

CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2026-15

AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA AMENDING TITLE 22, "ZONING" OF THE SITKA GENERAL CODE FOR THE GARY PAXTON SPECIAL ZONE.

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 purpose of this ordinance is to assign all uses within the Gary Paxton special zone (GP) with a permitted, conditional, or prohibited use designation. Prior to the enactment of this ordinance, only the use designations in SGC Table 22.16.015-6, as well as the "Natural resource extracting and mining support facilities" use as found in SGC Table 22.16.015-5 were binding upon the GP zone; all other uses were to be governed through lease and sale agreements approved by the municipality. This ordinance brings Title 22 consideration of uses within the GP zone into conformity with all other zoning districts.

4. ENACTMENT. NOW, THEREFORE, BE IT ENACTED by the Assembly of the City and Borough of Sitka that the Sitka General Code Title 22 be amended by modifying Chapter 22.05 "Definitions", and Chapter 22.16 "District Regulations" to read as follows (deleted language stricken, new language underlined):

Title 22
ZONING

Chapters:

- 22.05 General Provisions
22.10 Definitions
22.15 Zoning Maps and Boundaries
22.16 District Regulations
22.20 Supplemental District Regulations and Development Standards
22.25 Special Use Permits
22.30 Zoning Code Administration

Chapter 22.05
Article II. Definitions

22.05.1425 Storage, self-service.

"Self-service storage" means a building or group of buildings divided into separate compartments that are used to meet the temporary storage needs of small businesses.

52 residential uses, and other similar uses, that can be freely accessed by its users and/or patrons
53 in accordance with the facility's operating hours.

54
55 * * *

56
57 **22.05.1610 Watchman or caretaker dwelling.**

58 "Watchman or caretaker dwelling" means a dwelling associated with a commercial or industrial
59 building or structure for the purpose of housing a watchman or caretaker and immediate family.
60 A single-family home, manufactured home, an apartment within the commercial or industrial
61 building or structure, or a tiny house on chassis may be used as a watchman or caretaker
62 dwelling.

63
64 ***

65
66 **Chapter 22.16**
67 **DISTRICT REGULATIONS**

68 Sections:

- 69 22.16.010 Generally.
70 22.16.015 Permitted, conditional and prohibited uses.

71
72 * * *

73
74 **22.16.015 Permitted, conditional and prohibited uses.**

75
76 * * *

77
78 B. Any use which causes, or may be reasonably expected to cause, an excessive
79 disturbance not in keeping with the character and stated intent of this district. "Excessive" is
80 defined for these purposes as a degree exceeding that generated by uses permitted in the
81 district in their customary manner of operation or to a degree injurious to the public safety,
82 health, welfare or convenience.

83
84 If the letter "P" appears in the box, the use is permitted outright subject to the provisions of the
85 code. If the letter "C" appears in the box, the use is a conditional use subject to review and
86 approval including site plan approval. If the box contains a number, there will be a
87 corresponding footnote further specifying the conditions applicable to the use in the zone.

88
89 ~~With the exception of the Gary Paxton special district or as~~ Unless otherwise provided in this
90 code, if the letter "P," "C," or another notation does not appear in the box, the use is prohibited.

91
92 ~~The Gary Paxton special (GP/GPS) district was specifically developed to allow for a wide range~~
93 ~~of flexible uses on the site. When the site was acquired, it was recognized that a number of~~
94 ~~appropriate uses may surface that could not be anticipated. Appropriate and inappropriate uses~~
95 ~~could be regulated through lease agreements and sales agreements that must be approved by~~
96 ~~the municipality. As a result, the GP/GPS district use tables shall function differently from the~~
97 ~~manner outlined above.~~

98
99 ~~Any uses, except retail and business uses, at Table 22.16.015-6, as well as natural resource~~
100 ~~extracting and mining support facilities uses within Table 22.16.015-5, may be approved in the~~

101 ~~GP/GPS district without a requirement of a zoning amendment in accordance with SGC~~
 102 ~~2.100.080.~~

103
 104 ~~Retail and business uses in the GP/GPS district that are permitted uses, conditional uses, or~~
 105 ~~prohibited uses on the site are governed by Table 22.16.015-6. Natural resource extractions~~
 106 ~~and mining support facilities are conditional uses governed by Table 22.16.015-5 in the GP/GPS~~
 107 ~~district. These use tables are binding on the owners and the operators in the Gary Paxton~~
 108 ~~industrial park. No changes to these tables shall be made without a zoning ordinance text~~
 109 ~~amendment that follows the full procedures in Chapter 22.10 SGC, Zoning Code Administration.~~

110
 111 As outlined in SGC 22.16.110, the I industrial zone is intended for industrial and heavier
 112 commercial uses. The zone also contains a number of heavy public uses as permitted and
 113 conditional uses. Additional conditional uses may be approved by the assembly, through the
 114 conditional use process, even though they may not be specifically listed as permitted or
 115 conditional uses in the following table.
 116

117 **Table 22.16.015-1. Residential Land Uses**

Zones	P(1)	S F	SFL D	R-1	R-1 MH	R-1 LDM H	R-2	R-2 MH P	CBD(1 1, 12)	C- 1(1 1)	C- 2(1 1)	WD(2, 11)	I	GI(3, 10)	LI(3)	R	O S	GP(1 3)	C(1 6)
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				C(17)
• 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				

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)
• Mobile home park								P			P	P							
• Accessory dwelling unit				P(14) C	C	C	P(14) C	C											
GROUP RESIDENCES														C	C				
• Assisted living	C						C	C						C	C				
• Bunkhouse for transient workers							C	C				C		C					C(17))
• 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/C S	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/C S	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

WD: Waterfront District

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

118 P – Permitted

119 C – Conditional Use Permit Required

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

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

122 1. Public facilities not otherwise identified may be permitted in the public zone subject to
123 planning commission recommendation and assembly approval subject to findings of fact that
124 show the use is in the public interest; all reasonable safeguards are to be employed to protect
125 the surrounding area; and that there are no reasonable alternative locations for the use.

126 2. All uses in the waterfront district are intended to be water-related or water-dependent except
127 that upland uses may be non-water-related.

128 3. Uses listed as conditional uses in the GI and LI zones may be considered, but not
129 necessarily approved, on a case-by-case basis.

130 4. Including zero lot developments.

131 5. Townhouse, cluster housing developments and planned unit developments are conditional
132 uses subject to this title and SGC Title [21](#), Subdivisions.

133 6. On-site storage of commercial fishing vessels, fishing equipment and other small business
134 equipment is a permitted conditional use so long as such storage does not occupy more than
135 400 square feet.

136 7. Bed and breakfast establishments are limited to three guest rooms in the R-1, R-1 MH, and
137 R-1 LD districts as conditional uses only when no other rental such as apartments is in
138 operation on the same lot.

139 8. Bed and breakfast establishments are limited to five guest rooms in the R-2, R-2 MHP
140 districts as conditional uses only when no other rental such as apartments is in operation on the
141 same lot.

142 9. Short-term rentals including legal nonconforming uses shall provide two off-street parking
143 spaces per unit, comply with the municipal fire code, and comply with the requirements of the
144 building department based on a life safety inspection.

145 10. Hotels, motels, lodges, boarding houses and bed and breakfasts capable of
146 accommodating a maximum of six guests plus one guest for each one-half acre or fraction
147 thereof above one acre on unsubdivided islands are permitted principal uses. Hotels, motels,
148 lodges, boarding houses and bed and breakfasts, on unsubdivided islands that exceed this
149 maximum, are conditional uses.

150 Bed and breakfast establishments, boarding houses, hotels, motels and lodges are conditional
151 uses on subdivided islands.

152 11. Many of the permitted and conditional uses in the CBD, C-1, C-2, and WD zones generate
153 traffic, noise, odor, and general impacts to a higher level and greater degree than permitted and
154 conditional uses in residential districts. Owners of residential uses in the CBD, C-1, C-2 and WD
155 districts must be aware of and accepting of all the permitted uses in these districts.

156 12. Single or multiple apartments shall only be permitted on the first floor of structures in the
157 CBD district if approved through the conditional use process. Single and multiple apartments
158 are permitted uses on upper floors of structures in the CBD district.

159 ~~13. Any uses, except retail and business uses, and natural resource extraction and mining~~
160 ~~support facilities uses may be approved in accordance with SGC [2.100-080](#). Temporary lodging~~
161 ~~by owners and/or crew on vessels utilizing the industrial park's marine haul out facility is~~
162 ~~permitted; this shall not be construed to allow long-term residential occupation.~~

163 14. Accessory dwelling units shall be constructed in conformance with the standards outlined
164 in Chapter [22.20](#) SGC, Supplemental District Regulations and Development Standards.

165 15. Conditional use limited to allow boats to be used as short-term rentals in harbors and slips
166 within the public lands zoning district.

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

169 17. Multiple family dwellings and bunkhouses for transient workers shall only be eligible for a
170 conditional use permit when proposed as workforce housing in accordance with 22.16.170.B.

171 Bunkhouses may be approved as a principal use; multiple family dwellings shall only be
 172 approved as an accessory use and are most suitable for upper floors of structures.

173 **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)	CB D	C - 1	C - 2	WD(2)	I	GI(3)	LI(3)	R	OS	GP(9)	C(1 0)
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/C S	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			P/C (9)	
• Ballpark/athletic field	P	C	C	C	C	C	C	C		P	P	P	P	P	C	P			
• Amusement and entertainment														PU/C S	C	C			

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)	CB D	C-1	C-2	WD(2)	I	GI(3)	LI(3)	R	OS	GP(9)	C(10)
• Theater									P	P	P			C	C				
• Theater, drive-in										P	P			C	C				
• Outdoor amphitheater	P								P	P	P			PU/C S	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/C S					
• Shooting range – outdoor										C	C			PU/C S					
• Arcades									P	P	P			C	C				
• Community center	C						C	C	P					C	C				
• Personal use docks – accommodating waterborne aircraft		C(6)	C(6)	C(6)	C(6)	C(6)	C(6)	C(6)				P		P(8)	P(8)	P(8)	P(8)		
• 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												P		P(8)	P(8)	P(8)	P(8)		

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)	CB D	C-1	C-2	WD(2)	I	GI(3)	LI(3)	R	OS	GP(9)	C(10)
Management Program, no linear perimeter restriction, allowing liveaboards, and allowing float planes																			
• Personal use docks – no perimeter restrictions, no restrictions on liveaboards and float planes. Float houses allowed if permitted in accordance with Sitka Coastal Management Program										P	P	P	P	P(8)	P(8)	P(8)	P(8)		
• 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	C	<u>P</u>

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

174 P – Permitted

175 C – Conditional Use Permit Required

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

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

178 1. Public facilities not otherwise identified may be permitted in the public zone subject to
179 planning commission recommendation and assembly approval subject to findings of fact that
180 show the use is in the public interest, all reasonable safeguards are to be employed to protect
181 the surrounding area, and that there are no reasonable alternative locations for the use.

182 2. All uses in the waterfront district are intended to be water-related or water-dependent except
183 that upland uses may be non-water-related.

184 3. Uses listed as conditional uses in the GI and LI zones may be considered, but not
185 necessarily approved, on a case-by-case basis.

186 4. When operated as a home occupation.

187 5. Sport fishing lodges.

188 6. Any waterborne aircraft approved through the conditional use process shall be restricted to
189 those owned by the upland property owner or long-term lessee that are not used for commercial
190 purposes. Waterborne aircraft shall also only be allowed on docks in a secure environment.

191 7. The city requires liveboards in R-1, R-2, SF, and related zones to meet the relevant
 192 liveboard regulations that are required in the municipal harbor regulations under “liveboards.”

193 8. Waterborne aircraft that moor on docks on an ongoing basis are allowed as a permitted use
 194 on personal use and community personal use docks if they are solely used by the owners of the
 195 property and are solely used for noncommercial purposes. All nonprivate use of waterborne
 196 aircraft would require conditional use approval.

197 9. ~~Any uses except retail and business uses and natural resource extraction and mining~~
 198 ~~support facilities uses may be approved in accordance with SGC 2.100.080. A single travel~~
 199 ~~trailer or recreational vehicle on an individual lot is permitted in the GP zone as a temporary~~
 200 ~~“watchman or caretaker dwelling” accessory use in accordance with 22.05.1610 and Table~~
 201 ~~22.16.016-1. Travel trailer and/or recreational vehicle parks are a conditional use that shall only~~
 202 ~~be considered when proposed as an accessory use and as workforce housing in accordance~~
 203 ~~with 22.16.170.B.~~

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

206 11. Conditional use for Baranof Warm Springs townsite (USS 3110, 3921A, and 3921B).

207 **Table 22.16.015-3. General Services Uses**

ZONES	P(1)	S	SFL	R-	R-1	R-1	R-2	R-2	CB	C-1	C-2	WD(	I	GI(3)	LI(	R	O	GP(	C(9
	)	F	D	1(6)	MH(	LDMH(		MH	D			2)			3)		S	8))
					6)	6)		P											
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					P
• Automotive service									C	P	P	P	P	C					P

ZONES	P(1)	S F	SFL D	R-1(6)	R-1 MH(6)	R-1 LDMH(6)	R-2	R-2 MH P	CB D	C-1	C-2	WD(2)	I	GI(3)	LI(3)	R	O S	GP(8)	C(9)
• Miscellaneous repair									P	P	P	P	P	C	C			<u>P</u>	
• Social service agencies									P	P	P	C		CU/* S	C				
• Stable	C									C	C			PU/C S		C			
• Kennel										C	C		C	P				<u>C(8)</u>	
• Bank							C	C	P	P	P			C	C				
• Credit union							C	C	P	P	P			C	C				
• 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				
• 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			<u>P</u>	
• Specialized instruction school	P						C	C	C	C	C			C	C			<u>P</u>	
• College/university	P								C	C	C			C	C				

ZONES	P(1)	SF	SFLD	R-1(6)	R-1MH(6)	R-1LDMH(6)	R-2	R-2MHP	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

WD: Waterfront District

SFLD: Single-Family Low Density District

I: Industrial District

R-1: Single-Family/Duplex District

GI: General Island District

R-1 MH: Single-Family/Duplex/Manufactured Home District

LI: Large Island District

R-1 LDMH: Single-Family/Duplex and Single-Family/Manufactured Home Low Density Districts

R: Recreational District

R-2: Multifamily District

OS: Open Space District

R-2 MHP: Multifamily/Mobile Home District

GP: Gary Paxton Special District

CBD: Central Business District

C: Cemetery District

208 P – Permitted

209 C – Conditional Use Permit Required

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

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

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

213 1. Public facilities not otherwise identified may be permitted in the public zone subject to
 214 planning commission recommendation and assembly approval subject to findings of fact that
 215 show the use is in the public interest, all reasonable safeguards are to be employed to protect
 216 the surrounding area, and that there are no reasonable alternative locations for the use.

217 2. All uses in the waterfront district are intended to be water-related or water-dependent except
 218 that upland uses may be non-water-related.

219 3. Uses listed as conditional uses in the GI and LI zones may be considered, but not
 220 necessarily approved, on a case-by-case basis.

- 221 4. Hospital buildings shall be set back a minimum of 10 feet from all property lines.
- 222 5. Establishments accommodating five or more children require state licenses and are
223 conditional uses.
- 224 6. Day cares with four children or less not related to the provider are a permitted use in owner
225 occupied detached single-family dwellings in the R-1 and related zones.
- 226 Day cares with four children or less not related to the provider are a conditional use in
227 residential zero lot line dwellings in the R-1 and related zones. Day cares with four children or
228 less not related to the provider are also a conditional use in two-family dwellings, that are
229 constructed as duplex where each unit is of similar size, in the R-1 and related zones.
- 230 Day cares are not allowed in apartments or similar dwelling units in R-1 or related zones.
- 231 Day cares with five children or more not related to the provider are a conditional use, in owner
232 occupied detached single-family dwellings only, in the R-1 and related zones.
- 233 7. A replacement vet clinic in the 1200 block of Halibut Point Road as a substitute for the long
234 standing historical use in the area is expressly authorized and shall be the only vet clinic
235 allowed in an R-2 zone.
- 236 8. ~~Any uses, except retail and business uses, and natural resource extraction and mining~~
237 ~~support facilities uses may be approved in accordance with SGC [2.100.080](#). Conditional use on~~
238 ~~properties outside of the Gary Paxton industrial park core as defined by 22.16.170.C; prohibited~~
239 ~~use on properties inside the Gary Paxton industrial park core.~~
- 240 9. All uses in the cemetery district are intended to be cemetery-related and conducted with
241 reverence and respect for those interred.

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)
• 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

WD: Waterfront District

SFLD: Single-Family Low Density District

I: Industrial District

R-1: Single-Family/Duplex District

GI: General Island District

R-1 MH: Single-Family/Duplex/Manufactured Home District

LI: Large Island District

R-1 LDMH: Single-Family/Duplex and Single-Family/Manufactured Home Low Density Districts

R: Recreational District

R-2: Multifamily District

OS: Open Space District

R-2 MHP: Multifamily/Mobile Home District

GP: Gary Paxton Special District

CBD: Central Business District

C: Cemetery District

243 P – Permitted

244 C – Conditional Use Permit Required

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

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

247 1. Public facilities not otherwise identified may be permitted in the public zone subject to
 248 planning commission recommendation and assembly approval subject to findings of fact that
 249 show the use is in the public interest, all reasonable safeguards are to be employed to protect
 250 the surrounding area, and that there are no reasonable alternative locations for the use.

251 2. All uses in the waterfront district are intended to be water-related or water-dependent except
 252 that upland uses may be non-water-related.

253 3. Uses listed as conditional uses in the GI and LI zones may be considered, but not
 254 necessarily approved, on a case-by-case basis.

255 4. Minimum site area is 20 acres.

256 5. Ferry terminals, barge freight terminals, docks, and harbor facilities including float plane
 257 facilities, fueling piers and tank farms, and other port facilities are permitted principal uses

258 subject to planning commission review and public hearing and assembly approval of a binding
 259 site plan.

260 6. ~~Any uses, except retail and business uses, and natural resource extraction and mining~~
 261 ~~support facilities uses may be approved in accordance with SGC [2.100.080](#). Conditional use on~~
 262 ~~properties outside of the Gary Paxton industrial park core as defined by 22.16.170.C; prohibited~~
 263 ~~on properties within the Gary Paxton industrial park core.~~

264 7. In which the primary purpose of the support facility is to support and maintain housing-
 265 related programs in the immediate area.

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

268 9. Conditional use for Baranof Warm Springs townsite (USS 3110, 3921A, and 3921B).

269 10. Permitted use on properties outside of the Gary Paxton industrial park core as defined by
 270 22.16.170.C; conditional on properties within the Gary Paxton industrial park core.

271

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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			<u>P</u>	
• Mariculture/aquaculture												P		C	C				<u>P</u>	
• Winery/brewery, small scale									C	C	C	P	P	C	C				<u>P/C</u> <u>(7)</u>	
• Textile mill products										C	C	P	P	C	C				<u>P/C</u> <u>(7)</u>	
• Apparel and textile products										C	C	P	P	C	C				<u>P/C</u> <u>(7)</u>	
• Wood products, except furniture										C	C	P	P	PU/CS	C				<u>P/C</u> <u>(7)</u>	
• Furniture and fixtures										P	P	P	P	P	C				<u>P/C</u> <u>(7)</u>	
• Paper and allied products										C	C	P	P	C	C				<u>P/C</u> <u>(7)</u>	

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)
• Petroleum refining and related products										C	C	P	P					<u>C</u>	
• Rubber and plastics products										C	C	P	P					<u>P/C</u> <u>(7)</u>	
• Leather and leather goods										P	P	P	P	C	C			<u>P/C</u> <u>(7)</u>	
• Tannery										C	C							<u>P/C</u> <u>(7)</u>	
• Stone, clay, glass and concrete products										C	C	P	P	C	C			<u>P/C</u> <u>(7)</u>	
• Primary metal products										C	C	P	P	C	C			<u>P/C</u> <u>(7)</u>	
• Asphalt plant/concrete batch plant													C						
• Fabricated metal products										C	C	P	P	C				<u>P/C</u> <u>(7)</u>	
• Industrial and commercial machinery										C	C	P	P					<u>P/C</u> <u>(7)</u>	
• Heavy machinery and equipment										C	C	P	P					<u>P/C</u> <u>(7)</u>	
• Computer and office equipment										P	P	P	P	C	C			<u>P/C</u> <u>(7)</u>	
• Electronic and electric equipment										P	P	P	P	PU/CS	C			<u>P/C</u> <u>(7)</u>	
• Miscellaneous vehicle manufacturing										C	C	P	P	C				<u>P/C</u> <u>(7)</u>	
• Boat building										C	C	P(5)	P	C				<u>P</u>	
• <u>Marine equipment</u>										<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>PU/CS</u>	<u>C</u>			<u>P</u>	
• Tire retreading										C	C	P	P					<u>P/C</u> <u>(7)</u>	
• Other manufacturing										C	C	P	P(6)	C	C			<u>P/C</u> <u>(7)</u>	
• Marijuana cultivation facility									C	C	C	C	C	C	C				
• Marijuana cultivation facility, limited									C	C	C	C	C	C	C				

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 product manufacturing facility									C	C	C	C	C	C	C				
• Marijuana product manufacturing facility, extract only									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				<u>P</u>
• Boat storage										P	P	P	P						<u>P</u>
• Construction materials storage									P	P	P	P	P	C	C	C			<u>P/C</u> <u>(7)</u>
• 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					<u>P/C</u> <u>(7)</u>
• Self-service storage									P	P	P	P	P	C					
• Log storage	C									C	C	P	P	C		P			<u>P/C</u> <u>(7)(9)</u>
• Freight and cargo services									P	P	P	P(5)	P	C					<u>P/C</u> <u>(7)</u>
• Equipment rental services									P	C	C	P	P	C					<u>P/C</u> <u>(7)</u>
• Vehicle rental services									P	P	P	P	P	C					<u>P/C</u> <u>(7)</u>
• Natural resource extraction and mining support facilities												C	C	C	C				C
• Storage of explosives													C						
• Bulk fuel storage												C							<u>C</u>

P: Public Lands District

C-1/C-2: General Commercial and General Commercial/Mobile Home Districts

SF: Single-Family District

WD: Waterfront District

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

273 P – Permitted

274 C – Conditional Use Permit Required

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

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

277 1. Public facilities not otherwise identified may be permitted in the public zone subject to
278 planning commission recommendation and assembly approval subject to findings of fact that
279 show the use is in the public interest, all reasonable safeguards are to be employed to protect
280 the surrounding area, and that there are no reasonable alternative locations for the use.

281 2. All uses in the waterfront district are intended to be water-related or water-dependent except
282 that upland uses may be non-water-related.

283 3. No industrial use shall be of a nature which is noxious or injurious to nearby properties by
284 reason of smoke, emission of dust, refuse matter, odor, gases, fumes, noise, vibration or similar
285 conditions.

286 4. Uses listed as conditional uses in the GI and LI zones may be considered, but not
287 necessarily approved, on a case-by-case basis.

288 5. Ferry terminals, barge freight terminals, docks and harbor facilities including float plane
289 facilities, fueling piers and tank farms and other port facilities are permitted principal uses
290 subject to planning commission review and public hearing and assembly approval of a binding
291 site plan.

292 6. Automobile wrecking yards, salvage yards, and junkyards are conditional uses and shall be
293 set back a minimum of 20 feet from property lines and be enclosed by fences a minimum of
294 eight feet in height. The setback area may be used for customer parking but not for vehicle
295 storage.

296 7. ~~Any uses, except retail and business uses, and natural resource extraction and mining~~
 297 ~~support facilities uses may be approved in accordance with SGC [2.100.080](#).~~ Permitted as an
 298 ~~accessory use in conjunction with a permitted principal use; conditional as a sole principal use.~~

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

301 9. Conditional use on properties outside of the Gary Paxton industrial park core as defined by
 302 22.16.170.C; prohibited on properties within the Gary Paxton industrial core.

303 **Table 22.16.015-6. Retail and Business Uses**

ZONES	P(1)	S	SFL	R-1	R-1	R-1	R-2	R-2	CBD(	C	C	WD(	I(3)	GI(4)	LI(4)	R	OS	GP	C(10)
	)	F	D		MH	LDM		MH	8)	-1	-2	2))))
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					<u>GP</u>	
• 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			<u>PC</u>	
• Motor vehicle and boat dealers									P(7)	P	P	P(5)		C				P	
• Auto supply stores									P	P	P			C	C			P	

ZONES	P(1)	S F	SFL D	R-1	R-1 MH	R-1 LDM H	R-2	R-2 MH P	CBD(8)	C -1	C -2	WD(2)	I(3)	GI(4)	LI(4)	R	OS	GP	C(10)
• Gasoline service stations									C	P	P		P	C	C			C	
• Apparel and accessory stores									P	P	P	P(5)		C	C				
• Furniture and home furnishing stores									P	P	P			C				€	
• Eating and drinking places									P	P	P	P	C	PU/CS	C	C		C(11)	
• 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			€	
• 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				
• 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			€P	

ZONES	P(1))	S F	SFL D	R-1	R-1 MH	R-1 LDM H	R-2	R-2 MH P	CBD(8)	C-1	C-2	WD(2)	I(3))	GI(4)	LI(4))	R	OS	GP	C(10))
• Florists									P	P	P			C	C				
• Medical supply stores									P	P	P			C	C				
• Pet shops									P	P	P			C	C				P(12))
• Sales of goods that are wholly manufactured at Gary Paxton industrial park GPIIP																			P
• Sales of gifts, souvenirs and promotional materials that bear the logo or trade name of a GPIIP permitted use business																			P
• 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				
• On-site marijuana consumption facility									C	C	C	C	C	C	C				

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)
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			<u>P/C</u> <u>(13)</u>	
• 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

WD: Waterfront District

SFLD: Single-Family Low Density District

I: Industrial District

R-1: Single-Family/Duplex District

GI: General Island District

R-1 MH: Single-Family/Duplex/Manufactured Home District

LI: Large Island District

R-1 LDMH: Single-Family/Duplex and Single-Family/Manufactured Home Low Density Districts

R: Recreational District

R-2: Multifamily District

OS: Open Space District

R-2 MHP: Multifamily/Mobile Home District

GP: Gary Paxton Special District

CBD: Central Business District

C: Cemetery District

304 P – Permitted

305 C – Conditional Use Permit Required

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

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

308 1. Public facilities not otherwise identified may be permitted in the public zone subject to
 309 planning commission recommendation and assembly approval subject to findings of fact that

- 310 show the use is in the public interest, all reasonable safeguards are to be employed to protect
311 the surrounding area, and that there are no reasonable alternative locations for the use.
- 312 2. All uses in the waterfront district are intended to be water-related or water-dependent except
313 that upland uses may be non-water-related.
- 314 3. No industrial use shall be of a nature which is noxious or injurious to nearby properties by
315 reason of smoke, emission of dust, refuse matter, odor, gases, fumes, noise, vibration or similar
316 conditions.
- 317 4. Uses listed as conditional uses in the GI and LI zones may be considered, but not
318 necessarily approved, on a case-by-case basis.
- 319 5. When associated with a water-related principal use.
- 320 6. Small scale convenience stores subordinate to principal permitted uses.
- 321 7. Motor vehicles and boat dealers permitted on a short-term basis.
- 322 8. Kiosks, outdoor restaurants, portable structures such as food stands and other temporary
323 structures that are clearly incidental to the primary use on the lot are permitted uses. Mobile
324 food carts on wheels are permitted uses on private property. Kiosks, outdoor restaurants,
325 portable structures such as food stands and other temporary structures that are not clearly
326 incidental to the primary use on the lot are conditional uses.
- 327 9. Commercial home horticulture conditional use permits governed by SGC [22.25.025](#).
- 328 10. All uses in the cemetery district are intended to be cemetery-related and conducted with
329 reverence and respect for those interred.
- 330 11. Food trucks, trailers, and carts are permitted as accessory uses.
- 331 12. Conditional use on properties outside of the Gary Paxton industrial park core as defined by
332 22.16.170.C; prohibited on properties within the Gary Paxton industrial park core.
- 333 13. Permitted as an accessory use in conjunction with a permitted principal use; conditional as a
334 sole principal use.

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338 **22.16.016 Accessory uses.**

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

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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
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, I, and GP zones
Boardwalks	R zone

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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.~~ The primary intent of the zone is to support marine trades and services, aquaculture and seafood processing, manufacturing, and industrial storage uses.

B. *Residential uses.* In order to preserve and promote the primary intent of the zone, certain residential uses are limited to housing for those engaged in work within the zone and in industries as described in the zone's primary intent.

C. *The Gary Paxton industrial park core.* In order to preserve and promote the primary intent of the zone, certain uses may only be permitted or conditional outside of the Gary Paxton industrial

362 park core. The Gary Paxton industrial park core is defined as properties in the zone seaward of
363 the Sawmill Creek Road right-of-way and west of the Sawmill Creek outlet into Silver Bay.

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367 **5. EFFECTIVE DATE.** This ordinance shall become effective on the day after the
368 date of its passage.

369

370 **PASSED, APPROVED, AND ADOPTED** by the Assembly of the City and Borough of
371 Sitka, Alaska, this 23rd day of June, 2026.

372

373

374

Steven Eisenbeisz, Mayor

375

376 ATTEST:

377

378

Sara Peterson, MMC

380 Municipal Clerk

381

382 1st reading: 6/9/2026

383 2nd and final reading: 6/23/2026

384

385 Sponsor: Administrator