

CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2010 - 12

**AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA, ALASKA AMENDING SITKA GENERAL CODE TITLE 22 ZONING TO 1) REVISE THE DEFINITIONS OF MANUFACTURED HOME AND MOBILE HOME, AND, 2) REPLACE THE USE MOBILE HOMES ON INDIVIDUAL LOTS WITH MANUFACTURED HOMES ON INDIVIDUAL LOTS IN SGC TABLE 22.16.015 – 1 RESIDENTIAL LAND USES, 3) MAKE THE USE “ SINGLE MANUFACTURED HOME ON AN INDIVIDUAL LOT “ A PERMITTED USE IN THE WD WATERFRONT DISTRICT, AND, 4) MAKE RELATED CHANGES IN THE NAMES AND INTENT LANGUAGE OF THE AFFECTED RESIDENTIAL ZONING DISTRICTS.**

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 encourage the continued upgrading of residential land uses in Sitka while continuing to provide affordable housing options. The further recognition of the Federal Housing and Urban Development standards in the zoning code, in concert with revisions to SGC Chapter 6.12 Mobile Homes, is designed achieve that objective. The ordinance fulfills these purposes by replacing the use “Single mobile home on an individual lot” with the use “Single manufactured home on an individual lot” in SGC Table 22.16.015-1. The purpose is further achieved by revising code definitions, zoning district titles, and, the wording of zoning intent language sections.

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

A. Repeal and re enact SGC 22.08.585 Manufactured Home to read as follows:

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 8 feet (2,138 mm) or more in width or 40 feet (12,192 mm) or more in length, or when erected on site, is 320 square feet (30 square m) 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 manufacture home.

B. Repeal and re enact SGC 22.08.590 Mobile Home to read as follows:

A structure that was constructed before June 15, 1976, transportable in one or more sections, which, in the traveling mode, is 8 feet (2,438 mm) or more in width or 40 feet (12,192 mm) or more in length, or, when erected on site, is 320 square feet (30 square

52 m) or more, and which is built on a permanent chassis and designed to be used as a  
 53 dwelling with or without a permanent foundation when connected to the required utilities  
 54 and includes plumbing, heating, and electrical systems.

55 C. Repeal and re enact SGC Table 22.16.015 – 1 Residential Land Uses to read as follows:

Table 22.16.015-1  
 Residential Land Uses

Zones	P(1)	S F	SF LD	R-1	R-1 MH	R-1 LDM H	R-2	R-2 MH P	CBD (11, 12)	C-1 (11)	C-2 (11)	WD (2, 11)	I	GI (3, 10)	LI(3)	R	OS	SC
<b>RESIDENTIAL</b>																		
• 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			
• Multiple-family				C(5)	C(5)	C(5)	P(5)	P(5)	P(5,8)	P(5)	P(5)	P(5)		C	C			
• Single mobile home on an individual lot					P	P		P			P			C	C			
• Mobile home park								P			P	P						
<b>GROUP RESIDENCES</b>																		
• Assisted living	C						C	C						C	C			
• Bunkhouse for transient workers							C	C				C		C				
• Dormitory	C(4)						C	C										
• Quasi-institutional	C			C	C	C	C	C						C	C			P
<b>TEMPORARY LODGING</b>																		
• Hostel							C	C		P	P	P						
• Hotel/motel									P	P	P	P		PU/ CS	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	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/ CS	C			
• Limited storage				C(6)	C(6)	C(6)	C(6)	C(6)						P	C			P

56 D. Rename the R-1 LD MH Single Family or Duplex Low Density Mobile District - R-1 LD  
 57 MH Single Family or Duplex Low Density Manufactured Home District throughout Title  
 58 22,

- 59 E. Rename the R-1 MH Single Family and Duplex Mobile Home District - R-1 MH Single  
60 Family, Duplex and Manufactured Zoning District throughout Title 22,  
61 F. Replace the words "mobile homes" with "manufactured homes" in the Intent Language  
62 for the R-1 MH, R-1 LD MH, and C-2 districts in SGC Chapter 22.16.

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

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67 PASSED, APPROVED, AND ADOPTED by the Assembly of the City and Borough of Sitka,  
68 Alaska this 8th day of June 2010.

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Scott McAdams, Mayor

71 ATTEST:

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Colleen Ingman, MMC  
Municipal Clerk