

# CITY AND BOROUGH OF SITKA

## ORDINANCE NO. XXXX-19

### AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA AMENDING SITKA GENERAL CODE TITLE 22 ZONING MAPS AND BOUNDARIES SPECIFICALLY TITLE 22.12.010 "DISTRICTS ESTABLISHED," TITLE 22.16 DISTRICT REGULATIONS ADDING A SECTION 22.16.180 SJOD – SHELDON JACKSON OVERLAY DISTRICT, AND ADDING A COLUMN TO TABLES 22.16.015-1 THROUGH 22.16.015-6

- 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.
- 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.
- PURPOSE.** The purpose of this ordinance is to 1) allow a variety of business, retail, and lodging uses in the Sheldon Jackson Overlay District not otherwise permitted in the underlying R-2 zoning district.
- 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

\* \* \*

#### 22.12.010 SJOD Sheldon Jackson Overlay District

22.16.015 Permitted, conditional and prohibited uses.

\* \* \*

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)	<u>SJ (16)</u>
RESIDENTIAL																			
• Single-family detached		P	P	P(4)	P(4)	P(4)	P(4)	P(4)		P	P	P		P	P	P	P		<u>P</u>
• Townhouse				C(5)	C(5)	C(5)	C(5)	C(5)	C	P	P	P		C	C				<u>P</u>

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)	SJ (16)
• Duplex				P	P		P	P		P	P	P		P	P				<u>P</u>
• Residential zero lot line				P	P	P	P	P		P	P	P							<u>P</u>
• Multiple- family				C(5)	C(5)	C(5)	P(5)	P(5)	P(5,8)	P(5)	P(5)	P(5)		C	C				<u>P</u>
• 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											<u>P</u>
GROUP RESIDENCE S														C	C				<u>P</u>
• Assisted living	C						C	C						C	C				
• Bunkhouse for transient workers							C	C				C		C					<u>P</u>
• Dormitory	C(4)						C	C											<u>P</u>
• Quasi- institutional	C			C	C	C	C	C						C	C				
TEMPORARY LODGING																			
• Hostel							C	C		P	P	P							<u>P</u>
• Hotel/motel									P	P	P	P		PU/ CS	C	C			<u>P</u>

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)	<u>SJ</u> (16)
• Bed and breakfast				C(7)	C(7)	C(7)	C(8)	C(8)	P	P	P	P		P	C				<u>P</u>
• Short-term rental	C(15)			C	C	C	C	C	P	P(9)	P(9)	P(9)		P	C	P(9)			<u>P</u>
• Rooming house							C	C	C	P	P	P		C	C				<u>P</u>
• Lodge										P	P	P		PU/ CS	C				<u>P</u>
• Limited storage				C(6)	C(6)	C(6)	C(6)	C(6)						P	C				

\* \* \*

C. Residential Uses Table 22.16.015-1 Footnotes.

16. Unless otherwise indicated, all requirements of the underlying R-2 zone apply.

**Table 22.16.015-2**  
**Cultural/Recreational Uses**

ZONES	P(1)	SF (7)	SF LD (7)	R-1 (7)	R-1 MH (7)	R-1 LD MH (7)	R-2 (7)	R-2 MHP (7)	CBD	C-1	C-2	WD (2)	I	GI (3)	LI(3)	R	OS	GP (9)	<u>SJ</u> (13)
CULTURAL																			
• Library	P								P	P	P			P	P				
• Museum	P								P	P	P			P	P				
• Conference center							C	C	P	P	P			C	C				<u>P</u>
• <a href="#">Church</a>		C	C	C	C	C	C	C	P	P	P			PU	C				<u>C</u>



**Table 22.16.015-2**  
**Cultural/Recreational Uses**

ZONES	P(1)	SF (7)	LD (7)	R-1 (7)	MH (7)	R-1 LD MH (7)	R-2 (7)	MHP (7)	CBD	C-1	C-2	WD (2)	I	GI (3)	LI(3)	R	OS	GP (9)	<u>SJ</u> <u>(13)</u>
														/C S					
• Art gallery	P			C(4)	C(4)	C(4)	C(4)	C(4)	P	P	P	C		C	C				<u>P</u>
• Radio station												P							
RECREATIONAL																			
• Park and recreation														P	P				<u>P</u>
• Park	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		<u>P</u>
• 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			
• 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			<u>P</u>
• Amusement and entertainment														PU /C S	C				<u>P</u>
• Theater									P	P	P			C	C				<u>P</u>
• Theater, drive-in										P	P			C	C				

**Table 22.16.015-2**  
**Cultural/Recreational Uses**

ZONES	P(1)	SF (7)	LD (7)	R-1 (7)	R-1 MH (7)	R-1 LD MH (7)	R-2 MHP (7)	CBD	C-1	C-2	WD (2)	I	GI (3)	LI(3)	R	OS	GP (9)	<u>SJ</u> <u>(13)</u>
• Outdoor amphitheater	P							P	P	P			PU /C S	C		P		<u>P</u>
• Bowling center								P	P	P			C	C				
• <a href="#">Sports club</a> 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 <a href="#">dock</a> and float exceed 300 linear feet		C	C	C	C	C	C	C			P		P(8)	P(8)	P(8)	P(8)		

**Table 22.16.015-2**  
**Cultural/Recreational Uses**

<b>ZONES</b>	<b>P(1)</b>	<b>SF (7)</b>	<b>LD (7)</b>	<b>R-1 (7)</b>	<b>R-1 MH (7)</b>	<b>LD MH (7)</b>	<b>R-2 (7)</b>	<b>R-2 MHP (7)</b>	<b>CBD</b>	<b>C-1</b>	<b>C-2</b>	<b>WD (2)</b>	<b>I</b>	<b>GI (3)</b>	<b>LI(3)</b>	<b>R</b>	<b>OS</b>	<b>GP (9)</b>	<b><u>SJ</u> (13)</b>
• Personal use docks—one lease slip, float houses permitted in accordance with the Sitka Coastal Management Program, no linear perimeter restriction, allowing liveaboards, and allowing float planes												P		P(8)	P(8)	P(8)	P(8)		
• 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)		

**Table 22.16.015-2**  
**Cultural/Recreational Uses**

ZONES	P(1)	SF (7)	SF LD (7)	R-1 (7)	R-1 MH (7)	R-1 LD MH (7)	R-2 (7)	R-2 MHP (7)	CBD	C-1	C-2	WD (2)	I	GI (3)	LI(3)	R	OS	GP (9)	<u>SJ</u> <u>(13)</u>
• Personal use docks—liveaboards, no more than 300-foot perimeter							P	P				P		P(8)	P(8)	P(8)	P(8)		
• <a href="#">Community personal use docks</a>		C	C	C	C	C	C	C				P		P(8)	P(8)	P(8)	P(8)		
• <a href="#">Commercial use docks</a>									P	P	P	P	C	C	C	C			<u>P</u> <u>(14)</u>

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

SJ: Sheldon Jackson Overlay District

Footnotes: 13. Unless otherwise indicated, all requirements of the underlying R-2 zone apply.



14. Docks and moorage allowed only for direct support of operations.

Table 22.16.015-3  
General Services Uses

ZONES	P(1)	SF	LD	R-1 (6)	R-1 MH (6)	R-1 LDMH (6)	R-2	R-2 MHP	CBD	C-1	C-2	WD (2)	I	GL(3)	LI (3)	R	OS	GP (8)	SJ
PERSONAL SERVICES																			
• General services									P	P	P			C					
• Dry cleaning									P	P	P								
• <a href="#">Industrial</a> laundry										C	C		P						
• Funeral home/crematorium									C	P	P			C					
• Cemeteries/mausoleum	P													C	C				
• Day care/kindergartens	P			P(6)	P(6)	P(6)	P(5)	P(5)	C	P(5)	P(5)			P	P				<u>P</u>
• Veterinary clinic							(7)		C	C	C		P	C					
• Automotive repair									C	P	P	P	P	C					
• Automotive service									C	P	P	P	P	C					
• Miscellaneous repair									P	P	P	P	P	C	C				
• Social service agencies									P	P	P	C		CU/ S	C				
• Stable	C									C	C			PU/ S		C			
• <a href="#">Kennel</a>										C	C		C	P					
• Bank							C	C	P	P	P			C	C				
• Credit union							C	C	P	P	P			C	C				
• Massage treatments																C			<u>P</u>



ZONES	P(1)	SF	LD	R-1 (6)	R-1 MH (6)	R-1 LDMH (6)	R-2	MHP	CBD	C-1	C-2	WD (2)	I	GI(3)	LI (3)	R	OS	GP (8)	<u>SJ</u>
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			C	
• Miscellaneous health facility							C	C	C	C	C			C	C				
EDUCATIONAL SERVICES																			
• Elementary school	P						C	C	C	C	C			C	C				<u>P</u>
• Middle/junior high school	P						C	C	C	C	C			C	C				<u>P</u>
• Secondary/high school	P						C	C	C	C	C			C	C				<u>P</u>
• 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				<u>P</u>
• School district support facility (excluding bus barns)	P						C	C	C	P	P		P	C	C				<u>P</u>
• Auditorium	P																		<u>P</u>

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**Table 22.16.015-4**  
**Public Facilities 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	GI(3)	LI(3)	R	OS	GP (6)	<u>SJ</u>
GOVERNMENT SERVICES										C									
• Public agency or utility <a href="#">office</a>	P								P	C				PU/CS	C				
• Public agency or utility service yard	P									C		P	P	C	C				
• Public agency warehouse	P									C		P	P	C	C				
PUBLIC SERVICES																			
Courts	P								P					C	C				
Police station	P								P	P	P			C	C				
Fire station	P			C	C	C	C	C	P	P	P	C	C	PU/CS	C	C			<u>C</u>
Utility facilities (transformers, pump stations, etc.)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		<u>P</u>
Solid waste transfer facility	C(4)									C	C	C	C	C	C				
Landfill	P													C	C	C			
Land clearing landfills	C													C					
Wastewater treatment plant	C									C	C	P	P	C	C				
Public water supply facility	P									P	P	P	P	C	C	P			

**Table 22.16.015-4**  
**Public Facilities 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	GI(3)	LI(3)	R	OS	GP (6)	<u>SJ</u>
Public transportation facility/airport	C								C	C	C	P(5)	P	C					
Animal shelter	P									C	C		C	C					
Recycling facility	C																		
Housing support facility (7)							C	C											<u>P</u>

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**Table 22.16.015-5**  
**Manufacturing/Storage Uses**

ZONES	P(1)	SF	SF LD	R-1	R-1 MH	R-1 LD MH	R-2	R-2 MHP	CBD	C -1	C -2	WD (2)	I(3)	GI(4)	LI(4)	R	O S	P (7)	G <u>SJ</u>
MANUFACTURING																			
• Food products include seafood processing										C	C	P	P	C	C	C			<u>P</u>
• Mariculture												P		C	C				<u>P</u>
• Winery/brewery, small scale									C	C	C	P	P	C	C				
• Textile mill products										C	C	P	P	C	C				
• Apparel and textile products										C	C	P	P	C	C				
• Wood products, except furniture										C	C	P	P	PU/C S	C				
• Furniture and fixtures										P	P	P	P	P	C				
• Paper and allied products										C	C	P	P	C	C				
• Petroleum refining and related products										C	C	P	P						
• Rubber and plastics products										C	C	P	P						
• Leather and leather goods										P	P	P	P	C	C				
• Tannery										C	C								
• Stone, clay, glass and concrete products										C	C	P	P	C	C				
• Primary metal products										C	C	P	P	C	C				
• Asphalt plant/concrete batch													C						



Table 22.16.015-5

## Manufacturing/Storage Uses

ZONES	P(1)	SF	LD	R-1	R-1 MH	R-1 LD	R-2	R-2 MHP	CBD	C -1	C -2	WD (2)	I(3)	GI(4)	LI(4)	R	S	O	P	G SJ
plant																				
• Fabricated metal products										C	C	P	P	C						
• <a href="#">Industrial</a> and <a href="#">commercial</a> machinery										C	C	P	P							
• Heavy machinery and equipment										C	C	P	P							
• Computer and <a href="#">office</a> equipment										P	P	P	P	C	C					
• Electronic and electric equipment										P	P	P	P	PU/C S	C					
• Miscellaneous vehicle manufacturing										C	C	P	P	C						
• Boat <a href="#">building</a>										C	C	P(5)	P	C						
• Tire retreading										C	C	P	P							
• Other manufacturing										C	C	P	P(6)	C	C					
• 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							
• Marine										P	P	P	P	PU/C	C					

Table 22.16.015-5

## Manufacturing/Storage Uses

ZONES	P(1)	SF	SF LD	R-1 MH	R-1 LD MH	R-2 MHP	CBD	C -1	C -2	WD (2)	I(3)	GI(4)	LI(4)	R	O	G P SJ
equipment/ <a href="#">commercial</a> fishing gear/material storage												S				
• Boat storage								P	P	P	P					
• Construction materials storage							P	P	P	P	P	C	C	C		
• 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				
• Self-service storage							P	P	P	P	P	C				
• Log storage	C							C	C	P	P	C		P		
• Freight and cargo services							P	P	P	P(5)	P	C				
• Equipment rental services							P	C	C	P	P	C				
• Vehicle rental services							P	P	P	P	P	C				
• <a href="#">Natural resource extraction</a> and mining support facilities										C	C	C	C			C
• Storage of explosives											C					
• Bulk fuel storage										C						

P: Public Lands District

SF: Single-Family District

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

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

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R-2 MHP: Multifamily/Mobile Home District

GP: Gary Paxton Special District

CBD: Central Business District

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**Table 22.16.015-6**

**Retail and Business Uses**

ZONES	P(1)	SF	SF LD	R-1 R-1	R-1 MH	R-1 LDMH	R-2	R-2 MHP	CB D (8)	C- 1	C -2	WD (2)	I(3)	GI(4)	LI(4)	R	OS	GP	<u>SJ</u>
RETAIL USES																			
• <a href="#">Building</a> , 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	
• Art galleries and sales of art									P	P	P	P							<u>P</u>
• Department and variety stores									P	P	P	P(5)		C	C				<u>P</u>
• Food stores									P	P	P	P(5)		C	C	C(6)		C	
• Agricultural product sales										P	P		P	C	C			P	
• Motor vehicle and boat dealers									P(7)	P	P	P(5)		C				P	

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

<b>ZONES</b>	<b>P(1)</b>	<b>SF</b>	<b>LD</b>	<b>R-1</b>	<b>MH</b>	<b>R-1</b>	<b>LDMH</b>	<b>R-2</b>	<b>MHP</b>	<b>CB</b>	<b>D</b>	<b>C-1</b>	<b>C-2</b>	<b>WD</b>	<b>I(3)</b>	<b>GI(4)</b>	<b>LI(4)</b>	<b>R</b>	<b>OS</b>	<b>GP</b>	<b>SJ</b>
• Auto supply stores										P	P	P				C	C			P	
• Gasoline service stations										C	P	P		P		C	C			C	
• Apparel and accessory stores										P	P	P	P(5)			C	C				<u>P</u>
• Furniture and home furnishing stores										P	P	P				C				C	
• Eating and drinking places										P	P	P	P	C		PU/ CS	C			C	<u>P</u>
• 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				<u>P</u>
• 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				<u>P</u>
• Fabric stores										P	P	P				C	C				
• Fuel dealers											P	P		P		C	C			C	
• Florists										P	P	P				C	C				<u>P</u>
• Medical supply										P	P	P				C	C				



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

ZONES	P(1)	SF	LD	R-1	MH	R-1 LDMH	R-2	MHP	CB D (8)	C- 1	C -2	WD (2)	I(3)	GI(4)	LI(4)	R	OS	GP	<u>SJ</u>
stores																			
• Pet shops									P	P	P			C	C				
• Sales of goods that are wholly manufactured at Gary Paxton <a href="#">industrial</a> park GPIP																		P	
• Sales of gifts, souvenirs and promotional materials that bear the logo or trade name of a GPIP permitted use business																		P	
• Stand alone souvenir and gift shops									P	P	P	P							<u>P</u>
• Bulk retail										P	P			C	C				
• <a href="#">Commercial home horticulture</a>	P	C	C	C(9)	C(9)		C(9)	C(9)	P	P	P	P		PU/ CS(9)	C(9)	P	P		
• <a href="#">Horticulture</a> and related <a href="#">structures</a>	P								P	P	P	P						P	
• Marijuana retail facility									C	C	C	C	C	C	C			C	
BUSINESS SERVICES																		P	
• General business services									P	P	P	P(5)	P	C	C			C	<u>P</u>
• Professional <a href="#">offices</a>							C	C	P	P	P	P(5)		C	C			P	<u>P</u>

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

ZONES	P(1)	SF	LD	R-1	MH	R-1 LDMH	R-2	MHP	CB D (8)	C-1	C-2	WD (2)	I(3)	GI(4)	LI(4)	R	OS	GP	SJ
• Communication services									P	P	P	P(5)		C	C			P	
• Research and development services									C	P	P	C(5)	P	C	C			P	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

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

SJ: Sheldon Jackson Overlay District

## 22.16.180 SJOD Sheldon Jackson Overlay District

A. Intent. The Sheldon Jackson Overlay District is intended to provide opportunity for business activities within the district which support, and are consistent with, the missions of the educational, scientific, and artistic organizations which operate within the district on the historic campus. Development and zoning standards of the underlying R-2 zoning district remain the same, except as specifically amended in the use tables in Title 22.

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

**PASSED, APPROVED, AND ADOPTED** by the Assembly of the City and Borough of Sitka, Alaska this xx day of xx, 2019.

\_\_\_\_\_  
Gary Paxton, Mayor

ATTEST:

\_\_\_\_\_  
Sara Peterson, CMC  
Municipal Clerk

DRAFT