

Chapter 22.16

DISTRICT REGULATIONS

Sections:

- 22.16.010 Generally.**
- 22.16.015 Permitted, conditional and prohibited uses.**
- 22.16.016 Accessory uses.**
- 22.16.020 P public lands district.**
- 22.16.030 SF/SFLD single-family residential and single-family low density residential districts.**
- 22.16.035 R-1 LDMH single-family or duplex low density or single-family low density manufactured home district.**
- 22.16.040 R-1 single-family and duplex residential district.**
- 22.16.045 R-1 MH single-family, duplex and manufactured home zoning district.**
- 22.16.050 R-2 multifamily residential district.**
- 22.16.060 R-2 MHP multifamily and mobile home district.**
- 22.16.070 CBD central business district.**
- 22.16.080 C-1 general commercial district or C-2 general commercial mobile home district.**
- 22.16.100 WD waterfront district.**
- 22.16.110 I industrial district.**
- 22.16.120 GI general island district.**
- 22.16.135 LI large island district.**
- 22.16.150 R recreation district.**
- 22.16.160 OS open space zone.**
- 22.16.170 GP Gary Paxton special zone.**
- 22.16.180 C cemetery district.**

22.16.010 Generally.

Lot sizes, setbacks, uses and development standards listed herein shall be considered the minimum standards allowable. The following shall consist of the zoning districts of the city and borough. (Ord. 02-1683 § 4, 2002; S.G.C. § 22.16.010.)

22.16.015 Permitted, conditional and prohibited uses.

The use of a property is defined by the activity for which the building or lot is intended, designed, arranged, occupied, or maintained. Each lot or parcel in single-family and related zones shall contain only one principal use as defined by the use tables in this chapter. Multifamily and commercial zones may contain up to three principal uses. Other uses on the lot or parcel may be permitted accessory uses or conditional uses. All applicable requirements of this code, or other applicable state or federal requirements, shall govern a use located in the city and borough of Sitka.

The land use tables contained in this chapter determine whether specific uses are permitted as principal (P) or conditional (C) uses. Each table lists the zoning districts in the vertical columns and the land use activities in the horizontal rows. If no symbol appears in the box at the intersection of a row and column, the use is not allowed and is prohibited unless otherwise noted. In general, prohibited uses shall be as follows:

- A. Any use or structure not of a character indicated under permitted principal, accessory or conditional uses;
- B. Any use which causes, or may be reasonably expected to cause, an excessive disturbance not in keeping with the character and stated intent of this district. "Excessive" is defined for these purposes as a degree exceeding that generated by uses permitted in the district in their customary manner of operation or to a degree injurious to the public safety, health, welfare or convenience.

If the letter "P" appears in the box, the use is permitted outright subject to the provisions of the code. If the letter "C" appears in the box, the use is a conditional use subject to review and approval including site plan approval. If the box contains a number, there will be a corresponding footnote further specifying the conditions applicable to the use in the zone.

With the exception of the Gary Paxton special district or as otherwise provided in this code, if the letter "P," "C," or another notation does not appear in the box, the use is prohibited.

The Gary Paxton special (GP/GPS) district was specifically developed to allow for a wide range of flexible uses on the site. When the site was acquired, it was recognized that a number of appropriate uses may surface that could not be anticipated. Appropriate and inappropriate uses could be regulated through lease agreements and sales agreements that must be approved by the municipality. As a result, the GP/GPS district use tables shall function differently from the manner outlined above.

Any uses, except retail and business uses, at Table 22.16.015-6, as well as natural resource extracting and mining support facilities uses within Table 22.16.015-5, may be approved in the GP/GPS district without a requirement of a zoning amendment in accordance with SGC [2.100.080](#).

Retail and business uses in the GP/GPS district that are permitted uses, conditional uses, or prohibited uses on the site are governed by Table 22.16.015-6. Natural resource extractions and mining support facilities are conditional uses governed by Table 22.16.015-5 in the GP/GPS district. These use tables are binding on the owners and the operators in the Gary Paxton industrial park. No changes to these tables shall be made without a zoning ordinance text amendment that follows the full procedures in Chapter [22.10](#) SGC, Zoning Code Administration.

As outlined in SGC [22.16.110](#), the I industrial zone is intended for industrial and heavier commercial uses. The zone also contains a number of heavy public uses as permitted and conditional uses. Additional conditional uses may be approved by the assembly, through the conditional use process, even though they may not be specifically listed as permitted or conditional uses in the following table.

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				

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)
• 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				
TEMPORARY LODGING																			
• 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(15)			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: Public Lands District	C-1/C-2: General Commercial and General Commercial/Mobile Home Districts
SF: Single-Family District	
SFLD: Single-Family Low Density District	WD: Waterfront District
R-1: Single-Family/Duplex District	I: Industrial District
R-1 MH: Single-Family/Duplex/Manufactured Home District	GI: General Island District
R-1 LDMH: Single-Family/Duplex and Single-Family/Manufactured Home Low Density Districts	LI: Large Island District
R-2: Multifamily District	R: Recreational District
R-2 MHP: Multifamily/Mobile Home District	OS: Open Space District
CBD: Central Business District	GP: Gary Paxton Special District
	C: Cemetery District

P – Permitted

C – Conditional Use Permit Required

PU/CS – Permitted on Unsubdivided Islands and Conditional Use on Subdivided Islands

C. *Residential Uses Table 22.16.015-1 Footnotes.*

- Public facilities not otherwise identified may be permitted in the public zone subject to planning commission recommendation and assembly approval subject to findings of fact that show the use is in the public interest; all reasonable safeguards are to be employed to protect the surrounding area; and that there are no reasonable alternative locations for the use.
- All uses in the waterfront district are intended to be water-related or water-dependent except that upland uses may be non-water-related.
- Uses listed as conditional uses in the GI and LI zones may be considered, but not necessarily approved, on a case-by-case basis.
- Including zero lot developments.
- Townhouse, cluster housing developments and planned unit developments are conditional uses subject to this title and SGC Title [21](#), Subdivisions.

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.

Table 22.16.015-2. Cultural/Recreational Uses

ZONES	P(1)	SF(7)	SFLD(7)	R-1(7)	R-1 MH(7)	R-1 LDMH(7)	R-2(7)	R-2 MHP(7)	CBD	C-1	C-2	WD(2)	I	GI(3)	LI(3)	R	OS	GP(9)	C(10)
CULTURAL																			
• Library	P								P	P	P			P	P				
• Museum	P								P	P	P			P	P				C
• Conference center							C	C	P	P	P			C	C				
• Church		C	C	C	C	C	C	C	P	P	P			PU/ CS	C				C
• Art gallery	P			C(4)	C(4)	C(4)	C(4)	C(4)	P	P	P	C		C	C				
• Radio station												P							
RECREATIONAL																			
• Park and recreation														P	P				
• Park	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		C
• Trails	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		
• Campground	P													C	C		P		
• Resort										P	P			C	C	P/C (11)			
• Marina	P									P	P	P		C	C	C	P		
• Travel trailer/recreational vehicle park	C									P	P	C		C	C				

Table 22.16.015-2. Cultural/Recreational Uses

ZONES	P(1)	SF(7)	SFLD(7)	R-1(7)	R-1 MH(7)	R-1 LDMH(7)	R-2(7)	R-2 MHP(7)	CBD	C-1	C-2	WD(2)	I	GI(3)	LI(3)	R	OS	GP(9)	C(10)
• Ballpark/athletic field	P	C	C	C	C	C	C	C		P	P	P	P	P	C	P			
• Amusement and entertainment														PU/ CS	C	C			
• Theater									P	P	P			C	C				
• Theater, drive-in										P	P			C	C				
• Outdoor amphitheater	P								P	P	P			PU/ CS	C	C	P		
• Bowling center									P	P	P			C	C				
• Sports club and yacht club	C									P	P	P		C	C		C (5)		
• Golf facility	P									P	P			C	C				
• Shooting range – indoor	C									C	C			PU/ CS					
• Shooting range – outdoor										C	C			PU/ CS					
• Arcades									P	P	P			C	C				
• Community center	C						C	C	P					C	C				
• Personal use docks – accommodating		C(6)	C(6)	C(6)	C(6)	C(6)	C(6)	C(6)				P		P(8)	P(8)	P(8)	P(8)		

Table 22.16.015-2. Cultural/Recreational Uses

ZONES	P(1)	SF(7)	SFLD(7)	R-1(7)	R-1 MH(7)	R-1 LDMH(7)	R-2(7)	R-2 MHP(7)	CBD	C-1	C-2	WD(2)	I	GI(3)	LI(3)	R	OS	GP(9)	C(10)
waterborne aircraft																			
• Personal use docks – perimeter of dock and float exceed 300 linear feet		C	C	C	C	C	C	C				P		P(8)	P(8)	P(8)	P(8)		
• Personal use docks – one lease slip, float houses permitted in accordance with the Sitka Coastal Management Program, no linear perimeter restriction, allowing liveboards, and allowing float planes												P		P(8)	P(8)	P(8)	P(8)		
• Personal use docks – no perimeter restrictions, no restrictions on liveboards and										P	P	P	P	P(8)	P(8)	P(8)	P(8)		

Table 22.16.015-2. Cultural/Recreational Uses

ZONES	P(1)	SF(7)	SFLD(7)	R-1(7)	R-1 MH(7)	R-1 LDMH(7)	R-2(7)	R-2 MHP(7)	CBD	C-1	C-2	WD(2)	I	GI(3)	LI(3)	R	OS	GP(9)	C(10)
float planes. Float houses allowed if permitted in accordance with Sitka Coastal Management Program																			
• Personal use docks – one nonfee liveaboard		P	P	P	P	P						P		P(8)	P(8)	P(8)	P(8)		
• Personal use docks – liveaboards, no more than 300-foot perimeter							P	P				P		P(8)	P(8)	P(8)	P(8)		
• Community personal use docks		C	C	C	C	C	C	C				P		P(8)	P(8)	P(8)	P(8)		
• Commercial use docks										P	P	P	P	C	C	C	C		

P: Public Lands District	C-1/C-2: General Commercial and General Commercial/Mobile Home Districts
SF: Single-Family District	
SFLD: Single-Family Low Density District	WD: Waterfront District
R-1: Single-Family/Duplex District	I: Industrial District
R-1 MH: Single-Family/Duplex/Manufactured Home District	GI: General Island District
R-1 LDMH: Single-Family/Duplex and Single-Family/Manufactured Home Low Density Districts	LI: Large Island District
R-2: Multifamily District	R: Recreational District
R-2 MHP: Multifamily/Mobile Home District	OS: Open Space District
CBD: Central Business District	GP: Gary Paxton Special District
	C: Cemetery District

P – Permitted

C – Conditional Use Permit Required

PU/CS – Permitted on Unsubdivided Islands and Conditional Use on Subdivided Islands

D. *Cultural/Recreational Uses Table 22.16.015-2 Footnotes.*

1. Public facilities not otherwise identified may be permitted in the public zone subject to planning commission recommendation and assembly approval subject to findings of fact that show the use is in the public interest, all reasonable safeguards are to be employed to protect the surrounding area, and that there are no reasonable alternative locations for the use.
2. All uses in the waterfront district are intended to be water-related or water-dependent except that upland uses may be non-water-related.
3. Uses listed as conditional uses in the GI and LI zones may be considered, but not necessarily approved, on a case-by-case basis.
4. When operated as a home occupation.
5. Sport fishing lodges.

6. Any waterborne aircraft approved through the conditional use process shall be restricted to those owned by the upland property owner or long-term lessee that are not used for commercial purposes. Waterborne aircraft shall also only be allowed on docks in a secure environment.
7. The city requires liveaboards in R-1, R-2, SF, and related zones to meet the relevant liveaboard regulations that are required in the municipal harbor regulations under “liveaboards.”
8. Waterborne aircraft that moor on docks on an ongoing basis are allowed as a permitted use on personal use and community personal use docks if they are solely used by the owners of the property and are solely used for noncommercial purposes. All nonprivate use of waterborne aircraft would require conditional use approval.
9. 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](#).
10. All uses in the cemetery district are intended to be cemetery-related and conducted with reverence and respect for those interred.
11. Conditional use for Baranof Warm Springs townsite (USS 3110, 3921A, and 3921B).

Table 22.16.015-3. General Services Uses

ZONES	P(1)	SF	SFLD	R-1(6)	R-1 MH(6)	R-1 LDMH(6)	R-2	R-2 MHP	CBD	C-1	C-2	WD(2)	I	GI(3)	LI(3)	R	OS	GP(8)	C(9)
PERSONAL SERVICES																			
• General services									P	P	P			C					
• Dry cleaning									P	P	P								
• Industrial laundry										C	C		P						
• Funeral home/ crematorium									C	P	P			C					
• Cemeteries/mausoleum	P													C	C				P
• Day care/kindergartens	P			P(6)	P(6)	P(6)	P(5)	P(5)	C	P(5)	P(5)			P	P				
• Veterinary clinic							(7)		C	C	C		P	C					
• Automotive repair									C	P	P	P	P	C					
• Automotive service									C	P	P	P	P	C					
• Miscellaneous repair									P	P	P	P	P	C	C				
• Social service agencies									P	P	P	C		CU/*S	C				
• Stable	C									C	C			PU/ CS		C			
• Kennel										C	C		C	P					
• Bank							C	C	P	P	P			C	C				
• Credit union							C	C	P	P	P			C	C				

Table 22.16.015-3. General Services Uses

ZONES	P(1)	SF	SFLD	R-1(6)	R-1 MH(6)	R-1 LDMH(6)	R-2	R-2 MHP	CBD	C-1	C-2	WD(2)	I	GI(3)	LI(3)	R	OS	GP(8)	C(9)
• Massage treatments																C			
HEALTH SERVICES																			
• Offices/outpatient clinic							C	C	P	P	P			C	C				
• Hospital	C(4)								C	P	P			C	C				
• Medical/dental laboratory							C	C	P	P	P		P	C	C				
• Marijuana testing facility									C	C	C	C	C	C	C				C
• Miscellaneous health facility							C	C	C	C	C			C	C				
EDUCATIONAL SERVICES																			
• Elementary school	P						C	C	C	C	C			C	C				
• Middle/junior high school	P						C	C	C	C	C			C	C				
• Secondary/high school	P						C	C	C	C	C			C	C				
• Vocational school	P						C	C	C	C	C			C	C				
• Specialized instruction school	P						C	C	C	C	C			C	C				
• College/university	P								C	C	C			C	C				

Table 22.16.015-3. General Services Uses

ZONES	P(1)	SF	SFLD	R-1(6)	R-1 MH(6)	R-1 LDMH(6)	R-2	R-2 MHP	CBD	C-1	C-2	WD(2)	I	GI(3)	LI(3)	R	OS	GP(8)	C(9)
• School district support facility (excluding bus barns)	P						C	C	C	P	P		P	C	C				
• Auditorium	P																		

P: Public Lands District	C-1/C-2: General Commercial and General Commercial/Mobile Home Districts
SF: Single-Family District	
SFLD: Single-Family Low Density District	WD: Waterfront District
R-1: Single-Family/Duplex District	I: Industrial District
R-1 MH: Single-Family/Duplex/Manufactured Home District	GI: General Island District
R-1 LDMH: Single-Family/Duplex and Single-Family/Manufactured Home Low Density Districts	LI: Large Island District
R-2: Multifamily District	R: Recreational District
R-2 MHP: Multifamily/Mobile Home District	OS: Open Space District
CBD: Central Business District	GP: Gary Paxton Special District
	C: Cemetery District

P – Permitted

C – Conditional Use Permit Required

PU/CS – Permitted on Unsubdivided Islands and Conditional Use on Subdivided Islands

CU/*S – Conditional Use on Unsubdivided Islands and Prohibited on Subdivided Islands

E. *General Services Uses Table 22.16.015-3 Footnotes.*

- Public facilities not otherwise identified may be permitted in the public zone subject to planning commission recommendation and assembly approval subject to findings of fact that show the use is in the public interest, all reasonable safeguards are to be employed to protect the surrounding area, and that there are no reasonable alternative locations for the use.
- All uses in the waterfront district are intended to be water-related or water-dependent except that upland uses may be non-water-related.
- Uses listed as conditional uses in the GI and LI zones may be considered, but not necessarily approved, on a case-by-case basis.
- Hospital buildings shall be set back a minimum of 10 feet from all property lines.
- Establishments accommodating five or more children require state licenses and are conditional uses.

6. Day cares with four children or less not related to the provider are a permitted use in owner occupied detached single-family dwellings in the R-1 and related zones.

Day cares with four children or less not related to the provider are a conditional use in residential zero lot line dwellings in the R-1 and related zones. Day cares with four children or less not related to the provider are also a conditional use in two-family dwellings, that are constructed as duplex where each unit is of similar size, in the R-1 and related zones.

Day cares are not allowed in apartments or similar dwelling units in R-1 or related zones.

Day cares with five children or more not related to the provider are a conditional use, in owner occupied detached single-family dwellings only, in the R-1 and related zones.

7. A replacement vet clinic in the 1200 block of Halibut Point Road as a substitute for the long standing historical use in the area is expressly authorized and shall be the only vet clinic allowed in an R-2 zone.

8. 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](#).

9. All uses in the cemetery district are intended to be cemetery-related and conducted with reverence and respect for those interred.

Table 22.16.015-4. Public Facilities Uses

ZONES	P(1)	SF	SFLD	R-1	R-1 MH	R-1 LDMH	R-2	R-2 MHP	CBD	C-1	C-2	WD (2)	I	GI(3)	LI(3)	R	OS	GP(6)	C(8)
GOVERNMENT SERVICES										C									
• Public agency or utility office	P								P	C				PU/ CS	C				
• Public agency or utility service yard	P									C		P	P	C	C				
• Public agency warehouse	P									C		P	P	C	C				
PUBLIC SERVICES																			
• Courts	P								P					C	C				
• Police station	P								P	P	P			C	C				
• Fire station	P			C	C	C	C	C	P	P	P	C	C	PU/ CS	C	C			
• Utility facilities (transformers, pump stations, etc.)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C (9)	P		
• Solid waste transfer facility	C(4)									C	C	C	C	C	C				
• Landfill	P												C	C	C	C			

Table 22.16.015-4. Public Facilities Uses

ZONES	P(1)	SF	SFLD	R-1	R-1 MH	R-1 LDMH	R-2	R-2 MHP	CBD	C-1	C-2	WD (2)	I	GI(3)	LI(3)	R	OS	GP(6)	C(8)
• Land clearing landfills	C												C						
• Wastewater treatment plant	C									C	C	P	P	C	C				
• Public water supply facility	P									P	P	P	P	C	C	P/C (9)			
• Public transportation facility/airport	C								C	C	C	P(5)	P	C					
• Animal shelter	P									C	C		C	C					
• Recycling facility	C																		
• Housing support facility (7)							C	C											

P: Public Lands District	C-1/C-2: General Commercial and General Commercial/Mobile Home Districts
SF: Single-Family District	
SFLD: Single-Family Low Density District	WD: Waterfront District
R-1: Single-Family/Duplex District	I: Industrial District
R-1 MH: Single-Family/Duplex/Manufactured Home District	GI: General Island District
R-1 LDMH: Single-Family/Duplex and Single-Family/Manufactured Home Low Density Districts	LI: Large Island District
R-2: Multifamily District	R: Recreational District
R-2 MHP: Multifamily/Mobile Home District	OS: Open Space District
CBD: Central Business District	GP: Gary Paxton Special District
	C: Cemetery District

P – Permitted

C – Conditional Use Permit Required

PU/CS – Permitted on Unsubdivided Islands and Conditional Use on Subdivided Islands

F. *Public Facilities Uses Table 22.16.015-4 Footnotes.*

- Public facilities not otherwise identified may be permitted in the public zone subject to planning commission recommendation and assembly approval subject to findings of fact that show the use is in the public interest, all reasonable safeguards are to be employed to protect the surrounding area, and that there are no reasonable alternative locations for the use.
- All uses in the waterfront district are intended to be water-related or water-dependent except that upland uses may be non-water-related.
- Uses listed as conditional uses in the GI and LI zones may be considered, but not necessarily approved, on a case-by-case basis.
- Minimum site area is 20 acres.
- Ferry terminals, barge freight terminals, docks, and harbor facilities including float plane facilities, fueling piers and tank farms, and other port facilities are permitted principal uses subject to planning commission review and public hearing and assembly approval of a binding site plan.

6. 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](#).
7. In which the primary purpose of the support facility is to support and maintain housing-related programs in the immediate area.
8. All uses in the cemetery district are intended to be cemetery-related and conducted with reverence and respect for those interred.
9. Conditional use for Baranof Warm Springs townsite (USS 3110, 3921A, and 3921B).

Table 22.16.015-5. Manufacturing/Storage Uses

ZONES	P(1)	SF	SFLD	R-1	R-1 MH	R-1 LDMH	R-2	R-2 MHP	CBD	C-1	C-2	WD(2)	I(3)	GI(4)	LI(4)	R	OS	GP(7)	C(8)
MANUFACTURING																			
• Food products including seafood processing										C	C	P	P	C	C	C			
• Mariculture												P		C	C				
• Winery/brewery, small scale									C	C	C	P	P	C	C				
• Textile mill products										C	C	P	P	C	C				
• Apparel and textile products										C	C	P	P	C	C				
• Wood products, except furniture										C	C	P	P	PU/ CS	C				
• Furniture and fixtures										P	P	P	P	P	C				
• Paper and allied products										C	C	P	P	C	C				
• Petroleum refining and related products										C	C	P	P						
• Rubber and plastics products										C	C	P	P						
• Leather and leather goods										P	P	P	P	C	C				
• Tannery										C	C								

Table 22.16.015-5. Manufacturing/Storage Uses

ZONES	P(1)	SF	SFLD	R-1	R-1 MH	R-1 LDMH	R-2	R-2 MHP	CBD	C-1	C-2	WD(2)	I(3)	GI(4)	LI(4)	R	OS	GP(7)	C(8)
• Stone, clay, glass and concrete products										C	C	P	P	C	C				
• Primary metal products										C	C	P	P	C	C				
• Asphalt plant/ concrete batch plant													C						
• Fabricated metal products										C	C	P	P	C					
• Industrial and commercial machinery										C	C	P	P						
• Heavy machinery and equipment										C	C	P	P						
• Computer and office equipment										P	P	P	P	C	C				
• Electronic and electric equipment										P	P	P	P	PU/ CS	C				
• Miscellaneous vehicle manufacturing										C	C	P	P	C					
• Boat building										C	C	P(5)	P	C					
• Tire retreading										C	C	P	P						
• Other manufacturing										C	C	P	P(6)	C	C				
• Marijuana cultivation facility									C	C	C	C	C	C	C			C	

Table 22.16.015-5. Manufacturing/Storage Uses

ZONES	P(1)	SF	SFLD	R-1	R-1 MH	R-1 LDMH	R-2	R-2 MHP	CBD	C-1	C-2	WD(2)	I(3)	GI(4)	LI(4)	R	OS	GP(7)	C(8)
• Marijuana cultivation facility, limited									C	C	C	C	C	C	C			C	
• Marijuana product manufacturing facility									C	C	C	C	C	C	C			C	
• Marijuana product manufacturing facility, extract only									C	C	C	C	C	C	C			C	
STORAGE AND WAREHOUSING													P						
• Marine equipment/commercial fishing gear/material storage										P	P	P	P	PU/ CS	C				
• Boat storage										P	P	P	P						
• Construction materials storage									P	P	P	P	P	C	C	C			
• Trucking, courier and taxi service facilities									P	P	P	P(5)	P	C	C				
• Warehousing and wholesale trade									P	P	P	P(5)	P	C					
• Self-service storage									P	P	P	P	P	C					
• Log storage	C									C	C	P	P	C		P			
• Freight and cargo services									P	P	P	P(5)	P	C					

Table 22.16.015-5. Manufacturing/Storage Uses

ZONES	P(1)	SF	SFLD	R-1	R-1 MH	R-1 LDMH	R-2	R-2 MHP	CBD	C-1	C-2	WD(2)	I(3)	GI(4)	LI(4)	R	OS	GP(7)	C(8)
• Equipment rental services									P	C	C	P	P	C					
• Vehicle rental services									P	P	P	P	P	C					
• Natural resource extraction and mining support facilities												C	C	C	C			C	
• Storage of explosives													C						
• Bulk fuel storage												C							

P: Public Lands District	C-1/C-2: General Commercial and General Commercial/Mobile Home Districts
SF: Single-Family District	
SFLD: Single-Family Low Density District	WD: Waterfront District
R-1: Single-Family/Duplex District	I: Industrial District
R-1 MH: Single-Family/Duplex/Manufactured Home District	GI: General Island District
R-1 LDMH: Single-Family/Duplex and Single-Family/Manufactured Home Low Density Districts	LI: Large Island District
R-2: Multifamily District	R: Recreational District
R-2 MHP: Multifamily/Mobile Home District	OS: Open Space District
CBD: Central Business District	GP: Gary Paxton Special District
	C: Cemetery District

P – Permitted

C – Conditional Use Permit Required

PU/CS – Permitted on Unsubdivided Islands and Conditional Use on Subdivided Islands

G. *Manufacturing/Storage Uses Table 22.16.015-5 Footnotes.*

1. Public facilities not otherwise identified may be permitted in the public zone subject to planning commission recommendation and assembly approval subject to findings of fact that show the use is in the public interest, all reasonable safeguards are to be employed to protect the surrounding area, and that there are no reasonable alternative locations for the use.
2. All uses in the waterfront district are intended to be water-related or water-dependent except that upland uses may be non-water-related.
3. No industrial use shall be of a nature which is noxious or injurious to nearby properties by reason of smoke, emission of dust, refuse matter, odor, gases, fumes, noise, vibration or similar conditions.
4. Uses listed as conditional uses in the GI and LI zones may be considered, but not necessarily approved, on a case-by-case basis.

5. Ferry terminals, barge freight terminals, docks and harbor facilities including float plane facilities, fueling piers and tank farms and other port facilities are permitted principal uses subject to planning commission review and public hearing and assembly approval of a binding site plan.
6. Automobile wrecking yards, salvage yards, and junkyards are conditional uses and shall be set back a minimum of 20 feet from property lines and be enclosed by fences a minimum of eight feet in height. The setback area may be used for customer parking but not for vehicle storage.
7. 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](#).
8. All uses in the cemetery district are intended to be cemetery-related and conducted with reverence and respect for those interred.

Table 22.16.015-6. Retail and Business Uses

ZONES	P(1)	SF	SFLD	R-1	R-1 MH	R-1 LDMH	R-2	R-2 MHP	CBD(8)	C-1	C-2	WD(2)	I(3)	GI(4)	LI(4)	R	OS	GP	C(10)
RETAIL USES																			
• Building, hardware and garden materials										P	P		P	C	C			P	
• Bulk forest products sales									P	P	P	P	P	P				P	
• Retail forest products sales										P	P	P	P					C	
• Art galleries and sales of art									P	P	P	P							
• Department and variety stores									P	P	P	P(5)		C	C				
• Food stores									P	P	P	P(5)		C	C	C(6)		C	
• Agricultural product sales										P	P		P	C	C			P	
• Motor vehicle and boat dealers									P(7)	P	P	P(5)		C				P	
• Auto supply stores									P	P	P			C	C			P	
• Gasoline service stations									C	P	P		P	C	C			C	

Table 22.16.015-6. Retail and Business Uses

ZONES	P(1)	SF	SFLD	R-1	R-1 MH	R-1 LDMH	R-2	R-2 MHP	CBD(8)	C-1	C-2	WD(2)	I(3)	GI(4)	LI(4)	R	OS	GP	C(10)
• Apparel and accessory stores									P	P	P	P(5)		C	C				
• Furniture and home furnishing stores									P	P	P			C				C	
• Eating and drinking places									P	P	P	P	C	PU/ CS	C	C		C	
• Drug stores									P	P	P			C	C				
• Liquor stores									P	P	P	P(5)		C	C				
• Used goods, secondhand stores									P	P	P	P(5)		C	C			C	
• Sporting goods									P	P	P	P(5)		C	C				
• Book, stationery, video and art supply									P	P	P	P(5)		C	C				
• Jewelry stores									P	P	P	P(5)		C	C				
• Monuments, tombstones and gravestones									P	P	P		P	C	C			P	
• Hobby, toy, game stores									P	P	P			C	C				

Table 22.16.015-6. Retail and Business Uses

ZONES	P(1)	SF	SFLD	R-1	R-1 MH	R-1 LDMH	R-2	R-2 MHP	CBD(8)	C-1	C-2	WD(2)	I(3)	GI(4)	LI(4)	R	OS	GP	C(10)
• Photographic and electronic stores									P	P	P	P(5)		C	C				
• Fabric stores									P	P	P			C	C				
• Fuel dealers										P	P		P	C	C			C	
• Florists									P	P	P			C	C				
• Medical supply stores									P	P	P			C	C				
• Pet shops									P	P	P			C	C				
• Sales of goods that are wholly manufactured at Gary Paxton industrial park GPIP																		P	
• Sales of gifts, souvenirs and promotional materials that bear the logo or trade name of a GPIP permitted use business																		P	

Table 22.16.015-6. Retail and Business Uses

ZONES	P(1)	SF	SFLD	R-1	R-1 MH	R-1 LDMH	R-2	R-2 MHP	CBD(8)	C-1	C-2	WD(2)	I(3)	GI(4)	LI(4)	R	OS	GP	C(10)
• Stand alone souvenir and gift shops									P	P	P	P							
• Bulk retail										P	P		C	C	C				
• Commercial home horticulture	P	C	C	C(9)	C(9)		C(9)	C(9)	P	P	P	P		PU/ CS(9)	C(9)	P	P		
• Horticulture and related structures	P								P	P	P	P						P	
• Marijuana retail facility									C	C	C	C	C	C	C			C	
• On-site marijuana consumption facility									C	C	C	C	C	C	C			C	
BUSINESS SERVICES																		P	
• General business services									P	P	P	P(5)	P	C	C			C	
• Professional offices							C	C	P	P	P	P(5)		C	C			P	

Table 22.16.015-6. Retail and Business Uses

ZONES	P(1)	SF	SFLD	R-1	R-1 MH	R-1 LDMH	R-2	R-2 MHP	CBD(8)	C-1	C-2	WD(2)	I(3)	GI(4)	LI(4)	R	OS	GP	C(10)
• Communications services									P	P	P	P(5)		C	C			P	
• Research and development services									C	P	P	C(5)	P	C	C			P	

P: Public Lands District	C-1/C-2: General Commercial and General Commercial/Mobile Home Districts
SF: Single-Family District	
SFLD: Single-Family Low Density District	WD: Waterfront District
R-1: Single-Family/Duplex District	I: Industrial District
R-1 MH: Single-Family/Duplex/Manufactured Home District	GI: General Island District
R-1 LDMH: Single-Family/Duplex and Single-Family/Manufactured Home Low Density Districts	LI: Large Island District
R-2: Multifamily District	R: Recreational District
R-2 MHP: Multifamily/Mobile Home District	OS: Open Space District
CBD: Central Business District	GP: Gary Paxton Special District
	C: Cemetery District

P – Permitted

C – Conditional Use Permit Required

PU/CS – Permitted on Unsubdivided Islands and Conditional Use on Subdivided Islands

H. *Retail and Business Uses Table 22.16.015-6 Footnotes.*

1. Public facilities not otherwise identified may be permitted in the public zone subject to planning commission recommendation and assembly approval subject to findings of fact that show the use is in the public interest, all reasonable safeguards are to be employed to protect the surrounding area, and that there are no reasonable alternative locations for the use.
2. All uses in the waterfront district are intended to be water-related or water-dependent except that upland uses may be non-water-related.
3. No industrial use shall be of a nature which is noxious or injurious to nearby properties by reason of smoke, emission of dust, refuse matter, odor, gases, fumes, noise, vibration or similar conditions.
4. Uses listed as conditional uses in the GI and LI zones may be considered, but not necessarily approved, on a case-by-case basis.
5. When associated with a water-related principal use.

6. Small scale convenience stores subordinate to principal permitted uses.
7. Motor vehicles and boat dealers permitted on a short-term basis.
8. Kiosks, outdoor restaurants, portable structures such as food stands and other temporary structures that are clearly incidental to the primary use on the lot are permitted uses. Mobile food carts on wheels are permitted uses on private property. Kiosks, outdoor restaurants, portable structures such as food stands and other temporary structures that are not clearly incidental to the primary use on the lot are conditional uses.
9. Commercial home horticulture conditional use permits governed by SGC [22.25.025](#).
10. All uses in the cemetery district are intended to be cemetery-related and conducted with reverence and respect for those interred. (Ord. 25-12 § 4, 2025; Ord. 21-27 § 4, 2021; Ord. 20-09 § 4, 2020; Ord. 20-02S(A) § 4, 2020; Ord. 19-15 § 4, 2019; Ord. 16-14 § 4, 2016; Ord. 16-11 § 4, 2016; Ord. 15-42 § 4, 2015; Ord. 15-08 § 4, 2015; Ord. 14-38A § 6, 2014; Ord. 14-21 § 4, 2014; Ord. 13-14A § 4, 2013; Ord. 12-31A §§ 4(E), (F), 2012; Ord. 11-34 § 4, 2011; Ord. 11-31 § 4, 2011; Ord. 11-04S § 4(A), 2011; Ord. 10-32 § 4, 2010; Ord. 10-12 § 4, 2010; Ord. 09-78 § 4, 2010; Ord. 09-51 §§ 4(A), (B), (D), 2009; Ord. 08-44 § 4, 2008; Ord. 08-30 § 4, 2008; Ord. 07-08 § 4, 2007; Ord. 06-24 § 4, 2006; Ord. 06-09 § 4, 2006; Ord. 06-06 §§ 4(A), (B), (G), (H), (I), 2006; Ord. 05-47 § 4(B), 2005; Ord. 05-16 §§ 4(A), (B), (C), (D), (E), (F), (G), (H), (I), (J), (K), (L), (M), (N), 2005; Ord. 05-09 § 4(A), 2005; Ord. 05-03 § 4(A), 2005; Ord. 04-60 §§ 4(A), (B), (E), (I), (O), (P), (Q), (V), 2004; Ord. 03-1750 § 4, 2003; Ord. 03-1746 § 4, 2003; Ord. 02-1683 § 4, 2002; S.G.C. § 22.16.015.)

22.16.016 Accessory uses.

A. *Intent.* Certain uses are incidental and supportive of the principal use. These are indicated for each zoning district in the following table.

Table 22.16.016-1. Accessory Uses

PERMITTED ACCESSORY USES	ZONES
Accessory buildings such as garages and sheds	All zones
Required automobile parking in conjunction with permitted principal or conditional uses	All zones
Off-street parking for one commercial truck or van used for commuting	All residential zones
Required loading facilities	All zones
Utility installations except solid waste disposal facilities and water storage dams	All zones

Table 22.16.016-1. Accessory Uses

PERMITTED ACCESSORY USES	ZONES
Home occupations as defined by SGC 22.20.060	All residential zones
Private outside storage of small noncommercial trucks, boats, recreational vehicles in required setbacks no closer than five feet to the property line	All residential zones
Parks, playgrounds and open space for informal recreation	All residential zones
Accessory uses incidental to any permitted use	All nonresidential zones
One small private recreational cabin per lot in addition to the single principal structure	GI, LI and OS zones
One single unit watchman or caretaker dwelling	P and I zones
Boardwalks	R zone

(Ord. 06-06 § 4(F), 2006; Ord. 03-1750 § 4, 2003; Ord. 02-1683 § 4, 2002; S.G.C. § 22.16.016.)

22.16.020 P public lands district.

- A. *Intent.* The public lands district is intended to contain government-owned lands or lands owned by nonprofit institutions serving the public interest which are utilized for public recreation, education or institutional uses.
- B. *Return of Land to Public Domain.* Should any such land be sold or returned to the public domain, the zoning classification of the adjacent property having the most restricted classification shall be imposed. (Ord. 04-60 § 4(H), 2004; S.G.C. § 22.16.020.)

22.16.030 SF/SFLD single-family residential and single-family low density residential districts.

A. *Intent.*

1. The SF/SFLD districts are intended to include lands suited by topography and other natural conditions for urban development and which are provided with a full range of public utilities including sewer, water, electricity and storm drains or are intended to be provided with such utilities in the near future.

2. The SF/SFLD districts are very restrictive districts and may also be utilized as holding districts for lands which are located within the urban area but are not presently served by access or utilities until such time as a full-scale development plan can be adopted to allow a more permanent zoning district designation.

3. For the SFLD, all provisions of the SF district shall apply except that the minimum lot size shall be 15,000 square feet.

4. This district is intended for areas where the lack of utilities or topography makes increased density undesirable.

B. *Prohibited Uses.* Short-term rentals are prohibited in SF and SFLD districts. (Ord. 02-1683 § 4, 2002; S.G.C. § 22.16.030.)

22.16.035 R-1 LDMH single-family or duplex low density or single-family low density manufactured home district.

A. *Intent.*

1. All provisions of the R-1 or R-1 MH district shall apply except that the minimum lot size shall be 15,000 square feet.

2. The minimum lot size for zero lot line developments in this zone shall be 7,500 square feet. (Ord. 10-12 § 4, 2010; Ord. 02-1683 § 4, 2002; S.G.C. § 22.16.035.)

22.16.040 R-1 single-family and duplex residential district.

A. *Intent.* The R-1 district is intended to include lands suited by topography and other natural conditions for urban development and which are provided with a full range of public utilities including sewer, water, electricity and storm drains or are intended to be provided with such utilities in the near future.

1. This district is intended primarily for single-family or duplex residential dwellings at moderate densities, but structures and uses required to serve recreational and other public needs of residential areas are allowed as conditional uses subject to restrictions intended to preserve the residential character of the R-1 district.

2. The R-1 district, as it is a very restrictive district, may also be utilized as a holding district for lands which are located within the urban area but are not presently served by access or utilities until such time as a full-scale development plan can be adopted to allow a more permanent zoning district designation.

B. Signs may be allowed in conjunction with any permitted use subject to the provisions of Chapter [22.20](#) SGC. (Ord. 02-1683 § 4, 2002; S.G.C. § 22.16.040.)

22.16.045 R-1 MH single-family, duplex and manufactured home zoning district.

A. *Intent.* See the intent statement for the R-1 district. The R-1 MH district is intended primarily for single-family, single-family manufactured homes or duplex dwellings, tiny houses or tiny houses on chassis at moderate densities, but structures and uses required to serve recreational and other public needs of residential areas are allowed as conditional uses subject to restrictions intended to preserve the residential character of the R-1 MH district. (Ord. 20-025(A) § 4, 2020; Ord. 10-12 § 4, 2010; Ord. 02-1683 § 4, 2002; S.G.C. § 22.16.045.)

22.16.050 R-2 multifamily residential district.

A. *Intent.* The R-2 residential district is intended to include lands suited by topography and other natural conditions for urban development and which are provided with the full range of public utilities, including sewers, water, electricity, and storm drains or are intended to be provided with such utilities in the near future. This district is intended primarily for single-family and multiple-family residences at moderately high population densities. Structures required to serve governmental, educational, recreational, religious and limited professional office needs are allowed subject to permitted or conditional use restrictions intended to preserve and protect the residential character of the R-2 district.

B. *Open Space.* Open or play space shall be provided in all R-2 residential projects. The amount of allowable space shall be reviewed in consultation with the planning staff and planning commission but in any case shall not be less than 100 square feet per dwelling unit, must have a barrier, and be fenced or separated so as to not be used for other purposes, such as parking, storage, etc. In large projects, exceeding 12 units, a minimum of at least 1,000 square feet shall be set aside for recreational purposes. (Ord. 02-1683 § 4, 2002; S.G.C. § 22.16.050.)

22.16.060 R-2 MHP multifamily and mobile home district.

A. *Intent.* All provisions of the R-2 district shall apply except that permitted principal uses shall include mobile home parks. (Ord. 02-1683 § 4, 2002; S.G.C. § 22.16.060.)

22.16.070 CBD central business district.

A. *Intent.* The central business district is designed specifically for concentrated retail, personal and business services of all kinds satisfying all residents in one central location. It should further prohibit exclusive residential or industrial uses which would interfere with the development and continuation of its cohesive business purposes. (Ord. 02-1683 § 4, 2002; S.G.C. § 22.16.070.)

22.16.080 C-1 general commercial district or C-2 general commercial mobile home district.

A. *Intent.* The general commercial district is intended to be served by major essential utilities and to include those areas which are heavily dependent upon vehicular access. The district is intended for those areas surrounding major intersections where personal services, convenience goods and auto-related service facilities are desirable and appropriate land uses. The extension of the general commercial district along the roads in a strip fashion is to be discouraged.

B. All provisions of the C-1 district apply in the C-2 district, except that permitted uses also include manufactured homes on single lots and manufactured home parks, and tiny houses on chassis on a single lot as a conditional use. (Ord. 20-02S(A) § 4, 2020; Ord. 10-12 § 4, 2010; Ord. 02-1683 § 4, 2002; S.G.C. § 22.16.080.)

22.16.100 WD waterfront district.

A. *Intent.* The waterfront district is intended to be applied to lands with direct access or close proximity to navigable tidal waters within the urban area of the city and borough. Uses are intended whenever possible to be water-dependent or water-related with particular emphasis on commerce, tourism, commercial or industrial enterprises which derive major economic or social benefit from a waterfront location. (Ord. 02-1683 § 4, 2002; S.G.C. § 22.16.100.)

22.16.110 I industrial district.

A. *Intent.* The industrial district is intended for industrial or heavier commercial uses including warehousing, wholesale and distribution operations, manufacturing, natural resource extraction, contractors' yards and other such uses that require larger property or larger water and sewer services. (Ord. 02-1683 § 4, 2002; S.G.C. § 22.16.110.)

22.16.120 GI general island district.

A. *Intent.* The general island district is intended to replace the open general district. One of its goals is to protect the residential character of small subdivided islands while providing for commercial uses on small unsubdivided islands. The zoning district lines are intended to, whenever feasible, include unsubdivided islands of modest size and islands containing six lots or less. (Ord. 02-1683 § 4, 2002; S.G.C. § 22.16.120.)

22.16.135 LI large island district.

A. *Intent.* The large island district is intended to replace the open rural low density district. Its goals include protecting the residential character of the larger subdivided islands. It is intended to cover islands such as Middle Island, Long Island, and Galankin. Islands with seven lots or more may be included in this zone. An objective of this zone is to have developments served by access easements built to a defined standard and to have potential moorage areas identified. (Ord. 02-1683 § 4, 2002; S.G.C. § 22.16.135.)

22.16.150 R recreation district.

A. *Intent.* The recreation district is intended to contain both public and private lands to be used for recreation purposes. Lands designated for this district should be evaluated for long-term public benefits to accrue from the protection offered by this designation. (Ord. 02-1683 § 4, 2002; S.G.C. § 22.16.150.)

22.16.160 OS open space zone.

A. *Intent.* The intent of this zone is to serve as a holding zone for large islands or tracts for which specific plans have not been established. (Ord. 02-1683 § 4, 2002; S.G.C. § 22.16.160.)

22.16.170 GP Gary Paxton special zone.

A. *Intent.* The Gary Paxton special zone is intended to apply to the Gary Paxton industrial park and the associated tidelands portions and adjacent municipal tracts as defined by the zoning maps. It provides development flexibility for this unique site by allowing many uses that are permitted in both the waterfront and industrial zoning districts. (Ord. 14-21 § 4, 2014; Ord. 02-1683 § 4, 2002; S.G.C. § 22.16.170.)

22.16.180 C cemetery district.

A. *Intent.* The cemetery district is intended to contain land used for cemeteries and limited accessory uses. All uses in the cemetery district are intended to be cemetery-related and conducted with reverence and respect for those interred. This a highly restrictive district. (Ord. 19-15 § 4, 2019; S.G.C. § 22.16.180.)

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.

[City and Borough Website: www.cityofsitka.com](http://www.cityofsitka.com)

[Hosted by General Code.](#)