

Looking to Improve Your Home? Consider an Accessory Dwelling Unit

Adding a second dwelling to your property is easier than you think

An accessory dwelling unit (ADU) is an independent housing unit that contains a kitchen, bedroom and bathroom and that is located on the same lot as a primary residence. ADUs can be up to 800 square feet (or more, with a conditional use permit!) and can be located above garages, in basements or on their own foundations. ADUs can be added to most residential properties in Sitka.



Great for your family

Rental Income – Long-term renters are a great source of supplemental income.

Family Housing – ADUs are commonly used to provide long-term housing for a family member, such as an aging parent or a young adult.

Great for Sitka

Affordable Housing – Adding a small secondary dwelling to your property can provide a sustainable housing solution for a fellow Sitkan.

Community Development – Diversification of Sitka's housing stock can contribute to an improved housing market and a healthier community.



Easier than you think!

ADUs are allowed in residential zones R-1 and R-2 as long as they meet the ADU Code requirements (see back).



Contact the **Building Department** to get a building permit application.
747-1832

ADUs require a conditional use permit from the Planning Commission if they do not meet the Code requirements or if the property is in a conditional residential zone (R-1, R-1 MH, R-1 LDMH, R-2, R-2 MHP).



Contact the **Planning Department** to get a conditional use permit application or answers to your questions on ADU code.
747-1814 / planning@cityofsitka.org

Can You Meet the 14 ADU Code Requirements? See Below to Find Out.

City of Sitka General Code 22.20.160.C

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 ninety 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 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 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 eight hundred 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.