



CITY AND BOROUGH OF SITKA

A COAST GUARD CITY

MEMORANDUM

To: Chair Windsor and Planning Commission Members

From: Amy Ainslie, Planning & Community Development Director

Date: August 14, 2026

Subject: ADU Code Update

At its April 15th meeting, the Planning Commission discussed an ADU code update proposed by Assembly member Katie Riley. Following that meeting, the Commission's recommendations have been integrated into a draft ordinance including:

- Allowing ADUs outright in R-1 and related zones (subject to meeting the ADU requirements which have also been pared down)
- Clarifying the definition of ADUs and specifying that ADUs exist in zones in which only one principal use/structure is allowed
- Creating a clearer pathway to first build an ADU then a primary residence
- Creating a limited exception to allow short-term rental use to encourage construction of new ADUs
- Allowing tiny homes on chassis to be used as ADUs
- Increasing the allowable size of ADUs to 1,000 square feet and clarifying that the square footage limit pertains to habitable space
- Placeholders were inserted for additional discussion on parking requirements (i.e. potentially decreasing the number of spaces required based on size of unit and/or location)
- Removing design requirements for external entrances, stairs, and solid screening of parking spaces

Staff anticipates review of the changes drafted so far, and diving in on:

- Parking requirements
- Further refinement of the short-term rental incentive provisions
- Provisions for tiny houses on chassis as ADUs (and their uses in other zones)
- Inclusion of single-family and single-family low density districts
- Seeking additional community input