

CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2016-14

AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA AMENDING SITKA GENERAL CODE TITLE 22.16.015 "PERMITTED, CONDITIONAL AND PROHIBITED USES" TO ALLOW SHORT-TERM RENTALS IN THE PUBLIC ZONE AS A CONDITIONAL USE

1. **CLASSIFICATION.** This ordinance is of a permanent nature and is intended to be a part of the Sitka General Code of the City and Borough of Sitka, Alaska.
2. **SEVERABILITY.** If any provision of this ordinance or any application thereof to any person or circumstance is held invalid, the remainder of this ordinance and application thereof to any person and circumstances shall not be affected thereby.
3. **PURPOSE.** The purpose of this ordinance is to 1) allow short term rentals in the public zone as a conditional use.
4. **ENACTMENT.** NOW, THEREFORE, BE IT ENACTED by the Assembly of the City and Borough of Sitka that SGC Chapter 22.16.015 is amended to read as follows (new language underlined; deleted language stricken):

**Chapter 22.16
DISTRICT REGULATIONS**

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22.16.015 Permitted, conditional and prohibited uses.

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**Table 22.16.015-1
Residential Land Uses**

Zones	P(1)	S F	SF LD	R-1	R-1 MH	R-1 LD MH	R-2	R-2 MHP	CBD (11, 12)	C-1 (11)	C-2 (11)	WD (2, 11)	I	GI (3, 10)	LI(3)	R	O S	GP (13)
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			

Zones	P(1)	S F	SF LD	R-1	R-1 MH	R-1 LD MH	R-2	R-2 MHP	CBD (11, 12)	C-1 (11)	C-2 (11)	WD (2, 11)	I	GI (3, 10)	LI(3)	R	O S	GP (13)
• 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			C	C			
• 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				
• 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				C(7)	C(7)	C(7)	C(8)	C(8)	P	P	P	P		P	C			

Zones	P(1)	S F	SF LD	R-1	R-1 MH	R-1 LD MH	R-2	R-2 MHP	CBD (11, 12)	C-1 (11)	C-2 (11)	WD (2, 11)	I	GI (3, 10)	LI(3)	R	O S	GP (13)
breakfast																		
• Short-term rental	<u>C(15)</u>			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			

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C. Residential Uses Table 22.16.015-1 Footnotes.

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15. Conditional Use limited to allow boats to be used as short-term rentals in Harbors and slips within the Public Lands zoning district.

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

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PASSED, APPROVED, AND ADOPTED by the Assembly of the City and Borough of Sitka, Alaska this 10th day of May, 2016.

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Mim McConnell, Mayor

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ATTEST:

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Sara Peterson, CMC

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Municipal Clerk

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