

City	Sitka	Petersburg	Juneau	Ketchikan
ADU Defined	Second dwelling unit on same parcel as primary home with full independent facilities.	Self-contained dwelling on same property. PRADU plans range 360–650 sq ft.	Attached or detached dwelling unit on same lot with independent living facilities.	Permitted as accessory use to single-family dwelling (code text confirms ADU use allowed).
Zoning Permitted or Conditional?	Permitted in R-1/R-2 if all criteria met; conditional use if not.	By-right if zoning and standards met. Detached ADUs subordinate and must meet setbacks/coverage.	ADUs allowed in most residential zones except industrial; conditional use if lot undersized.	Allowed in residential zones; borough code allows detached accessory units in residential zones.
Maximum ADU Size	800 sq ft max.	PRADU plans 360–650 sq ft; zoning/code text generally allows up to 800 sq ft per standard ADU code (PRADU limits are design choice).	Detached ADUs up to 1,000 sq ft or 40 % of primary dwelling (whichever is less).	1,200 sq ft or 60% of gross floor area of primary dwelling, whichever is less
Number of ADUs Allowed per Lot	One ADU per parcel.	The code amendment approved by the assembly allows for multiple one-family, two-family, or multi-family dwellings to be located on one lot...for example constructing three or more cottage houses on one property	One ADU per primary dwelling	Typically one accessory unit allowed (Permitted uses with standards)
ADU Types Allowed (Attached/Detached/Conversion)	Detached or new construction; conversions allowed if compliant with code.	Detached units allowed; PRADU plans are detached cottage types.	Detached or attached/internal ADUs allowed.	Detached ADUs allowed as accessory structure to primary home.
Parking Requirements	Must submit a parking plan; on-street parking prohibited.	Off-street parking must meet lot standards; detached ADU standards reference lot coverage/parking (no PRADU waiver of parking).	One off-street parking space required.	Residential zones must have 1 parking spot per dwelling unit
Short-Term Rental Restrictions	ADUs must be long-term rental only; <90 days prohibited.	No specific short-term rental restriction in PRADU text, but ADUs governed by residential zoning.	Grant program restricts short-term rental for five years to qualify for funding; zoning code does not inherently prohibit short-term but local enforcement varies.	Not explicitly defined in borough ADU guidelines; short-term rental regulations would depend on zone and city of Ketchikan code.
Pre-Approved / Permit-Ready Designs	None. Custom plans require design review.	PRADU Program: four pre-approved designs (364–650 sq ft) that reduce design/plan review cost.	No formal permit-ready design portfolio; plans must be custom or brought with permit application.	No known pre-approved ADU designs; must comply with borough planning and building permits.
Conditional Requirements / Use Standards	Many: design/appearance consistency, setbacks, parking, lot coverage; no variances allowed on lots with ADUs.	Must meet zoning/use standards (subordinate structure, setbacks, coverage, parking).	Lot size/dimensional standards determine whether conditional use permit necessary.	Borough zone standards apply; detached ADU must be accessory to primary dwelling and meet zoning.
Grant / Incentive Programs	None currently documented.	Fee waiver on plan review if PRADU plan used (design cost reduction).	ADU Grant Program: up to \$13,500 per homeowner with conditions (e.g., no short-term rental for five years).	ADU Pilot Grant: up to \$14,000 reimbursement after permits and construction.
Building Permit Process	Submit building permit after zoning use determination; then electrical/plumbing/mechanical permits.	Submit building permit after site plan and PRADU plan selection; utilities & foundation plans required.	Submit development permit + ADU permit + building permit; review includes zoning and building compliance.	Zoning permit then building permit as required; follow borough and City of Ketchikan building codes.