

**CITY AND BOROUGH OF SITKA
ORDINANCE NO. 2010 - 32**

**AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA, ALASKA AMENDING SITKA
GENERAL CODE TITLE 22 ZONING TO 1) REVISE TABLE 22.16.015-1 AS PERTAINS TO BED
AND BREAKFASTS IN THE GENERAL ISLAND ZONING DISTRICT AND 2) MODIFY THE
CONTROLLING FOOTNOTE 10 TO TABLE 22.16.015-1 THAT COVERS BED AND
BREAKFASTS, LODGES, AND RELATED USES IN THE GENERAL ISLAND DISTRICT**

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 thereof to any person or circumstance is held invalid, the remainder of this ordinance and application thereof to any person and circumstances shall not be affected thereby.

3. **PURPOSE.** The purpose of this ordinance is to amend the municipal zoning regulations to clarify the regulation of bed and breakfasts, lodges, and related uses in the General Island zoning district. The existing wording of Footnote 10 is considered confusing and merits refinement.

4. **ENACTMENT.** NOW, THEREFORE, BE IT ENACTED by the Assembly of the City and Borough to:


A. Revise SGC Table 22.16.015 – 1 Residential Land Uses to list the use Bed and Breakfasts as Permitted Uses on Unsubdivided Islands and Conditional Uses on Subdivided Islands in the General Island district subject to the regulations in Footnote 10 of the same table.

B. Repeal and reenact Footnote 10 of SGC Table 22.16.015-1 to read:
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 subdivided islands that exceed this maximum, are conditional uses.

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

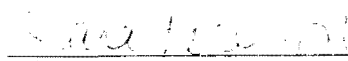
5. **EFFECTIVE DATE.** This ordinance shall become effective on the day after the date of its passage.

PASSED, APPROVED, AND ADOPTED by the Assembly of the City and Borough of Sitka, Alaska this 14th day of December, 2010.



Cheryl Westover, Mayor

ATTEST:



Sara Peterson
Acting Municipal Clerk