

CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2015-08

AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA, ALASKA AMENDING SITKA
GENERAL CODE TITLE 22 ZONING UNDER CHAPTER 22.20 SUPPLEMENTAL DISTRICT
REGULATIONS AND DEVELOPMENT STANDARDS
AND UPDATING CHAPTER 22.16 DISTRICT REGULATIONS, TABLE 22.16.015-1 TO
ALLOW FOR AND REGULATE ACCESSORY DWELLING UNITS (ADUS) AS A PERMITTED
OR CONDITIONAL USE

BE IT ENACTED by the Assembly of the City and Borough of Sitka, Alaska as follows:

1. CLASSIFICATION. This ordinance is of a permanent nature and is intended to be a part of the Sitka General Code of the City and Borough of Sitka, Alaska.
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 and circumstances shall not be affected.
3. PURPOSE. The purpose of this ordinance is to 1) amend the municipal zoning regulations to facilitate flexible housing types by allowing for Accessory Dwelling Units (ADUs) in selected residential zones under specific circumstances or through a conditional use permit.
4. ENACTMENT. NOW, THEREFORE, BE IT ENACTED by the Assembly of the City and Borough to: Add Section D under SGC Section 22.20.160 Accessory Dwelling Units, and to amend Chapter 22.16 District Regulations, under Section 22.15.015 Permitted, conditional and prohibited uses at Table 22.16.015-1 to make ADUs a permitted/conditional use under the R-1 and R-2 zones and a conditional use in the R-1, MH, R-1 LDMH and R-2 MHP zones that reads as follows:

* * *

Chapter 22.20
SUPPLEMENTAL DISTRICT REGULATIONS AND DEVELOPMENT STANDARDS

* * *

22.20.160 Accessory dwelling units (ADUs).

* * *

**D. Conditional Use Permits may be sought if the above requirements cannot be met.
Conditional Use Permit must be in conformance with SGC 22.24.**

* * *

Chapter 22.16
DISTRICT REGULATIONS

22.16.015 Permitted, conditional and prohibited uses.

* * *

**Table 22.16.015-1
Residential Land Uses**

Zones	P(1)	SF	SFLD	R-1	R-1 MH	R-1 LDMH	R-2	R-2 MHP	CBD (11, 12)	C-1 (11)	C-2 (11)	WD (2, 11)	GI (3, 10)	LI(3)	R	OS	GP (13)
RESIDENTIAL																	

•Accessory dwelling unit				P(14) <u>C</u>	<u>C</u>	<u>C</u>		P(14) <u>C</u>									


3. 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 10th day of March 2015.



 Matt Hunter, Deputy Mayor

ATTEST:



 Colleen Ingman, MMC
 Municipal Clerk