

CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2019-15

**AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA AMENDING TITLE 22
“ZONING” OF THE SITKA GENERAL CODE BY MODIFYING CHAPTERS 22.08
“DEFINITIONS”, CHAPTER 22.12 “ZONING MAPS AND BOUNDARIES”, CHAPTER
22.16 “DISTRICT REGULATIONS”, CHAPTER 22.20 “SUPPLEMENTAL DISTRICT
REGULATIONS AND DEVELOPMENT STANDARDS” AND ADDING NEW SECTION
22.16.180 “C CEMETERY DISTRICT” TO CREATE A CEMETERY DISTRICT**

1. CLASSIFICATION. This ordinance is of a permanent nature and is intended to become a part of the Sitka General Code.

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 create a cemeteries zoning district. The city zoning code currently lacks a designation for cemeteries. Historically, cemeteries have resided in varied zoning districts, including the residential zoning districts R-1 and R-2, and the public zoning district P. The intent of the cemetery district is to contain land used for cemeteries and limited accessory uses. All uses in the cemetery district are intended to be cemetery-related and conducted with reverence and respect for those interred. It is a highly restrictive district. This ordinance adds no lands to the newly created cemeteries zoning district.

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 chapters 22.08, entitled “Definitions”, chapter 22.12, entitled “Zoning Maps and Boundaries”, chapter 22.16, entitled “District Regulations”, chapter 22.20, entitled “Supplemental District Regulations and Development Standards” and adding new section 22.16.180, entitled “C cemetery district”, to read as follows (deleted language stricken, new language underlined):

**Title 22
ZONING**

Chapters:

- 22.04 Introduction and General Provisions**
- 22.08 Definitions**
- 22.12 Zoning Maps and Boundaries**
- 22.16 District Regulations**
- 22.20 Supplemental District Regulations and Development Standards**
- 22.24 Special Use Permits**
- 22.30 Zoning Code Administration**

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**Chapter 22.08
DEFINITIONS**

Sections:

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22.08.164 Cemetery.

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22.08.164 Cemetery.

"Cemetery" means an area set apart for or containing graves, mausoleums, urns, or similar arrangements for the deceased.

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**Chapter 22.12
ZONING MAPS AND BOUNDARIES**

Sections:

22.12.010 District established.

22.12.020 Maps.

22.12.030 Maps-Changes.

22.12.040 Maps- Replacement.

22.12.050 District boundary- Interpretation when uncertainty exists.

22.12.060 District boundary- Interpretation when street/alley vacated.

22.12.010 District established.

The city and borough is divided into districts as shown on the zoning maps of the city and borough which, together with all explanatory matter, are adopted by reference to be a part of this title. The districts shall be as follows:

P	Public lands district
SF/SFLD	Single-family and single-family low density residential districts
R-1 LDMH	Single-family or duplex low density or single-family low density manufactured home district
R-1	Single-family and duplex residential district
R-1 MH	Single-family and duplex manufactured home district
R-2	Multifamily district

R-2 MHP	Multifamily and 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	Recreation district
OS	Open space district
GP	Gary Paxton special district
<u>C</u>	<u>Cemetery district</u>

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Chapter 22.16 DISTRICT REGULATIONS

Sections:

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

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)	<u>C</u> (16)
• 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)			
• 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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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

119

120 P—Permitted

121

122 C—Conditional Use Permit Required

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124 PU/CS—Permitted on Unsubdivided Islands and Conditional Use on Subdivided Islands

125 C. Residential Uses Table 22.16.015-1 Footnotes.

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129 16. All uses in the cemetery district are intended to be cemetery-related and conducted130 with reverence and respect for those interred.

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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)	<u>C</u> (10)
CULTURAL																			
• Library	P								P	P	P			P	P				
• Museum	P								P	P	P			P	P				<u>C</u>
• Conference center							C	C	P	P	P			C	C				
• Church		C	C	C	C	C	C	C	P	P	P			PU/CS	C				<u>C</u>
• 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		<u>C</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			
• Amusement and entertainment														PU/CS	C				
• Theater										P	P	P		C	C				
• Theater, drive-in										P	P			C	C				
• Outdoor amphitheater	P									P	P	P		PU/CS	C		P		

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)
• 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 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										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)
allowed if permitted in accordance with Sitka Coastal Management Program																			
• 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: 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

132

133 P—Permitted

134

135 C—Conditional Use Permit Required

136

137 PU/CS—Permitted on Unsubdivided Islands and Conditional Use on Subdivided Islands

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

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

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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 (7)	R-2 MHP	CBD	C-1	C-2	WD (2)	I	GI(3)	LI (3)	R	OS	GP (8)	C (9)
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					
• 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/CS		C			
• Kennel										C	C		C	P					
• Bank							C	C	P	P	P			C	C				
• Credit union							C	C	P	P	P			C	C				
• Massage treatments																C			

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 R-2 (6)	R-2 MHP	CBD	C-1	C-2	WD (2)	I	GI(3)	LI (3)	R	OS	GP (8)	C (9)
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				
• 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				
• Specialized instruction school	P						C	C	C	C	C			C	C				
• College/university	P								C	C	C			C	C				
• School district support facility (excluding bus barns)	P						C	C	C	P	P		P	C	C				
• Auditorium	P																		

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R-2: Multifamily District

R-2 MHP: Multifamily/Mobile Home District

CBD: Central Business District

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146 P—Permitted

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148 C—Conditional Use Permit Required

149

150 PU/CS—Permitted on Unsubdivided Islands and Conditional Use on Subdivided Islands

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152 CU/*S—Conditional Use on Unsubdivided Islands and Prohibited on Subdivided Islands

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154 E. General Services Uses Table 22.16.015-3 Footnotes.

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157 9. All uses in the cemetery district are intended to be cemetery-related and conducted
 158 with reverence and respect for those interred.
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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>C</u> (8)
GOVERNMENT SERVICES										C									
• Public agency or utility office	P								P	C				PU/C S	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				

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	R-2 MHP	CBD	C-1	C-2	WD (2)	I	GI(3)	LI (3)	R	OS	GP (6)	C (8)
Fire station	P			C	C	C	C	C	P	P	P	C	C	PU/C S	C	C			
Utility facilities (transformers, pump stations, etc.)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Solid waste transfer facility	C(4)									C	C	C	C	C	C				
Landfill	P												C	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			
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											

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LI: Large Island District

R: Recreational District

OS: Open Space District

R-2 MHP: Multifamily/Mobile Home District

CBD: Central Business District

GP: Gary Paxton Special District

C: Cemetery District

161

162 P—Permitted

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164 C—Conditional Use Permit Required

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166 PU/CS—Permitted on Unsubdivided Islands and Conditional Use on Subdivided Islands

167 F. Public Facilities Uses Table 22.16.015-4 Footnotes

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170 8. All uses in the cemetery district are intended to be cemetery –related and conducted
 171 with reverence and respect for those interred.

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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)	<u>C (8)</u>
MANUFACTURING																			
• Food products include seafood processing										C	C	P	P	C	C	C			
• Mariculture												P		C	C				
• 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/CS	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										P	P	P	P	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)
leather goods																			
• 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 plant													C						
• Fabricated metal products										C	C	P	P	C					
• Industrial and commercial machinery										C	C	P	P						
• Heavy machinery and equipment										C	C	P	P						
• Computer and office equipment										P	P	P	P	C	C				
• Electronic and electric equipment										P	P	P	P	PU/CS	C				
• Miscellaneous vehicle manufacturing										C	C	P	P	C					
• Boat building										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									C	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)
only																			
STORAGE AND WAREHOUSING													P						
• Marine equipment/ commercial fishing gear/material storage										P	P	P	P	PU/CS	C				
• 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					
• Natural resource extraction and mining support facilities												C	C	C	C			C	
• Storage of explosives													C						
• Bulk fuel storage												C							

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R-1: Single-Family/Duplex District

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

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District

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

LI: Large Island District

R: Recreational District

R-2: Multifamily District

OS: Open Space District

R-2 MHP: Multifamily/Mobile Home District

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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.

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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	<u>C</u> (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	
• 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			P	
• Motor vehicle and boat dealers									P(7)	P	P	P(5)		C				P	
• Auto supply stores									P	P	P			C	C			P	

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[illegible]

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	<u>C</u> (10)
souvenirs and promotional materials that bear the logo or trade name of a GPIP permitted use business																			
• Stand alone souvenir and gift shops									P	P	P	P							
• Bulk retail										P	P			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			C	
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			P	
• Communications services									P	P	P	P(5)		C	C			P	
• Research and development services									C	P	P	C(5)	P	C	C			P	

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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

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

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

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

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

* * *

22.16.180 C cemetery district.

A. Intent. The Cemetery district is intended to contain land used for cemeteries and limited accessory uses. All uses in the cemetery district are intended to be cemetery-related and conducted with reverence and respect for those interred. This a highly restrictive district.

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Chapter 22.20

SUPPLEMENTAL DISTRICT REGULATIONS AND DEVELOPMENT STANDARDS

Sections:

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22.20.030 Classification of new and unlisted uses.

* * *

22.20.030 Classification of new and unlisted uses.

* * *

Table 22.20-1

Development Standards⁽²⁾

	MINIMUM LOT REQUIREMENTS	MINIMUM SETBACKS	MAXIMUM HEIGHTS (19)	MAXIMUM BUILDING COVERAGE	MAXIMUM DENSITY
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ZONES	Width	Area^(1, 18)	Front⁽³⁾	Rear	Side	Principal Structures	Accessory Structures		
P	(4)	(4)	20 ft.	15 ft.	10 ft.	40 ft.	16 ft.	35%	
SF ⁽¹⁶⁾	80 ft.	8,000 s.f.	20 ft. ⁽⁸⁾	10 ft. ⁽⁹⁾	8 ft.	35 ft. ⁽¹⁰⁾	16 ft.	35%	
SFLD	80 ft.	15,000 s.f.	20 ft. ⁽⁸⁾	20 ft. ⁽⁹⁾	15 ft.	35 ft. ⁽¹⁰⁾	16 ft.	35%	
R-1 ^(6, 16)	80 ft.	8,000 s.f.	20 ft. ⁽⁸⁾	10 ft. ⁽⁹⁾	8 ft.	35 ft. ⁽¹⁰⁾	16 ft.	35%	
R-1 MH ^(6, 16)	80 ft.	8,000 s.f.	20 ft. ⁽⁸⁾	10 ft. ⁽⁹⁾	8 ft.	35 ft. ⁽¹⁰⁾	16 ft.	35%	
R-1 LD/LDMH	80 ft.	15,000 s.f. ⁽⁵⁾	20 ft. ⁽⁸⁾	20 ft. ⁽⁹⁾	15 ft.	35 ft. ⁽¹⁰⁾	16 ft.	35%	
R-2 ^(6, 16)	80 ft.	8,000 s.f. for the first two units and 1,000 s.f. for each additional unit	20 ft. ⁽⁸⁾	10 ft. ⁽⁹⁾	8 ft.	40 ft.	16 ft.	50%	Maximum density = 24 DU/A
R-2 MHP ⁽⁶⁾	80 ft.	Same as R-2	20 ft. ⁽⁸⁾	10 ft. ⁽⁹⁾	8 ft.	40 ft.	16 ft.	50%	Same as R-2
CBD ⁽¹⁷⁾	None	None ⁽⁷⁾	(11)	(11)	(11)	50 ft.	16 ft.	None	
C-1 ⁽⁶⁾	60 ft.	6,000 s.f. ⁽⁷⁾	20 ft. ⁽⁸⁾	10 ft.	5 ft.	40 ft.	16 ft.	None, except for setback areas	
C-2 ⁽⁶⁾	60 ft.	6,000 s.f. ⁽⁷⁾	20 ft. ⁽⁸⁾	10 ft.	5 ft.	40 ft.	16 ft.	Same as C-1	
WD ⁽⁶⁾	60 ft.	6,000 s.f. ⁽⁷⁾	20 ft. ^(8, 12)	5 ft. ⁽¹²⁾	10 ft. ⁽¹²⁾	40 ft.	16 ft.	Same as C-1	
GP	50 ft.	5,000 s.f.	10 ft.	5 ft. ⁽¹²⁾	10 ft. ⁽¹²⁾	50 ft.	50 ft.	Same as C-1	

Table 22.20-1
Development Standards⁽²⁾

	MINIMUM LOT REQUIREMENTS		MINIMUM SETBACKS			MAXIMUM HEIGHTS (19)		MAXIMUM BUILDING COVERAGE	MAXIMUM DENSITY
ZONES	Width	Area ^(1, 18)	Front ⁽³⁾	Rear	Side	Principal Structures	Accessory Structures		
I	100 ft.	15,000 s.f.	20 ft. ⁽⁸⁾	10 ft.	5 ft.	40 ft.	16 ft.	50% ⁽¹³⁾	
LI	None	1 acre ⁽¹⁴⁾	None ⁽¹⁵⁾	None ⁽¹⁵⁾	None ⁽¹⁵⁾	35 ft.	35 ft.	25%	
GI	None	1 acre	None ⁽¹⁵⁾	None ⁽¹⁵⁾	None ⁽¹⁵⁾	35 ft.	35 ft.	None	
R	(16)	(16)	20 ft.	10 ft.	5 ft.	35 ft.	20 ft.	50%	
OS	None	1 acre	None ⁽¹⁵⁾	None ⁽¹⁵⁾	None ⁽¹⁵⁾	35 ft.	35 ft.	None ⁽¹⁵⁾	
<u>C</u>	<u>None</u>	<u>None</u>	<u>15 ft.</u>	<u>10 ft.</u>	<u>10 ft.</u>	<u>35 ft.</u>	<u>35 ft.</u>	<u>None, except for setback areas</u>	

* * *

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 23rd day of April, 2019.

Gary L. Paxton, Mayor

ATTEST:

Sara Peterson, MMC
Municipal Clerk

1st reading 4/9/19
2nd and final reading 4/23/19