Sales & Service.** An establishment engaged in the
11 marketing, direct or indirect sales, and servicing of new and used
12 automobiles, including light trucks and motorcycles. Typical activities
13 include vehicle sales, manufacturer recall work, diagnostics, maintenance
14 (e.g., tune-ups and oils changes), mechanical repairs, parts replacement,
15 paint work, body work, glass work, washing, detailing, and warranty repair
16 work. Automobile Sales & Service businesses may also include sales lots,
17 showrooms, and repair and service centers. Automobile Sales & Service
18 business shall be screened from adjoining properties in Village Residential,
19 Village Commercial, Rural, Mixed Commercial, or Beach Road zoning
20 districts. Such screening shall consist of appropriate vegetation or fencing
21 designed to minimize the business’ visual, noise, and operational impacts
22 on neighboring properties.”

1 **SECTION 3. SEVERABILITY.**

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

6 **SECTION 4. SAVINGS CLAUSE.**

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

13 **SECTION 5. EFFECTIVE DATE.**


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

Prefiled: 3/20/2025

Date: _____

Introduced by:  _____
Rep. John Paul P. Sablan

Reviewed for Legal Sufficiency by:



House Legal Counsel

Date: 3/19/25