

CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2014-22 A

AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA MODIFYING SITKA GENERAL CODE SECTION 13.04 ENTITLED “DEFINITIONS” TO INCLUDE FLOAT HOMES TO DEFINITION OF FLOAT HOUSES AND MODIFYING SECTION 13.15 ENTITLED “RESERVED – FLOAT HOUSES” TO BE ENTITLED “FLOAT HOMES” AND ADDING REGULATIONS FOR FLOATING HOMES WITHIN THE JURISDICTIONAL LIMITS OF THE HARBOR SYSTEM AS SET FORTH IN SGC 13.02.040

1. **CLASSIFICATION.** This ordinance is of a permanent nature and is intended to become a part of the Sitka General Code (“SGC”).

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 City and Borough of Sitka (“CBS”) do not have provisions in the SGC relating to float homes within the jurisdictional limits of the harbor system as set forth in SGC 13.02.040. The purpose of this ordinance is to update SGC Title 13 which would modify the definition section in SGC 13.04 and add provisions within that title to regulate and provide guidance to float home owners to ensure compliance with all federal, state and local requirements to allow placement of float homes within the CBS harbor system. The proposed modifications and additions to SGC Title 13 are as follows:

- Modifying SGC 13.04.070 entitled “Float houses” to change to float homes to make consistent with changes within this Title and SGC Title 19.
- Modifying SGC 13.15 that was reserved for float houses by changing the term “float houses” to “float homes” to be consistent with this Title and SGC Title 19.
- Adding language to SGC 13.15 that was reserved for float homes within the harbor system jurisdiction.

4. **ENACTMENT.** **NOW, THEREFORE, BE IT ENACTED** by the Assembly of the City and Borough of Sitka that SGC 13.04.070 is amended to include float homes within the definition of float houses and SGC Section 13.15 of the Code entitled “Reserved – Float Houses” be modified to “Float Homes” and language be added to add requirements and regulate float homes within the jurisdiction of the City and Borough of Sitka harbor system (new language underlined; deleted language stricken where applicable; all language in SGC 13.15 except the title is new are not underlined):

**Title 13
PORT AND HARBORS**

Chapters:

- 13.02 General Provisions**
- 13.04 Definitions**
- 13.06 Charges/Fees**
- 13.07 Harbor Use Privileges and Prohibitions**
- 13.08 Reserved Mooring Staffs**
- 13.09 Anchoring**
- 13.10 Float Regulations**
- 13.11 Enforcement**
- 13.12 Nuisances**
- 13.14 Vessel Impoundment and Disposition**
- 13.15 Float Homes (~~Reserved—Float Houses~~)**

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**Chapter 13.04
DEFINITIONS**

Sections:

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13.04.070 Float Homes.~~Houses.~~

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13.04.070 Float Homes.~~Houses.~~

“Float homes” or “float houses” means a floating structure used wholly as a dwelling unit, which is not designed to travel on water and which is otherwise not a vessel, as defined herein and meets construction requirements as provided in SGC 13.15 and SGC 19.15, 19.16 and 19.17.

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**Chapter 13.15
FLOAT HOMES (~~RESERVED—FLOAT HOUSES~~)**

Sections:

- 13.15.010 Floating homes.**
- 13.15.020 Occupancy.**
- 13.15.030 Development standards.**
- 13.15.040 Construction.**
- 13.15.050 Flootation.**
- 13.15.060 Sewage systems.**
- 13.15.070 Safety.**
- 13.15.080 Moorage identification.**
- 13.15.090 Parking.**

13.15.010 Floating Homes.

A. General. Every floating home constructed, erected, enlarged, altered, conveyed, or moved into the jurisdictional limits of the harbor system after the effective date of this code shall be in compliance with this chapter and other pertinent laws and ordinances.

B. Permits required. Prior to placement of a floating structure, the owner shall apply for a permit from the building official. The owner shall furnish the building official with a location drawing, showing the general dimensions of the structure and its proposed place of location. The structure must comply with relevant sections of SGC Chapter 19.

C. Every floating home must gain the necessary permits in order to moor, including but not limited to:

1. Department of Environmental Conservation
2. Environmental Protection Agency

13.15.020 Occupancy.

A float home shall contain no more than one dwelling unit and may not be used for business/commercial purposes unless approved in the Moorage Agreement.

13.15.030 Development Standards.

A. The dimensions of the floating structure must comply with SGC 19.15.012.

B. Floating homes:

1. May be up to two stories with a maximum height of 30’.
2. Must have a 5:12 pitched roof; gable style; one foot minimum eaves;
3. Must have bevel lap siding, side wall shingle of wood or other approved material;
4. Doors and windows shall be wrapped with a minimum 3.5 inch trim; and
5. Construction must have the intent to enhance the aesthetic of the harbor environment.

C. The architecture of the structure must have the intent of enhancing the aesthetics of the harbor environment while being in compliance with the building safety code. In keeping with this intent, architectural deviations from section 13.15.030.B may be approved by an ad hoc committee appointed by the Administrator. Such deviations must be in compliance with relevant sections of SGC Chapter 19.

The ad hoc committee will be composed of:

- One Planning Commission member
- One Port and Harbors Commission member
- One Public Works staff member
- One Planning Department staff member
- One member at-large

13.15.040 Construction.

All construction must comply with application sections in SGC Chapter 19.

13.15.050 Safety.

Safety equipment within a float home shall include one fire extinguisher of a type and in a location to be established by the building official, one axe for cutting mooring lines, and one life ring 30 inches in diameter with at least 25’ of line.

13.15.080 Moorage identification.

A float home shall have prominently affixed to it a numbered address for identification.

13.15.090 Parking.

Off- street parking spaces shall be available on a first come basis.

5. **EFFECTIVE DATE.** This ordinance shall become effective 30 days after the date of its passage.

PASSED, APPROVED, AND ADOPTED by the Assembly of the City and Borough of Sitka, Alaska this 22nd day of July, 2014.



Matt Hunter, Deputy Mayor

ATTEST:



Colleen Ingman, MMC
Municipal Clerk