



CITY AND BOROUGH OF SITKA

Meeting Agenda - Final

Planning Commission

Wednesday, September 16, 2020

7:00 PM

Harrigan Centennial Hall

I. CALL TO ORDER AND ROLL CALL

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

A [PM 20-15](#) Approve the September 2, 2020 minutes.

IV. PERSONS TO BE HEARD

(Public participation on any item off the agenda. All public testimony is not to exceed 3 minutes for any individual, unless the Chair imposes other time constraints at the beginning of the agenda item.)

V. PLANNING DIRECTOR'S REPORT

VI. REPORTS

VII. THE EVENING BUSINESS

B [ZA 20-05](#) Public hearing and consideration of a zoning text amendment to Sitka General Code 22.16 District Regulations for the Gary Paxton Special Zone. The request is filed by the Gary Paxton Industrial Park Board of Directors.

VIII. ADJOURNMENT

NOTE: More information on these agenda items can be found at <https://sitka.legistar.com/Calendar.aspx> or by contacting the Planning Office at 100 Lincoln Street. Individuals having concerns or comments on any item are encouraged to provide written comments to the Planning Office or make comments at the Planning Commission meeting. Written comments may be dropped off at the Planning Office in City Hall or emailed to planning@cityofsitka.org. Teleconference options can be found at <https://www.cityofsitka.com/government/departments/planning/index.html>. Those with questions may call (907) 747-1814.

Publish:



CITY AND BOROUGH OF SITKA

Minutes - Draft

Planning Commission

Wednesday, September 2, 2020

7:00 PM

Harrigan Centennial Hall

I. CALL TO ORDER AND ROLL CALL

Present: Chris Spivey (Chair), Darrell Windsor, Randy Hughey, Stacy Mudry
Absent: Kevin Mosher (Assembly Liaison)
Staff: Amy Ainslie (Planning Director), Ben Mejia (Planner I)
Public: Todd White, Julie White, Ariadne Will (Sitka Sentinel)

Chair Spivey called the meeting to order at 7:00 pm

II. CONSIDERATION OF THE AGENDA

III. CONSIDERATION OF THE MINUTES

A [PM 20-14](#) Approve the August 5, 2020 minutes.

Attachments: [13-August 5 2020 DRAFT](#)

M-Windsor/S-Mudry moved to approve the August 5, 2020 minutes. Motion passed 4-0 by voice vote.

IV. PERSONS TO BE HEARD

V. PLANNING DIRECTOR'S REPORT

Ainslie briefed the Commission on her site visit to Baranof Warm Springs and found it helpful to contextualize the area.

Ainslie informed the Commission that the Request for Information (RFI) for 4951 Halibut Point Road, identified in the No Name Mountain master plan as Harbor Point, closed on August 21st and responses would go before the Assembly for review and direction on September 8th.

Ainslie reported that the Planning Commission vacancy continued to be advertised but no applicants had submitted at this time. Ainslie informed the Commission of Department Head changes at City Hall. Jay Sweeney had moved on from his position as Chief Finance and Administrative Officer and was succeeded by Melissa Haley. Don Kluting had retired from his position as Harrigan Centennial Hall Manager and was succeeded by Tony Rosas. Ainslie reminded the Commission that City Hall would be closed on Monday, September 7th in observance of Labor Day.

Windsor asked how many RFI responses had been submitted for Harbor Point. Ainslie responded that there had been three submissions.

VI. REPORTS**VII. THE EVENING BUSINESS**

- B** [CUP 20-13](#) Public hearing and consideration of a conditional use permit for an accessory dwelling unit at 3407 Halibut Point Road in the R-1 MH single-family, duplex, and manufactured home district. The property is also known as Lot 10, Subdivision of Lot 1A, USS 2752. The request is filed by Todd and Julie White. The owners of record are Todd and Julie White.

Attachments: [CUP 20-13 White 3407 HPR ADU Staff Report](#)
 [CUP 20-13 White 3407 HPR ADU Aerial](#)
 [CUP 20-13 White 3407 HPR ADU Site & Parking Plan](#)
 [CUP 20-13 White 3407 HPR ADU ADU Elevation & Floor Plan](#)
 [CUP 20-13 White 3407 HPR ADU Primary Home Elevation & Floor Plan](#)
 [CUP 20-13 White 3407 HPR ADU Current Plat](#)
 [CUP 20-13 White 3407 HPR ADU Proposed BLA Plat](#)
 [CUP 20-13 White 3407 HPR ADU ROW Survey](#)
 [CUP 20-13 White 3407 HPR ADU Photos](#)
 [CUP 20-13 White 3407 HPR ADU Applicant Materials](#)

Ainslie informed the Commission that the two items on the agenda were related to a single request that required two steps. Ainslie noted factors for the Commission to consider, whether this was a suitable use and location for an Accessory Dwelling Unit (ADU) and whether a variance request would be acceptable.

Ainslie described the site as approximately 7,200 square feet, situated in the R-1MH zone in which ADU's require a conditional use permit. The site had an existing structure that would be demolished and a single family home and ADU would be built. Ainslie informed the Commission that the lot was oddly shaped, approximately 190' wide with varying depths of about 48' at its northern end to about 28' at its southern end. Ainslie noted that there was a difference between how Halibut Point Road was platted and where it was built. Ainslie informed the Commission that the lot had a pending Boundary Line Adjustment (BLA) and its recording was a condition of approval.

Ainslie told the Commission that ADU's have 14 conditions/requirements however the Code was written such that if those conditions were not met, a Conditional Use Permit (CUP) was needed, rather than an outright denial for proposed ADUs that did not meet all 14 conditions. Ainslie listed the factors that met the conditions. Ainslie noted that the property was accessed via a state Right of Way (ROW). The ADU was not intended for short term rental. The ADU was on the same parcel as a Single Family Home (SFH). Only one ADU was proposed on the lot. An ADU was not permitted to be a Mobile home, travel trailer, or recreational vehicle. An ADU could only be considered with a SFH. The appearance of the ADU would mirror the main property. The conditions of stair placement on the side or rear yard did not apply as no stairs were proposed. The proposal included two off street parking spots excluding garage.

Ainslie then noted the conditions that were not met in the proposal. While the proposal met the zoning & development standards for height and lot coverage, it did not meet the setback requirement which was why a variance was requested. The proposal placed the entrance in the front of the ADU though conditions stipulate that the entrance should be placed at the side or rear of the property.

Ainslie noted that while the Code states that an ADU should have a maximum size of 800 square feet, the wording was such that it was unclear whether the square footage is for the living space or if it is to include the area of a garage. The proposed ADU has a living space below the maximum at 792 square feet but a 275 square foot garage was also proposed. Ainslie informed the Commission that what should be included in the square footage cap was at the Commission's discretion. Ainslie noted that the Code also states that an ADU should be built without a variance, though a variance was requested to reduce setbacks. Staff recommended approval.

The applicants, Todd and Julie White, were present telephonically. Windsor noted from the site photos that the string line property line was over the sea wall. Mr. Todd responded that he had originally thought there was no setback for the rear of the property because it was tideland but Ainslie had informed him there was 8' rear setback. Windsor clarified his question and asked if they were adding rock to the shoreline. Windsor asked if that would be allowed by the State. Mr. White responded that he had spoken with the Army Corps of Engineers, and they did not express concern.

Having no further questions, the applicants were excused. The Commission voiced their support of the proposal.

M-Mudry/S-Windsor moved to approve the conditional use permit for an accessory dwelling unit at 3407 Halibut Point Road in the R-1MH single-family, duplex, and manufactured home district subject to the attached conditions of approval. The property was also known as Lot 10, Subdivision of Lot 1A, USS 2752. The request was filed by Todd and Julie White. The owners of record were Todd and Julie White. Motion passed 4-0 by voice vote.

M-Mudry/S-Windsor moved to adopt the findings as listed in the staff report.. Motion passed 4-0 by voice vote.

C [VAR 20-09](#)

Public hearing and consideration of a variance to reduce the front setback from 14 feet to 1 foot and the rear setback from 8 feet to 0 feet at 3407 Halibut Point Road in the R-1 MH single-family, duplex, and manufactured home district. The property is also known as Lot 10, Subdivision of Lot 1A, USS 2752. The request is filed by Todd and Julie White. The owners of record are Todd and Julie White.

Attachments: [V 20-09 White 3407 HPR Variance Staff Report](#)
[V 20-09 White 3407 HPR Variance Aerial](#)
[V 20-09 White 3407 HPR Variance Site and Parking Plan](#)
[V 20-09 White 3407 HPR Variance ADU Elevation & Floor Plan](#)
[V 20-09 White 3407 HPR Variance Primary Home Elevation & Floor Plan](#)
[V 20-09 White 3407 HPR Variance Current Plat](#)
[V 20-09 White 3407 HPR Variance Proposed BLA Plat](#)
[V 20-09 White 3407 HPR Variance ROW Survey](#)
[V 20-09 White 3407 HPR Variance As-builts](#)
[V 20-09 White 3407 HPR Variance Photos](#)
[V 20-09 White 3407 HPR Variance Applicant Materials](#)

Ainslie informed the Commission that the request was for a variance to reduce the front setback from 14' to 1' and the rear setback from 8' to 0'. Ainslie described the site as approximately 7,200 square feet, situated in the R-1MH zone in which ADUs require a conditional use permit. The site had an existing structure that would be demolished and a single family home and ADU would be built. Ainslie informed the Commission that the lot was oddly shaped, approximately 190' wide with varying depths of about 48' at its northern end to about 28' at its southern end. Ainslie noted that there was a difference between how Halibut Point Road was platted and where it was built, and stated the distance of the property line to the edge of the asphalt as approximately 28'. Ainslie informed the Commission that the lot had a pending Boundary Line Adjustment (BLA) and its recording was a condition of approval.

Ainslie explained that the applicants requested a front setback reduction from to keep as close to the front as possible in order to leave space behind the structures and enable access to the sea wall with equipment for maintenance. Ainslie indicated that it was not uncommon for properties on Halibut Point Road to have structures within their front setback due to the lack of depth of the lots. Ainslie noted that the proposal met the off-street parking requirements.

Ainslie explained that due to the property abutting the tidelands at their property line, the typical reasons for a rear setback such as for ingress and egress, creating a buffer between properties, and providing fire separation did not apply. Ainslie also noted that the request for the 0' rear setback reduction was primarily to allow for decks and structures themselves would be farther in from the rear property line. Staff recommended approval.

The applicants, Todd and Julie White, were present. Having no further questions from the Commission, the applicants were dismissed. The Commission discussed the similarity of this item to previous variance requests and saw no issue with its approval.

M-Windsor/S-Mudry moved to approve the zoning variance for reductions in the front and rear setbacks at 3407 Halibut Point Road in the R-1MH single-family, duplex, and manufactured home district subject to the attached conditions of approval. The property was also known as Lot 10, Subdivision of Lot 1A, USS 2752. The request was filed by Todd and Julie White. The owners of record were Todd and Julie White. Motion passed 4-0 by voice vote.

M-Windsor/S-Mudry moved to adopt the findings as listed in the staff report.

Motion passed 4-0 by voice vote.

VIII. ADJOURNMENT

Seeing no objections, Chair Spivey adjourned at 7:25 PM.



City and Borough of Sitka

100 Lincoln Street • Sitka, Alaska 99835

Coast Guard City, USA

Planning and Community Development Department

AGENDA ITEM

Case No: ZA 20-05
Proposal: Amend the district regulations for the GP zone
Applicant: Gary Paxton Industrial Park Board of Directors
Location: Gary Paxton Industrial Park
Legal: Various
Zone: Industrial

PROJECT DESCRIPTION

This request is for a zoning text change to amend the Sitka General Code (SGC) district regulations within the zoning code for the Gary Paxton special zone.

KEY POINTS AND CONCERNS

- This zoning text amendment fundamentally alters how uses are governed and reviewed within the park. GPIP Board of Directors will have less review and oversight of uses, shifting review for conditional uses to the Planning Commission.
- Function of zoning and uses within GP zone will be akin to all other zoning districts.

RECOMMENDATION

Staff recommends approval of this zoning text change.

ATTACHMENTS

Attachment A: Applicant Proposed Text Changes
Attachment B: Applicant Materials

BACKGROUND

The intent of the Industrial zone as stated in SGC 22.16.110 is *“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.”*

In describing how the use tables within the district regulations function, the code makes several exemptions for how they function within the GP zone (SGC 22.16.015):

“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 Section 2.38.080.

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 22.30, Zoning Code Administration.”

In short, the only binding use table for the GP zone as of now is Table 22.16.015-6 Retail and Business Uses, and the one line for natural resource extraction and mining support facilities listed in Table 22.16.015-5. All other uses can be approved by the GPIIP Board of Directors.

ANALYSIS

The GPIIP Board of Directors in May of 2019 decided that due to the trending change in ownership of parcels within the park (originally all parcels were owned by CBS and leased whereas a majority of properties are privately owned), the codified certainty of zoning would be a more appropriate way to govern uses for future buyers and owners of lots within the park.

This zoning change would make the GP zone more akin to a traditional zoning district in terms of its specified, codified uses and process around conditional uses. Below is a simplified version of uses as they would be in the GP zone if this zoning text amendment were to succeed. For brevity, prohibited uses are not represented. Asterisks (*) indicate uses that are currently specified/indicated for the GPIIP zone, recognizing that the only binding ones were in Table 22.16.015-6 and for natural resource extraction.

Table 22.16.015-1 Residential Land Uses	
Bunkhouse for transient workers	P
Table 22.16.015-2 Cultural/Recreational Uses	
Commercial use docks	P
Table 22.16.015-3 General Services Uses	
General services	P
Automotive repair	P
Automotive services	P
Miscellaneous repair	P
Kennel	C
Marijuana testing facility*	C
Vocational school	P
Specialized instruction school	P
Table 22.16.015-4 Public Facilities Uses	
Public agency warehouse	P
Utility facilities (transformers, pump stations, etc.)	P

Solid waste transfer facility	P
Wastewater treatment plant	C
Public water supply facility	C
Public transportation facility/airport	C
Animal shelter	C
Recycling facility	P
Housing support facility	P
Table 22.16.015-5 Manufacturing/Storage Uses	
Food products including seafood processing	P
Mariculture	P
Winery/brewery, small scale	P
Textile mill products	P
Apparel and textile products	P
Wood products, except furniture	P
Furniture and fixtures	P
Paper and allied products	P

Petroleum refining and related products	P
Rubber and plastics products	P
Leather and leather goods	P
Tannery	P
Stone, clay, glass, and concrete products	P
Primary metal products	P
Asphalt plant/concrete batch plant	P
Fabricated metal products	P
Industrial and commercial machinery	P
Heavy machinery and equipment	P
Computer and office equipment	P
Electronic and electric equipment	P
Miscellaneous vehicle manufacturing	P
Boat building	P
Tire retreading	P
Other manufacturing	P

Marijuana cultivation facility*	C
Marijuana cultivation facility, limited*	C
Marijuana product manufacturing facility*	C
Marijuana product manufacturing facility, extract only*	C
Marine equipment/commercial fishing gear/material storage	P
Boat storage	P
Construction materials storage	P
Trucking, courier and taxi service facilities	P
Warehousing and wholesale trade	P
Self-service storage	P
Log storage	P
Freight and cargo services	P
Equipment rental services	P
Vehicle rental services	P
Natural resource extraction and mining support facilities	P
Bulk fuel storage	P

Table 22.16.015-6 Retail and Business Uses	
Building, hardware and garden materials*	P
Bulk forest product sales*	P
Retail forest products sales	P
Food stores	P
Agricultural product sales*	P
Motor vehicle and boat dealers*	P
Auto supply stores*	P
Gasoline service stations	P
Furniture and home furnishing stores*	C
Eating and drinking places*	C
Used goods, secondhand stores*	C
Monuments, tombstones and gravestones*	P
Fuel dealers	P
Pet shops	P
Sales of goods that are wholly manufactured at GPIIP*	P

Sales of gifts, souvenirs and promotional materials that bear the logo or trade name of a GPIIP permitted use businesses*	P
Commercial home horticulture	P
Horticulture and related structures*	P
Marijuana retail facility*	C
General business services	P
Professional offices*	P
Communications services*	P
Research and development services*	P

The only recommendations that staff had on the applicant's originally submitted application was for "Resort" which the applicants had originally indicated as a "P" and eating and drinking places which the applicants wished to change from "C" to "P".

Resorts were included in the original request due to a misunderstanding of the zoning district's boundaries and keeping future growth options available. After reviewing the district boundaries, it was determined that a resort would be an inappropriate use within the district.

Eating and drinking places could serve several useful purposes within the district, catering to visitors at Fortress of the Bear, workers at the park, or customers utilizing future services at the park. However, unmitigated or unplanned, proliferation of eating and drinking place could attract substantially more non-park related pedestrian and vehicular traffic into the park which may not be wanted. These establishments could also crowd out space for other heavier industrial uses. With the lack of industrial and heavy commercial land in Sitka, staff felt this was an important resource to protect. The conditional use permit process can help to mitigate these concerns and allow for a more purposeful, planned approach to the integration of eating/drinking places within the park.

Overall, staff find the proposed changes by the applicant acceptable and fitting within the intent and character of the zoning district. As the park evolves, further changes may need to be made. As of now, the proposed zoning text amendment creates transparency in its land uses, and sets an appropriate “base level” of uses for the district.

STAFF RECOMMENDATION/CONCLUSION

Staff recommends the zoning text change to amend Title 22 of the Sitka General Code to amend the district regulations for the Gary Paxton special zone.

RECOMMENDED MOTION

“I move to recommend approval of the zoning text change to amend Title 22 of the Sitka General Code to amend the district regulations for the Gary Paxton special zone”.



329 Harbor Drive, Suite 202
Sitka, AK 99835
Phone: 907-747-2660

Thursday, May 16, 2019

MEMORANDUM

To: Gary Paxton Industrial Park (GPIP) Board of Directors
From: Garry White, GPIP Director
Subject: Adjusting GPIP Zoning Code

Introduction

The GPIP Director is recommending that District Zoning Code Regulations be adjusted or modified for the GPIP properties.

Chapter 22.16 of the Sitka General Code (SGC) defines the approved use of property via various land use tables. Nearly every land use table for the GPIP properties does not include defined uses, but rather uses are codified with the following footnote:

Any uses, except retail and business uses, and [natural resource extraction](#) and mining support facilities uses may be approved in accordance with Section [2.38.080](#).

Section 2.38.080 are the GPIP Board's General Powers. Past operating practices have been that if the GPIP Board approves the use, then that is the approved land use for the property.

This method of zoning for the GPIP properties was a sufficient zoning management tool when a majority of the property at the GPIP was owned by the CBS and leased.

Now that a majority of the property is privately owned, any uses of private GPIP property outside of what the original intent use of the property when it was sold is not an approved zoning code use. An Example, if the owners of Lot 5 (Bottling plant) decided to use the property for anything except bottling water, they would need to approach the GPIP Board to get the use approved.

The GPIP Director is recommending that the attached uses in each individual land use table be approved in lieu of having the GPIP Board approve each individual change in future uses of private property.

The GPIP Board will still have the ability to approve leases on the remaining CBS owned property.

Action

- GPIP Discussion and recommendation on suggested land use tables.

**Gary Paxton Industrial Park – Board of Directors Meeting
May 20, 2019, 3:00pm – Harrigan Centennial Hall**

A. CALL TO ORDER: The Chair called the meeting to order at 3:01pm

B. ROLL CALL

Members Present: Vaughn Morrison, Rob Parrish, Scott Wager, Wayne Unger

City Representatives: Brian Hanson, Kevin Mosher

Others Present: Pat Glaab (Northline Seafoods), Camille Ferguson (Sitka Tribe), Robert Woolsey (Raven Radio), Shannon Haugland (Sentinel), Garry White, Sarah Nelson.
Members of the public.

C. Review of Minutes – April 8, 2019

MOTION: M/S Morrison/Parrish moved to approve the minutes of April 8, 2019.

ACTION: Motion **PASSED 3/0** on a voice vote.

D. Correspondence & Other Information – None

E. Changes/Additions/Deletions to Agenda – None

F. Reports

Mr. White reported on activity at the GPIP. The dock has been getting used. The Northline barge left today. The City is moving forward with PND engineers to provide information on the design for a phased development of a vessel haul out. Last week Mr. White met with the Eckert's engineer, they are moving forward. The Admin building was sold last Friday and the utilities will be switched tomorrow.

G. Persons to Be Heard – None

H. Unfinished Business

1. Raw Water Infrastructure Discussion

Mr. White was disappointed with the April 30 Assembly meeting. The meeting had very little public attendance. The Assembly questioned why the city did not ensure that the bulk water line would operate post Blue Lake Dam Expansion. The Assembly directed staff to look into who was responsible ensuring the system worked, to include potential litigation against the project manager. Paul Carson, outside consultant, reported that there are potential safety risks in repairing the raw water line while the system was under pressure. The Assembly discussed different cost estimates to repair the system. The Assembly directed Mr. White to determine if private industry would be willing to pay for repairs on the bulk water line.

NSRAA – the Assembly discussed a new water delivery agreement between the CBS and NSRAA. The agreement presented was different than the agreement the Board recommended approval of at its January meeting. The new agreement requires NSRAA to pump from the after bay and to pay for the electricity to pump the water.

Mr. Wagner added that NSRAA was not given opportunity to present a power point presentation he had created at the Assembly meeting, he did not feel the Assembly had received the full picture of the water system and water rights history. The increased costs of modifications may be greater than the project, hindering them from moving forward. They have hired engineers to look at the project.

Eckert will need to use NSRAA infrastructure for their venture to work. The CBS will have to have an agreement with the NSRAA for water to enter into the raw water pipeline.

Assembly member Kevin Mosher recommended educating the Assembly on the bulk water issue.

I. New Business

1. SBS Lease request for Lot 9c

SBS month to month lease for lot 9c from May to September 2019.

MOTION: **M/S Morrison/Parrish** moved to approve the Lot 9c lease to Silver Bay Seafoods from May through September 2019.

ACTION: **Motion PASSED 3/0** in a voice vote – Wayne Unger recused.

2. Northline Seafood's request to terminate Lot 9a lease

Northline is requesting to terminate their lease of Lot 9a two months early, the lease ends in August. They launched their barge and it left today.

MOTION: **M/S Unger/Morrison** recommended for the Assembly to terminate the lease.

Discussion: Northline built the ramp. Mr. Eddy extended it 6 feet and helped flatten it. Lot 8 is a month to month lease and is being cleaned up. They are looking at working on a large barge at the GPIIP again this fall.

ACTION: **Motion PASSED 4/0** in a voice vote.

3. Proposed adjustment to Sitka General Code 2.38

Mr. White reviewed the code and how the board was set up to operate as a Quasi-Port Authority. The board has been operating as an advisory board, making recommendations to the Assembly. He recommended making changes to the code to make the board an advisory board and looking into what efficiencies could be gained from a Port Authority.

Mr. Hanson stated that the board should recommend the changes to the Assembly. There are a number of issues that need to be addressed. The code will shift duties and responsibilities to the city departments.

MOTION: **M/S Parrish/Morrison** moved to adjust the Sitka General Code 2.38 as Mr. White recommended.

ACTION: **Motion PASSED 4/0** in a voice vote

4. Proposed adjustment to GPIIP Zoning Code

Mr. White outlined how existing zoning code is set up for the GPIIP properties. The current code allows GPIIP Board to approve uses at the GPIIP. This worked when most properties were

leased. Now that a majority of the properties are privately owned, the current zoning code requires property owners to receive GPIIP Board approval if the use of the property changes. It would be better for the code to show what is allowed or not. He reviewed conditional and permitted uses and recommended changes to the Zoning Code.

Mr. Hanson informed the board that is does not have authority to change zoning code. The GPIIP board can bring the recommended changes to the planning department. If they do not approve the proposed changed it can be appealed to the Assembly.

MOTION: **M/S Unger/Parrish** moved that the administration, planning and zoning commission, and the assembly approve the suggested zoning use tables as presented.

ACTION: **Motion PASSED 4/0** in a voice vote.

J. Adjournment: **M/S Unger/Parrish** moved to adjourn meeting at 4:03pm.

Chapter 22.16 DISTRICT REGULATIONS Revised 5/19

Sections:

- [22.16.010](#) Generally.
- [22.16.015](#) Permitted, conditional and prohibited uses. Revised 5/19
- [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. Revised 5/19

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 (part), 2002.)

22.16.015 Permitted, conditional and prohibited uses.

Revised 5/19

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 Section [2.38.080](#).

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 [22.30, Zoning Code](#) Administration.

As outlined in Section [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)	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					P	P		P			P	P	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)	GI (3, 10)	LI(3)	R	OS	GP (13)	C (16)
home on an individual lot																		
• 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					P
• 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)			

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 (3, 10)	LI(3)	R	OS	GP (13)	C (16)
• 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

SF: Single-Family District

SFLD: Single-Family Low [Density](#) District

R-1: Single-Family/Duplex District

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

R-1 LDMH: Single-Family/Duplex and Single-Family/Manufactured Home Low [Density](#) Districts

R-2: Multifamily District

R-2 MHP: Multifamily/Mobile Home District

CBD: Central Business District

C-1/C-2: General [Commercial](#) and General Commercial/ [Mobile Home](#) Districts

WD: Waterfront District

I: [Industrial](#) District

GI: General Island District

LI: Large Island District

R: Recreational District

OS: [Open Space](#) 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.

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. Including zero [lot](#) developments.
5. [Townhouse](#), [cluster housing developments](#) and [planned unit developments](#) are [conditional uses](#) subject to this title and Title [21](#) of this code, 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 four hundred 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 Section 2.38.080.

14. Accessory dwelling units shall be constructed in conformance with the standards outlined in Chapter 22.20, 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

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)
• 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		P	
• Marina	P									P	P	P		C	C	C	P		
• Travel trailer/recreational vehicle park	C									P	P	C		C	C				
• Ballpark/athletic field	P	C	C	C	C	C	C	C		P	P	P	P	P	C	P			
• Amusement and entertainment														PU/CS	C				
• Theater									P	P	P			C	C				
• Theater, drive-in										P	P			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)
• Outdoor amphitheater	P								P	P	P			PU/CS	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 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												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)
slip, float houses permitted in accordance with the Sitka Coastal 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)		

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)
• 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	

P: Public Lands District

SF: Single-Family District

SFLD: Single-Family Low [Density](#) District

R-1: Single-Family/Duplex District

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

R-1 LDMH: Single-Family/Duplex and Single-Family/Manufactured Home
Low [Density](#) Districts

R-2: Multifamily District

R-2 MHP: Multifamily/Mobile Home District

C-1/C-2: General [Commercial](#) and
General Commercial/ [Mobile Home](#)
Districts

WD: Waterfront District

I: [Industrial](#) District

GI: General Island District

LI: Large Island District

R: Recreational District

OS: [Open Space](#) District

GP: Gary Paxton Special District

CBD: Central Business 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 Section [2.38.080](#).

10. All uses in the cemetery district are intended to be [cemetery](#)-related and conducted with reverence and respect for those interred.

Table 22.16.015-3
General Services Uses

ZONES	P(1)	SF	SFLD	R-1 (6)	R-1 MH (6)	R-1 LDMH (6)	R-2 (6)	R-2 MHP	CBD	C-1	C-2	WD(2)	I	GI(3)	LI(3)	R	OS	GP (8)
PERSONAL SERVICES																		
• General services									P	P	P			C				P
• Dry cleaning									P	P	P							
• Industrial laundry										C	C		P					
• Funeral home/crematorium									C	P	P			C				
• Cemeteries/mausoleum	P													C	C			F
• 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
• Miscellaneous repair									P	P	P	P	P	C	C			P
• Social service agencies									P	P	P	C		CU/*S	C			
• Stable	C									C	C			PU/CS		C		
• Kennel										C	C		C	P				C
• 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

[illegible]

P: Public Lands District

SF: Single-Family District

SFLD: Single-Family Low [Density](#) District

R-1: Single-Family/Duplex District

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

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

Low [Density](#) Districts

R-2: Multifamily District

R-2 MHP: Multifamily/Mobile Home District

CBD: Central Business District

C-1/C-2: General [Commercial](#) and
General Commercial/ [Mobile Home](#)
Districts

WD: Waterfront District

I: [Industrial](#) District

GI: General Island District

LI: Large Island District

R: Recreational District

OS: [Open Space](#) 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.

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. Hospital [buildings](#) shall be set back a minimum of ten feet from all property lines.

Table 22.16.015-4

Public Facilities Uses

[illegible]

Table 22.16.015-4
Public Facilities Uses

ZONES	P(1)	SF	SFLD	R-1	R-1	R-2	CBD	C-1	C-2	WD	I	GI(3)	LI(3)	R	OS	GP	C
				1	MH	LDMH	2	MHP								(6)	(8)
Housing support facility (7)							C	C								P	C

P: Public Lands District

SF: Single-Family District

SFLD: Single-Family Low Density District

R-1: Single-Family/Duplex District

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

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

R-2: Multifamily District

R-2 MHP: Multifamily/Mobile Home District

CBD: Central Business District

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

WD: Waterfront District

I: Industrial District

GI: General Island District

LI: Large Island District

R: Recreational District

OS: Open Space 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.

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. Minimum site area is twenty acres.
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. Any uses, except retail and business uses, and [natural resource extraction](#) and mining support facilities uses may be approved in accordance with Section [2.38.080](#).
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.

Table 22.16.015-5
Manufacturing/Storage Uses

ZONES	P(1)	SF	SFLD	R-1	R-1	R-2	CBD	C-1	C-2	WD(2)	I(3)	GI(4)	LI(4)	R	OS	GP (7)	C (8)
MANUFACTURING																	
• Food products include seafood processing								C	C	P	P	C	C	C		P	1
• Mariculture										P		C	C			4	

Table 22.16.015-5

Manufacturing/Storage Uses

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

Table 22.16.015-5

Manufacturing/Storage Uses

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

Table 22.16.015-5
Manufacturing/Storage Uses

ZONES	P(1)	SF	SFLD	R-1 1	R-1 MH	R-1 LDMH	R-2 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									C	C	C	C	C	C	C			C	
• 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					P	
• Marine equipment/ <u>commercial</u> fishing gear/material storage										P	P	P	P	PU/CS	C			P	
• Boat storage										P	P	P	P					P	
• Construction materials storage									P	P	P	P	P	C	C	C		P	

Table 22.16.015-5
Manufacturing/Storage Uses

ZONES	P(1)	SF	SFLD	R-1	R-1	R-2	R-2	C-1	C-2	WD(2)	I(3)	GI(4)	LI(4)	R	OS	GP (7)	C (8)
• Trucking, courier and taxi service facilities								P	P	P	P(5)	P	C	C			P
• Warehousing and wholesale trade								P	P	P	P(5)	P	C				P
• Self-service storage								P	P	P	P	P	C				P
• Log storage	C								C	C	P	P	C		P		P
• Freight and cargo services								P	P	P	P(5)	P	C				P
• Equipment rental services								P	C	C	P	P	C				P
• Vehicle rental services								P	P	P	P	P	C				P
• <u>Natural resource extraction</u> and mining support facilities											C	C	C	C			C → P
• Storage of explosives												C					
• Bulk fuel storage												C					P

P: Public Lands District

SF: Single-Family District

C-1/C-2: General Commercial and

General Commercial/ Mobile Home

Districts

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

LI: Large Island District

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

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 twenty 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 Section [2.38.080](#).

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	P
• 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	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)
• 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	P
• 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	P
• 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				

Retail and Business Uses

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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)
permitted use business																			
• Stand alone souvenir and gift shops									P	P	P	P							
• Bulk retail										P	P			C	C				
• <u>Commercial</u> <u>home horticulture</u>	P	C	C	C(9)	C(9)		C(9)	C(9)	P	P	P	P		PU/ CS(9)	C(9)	P	P	P	
• <u>Horticulture</u> and related <u>structures</u>	P								P	P	P	P						P	
• Marijuana retail facility									C	C	C	C	C	C	C			C	
BUSINESS SERVICES																		P	
• <u>General</u> <u>business services</u>									P	P	P	P(5)	P	C	C			C	P
• Professional <u>offices</u>							C	C	P	P	P	P(5)		C	C			P	
• 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

SF: Single-Family District

C-1/C-2: General [Commercial](#) and
General Commercial/ [Mobile Home](#)
Districts

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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 Section [22.24.025](#).
10. All uses in the cemetery district are intended to be [cemetery](#)-related and conducted with reverence and respect for those interred.