

**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)	I	GI(3, 10)	LI(3)	R	OS	GP(13)	C(16)
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				
• 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							
• Accessory dwelling unit				P(14) C	C	C	P(14) C	C											
GROUP RESIDENCES														C	C				

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](#).
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.

## 22.20.160 Accessory dwelling units (ADUs).

A. The following code section provides for binding standards and regulates the accessory dwelling units (ADUs). ADUs are intended to:

1. Utilize existing housing stock while preserving the appearance and character of single-family neighborhoods.
2. Provide additional affordable options for long-term rental housing.
3. Provide a broader range of more affordable housing.
4. Provide a mix of housing that responds to changing family needs, smaller households and multi-generational families.
5. Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods and obtain extra income, security, companionship and services.
6. Encourage a more economic and energy-efficient use of Sitka's housing supply.
7. To maintain consistency with city and borough of Sitka's policies as recommended in the Comprehensive Plan (2.2.15, 2.2.16, 2.4.8.A, 2.5.1.B, 2.5.11, 2.10.3.B).

B. *Creation.* An accessory dwelling unit (ADU) is a second dwelling unit that is located on the same parcel as the primary single-family dwelling unit. ADUs must provide a complete, independent residential living space and shall include provisions for living, sleeping, eating, cooking and sanitation. ADUs can be studio-sized units, and one- and two-bedroom units. An ADU may be created through the following methods:

1. Constructing a detached ADU on a parcel with an existing single-family home.
2. Constructing a new single-family home with a detached ADU.

C. *Accessory Dwelling Unit Requirements.*

1. An ADU is a permitted use on lots served by a publicly maintained right-of-way in the following residential zoning districts: R-1 and R-2 and related districts exclusive of MH and MHP. An ADU shall not be constructed on lots accessed by access easements. They are also not allowed on lots served by rights-of-way that have not been accepted by the municipality or state of Alaska for maintenance.
2. ADUs are intended for long-term rental use only. Rental of an ADU for a period of less than 90 consecutive days is prohibited. ADUs shall not be used for short-term vacation rentals and/or bed and breakfast purposes.

3. ADUs shall meet all development, design, zoning and building requirements at the time of construction (e.g., setback requirements and lot coverage standards) applicable to the primary dwelling unit, except as otherwise noted.
  4. The ADU must be located on the same parcel as the primary dwelling unit.
  5. Only one ADU is allowed per parcel.
  6. Mobile homes, travel trailers and recreational vehicles shall not be used as an ADU.
  7. ADUs shall only be located on a parcel in conjunction with a single-family dwelling unit. ADUs shall not be located on parcels that contain a duplex and shall not be located on parcels that contain two or more dwelling units.
  8. ADUs shall be designed so that the appearance of the structure maintains, to the greatest extent possible, the appearance of a single-family property.
  9. If a separate external entrance for the ADU is necessary, where possible, it shall be located on the side or rear of the structure. On a corner lot, where there are two entrances visible from either street, where possible, solid screening is required to screen at least one of the entrances from the street.
  10. Exterior stairs shall be located in the side or rear yard wherever possible and must comply with setback and building code requirements.
  11. The maximum size of an ADU shall be 800 square feet.
  12. The following parking requirements are applicable for ADUs:
    - a. As part of the application submittal process, the applicant shall submit a parking plan delineating parking space(s) for the ADU and the primary dwelling unit.
    - b. Where parking is located in any portion of the interior side and/or rear setbacks solid screening is required from adjoining properties.
    - c. On-street parking is prohibited.
    - d. If additional parking is necessary, new parking space(s) shall utilize existing curb cuts.
  13. All subdivisions of lots containing ADUs are prohibited unless all minimum lot sizes (exclusive of access easements), setbacks, lot coverage, and other requirements in the zoning and subdivision codes are met.
  14. Variances are prohibited on any lot containing an ADU including, but not limited to, variances for setbacks, lot coverage, building height, and off-street parking requirements.
- D. Conditional use permits may be sought if the above requirements cannot be met. Conditional use permit must be in conformance with Chapter [22.25](#) SGC. (Ord. 15-08 § 4, 2015; Ord. 13-14A § 4, 2013; S.G.C. § 22.20.160.)

**The Sitka General Code is current through Ordinance 25-28, passed December 16, 2025.**

Disclaimer: The city and borough clerk's office has the official version of the Sitka General Code. Users should contact the city and borough clerk's office for ordinances passed subsequent to the ordinance cited above.

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### 22.05.100 Accessory dwelling unit.

An “accessory dwelling unit (ADU)” is a second dwelling unit that is located on the same parcel as the primary single-family dwelling unit. An ADU must provide a complete, independent residential living space and shall include provisions for living, sleeping, eating, cooking and sanitation. Accessory dwelling units are further regulated under Chapter [22.20](#) SGC and other sections of this title. (Ord. 13-14A § 4, 2013; S.G.C. § 22.08.025.)

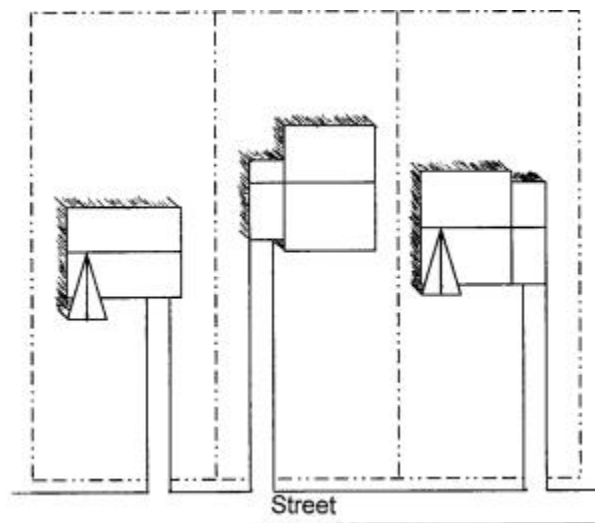
### 22.05.510 Dwelling, multiple-family.

“Multiple-family dwelling” means a residential building designed for or occupied by three or more families, with the number of families not exceeding the number of dwelling units that are provided. (Ord. 02-1683 § 4, 2002; S.G.C. § 22.08.285.)

### 22.05.520 Dwelling, single-family.

“Single-family dwelling” means a detached building constructed on a permanent foundation, designed for human habitation exclusively and constituting one household.

**Figure 22.05.520. Single-Family Detached Dwelling**

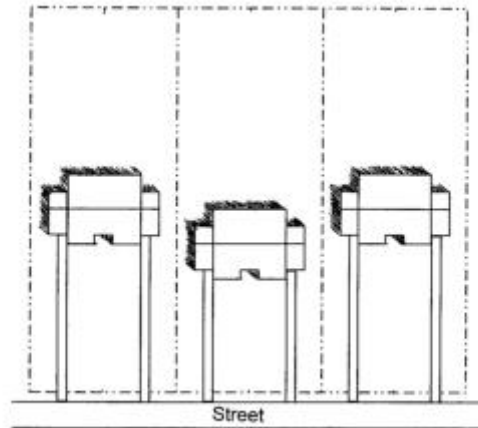


(Ord. 02-1683 § 4, 2002; S.G.C. § 22.08.290.)

### **22.05.530 Dwelling, two-family or duplex.**

“Two-family dwelling” or “duplex” means a detached building constructed on a permanent foundation, designed for human habitation exclusively by two families and constituting two dwelling units.

**Figure 22.05.530. Two-Family Dwelling (Duplex)**



(Ord. 02-1683 § 4, 2002; S.G.C. § 22.08.300.)

### **22.05.540 Dwelling unit.**

“Dwelling unit” means a structure or portion thereof containing a kitchen, living area, toilet and sleeping accommodations and designed as a unit to be occupied by no more than one family. (Ord. 02-1683 § 4, 2002; S.G.C. § 22.08.310.)

### **22.05.550 Dwelling unit, accessory.**

“Accessory dwelling unit” means a separate, complete dwelling unit attached to or contained within the structure of the primary dwelling, or contained within a separate structure that is accessory to the primary dwelling unit on the premises. (Ord. 02-1683 § 4, 2002; S.G.C. § 22.08.320.)

### **22.05.990 Manufactured home.**

“Manufactured home” means a structure constructed on or after June 15, 1976, according to the United States Department of Housing and Urban Development (“HUD”) standards, transportable in one or more sections which, in the traveling mode is eight feet (2,438 millimeters) or more in width or 40 feet (12,192 millimeters) or more in

length or, when erected on site, is 320 square feet (30 square meters) or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes plumbing, heating and electrical systems. "Manufactured home" shall also include any structure which meets all the requirements of this definition listed above, except the size requirements, and has a manufacturer certificate required by HUD that complies with HUD standards for manufactured homes. (Ord. 15-14 § 4, 2015; Ord. 10-12 § 4(A), 2010; S.G.C. § 22.08.585.)

### **22.05.1010 Mobile home.**

"Mobile home" means a structure that was constructed before June 15, 1976, transportable in one or more sections, which, in the traveling mode, is eight feet (2,438 millimeters) or more in width or 40 feet (12,192 millimeters) or more in length or, when erected on site, is 320 square feet (30 square meters) or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes plumbing, heating, and electrical systems. (Ord. 15-14 § 4, 2015; Ord. 10-12 § 4(B), 2010; S.G.C. § 22.08.590.)

### **22.05.1520 Tiny house.**

"Tiny house" means a dwelling that is 400 square feet or less in floor area excluding lofts and placed on a permanent foundation. (Ord. 20-02S(A) § 4, 2020; S.G.C. § 22.08.798.)

### **22.05.1530 Tiny house on chassis.**

"Tiny house on chassis" means a dwelling that is 400 square feet or less in floor area excluding lofts and is on a chassis with or without wheels. Exception: Recreational vehicles, self-propelled vehicles, and fifth-wheel trailers are not considered tiny houses on chassis. (Ord. 20-02S(A) § 4, 2020; S.G.C. § 22.08.799.)

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