

Sponsors: _____

CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2026-XX

AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA AMENDING TITLE 22 "ZONING" SECTION 22.20.160 "ACCESSORY DWELLING UNITS (ADUs)" TO EXPAND PERMITTED LOCATIONS, ADJUST REQUIRED CONDITIONS OF APPROVAL, AND AUTHORIZE TINY HOMES AS ACCESSORY DWELLING UNITS

1. CLASSIFICATION. This ordinance is of a permanent nature and is intended to become a part of the Sitka General Code.

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 or circumstance shall not be affected.

3. PURPOSE. The purpose of this ordinance is to amend Sitka General Code Section 22.20.160, "Accessory Dwelling Units (ADUs)," to expand the zones in which ADUs are permitted by right, update design compatibility standards, clarify exterior entrance requirements, and authorize tiny homes on chassis or on foundation as a permitted form of accessory dwelling unit, in order to facilitate the creation of additional housing options in the City and Borough of Sitka.

4. ENACTMENT. NOW, THEREFORE, BE IT ENACTED by the Assembly of the City and Borough of Sitka that Title 22, entitled "Zoning," Section 22.20.160, entitled "Accessory Dwelling Units (ADUs)," be amended to read as follows:

Title 22 ZONING

* * *

Chapter 22.20

SUPPLEMENTARY REGULATIONS

* * *

22.20.160 Accessory Dwelling Units (ADUs).

* * *

A. The following code section provides for binding standards and regulates the accessory dwelling units (ADUs). ADUs are intended to:

1. Utilize existing housing stock while preserving the appearance and character of single-family neighborhoods.
2. Provide additional affordable options for long-term rental housing.
3. Provide a broader range of more affordable housing.

4. Provide a mix of housing that responds to changing family needs, smaller households and multi-generational families.
5. Provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods and obtain extra income, security, companionship and services.
6. Encourage a more economic and energy-efficient use of Sitka's housing supply.
7. To maintain consistency with city and borough of Sitka's policies as recommended in the Comprehensive Plan (2.2.15, 2.2.16, 2.4.8.A, 2.5.1.B, 2.5.11, 2.10.3.B).

B. Creation. An accessory dwelling unit (ADU) is a second dwelling unit that is located on the same parcel as the primary single-family dwelling unit. ADUs must provide a complete, independent residential living space and shall include provisions for living, sleeping, eating, cooking and sanitation. ADUs can be studio-sized units, and one- and two-bedroom units. An ADU may be created through the following methods:

1. Constructing a detached ADU on a parcel with an existing single-family home.
2. Constructing a new single-family home with a detached ADU.

C. Accessory Dwelling Unit Requirements.

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~~ R-1, R-1MH, R-2, R-2MHP, C-1, C-2, WD, GI, and LI. 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 (90) 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 (e.g., setback requirements and lot coverage standards) 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. Tiny homes on chassis and tiny homes on foundation are permitted as ADUs subject to the requirements of subsection 6(a) and 6(b) of this section and any applicable building and housing code requirements.

a. A tiny home used as an ADU on chassis shall be titled and registered as a manufactured structure as required by applicable state law, shall be placed on a permanent or semi-permanent pad or foundation connection, shall be connected to all required utilities, and shall comply with all

applicable setback, lot coverage, and height requirements of the applicable zoning district.

b. A tiny home used as an ADU on foundation shall be constructed on a permanent foundation in compliance with the State of Alaska Building Code, and shall comply with all applicable setback, lot coverage, height, and dimensional requirements of the applicable zoning district.

7. ADUs shall only be located on a parcel in conjunction with a single-family dwelling unit, except as provided in subsection C.1 of this section. On parcels containing a duplex where ADUs are permitted pursuant to subsection C.1, only one ADU shall be permitted per parcel, and the ADU shall not constitute a third principal dwelling unit for purposes of zoning density calculations.

~~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.~~

Accessory Dwelling Units shall comply with objective design standards applicable to residential structures, including height, setbacks, and lot coverage. ADUs constructed using municipal pre-approved ADU plans shall be deemed compliant with design compatibility requirements. Exterior materials, roof forms, and overall appearance should be generally consistent with the primary dwelling where feasible.

~~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.~~ Exterior entrances for ADUs may be located on any building façade. For ADUs constructed using municipal pre-approved plans, entrance location shall be permitted as shown on the approved plan and shall not require additional screening or modification. Where practicable, entrances facing a public street should incorporate design features such as screening, landscaping, or architectural detailing to reduce visual prominence.

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 800 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.

D. Conditional use permits may be sought if the above requirements cannot be met. Conditional use permit applications for ADUs shall be subject to review pursuant to the applicable provisions of this Title.

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 _____ day of _____, 2026.

Steven Eisenbeisz, Mayor

ATTEST:

Sara Peterson, MMC
Municipal Clerk

1st reading: xx/xx/xxxx

2nd and final reading: xx/xx/xxxx

Sponsors: _____