

**REQUEST FOR PROPOSALS
ISSUED BY
THE CITY AND BOROUGH OF SITKA, ALASKA
FOR
PRIVATE SECTOR DEVELOPMENT OF LOT 16B**

XXXX 2026

A. Overview

The Gary Paxton Industrial Park (GPIP) Board of Directors, through the City and Borough of Sitka (CBS), intends to select a private entity(s) for a long-term lease of Lot 16B at the Gary Paxton Industrial Park (“the Property”). The Gary Paxton Industrial Park is the site of the former Alaska Pulp Company (APC) pulp mill located approximately six miles southeast of downtown Sitka. The site is on the road system. An aerial vicinity map is provided to indicate the area of interest for lease.

Gary Paxton Industrial Park is under development by a five-member board of directors appointed by the Sitka Assembly. The Board serves in an advisory capacity to the Assembly, who have final authority on leases at the GPIP.

The GPIP and CBS, through this Request for Proposals (RFP), are seeking qualified organizations (“Proposers”) who are interested in leasing the Property. The CBS intends to select a Proposer to which a lease will be awarded subject to approval by the CBS Assembly.

The City and Borough of Sitka reserves the right to negotiate with the finalist(s). The CBS reserves the right to not select any proposals received from this RFP.

B. Property Characteristics

1. General Description & Surrounding Uses

The area of interest for the lease is Lot 16B of the GPIP. The Property is 20,135 SF, located on the western end of the GPIP, adjacent to Sawmill Creek Rd. Lot 16B is valued at \$95,580 or ~\$4.75/SF.

The selected Proposer(s) may be required to commission a survey of the lease area to be performed by a surveyor licensed in the State of Alaska which will be agreed upon between the selected Proposer(s) and CBS prior to execution of the lease documentation. If required, the survey shall be completed at the sole expense of the selected Proposer(s).

The GPIP includes a deep-water dock and upland land available for lease, positioning it as a strategic location for maritime and industrial activities or other activities. As part of its

commitment to enhancing the maritime capabilities of the region, the CBS is currently developing a state-of-the-art vessel haul out and shipyard facility within the GPIP, poised to significantly bolster Sitka's maritime services by incorporating a 150-ton vessel hoist, a pile-supported pier for the lift vehicle, a wash-down pad, and a graded gravel vessel laydown area.

2. Utilities & Construction

Municipal water, sewer, and electric services (together, “utility services”) are available in the vicinity; the selected Proposer(s) will need to install utility service connections to the leased property as necessary to support their proposed development. Proposers should include the expected size of utility services required for their development in their response.

Development of this land may increase stormwater runoff onto properties downstream. The Proposer(s) for this property may be required to adhere to CBS Stormwater Design Standards and complete a comprehensive hydrology study completed by a State of Alaska licensed Civil Engineer and accepted by the CBS Department of Public Works. The selected Proposer(s) for this property may also be required to complete a Storm Water Pollution Prevention Plan and/or Storm Water Treatment Plan.

Obtaining all necessary geotechnical information and applicable permits during planning, design, and construction shall be the sole responsibility of the selected Proposer(s).

3. Access & Right-of-Way

Lot 16B fronts Sawmill Creek Road, which through the GPIP is a State-maintained highway administered by the Alaska Department of Transportation & Public Facilities (DOT&PF), Southcoast Region. Per the recorded plats of record (Sawmill Cove Industrial Park Resubdivision No. 1, recorded plat 2008-14-137-00; and DOT&PF Project 68216 survey plat), the State right-of-way (ROW) line along this frontage lies approximately forty-three (43) feet from the road centerline. The selected Proposer(s) should not assume the ROW line coincides with the edge of pavement and should verify the ROW dimension at the actual frontage from the plats of record and with DOT&PF.

Direct vehicular access from Lot 16B onto Sawmill Creek Road is not guaranteed and may not be available. Any new or modified access onto Sawmill Creek Road requires a State Driveway/Approach Road Permit issued by DOT&PF under AS 19.25.200 and 17 AAC 10.020–10.080. The selected Proposer(s) shall be solely responsible, at their sole expense, for applying for and obtaining any required DOT&PF driveway/approach-road permit, including any traffic impact analysis, engineered site plan, sight-distance demonstration, and any required traffic control or lane closure permitting. CBS, as landowner, will provide reasonable landowner authorization necessary to support a complete application, but CBS makes no representation or warranty that a driveway permit will be granted, or that direct access onto Sawmill Creek Road will be approved at any particular location.

DOT&PF driveway standards (Highway Preconstruction Manual §1190) impose minimum requirements for sight distance, corner clearance from intersections, spacing between driveways, driveway width and angle, and access grade, scaled to the roadway's posted/design speed and functional classification. Because Lot 16B lies on a curved segment of Sawmill Creek Road, sight

distance and corner clearance are expected to be the controlling constraints on whether, and where, a driveway may be located. Proposers are advised that DOT&PF may, in its discretion, direct that access be taken from the interior GPIP road network rather than directly from Sawmill Creek Road. Proposers should account for this access uncertainty in their development plan and cost estimates.

4. Zoning

The property is zoned as GP – Gary Paxton special zone. Excerpts of applicable sections of the zoning (Title 22 of the Sitka General Code) related to the Gary Paxton special zone are included in the appendices. Proposals are expected to conform to the requirements of Title 22.

Table 22.20-1 Development Standards lists the minimum setback distances and maximum height allowable in each zoning district, including the Gary Paxton special zone.

C. Lease Term Structure

CBS anticipates that the lease agreement, if awarded, will be structured with the following terms. Authorized/required activities are included as examples; they are not necessarily exhaustive or final.

1. Lease Term – The CBS is offering terms of up to 25 years, with any renewal option exercisable at the sole discretion of the CBS and subject to renegotiation of the lease rate to then-current fair market value at the time of renewal.
 - Proposers shall suggest preferred lease term for a long-term lease.
2. Lease Rate – The minimum annual lease rate will be set at 9% of the current appraised value of the raw property. The CBS intends to require annual Consumer Price Index (CPI) adjustments for “Urban Wage Earners and Clerical Workers” for Anchorage, provided that no annual adjustment shall reduce the lease rate below the rate in effect for the prior year. The CBS further intends to require periodic reappraisal of the raw property value, not less frequently than every five (5) years, with the lease rate reset to nine percent (9%) of the reappraised value whenever that amount exceeds the then-current rate.
 - Proposers shall propose preferred lease rate for a long-term lease.
3. Development Requirements

Development Commencement: Lessee must commence development, permitting, and improvement of the property within **six (6) months** of the lease commencement date.

Completion Timeline: Lessee must achieve **substantial completion** of all required improvements and development activities within **twenty-four (24) months** of the lease commencement date.

Failure to meet these milestones may result in lease termination or enforcement of performance penalties, at the sole discretion of the Lessor. Substantial completion shall be determined by the Lessor in its reasonable discretion. The CBS intends to require the Lessee to post performance security, in a form and amount acceptable to the CBS, to secure timely completion of the required improvements. Any extension of these milestones may be granted only in the sole discretion of the Lessor and must be requested and approved in writing prior to the applicable deadline.

4. Ownership Structure Requirement (Owner-Operator Clause)

The CBS prefers proposals in which the applicant is an **owner-operator**, directly involved in and responsible for the management and operation of the project. The CBS reserves the right, in its sole discretion, to decline or assign reduced evaluation weight to proposals from passive investors, holding companies, or entities whose primary intent is to lease, sublease, license, or otherwise convey use of the property to third parties rather than to directly operate the proposed development.

5. Subleasing and Assignment Restriction

Subleasing of the leased property or any portion thereof is **prohibited without the prior written consent** of the Lessor, which consent may be granted or withheld in the Lessor's sole discretion. Assignment, mortgage, pledge, or other transfer of the lease or any interest therein, whether voluntary, involuntary, or by operation of law, including any change in control of the Lessee, is likewise prohibited without the prior written consent of the Lessor. Any unauthorized subleasing or assignment shall be considered a default under the lease.

6. Insurance and Indemnification

The Lessee shall, throughout the lease term and at its sole expense, maintain commercial general liability, property, and such other insurance as the CBS may require, in amounts acceptable to the CBS, naming the CBS as an additional insured and providing for notice to the CBS prior to cancellation. The Lessee shall indemnify, defend, and hold harmless the CBS and its officers, agents, and employees from and against all claims, damages, and liabilities arising out of the Lessee's use, development, or occupancy of the property, except to the extent caused by the sole negligence of the CBS.

7. Taxes, Assessments, and Utilities

The Lessee shall be responsible for all taxes, assessments, and charges of any kind levied against the leased property, the leasehold interest, or any improvements, including any possessory interest or similar tax, and for all utility service charges and connection costs. The lease rate is exclusive of, and shall not be reduced by, any such taxes, assessments, or charges.

8. Improvements and Surrender

Upon expiration or earlier termination of the lease, the CBS shall have the right, at its sole election, to require that the Lessee remove all or any portion of the improvements and restore the property to a condition acceptable to the CBS at the Lessee's sole expense, or that title to all or any portion of the improvements vest in the CBS at no cost. The Lessee shall surrender the property free of liens and in compliance with all applicable environmental and regulatory requirements.

9. Compliance with Laws and Environmental Responsibility

The Lessee shall, at its sole expense, comply with all applicable federal, state, and local laws, regulations, and permitting requirements in its development, use, and operation of the property. The Lessee shall be responsible for any environmental condition arising from its use or occupancy and shall not cause or contribute to any release of, or aggravate any existing, contamination. The Lessee shall indemnify, defend, and hold harmless the CBS from and against all claims, liabilities, costs, and remediation obligations arising from the Lessee's acts or omissions on the property. Nothing in the lease shall be construed as an assumption by the CBS of responsibility for any pre-existing environmental condition.

10. Reserved Rights and Easements

The lease will be subject to all existing easements, rights-of-way, and reservations of record. The CBS reserves the right to grant and use existing and future utility easements across the property and to continue operating and developing the adjacent marine vessel haul out and shipyard facility, the GPIP deep-water dock, and the interior GPIP road network. The Lessee's development shall not impair, obstruct, or interfere with these facilities, easements, or operations.

D. Requirements for Proposals

Proposers must include the following information arranged in this order in response to the RFP:

1. Cover Page (One page maximum)
 - a. Statement indicating response to CBS Request for Proposals for Private Sector Development of Raw Land for specific activities.
 - b. RFP due date and time
 - c. Proposer name (and logo(s) if desired)
 - d. Acknowledged receipt of all RFP addenda (if any)
 - e. Signed certification that the proposal was prepared independently and without collusion, and that no prohibited contact was made in violation of the quiet period described in Section G
 - f. Other information/graphics as desired
2. Experience and Qualifications (Three page maximum)
 - a. Brief description of the entity, including its legal structure.
 - b. Narrative statement of qualifications of your firm(s) or organization(s) and key consultants/contractors to be engaged, if applicable.

- c. Brief resumes of the owner/managers.
3. Development Plan (Four page maximum)
 - a. Narrative description of the proposed development, including a concept level operations plan for the facility.
 - b. Development plan including project schedule with key tasks and milestones, estimated project cost, and availability/source(s) of funding.
 - c. Evidence of financial capacity to complete the proposed development, such as a financing commitment letter, proof of funds, or financial statements. CBS reserves the right to require additional financial documentation before scoring is finalized. Supporting financial documentation provided under this item is not subject to the page limits.
 - d. A detailed site plan including approximate dimensions of proposed lease lot and proposed layout of lease lot including buildings, other structures/improvements, fencing/gating, parking, signage, and any other notable features.
 - e. Provide estimated environmental impact to the location and surrounding community.
 4. Lease Terms and Rates
 - a. Provide proposed long term lease rate and lease terms.
 5. Operating Plan (Two page maximum)
 - a. Narrative description of operating plan and proposed management structure.
 6. Community Benefits (Two page maximum)
 - a. Narrative description of expected community benefits.
 - b. Describe the estimated number of employees and how operation(s) would benefit Sitka.
At a minimum include:
 - (1) Estimated number of new (net increase of) full-time equivalent jobs and describe how employment may fluctuate throughout the year.
 - (2) Estimate net increase in sales tax or similar taxes to the CBS. Net increase would be additional from sales not already taking place in Sitka.

Responses are limited to the page maximums listed above. Margins will be one inch, all pages will be 8 ½" x 11", and font size shall be no less than 11 point. Page margin and size requirements are waived for the site plan required for submittal under section D(3)(d) above.

E. Evaluation and Scoring

Responses to this RFP will be evaluated and scored by a CBS appointed Selection Committee based on the following criteria (100 points total):

Scoring Criteria	Description	Maximum Points
Experience & Qualifications	Experience and qualifications to successfully complete and operate the project	20
Development Plan	Quality, clarity, comprehensiveness, and feasibility of development plan	20

Operating Plan	Quality, clarity, comprehensiveness, and feasibility of operating plan	20
Financial Viability	Demonstrated financial feasibility of development and operations	20
Community Benefit	Breadth and depth of community benefits, contribution towards supporting the marine vessel haul out facility and local economy	20

CBS reserves the right to conduct interviews, require the submittal of additional detailed information, and/or ask questions specific to individual proposers to assist in scoring responses to this RFP. The Selection Committee will make recommendations to the GPIIP Board of Directors that will make its recommendations to the Assembly based on its evaluation of the RFP responses.

CBS reserves the right to determine that no proposal is acceptable and to decline to advance any proposal that does not, in the judgment of the Selection Committee, demonstrate adequate qualifications, feasibility, and financial capacity. In the event of a tie in total score, the proposal receiving the higher score under the Community Benefit criterion will be ranked first; if a tie remains, the Selection Committee may conduct interviews or request additional information to break the tie.

F. Post Evaluation

CBS has not, as of the date of the preparation of this RFP, established a review timetable. Post evaluation, CBS anticipates the following review and approval process:

1. Preliminary proposal selection
2. Preliminary negotiation of lease terms
3. Presentation of GPIIP Board of Directors to the CBS Assembly, and CBS Assembly direction to proceed with preparation of a lease based on negotiated terms
4. Preparation of lease agreement and ordinance authorizing lease
5. Assembly passage of ordinance authorizing lease
6. Execution of lease agreement

G. Submissions and Inquiries

Proposals must be received by 2:00:00 P.M. AKST, Thursday, XXXX, 2026.

Proposals may be submitted:

- Through Bid Express (access via <https://www.cityofsitka.com/bids-rfps>)
- OR
- Hand delivered or mailed to:

City and Borough of Sitka
Attn: Municipal Clerk
100 Lincoln Street
Sitka, Alaska 99835

The exterior of packaging, containing the proposals, shall be clearly marked: **Private Sector Development of Lot 16B at the GPIIP.**

Proposers must acknowledge receipt of all addenda – see section D(1)(d). It is the responsibility of Proposers to regularly check the website for addenda to the RFP.

Prior to the submittal, inquiries may be directed to Garry White, Gary Paxton Industrial Park, Director, City and Borough of Sitka at garrywhite@gci.net. While phone inquiries can be made to (907) 747-2660, emails are requested to allow for tracking of potential questions.

Written questions concerning this RFP must be received by the GPIIP Director no later than 4:00 P.M. AKST, XXXX, 2026. CBS will respond to questions by written addendum posted to the website. No addendum will be issued within five (5) business days before the proposal deadline. Interested parties may arrange a site visit of the property by contacting the GPIIP Director in advance.

From the issuance of this RFP until the Assembly takes final action on the award, Proposers and their representatives shall not contact members of the Selection Committee, the GPIIP Board of Directors, or the Assembly concerning this RFP. All inquiries must be directed to the GPIIP Director as provided above. Any prohibited contact or attempt to improperly influence the selection may result in disqualification.

Proposals received after the deadline, and proposals that are incomplete or that fail to conform to the requirements of this RFP, may be rejected. Each proposal shall remain valid and irrevocable for one hundred twenty (120) days after the proposal deadline.

The CBS reserves the right to modify this RFP at any time. CBS further reserves the right to evaluate the proposals in any manner CBS deems appropriate.

CBS reserves the right to accept or reject any and/or all proposals, to waive irregularities or informalities in the proposals, and to negotiate a contract with the proposer that best meets the selection criteria. Authorization of all municipal land disposals, including leases, are entirely at the discretion of the CBS Assembly. While it is the intent of CBS to proceed with a lease of the property, nothing in this RFP should be construed as a commitment, guarantee, or promise on the part of CBS. All expenses, whether financial or otherwise, borne by Proposers in developing a response to this RFP are taken at the sole risk and cost of the Proposer.

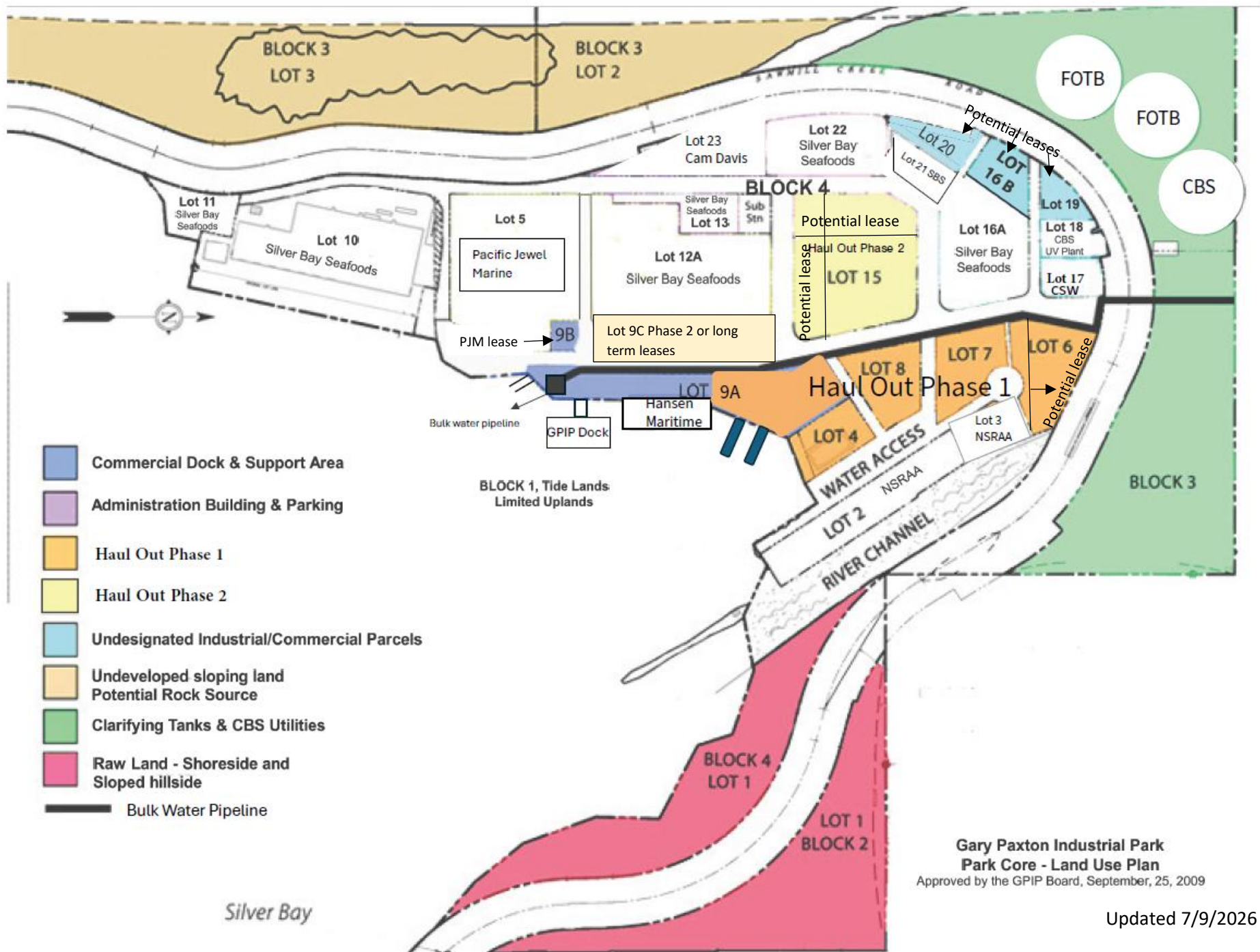
The materials provided in this RFP and appendices are provided for informational purposes only. Potential proposers shall take responsibility for independently verifying all information. Any lease of the land will be in the condition “as is”. Any lessee will assume the entire risk as to the quality and suitability of the land for their intended purpose(s).

All Proposals received by CBS in response to this RFP are deemed property of CBS and are subject to the Public Records Acts following evaluation and preliminary proposal selection. CBS, or any of its agents, representatives, employees, or consultants shall not be liable to the Proposer or individual participating in a Proposal, as a result of the disclosure of all or a portion of a Proposal under this RFP. Any information contained in a Proposal which the Proposer believes constitutes proprietary or confidential, exempting the

information from any Public Record disclosure, shall be clearly designated. Blanket designations shall not be accepted.

H. Appendices

- A. Aerial vicinity map
- B. Excerpts from Sitka General Code Title 22, Zoning



**Gary Paxton Industrial Park
Park Core - Land Use Plan**
Approved by the GPIP Board, September, 25, 2009

Updated 7/9/2026

CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2026-15

AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA AMENDING TITLE 22, “ZONING” OF THE SITKA GENERAL CODE FOR THE GARY PAXTON SPECIAL ZONE.

1. CLASSIFICATION. This ordinance is of a permanent nature and is intended to become a part of the Sitka General Code (SGC).

2. SEVERABILITY. If any provision of this ordinance or any application to any person or circumstance is held invalid, the remainder of this ordinance and application to any person or circumstance shall not be affected.

3. PURPOSE. The purpose of this ordinance is to assign all uses within the Gary Paxton special zone (GP) with a permitted, conditional, or prohibited use designation. Prior to the enactment of this ordinance, only the use designations in SGC Table 22.16.015-6, as well as the “Natural resource extracting and mining support facilities” use as found in SGC Table 22.16.015-5 were binding upon the GP zone; all other uses were to be governed through lease and sale agreements approved by the municipality. This ordinance brings Title 22 consideration of uses within the GP zone into conformity with all other zoning districts.

4. ENACTMENT. NOW, THEREFORE, BE IT ENACTED by the Assembly of the City and Borough of Sitka that the Sitka General Code Title 22 be amended by modifying Chapter 22.05 “Definitions”, and Chapter 22.16 “District Regulations” to read as follows (deleted language stricken, new language underlined):

Title 22 ZONING

Chapters:

- 22.05 General Provisions**
- 22.10 Definitions**
- 22.15 Zoning Maps and Boundaries**
- 22.16 District Regulations**
- 22.20 Supplemental District Regulations and Development Standards**
- 22.25 Special Use Permits**
- 22.30 Zoning Code Administration**

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Chapter 22.05 Article II. Definitions

* * *

22.05.1425 Storage, self-service.

“Self-service storage” means a building or group of buildings divided into separate compartments that are used to meet the temporary storage needs of small businesses, residential uses, and other similar uses, that can be freely accessed by its users and/or patrons in accordance with the facility’s operating hours.

* * *

22.05.1610 Watchman or caretaker dwelling.

"Watchman or caretaker dwelling" means a dwelling associated with a commercial or industrial building or structure for the purpose of housing a watchman or caretaker and immediate family. A single-family home, manufactured home, an apartment within the commercial or industrial building or structure, or a tiny house on chassis may be used as a watchman or caretaker dwelling.

**Chapter 22.16
DISTRICT REGULATIONS**

Sections:

22.16.010 Generally.

22.16.015 Permitted, conditional and prohibited uses.

* * *

22.16.015 Permitted, conditional and prohibited uses.

* * *

B. Any use which causes, or may be reasonably expected to cause, an excessive disturbance not in keeping with the character and stated intent of this district. "Excessive" is defined for these purposes as a degree exceeding that generated by uses permitted in the district in their customary manner of operation or to a degree injurious to the public safety, health, welfare or convenience.

If the letter "P" appears in the box, the use is permitted outright subject to the provisions of the code. If the letter "C" appears in the box, the use is a conditional use subject to review and approval including site plan approval. If the box contains a number, there will be a corresponding footnote further specifying the conditions applicable to the use in the zone.

~~With the exception of the Gary Paxton special district or as~~ Unless otherwise provided in this code, if the letter "P," "C," or another notation does not appear in the box, the use is prohibited.

~~The Gary Paxton special (GP/GPS) district was specifically developed to allow for a wide range of flexible uses on the site. When the site was acquired, it was recognized that a number of appropriate uses may surface that could not be anticipated. Appropriate and inappropriate uses could be regulated through lease agreements and sales agreements that must be approved by the municipality. As a result, the GP/GPS district use tables shall function differently from the manner outlined above.~~

~~Any uses, except retail and business uses, at Table 22.16.015-6, as well as natural resource extracting and mining support facilities uses within Table 22.16.015-5, may be approved in the GP/GPS district without a requirement of a zoning amendment in accordance with SGC 2.100.080.~~

~~Retail and business uses in the GP/GPS district that are permitted uses, conditional uses, or prohibited uses on the site are governed by Table 22.16.015-6. Natural resource extractions and mining support facilities are conditional uses governed by Table 22.16.015-5 in the GP/GPS district. These use tables are binding on the owners and the operators in the Gary Paxton industrial park. No changes to these tables shall be made without a zoning ordinance text amendment that follows the full procedures in Chapter 22.10 SGC, Zoning Code Administration.~~

As outlined in SGC 22.16.110, the I industrial zone is intended for industrial and heavier commercial uses. The zone also contains a number of heavy public uses as permitted and conditional uses. Additional conditional uses may be approved by the assembly, through the conditional use process, even though they may not be specifically listed as permitted or conditional uses in the following table.

Table 22.16.015-1. Residential Land Uses

Zones	P(1)	S F	SFL D	R-1	R-1 MH	R-1 LDM H	R-2	R-2 MH P	CBD(1 1, 12)	C- 1(1 1)	C- 2(1 1)	WD(2, 11)	I	GI(3, 10)	LI(3)	R	O S	GP(1 3)	C(1 6)
RESIDENTIAL																			
• Single-family detached		P	P	P(4)	P(4)	P(4)	P(4)	P(4)		P	P	P		P	P	P	P		
• Townhouse				C(5)	C(5)	C(5)	C(5)	C(5)	C	P	P	P		C	C				
• Duplex				P	P		P	P		P	P	P		P	P				
• Residential zero lot line				P	P	P	P	P		P	P	P							
• Multiple-family				C(5)	C(5)	C(5)	P(5)	P(5)	P(5, 8)	P(5)	P(5)	P(5)		C	C			C(17) 1	
• Single manufactured home on an individual lot					P	P		P			P	P		C	C				
• Tiny house on chassis on an individual lot					C	C		C			C	C		C	C				
• Mobile home park								P			P	P							

Zones	P(1)	S F	SFL D	R-1	R-1 MH	R-1 LDM H	R-2	R-2 MH P	CBD(1 1, 12)	C- 1(1 1)	C- 2(1 1)	WD(2, 11)	I	GI(3, 10)	LI(3)	R	O S	GP(1 3)	C(1 6)
• Accessory dwelling unit				P(1 4) C	C	C	P(1 4) C	C											
GROUP RESIDENCES														C	C				
• Assisted living	C						C	C						C	C				
• Bunkhouse for transient workers							C	C				C		C				C(17 1)	
• Dormitory	C(4)						C	C											
• Quasi-institutional	C			C	C	C	C	C						C	C				
TEMPORARY LODGING																			
• Hostel							C	C		P	P	P							
• Hotel/motel									P	P	P	P		PU/C S	C	C			
• Bed and breakfast				C(7)	C(7)	C(7)	C(8)	C(8)	P	P	P	P		P	C				
• Short-term rental	C(1 5)			C	C	C	C	C	P	P(9)	P(9)	P(9)		P	C	P(9)			
• Rooming house							C	C	C	P	P	P		C	C				
• Lodge										P	P	P		PU/C S	C				
• Limited storage				C(6)	C(6)	C(6)	C(6)	C(6)						P	C				

P: Public Lands District

C-1/C-2: General Commercial and General
Commercial/Mobile Home Districts

SF: Single-Family District

WD: Waterfront District

SFLD: Single-Family Low Density District

I: Industrial District

R-1: Single-Family/Duplex District

GI: General Island District

R-1 MH: Single-Family/Duplex/Manufactured Home District

LI: Large Island District

R-1 LDMH: Single-Family/Duplex and Single-Family/Manufactured Home Low Density Districts

R: Recreational District

R-2: Multifamily District

OS: Open Space District

R-2 MHP: Multifamily/Mobile Home District

GP: Gary Paxton Special District

CBD: Central Business District

C: Cemetery District

P – Permitted

C – Conditional Use Permit Required

PU/CS – Permitted on Unsubdivided Islands and Conditional Use on Subdivided Islands

C. Residential Uses Table 22.16.015-1 Footnotes.

1. Public facilities not otherwise identified may be permitted in the public zone subject to planning commission recommendation and assembly approval subject to findings of fact that show the use is in the public interest; all reasonable safeguards are to be employed to protect the surrounding area; and that there are no reasonable alternative locations for the use.
2. All uses in the waterfront district are intended to be water-related or water-dependent except that upland uses may be non-water-related.
3. Uses listed as conditional uses in the GI and LI zones may be considered, but not necessarily approved, on a case-by-case basis.
4. Including zero lot developments.
5. Townhouse, cluster housing developments and planned unit developments are conditional uses subject to this title and SGC Title 21, Subdivisions.
6. On-site storage of commercial fishing vessels, fishing equipment and other small business equipment is a permitted conditional use so long as such storage does not occupy more than 400 square feet.
7. Bed and breakfast establishments are limited to three guest rooms in the R-1, R-1 MH, and R-1 LD districts as conditional uses only when no other rental such as apartments is in operation on the same lot.
8. Bed and breakfast establishments are limited to five guest rooms in the R-2, R-2 MHP districts as conditional uses only when no other rental such as apartments is in operation on the same lot.

9. Short-term rentals including legal nonconforming uses shall provide two off-street parking spaces per unit, comply with the municipal fire code, and comply with the requirements of the building department based on a life safety inspection.

10. Hotels, motels, lodges, boarding houses and bed and breakfasts capable of accommodating a maximum of six guests plus one guest for each one-half acre or fraction thereof above one acre on unsubdivided islands are permitted principal uses. Hotels, motels, lodges, boarding houses and bed and breakfasts, on unsubdivided islands that exceed this maximum, are conditional uses.

Bed and breakfast establishments, boarding houses, hotels, motels and lodges are conditional uses on subdivided islands.

11. Many of the permitted and conditional uses in the CBD, C-1, C-2, and WD zones generate traffic, noise, odor, and general impacts to a higher level and greater degree than permitted and conditional uses in residential districts. Owners of residential uses in the CBD, C-1, C-2 and WD districts must be aware of and accepting of all the permitted uses in these districts.

12. Single or multiple apartments shall only be permitted on the first floor of structures in the CBD district if approved through the conditional use process. Single and multiple apartments are permitted uses on upper floors of structures in the CBD district.

~~13. Any uses, except retail and business uses, and natural resource extraction and mining support facilities uses may be approved in accordance with SGC 2.100.080. Temporary lodging by owners and/or crew on vessels utilizing the industrial park's marine haul out facility is permitted; this shall not be construed to allow long-term residential occupation.~~

14. Accessory dwelling units shall be constructed in conformance with the standards outlined in Chapter 22.20 SGC, Supplemental District Regulations and Development Standards.

15. Conditional use limited to allow boats to be used as short-term rentals in harbors and slips within the public lands zoning district.

16. All uses in the cemetery district are intended to be cemetery-related and conducted with reverence and respect for those interred.

17. Multiple family dwellings and bunkhouses for transient workers shall only be eligible for a conditional use permit when proposed as workforce housing in accordance with 22.16.170.B. Bunkhouses may be approved as a principal use; multiple family dwellings shall only be approved as an accessory use and are most suitable for upper floors of structures.

Table 22.16.015-2. Cultural/Recreational Uses

ZONES	P(1)	SF(7)	SFLD(7)	R-1(7)	R-1 MH(7)	R-1 LDMH(7)	R-2(7)	R-2 MHP(7)	CB D	C-1	C-2	WD(2)	I	GI(3)	LI(3)	R	OS	GP(9)	C(10)
CULTURAL																			
• Library	P								P	P	P			P	P				
• Museum	P								P	P	P			P	P				C
• Conference center							C	C	P	P	P			C	C				
• Church		C	C	C	C	C	C	C	P	P	P			PU/C S	C				C
• Art gallery	P			C(4)	C(4)	C(4)	C(4)	C(4)	P	P	P	C		C	C				
• Radio station												P							
RECREATIONAL																			
• Park and recreation														P	P				
• Park	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		C
• Trails	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		
• Campground	P													C	C		P		
• Resort										P	P			C	C	P/ C (11)			
• Marina	P									P	P	P		C	C	C	P		
• Travel trailer/recreational vehicle park	C									P	P	C		C	C			P/C (9)	
• Ballpark/athletic field	P	C	C	C	C	C	C	C		P	P	P	P	P	C	P			
• Amusement and entertainment														PU/C S	C	C			
• Theater									P	P	P			C	C				
• Theater, drive-in										P	P			C	C				

ZONES	P(1)	SF(7)	SFLD(7)	R-1(7)	R-1 MH(7)	R-1 LDMH(7)	R-2(7)	R-2 MHP(7)	CB D	C - 1	C - 2	WD(2)	I	GI(3)	LI(3)	R	OS	GP(9)	C(10)
• Outdoor amphitheater	P								P	P	P			PU/C S	C	C	P		
• Bowling center									P	P	P			C	C				
• Sports club and yacht club	C									P	P	P		C	C		C (5)		
• Golf facility	P									P	P			C	C				
• Shooting range – indoor	C									C	C			PU/C S					
• Shooting range – outdoor										C	C			PU/C S					
• Arcades									P	P	P			C	C				
• Community center	C						C	C	P					C	C				
• Personal use docks – accommodating waterborne aircraft		C(6))	C(6)	C(6)	C(6)	C(6)	C(6)	C(6)				P		P(8)	P(8)	P(8)	P(8)		
• Personal use docks – perimeter of dock and float exceed 300 linear feet		C	C	C	C	C	C	C				P		P(8)	P(8)	P(8)	P(8)		
• Personal use docks – one lease slip, float houses permitted in accordance with the Sitka Coastal Management Program, no linear perimeter												P		P(8)	P(8)	P(8)	P(8)		

ZONES	P(1)	SF(7)	SFLD(7)	R-1(7)	R-1 MH(7)	R-1 LDMH(7)	R-2(7)	R-2 MHP(7)	CB D	C - 1	C - 2	WD(2)	I	GI(3)	LI(3)	R	OS	GP(9)	C(10)
restriction, allowing liveaboards, and allowing float planes																			
• Personal use docks – no perimeter restrictions, no restrictions on liveaboards and float planes. Float houses allowed if permitted in accordance with Sitka Coastal Management Program										P	P	P	P	P(8)	P(8)	P(8)	P(8)		
• Personal use docks – one nonfee liveaboard		P	P	P	P	P						P		P(8)	P(8)	P(8)	P(8)		
• Personal use docks – liveaboards, no more than 300-foot perimeter							P	P				P		P(8)	P(8)	P(8)	P(8)		
• Community personal use docks		C	C	C	C	C	C	C				P		P(8)	P(8)	P(8)	P(8)		
• Commercial use docks										P	P	P	P	C	C	C	C	P	

P: Public Lands District

C-1/C-2: General Commercial and General
Commercial/Mobile Home Districts

SF: Single-Family District	WD: Waterfront District
SFLD: Single-Family Low Density District	I: Industrial District
R-1: Single-Family/Duplex District	GI: General Island District
R-1 MH: Single-Family/Duplex/Manufactured Home District	LI: Large Island District
R-1 LDMH: Single-Family/Duplex and Single-Family/Manufactured Home Low Density Districts	R: Recreational District
R-2: Multifamily District	OS: Open Space District
R-2 MHP: Multifamily/Mobile Home District	GP: Gary Paxton Special District
CBD: Central Business District	C: Cemetery District

P – Permitted

C – Conditional Use Permit Required

PU/CS – Permitted on Unsubdivided Islands and Conditional Use on Subdivided Islands

D. Cultural/Recreational Uses Table 22.16.015-2 Footnotes.

1. Public facilities not otherwise identified may be permitted in the public zone subject to planning commission recommendation and assembly approval subject to findings of fact that show the use is in the public interest, all reasonable safeguards are to be employed to protect the surrounding area, and that there are no reasonable alternative locations for the use.
2. All uses in the waterfront district are intended to be water-related or water-dependent except that upland uses may be non-water-related.
3. Uses listed as conditional uses in the GI and LI zones may be considered, but not necessarily approved, on a case-by-case basis.
4. When operated as a home occupation.
5. Sport fishing lodges.
6. Any waterborne aircraft approved through the conditional use process shall be restricted to those owned by the upland property owner or long-term lessee that are not used for commercial purposes. Waterborne aircraft shall also only be allowed on docks in a secure environment.
7. The city requires liveaboards in R-1, R-2, SF, and related zones to meet the relevant liveboard regulations that are required in the municipal harbor regulations under “liveaboards.”
8. Waterborne aircraft that moor on docks on an ongoing basis are allowed as a permitted use on personal use and community personal use docks if they are solely used by the owners of the

property and are solely used for noncommercial purposes. All nonprivate use of waterborne aircraft would require conditional use approval.

9. ~~Any uses except retail and business uses and natural resource extraction and mining support facilities uses may be approved in accordance with SGC 2.100.080. A single travel trailer or recreational vehicle on an individual lot is permitted in the GP zone as a temporary "watchman or caretaker dwelling" accessory use in accordance with 22.05.1610 and Table 22.16.016-1. Travel trailer and/or recreational vehicle parks are a conditional use that shall only be considered when proposed as an accessory use and as workforce housing in accordance with 22.16.170.B.~~

10. All uses in the cemetery district are intended to be cemetery-related and conducted with reverence and respect for those interred.

11. Conditional use for Baranof Warm Springs townsite (USS 3110, 3921A, and 3921B).

Table 22.16.015-3. General Services Uses

ZONES	P(1))	S F	SFL D	R- 1(6)	R-1 MH(6)	R-1 LDMH(6)	R-2	R-2 MH P	CB D	C-1	C-2	WD(2)	I	GI(3)	LI(3)	R	O S	GP(8)	C(9))
PERSONAL SERVICES																			
• General services									P	P	P			C					
• Dry cleaning									P	P	P								
• Industrial laundry										C	C		P						
• Funeral home/crematorium									C	P	P			C					
• Cemeteries/mausoleum	P													C	C				P
• Day care/kindergartens	P			P(6))	P(6)	P(6)	P(5))	P(5))	C	P(5))	P(5))			P	P				
• Veterinary clinic							(7)		C	C	C		P	C					
• Automotive repair									C	P	P	P	P	C				P	
• Automotive service									C	P	P	P	P	C				P	
• Miscellaneous repair									P	P	P	P	P	C	C			P	
• Social service agencies									P	P	P	C		CU/* S	C				

ZONES	P(1)	S F	SFL D	R-1(6)	R-1 MH(6)	R-1 LDMH(6)	R-2	R-2 MH P	CB D	C-1	C-2	WD(2)	I	GI(3)	LI(3)	R	O S	GP(8)	C(9)
• Stable	C									C	C			PU/C S		C			
• Kennel										C	C		C	P				<u>C(8)</u>	
• Bank							C	C	P	P	P			C	C				
• Credit union							C	C	P	P	P			C	C				
• Massage treatments																C			

HEALTH SERVICES

• Offices/outpatient clinic						C	C	P	P	P		C	C				
• Hospital	C(4)							C	P	P		C	C				
• Medical/dental laboratory						C	C	P	P	P		P	C	C			
• Marijuana testing facility								C	C	C	C	C	C	C			
• Miscellaneous health facility						C	C	C	C	C		C	C				

EDUCATIONAL SERVICES

[illegible]

P: Public Lands District	C-1/C-2: General Commercial and General Commercial/Mobile Home Districts
SF: Single-Family District	WD: Waterfront District
SFLD: Single-Family Low Density District	I: Industrial District
R-1: Single-Family/Duplex District	GI: General Island District
R-1 MH: Single-Family/Duplex/Manufactured Home District	LI: Large Island District
R-1 LDMH: Single-Family/Duplex and Single-Family/Manufactured Home Low Density Districts	R: Recreational District
R-2: Multifamily District	OS: Open Space District
R-2 MHP: Multifamily/Mobile Home District	GP: Gary Paxton Special District
CBD: Central Business District	C: Cemetery District

P – Permitted

C – Conditional Use Permit Required

PU/CS – Permitted on Unsubdivided Islands and Conditional Use on Subdivided Islands

CU/*S – Conditional Use on Unsubdivided Islands and Prohibited on Subdivided Islands

E. *General Services Uses Table 22.16.015-3 Footnotes.*

1. Public facilities not otherwise identified may be permitted in the public zone subject to planning commission recommendation and assembly approval subject to findings of fact that show the use is in the public interest, all reasonable safeguards are to be employed to protect the surrounding area, and that there are no reasonable alternative locations for the use.
2. All uses in the waterfront district are intended to be water-related or water-dependent except that upland uses may be non-water-related.
3. Uses listed as conditional uses in the GI and LI zones may be considered, but not necessarily approved, on a case-by-case basis.
4. Hospital buildings shall be set back a minimum of 10 feet from all property lines.
5. Establishments accommodating five or more children require state licenses and are conditional uses.
6. Day cares with four children or less not related to the provider are a permitted use in owner occupied detached single-family dwellings in the R-1 and related zones.

Day cares with four children or less not related to the provider are a conditional use in residential zero lot line dwellings in the R-1 and related zones. Day cares with four children or less not related to the provider are also a conditional use in two-family dwellings, that are constructed as duplex where each unit is of similar size, in the R-1 and related zones.

Day cares are not allowed in apartments or similar dwelling units in R-1 or related zones.

Day cares with five children or more not related to the provider are a conditional use, in owner occupied detached single-family dwellings only, in the R-1 and related zones.

7. A replacement vet clinic in the 1200 block of Halibut Point Road as a substitute for the long standing historical use in the area is expressly authorized and shall be the only vet clinic allowed in an R-2 zone.

8. ~~Any uses, except retail and business uses, and natural resource extraction and mining support facilities uses may be approved in accordance with SGC 2.100.080. Conditional use on properties outside of the Gary Paxton industrial park core as defined by 22.16.170.C; prohibited use on properties inside the Gary Paxton industrial park core.~~

9. All uses in the cemetery district are intended to be cemetery-related and conducted with reverence and respect for those interred.

ZONES	P(1)	SF	SFLD	R-1	R-1 MH	R-1 LDMH	R-2	R-2 MHP	CBD	C-1	C-2	WD (2)	I	GI(3)	LI(3)	R	OS	GP(6)	C(8)
• Housing support facility (7)							C	C											

P: Public Lands District

C-1/C-2: General Commercial and General Commercial/Mobile Home Districts

SF: Single-Family District

WD: Waterfront District

SFLD: Single-Family Low Density District

I: Industrial District

R-1: Single-Family/Duplex District

GI: General Island District

R-1 MH: Single-Family/Duplex/Manufactured Home District

LI: Large Island District

R-1 LDMH: Single-Family/Duplex and Single-Family/Manufactured Home Low Density Districts

R: Recreational District

R-2: Multifamily District

OS: Open Space District

R-2 MHP: Multifamily/Mobile Home District

GP: Gary Paxton Special District

CBD: Central Business District

C: Cemetery District

P – Permitted

C – Conditional Use Permit Required

PU/CS – Permitted on Unsubdivided Islands and Conditional Use on Subdivided Islands

F. Public Facilities Uses Table 22.16.015-4 Footnotes.

1. Public facilities not otherwise identified may be permitted in the public zone subject to planning commission recommendation and assembly approval subject to findings of fact that show the use is in the public interest, all reasonable safeguards are to be employed to protect the surrounding area, and that there are no reasonable alternative locations for the use.
2. All uses in the waterfront district are intended to be water-related or water-dependent except that upland uses may be non-water-related.
3. Uses listed as conditional uses in the GI and LI zones may be considered, but not necessarily approved, on a case-by-case basis.
4. Minimum site area is 20 acres.
5. Ferry terminals, barge freight terminals, docks, and harbor facilities including float plane facilities, fueling piers and tank farms, and other port facilities are permitted principal uses

subject to planning commission review and public hearing and assembly approval of a binding site plan.

6. ~~Any uses, except retail and business uses, and natural resource extraction and mining support facilities uses may be approved in accordance with SGC 2.100.080. Conditional use on properties outside of the Gary Paxton industrial park core as defined by 22.16.170.C; prohibited on properties within the Gary Paxton industrial park core.~~

7. In which the primary purpose of the support facility is to support and maintain housing-related programs in the immediate area.

8. All uses in the cemetery district are intended to be cemetery-related and conducted with reverence and respect for those interred.

9. Conditional use for Baranof Warm Springs townsite (USS 3110, 3921A, and 3921B).

10. Permitted use on properties outside of the Gary Paxton industrial park core as defined by 22.16.170.C; conditional on properties within the Gary Paxton industrial park core.

Table 22.16.015-5. Manufacturing/Storage Uses

ZONES	P(1)	SF	SFLD	R-1	R-1 MH	R-1 LDMH	R-2	R-2 MHP	CBD	C-1	C-2	WD(2)	I(3)	GI(4)	LI(4)	R	OS	GP(7)	C(8)
MANUFACTURING																			
• Food products including seafood processing										C	C	P	P	C	C	C		<u>P</u>	
• Mariculture/aquaculture												P		C	C			<u>P</u>	
• Winery/brewery, small scale									C	C	C	P	P	C	C			<u>P/C</u> <u>(7)</u>	
• Textile mill products										C	C	P	P	C	C			<u>P/C</u> <u>(7)</u>	
• Apparel and textile products										C	C	P	P	C	C			<u>P/C</u> <u>(7)</u>	
• Wood products, except furniture										C	C	P	P	PU/CS	C			<u>P/C</u> <u>(7)</u>	
• Furniture and fixtures										P	P	P	P	P	C			<u>P/C</u> <u>(7)</u>	
• Paper and allied products										C	C	P	P	C	C			<u>P/C</u> <u>(7)</u>	

ZONES	P(1)	SF	SFLD	R-1	R-1 MH	R-1 LDMH	R-2	R-2 MHP	CBD	C-1	C-2	WD(2)	I(3)	GI(4)	LI(4)	R	OS	GP(7)	C(8)
• Petroleum refining and related products										C	C	P	P					<u>C</u>	
• Rubber and plastics products										C	C	P	P					<u>P/C</u> <u>(7)</u>	
• Leather and leather goods										P	P	P	P	C	C			<u>P/C</u> <u>(7)</u>	
• Tannery										C	C							<u>P/C</u> <u>(7)</u>	
• Stone, clay, glass and concrete products										C	C	P	P	C	C			<u>P/C</u> <u>(7)</u>	
• Primary metal products										C	C	P	P	C	C			<u>P/C</u> <u>(7)</u>	
• Asphalt plant/concrete batch plant													C						
• Fabricated metal products										C	C	P	P	C				<u>P/C</u> <u>(7)</u>	
• Industrial and commercial machinery										C	C	P	P					<u>P/C</u> <u>(7)</u>	
• Heavy machinery and equipment										C	C	P	P					<u>P/C</u> <u>(7)</u>	
• Computer and office equipment										P	P	P	P	C	C			<u>P/C</u> <u>(7)</u>	
• Electronic and electric equipment										P	P	P	P	PU/CS	C			<u>P/C</u> <u>(7)</u>	
• Miscellaneous vehicle manufacturing										C	C	P	P	C				<u>P/C</u> <u>(7)</u>	
• Boat building										C	C	P(5)	P	C				<u>P</u>	
• <u>Marine equipment</u>										<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>PU/CS</u>	<u>C</u>			<u>P</u>	
• Tire retreading										C	C	P	P					<u>P/C</u> <u>(7)</u>	
• Other manufacturing										C	C	P	P(6)	C	C			<u>P/C</u> <u>(7)</u>	
• Marijuana cultivation facility									C	C	C	C	C	C	C				
• Marijuana cultivation facility, limited									C	C	C	C	C	C	C				

ZONES	P(1)	SF	SFLD	R-1	R-1 MH	R-1 LDMH	R-2	R-2 MHP	CBD	C-1	C-2	WD(2)	I(3)	GI(4)	LI(4)	R	OS	GP(7)	C(8)
• Marijuana product manufacturing facility									C	C	C	C	C	C	C				
• Marijuana product manufacturing facility, extract only									C	C	C	C	C	C	C				
STORAGE AND WAREHOUSING													P						
• Marine equipment/commercial fishing gear/material storage										P	P	P	P	PU/CS	C			<u>P</u>	
• Boat storage										P	P	P	P					<u>P</u>	
• Construction materials storage									P	P	P	P	P	C	C	C		<u>P/C</u> <u>(7)</u>	
• Trucking, courier and taxi service facilities									P	P	P	P(5)	P	C	C				
• Warehousing and wholesale trade									P	P	P	P(5)	P	C				<u>P/C</u> <u>(7)</u>	
• Self-service storage									P	P	P	P	P	C					
• Log storage	C									C	C	P	P	C		P		<u>P/C</u> <u>(7)(9)</u>	
• Freight and cargo services									P	P	P	P(5)	P	C				<u>P/C</u> <u>(7)</u>	
• Equipment rental services									P	C	C	P	P	C				<u>P/C</u> <u>(7)</u>	
• Vehicle rental services									P	P	P	P	P	C				<u>P/C</u> <u>(7)</u>	
• Natural resource extraction and mining support facilities												C	C	C	C			C	
• Storage of explosives													C						
• Bulk fuel storage												C						<u>C</u>	

P: Public Lands District

C-1/C-2: General Commercial and General
Commercial/Mobile Home Districts

SF: Single-Family District

WD: Waterfront District

SFLD: Single-Family Low Density District

I: Industrial District

R-1: Single-Family/Duplex District

GI: General Island District

R-1 MH: Single-Family/Duplex/Manufactured Home District

LI: Large Island District

R-1 LDMH: Single-Family/Duplex and Single-Family/Manufactured Home Low Density Districts

R: Recreational District

R-2: Multifamily District

OS: Open Space District

R-2 MHP: Multifamily/Mobile Home District

GP: Gary Paxton Special District

CBD: Central Business District

C: Cemetery District

P – Permitted

C – Conditional Use Permit Required

PU/CS – Permitted on Unsubdivided Islands and Conditional Use on Subdivided Islands

G. Manufacturing/Storage Uses Table 22.16.015-5 Footnotes.

1. Public facilities not otherwise identified may be permitted in the public zone subject to planning commission recommendation and assembly approval subject to findings of fact that show the use is in the public interest, all reasonable safeguards are to be employed to protect the surrounding area, and that there are no reasonable alternative locations for the use.
2. All uses in the waterfront district are intended to be water-related or water-dependent except that upland uses may be non-water-related.
3. No industrial use shall be of a nature which is noxious or injurious to nearby properties by reason of smoke, emission of dust, refuse matter, odor, gases, fumes, noise, vibration or similar conditions.
4. Uses listed as conditional uses in the GI and LI zones may be considered, but not necessarily approved, on a case-by-case basis.
5. Ferry terminals, barge freight terminals, docks and harbor facilities including float plane facilities, fueling piers and tank farms and other port facilities are permitted principal uses subject to planning commission review and public hearing and assembly approval of a binding site plan.
6. Automobile wrecking yards, salvage yards, and junkyards are conditional uses and shall be set back a minimum of 20 feet from property lines and be enclosed by fences a minimum of eight feet in height. The setback area may be used for customer parking but not for vehicle storage.

7. ~~Any uses, except retail and business uses, and natural resource extraction and mining support facilities uses may be approved in accordance with SGC 2.100.080.~~ Permitted as an accessory use in conjunction with a permitted principal use; conditional as a sole principal use.

8. All uses in the cemetery district are intended to be cemetery-related and conducted with reverence and respect for those interred.

9. Conditional use on properties outside of the Gary Paxton industrial park core as defined by 22.16.170.C; prohibited on properties within the Gary Paxton industrial core.

Table 22.16.015-6. Retail and Business Uses

ZONES	P(1))	S F	SFL D	R-1	R-1 MH	R-1 LDM H	R-2	R-2 MH P	CBD(8)	C -1	C -2	WD(2)	I(3))	GI(4)	LI(4))	R	OS	GP	C(10))
RETAIL USES																			
• Building, hardware and garden materials										P	P		P	C	C			P	
• Bulk forest products sales									P	P	P	P	P	P				P	
• Retail forest products sales										P	P	P	P					GP	
• Art galleries and sales of art									P	P	P	P							
• Department and variety stores									P	P	P	P(5)		C	C				
• Food stores									P	P	P	P(5)		C	C	C(6)		C	
• Agricultural product sales										P	P		P	C	C			PC	
• Motor vehicle and boat dealers									P(7)	P	P	P(5)		C				P	
• Auto supply stores									P	P	P			C	C			P	

ZONES	P(1))	S F	SFL D	R-1	R-1 MH	R-1 LDM H	R-2	R-2 MH P	CBD(8)	C -1	C -2	WD(2)	I(3))	GI(4)	LI(4))	R	OS	GP	C(10))
• Gasoline service stations									C	P	P		P	C	C			C	
• Apparel and accessory stores									P	P	P	P(5)		C	C				
• Furniture and home furnishing stores									P	P	P			C				E	
• Eating and drinking places									P	P	P	P	C	PU/CS	C	C		<u>C(11)</u>)	
• Drug stores									P	P	P			C	C				
• Liquor stores									P	P	P	P(5)		C	C				
• Used goods, secondhand stores									P	P	P	P(5)		C	C			E	
• Sporting goods									P	P	P	P(5)		C	C				
• Book, stationery, video and art supply									P	P	P	P(5)		C	C				
• Jewelry stores									P	P	P	P(5)		C	C				
• Monuments, tombstones and gravestones									P	P	P		P	C	C			P	
• Hobby, toy, game stores									P	P	P			C	C				
• Photographic and electronic stores									P	P	P	P(5)		C	C				
• Fabric stores									P	P	P			C	C				
• Fuel dealers										P	P		P	C	C			<u>GP</u>	

ZONES	P(1))	S F	SFL D	R-1	R-1 MH	R-1 LDM H	R-2	R-2 MH P	CBD(8)	C -1	C -2	WD(2)	I(3))	GI(4)	LI(4))	R	OS	GP	C(10))
• Florists									P	P	P			C	C				
• Medical supply stores									P	P	P			C	C				
• Pet shops									P	P	P			C	C			P(12))	
• Sales of goods that are wholly manufactured at Gary Paxton industrial park GPIP																		P	
• Sales of gifts, souvenirs and promotional materials that bear the logo or trade name of a GPIP permitted use business																		P	
• Stand alone souvenir and gift shops									P	P	P	P							
• Bulk retail										P	P			C	C	C			
• Commercial home horticulture	P	C	C	C(9))	C(9))		C(9))	C(9))	P	P	P	P		PU/CS(9)	C(9))	P	P		
• Horticulture and related structures	P								P	P	P	P						P	
• Marijuana retail facility									C	C	C	C	C	C	C				
• On-site marijuana consumption facility									C	C	C	C	C	C	C				

ZONES	P(1))	S F	SFL D	R-1	R-1 MH	R-1 LDM H	R-2	R-2 MH P	CBD(8)	C -1	C -2	WD(2)	I(3))	GI(4)	LI(4))	R	OS	GP	C(10))
BUSINESS SERVICES																		P	
• General business services									P	P	P	P(5)	P	C	C			C	
• Professional offices							C	C	P	P	P	P(5)		C	C			<u>P/C</u> (13)	
• Communications services									P	P	P	P(5)		C	C			P	
• Research and development services									C	P	P	C(5)	P	C	C			P	

P: Public Lands District

C-1/C-2: General Commercial and General Commercial/Mobile Home Districts

SF: Single-Family District

WD: Waterfront District

SFLD: Single-Family Low Density District

I: Industrial District

R-1: Single-Family/Duplex District

GI: General Island District

R-1 MH: Single-Family/Duplex/Manufactured Home District

LI: Large Island District

R-1 LDMH: Single-Family/Duplex and Single-Family/Manufactured Home Low Density Districts

R: Recreational District

R-2: Multifamily District

OS: Open Space District

R-2 MHP: Multifamily/Mobile Home District

GP: Gary Paxton Special District

CBD: Central Business District

C: Cemetery District

P – Permitted

C – Conditional Use Permit Required

PU/CS – Permitted on Unsubdivided Islands and Conditional Use on Subdivided Islands

H. *Retail and Business Uses Table 22.16.015-6 Footnotes.*

1. Public facilities not otherwise identified may be permitted in the public zone subject to planning commission recommendation and assembly approval subject to findings of fact that

show the use is in the public interest, all reasonable safeguards are to be employed to protect the surrounding area, and that there are no reasonable alternative locations for the use.

2. All uses in the waterfront district are intended to be water-related or water-dependent except that upland uses may be non-water-related.

3. No industrial use shall be of a nature which is noxious or injurious to nearby properties by reason of smoke, emission of dust, refuse matter, odor, gases, fumes, noise, vibration or similar conditions.

4. Uses listed as conditional uses in the GI and LI zones may be considered, but not necessarily approved, on a case-by-case basis.

5. When associated with a water-related principal use.

6. Small scale convenience stores subordinate to principal permitted uses.

7. Motor vehicles and boat dealers permitted on a short-term basis.

8. Kiosks, outdoor restaurants, portable structures such as food stands and other temporary structures that are clearly incidental to the primary use on the lot are permitted uses. Mobile food carts on wheels are permitted uses on private property. Kiosks, outdoor restaurants, portable structures such as food stands and other temporary structures that are not clearly incidental to the primary use on the lot are conditional uses.

9. Commercial home horticulture conditional use permits governed by SGC 22.25.025.

10. All uses in the cemetery district are intended to be cemetery-related and conducted with reverence and respect for those interred.

11. Food trucks, trailers, and carts are permitted as accessory uses.

12. Conditional use on properties outside of the Gary Paxton industrial park core as defined by 22.16.170.C; prohibited on properties within the Gary Paxton industrial park core.

13. Permitted as an accessory use in conjunction with a permitted principal use; conditional as a sole principal use.

* * *

22.16.016 Accessory uses.

A. *Intent.* Certain uses are incidental and supportive of the principal use. These are indicated for each zoning district in the following table.

Table 22.16.016-1. Accessory Uses

PERMITTED ACCESSORY USES	ZONES
Accessory buildings such as garages and sheds	All zones
Required automobile parking in conjunction with permitted principal or conditional uses	All zones
Off-street parking for one commercial truck or van used for commuting	All residential zones
Required loading facilities	All zones
Utility installations except solid waste disposal facilities and water storage dams	All zones
Home occupations as defined by SGC <u>22.20.060</u>	All residential zones
Private outside storage of small noncommercial trucks, boats, recreational vehicles in required setbacks no closer than five feet to the property line	All residential zones
Parks, playgrounds and open space for informal recreation	All residential zones
Accessory uses incidental to any permitted use	All nonresidential zones
One small private recreational cabin per lot in addition to the single principal structure	GI, LI and OS zones
One single unit watchman or caretaker dwelling	P, I, <u>and GP</u> zones
Boardwalks	R zone

22.16.170 GP Gary Paxton special zone.

A. Intent. The Gary Paxton special zone is intended to apply to the Gary Paxton industrial park and the associated tidelands portions and adjacent municipal tracts as defined by the zoning maps. ~~It provides development flexibility for this unique site by allowing many uses that are permitted in both the waterfront and industrial zoning districts.~~ The primary intent of the zone is to support marine trades and services, aquaculture and seafood processing, manufacturing, and industrial storage uses.

B. Residential uses. In order to preserve and promote the primary intent of the zone, certain residential uses are limited to housing for those engaged in work within the zone and in industries as described in the zone's primary intent.

C. The Gary Paxton industrial park core. In order to preserve and promote the primary intent of the zone, certain uses may only be permitted or conditional outside of the Gary Paxton industrial

park core. The Gary Paxton industrial park core is defined as properties in the zone seaward of the Sawmill Creek Road right-of-way and west of the Sawmill Creek outlet into Silver Bay.

5. EFFECTIVE DATE. This ordinance shall become effective on the day after the date of its passage.

PASSED, APPROVED, AND ADOPTED by the Assembly of the City and Borough of Sitka, Alaska, this 23rd day of June, 2026.



Steven Eisenbeisz, Mayor

ATTEST:



Holley Bayne, CMC
Acting Municipal Clerk

1st reading: 6/9/2026

2nd and final reading: 6/23/2026

Sponsor: Administrator