

CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2019-16

**AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA AMENDING TITLE 22
“ZONING” OF THE SITKA GENERAL CODE BY MODIFYING CHAPTER 22.20
“SUPPLEMENTAL DISTRICT REGULATIONS AND DEVELOPMENT STANDARDS”**

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 provide for smaller lot sizes, reduced setbacks, and a higher percentage of building coverage on lots in all residential zoning districts except those designated low density. The intent is to reduce the cost of housing by allowing for more efficient use of developed and developable lands.

4. ENACTMENT. NOW, THEREFORE, BE IT ENACTED by the Assembly of the City and Borough of Sitka that the Sitka General Code Title 22, be amended by modifying chapter 22.20, entitled “Supplemental District Regulations and Development Standards”, 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 22.20

SUPPLEMENTAL DISTRICT REGULATIONS AND DEVELOPMENT STANDARDS

Sections:

* * *

- 22.22.030 Classification of new and unlisted uses.**
- 22.20.035 Notes to Table 22.20-1.**

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22.20.030 Classification of new and unlisted uses.

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54**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, 16)	Rear	Side ⁽¹⁶⁾	Principal Structures	Accessory Structures		
P	⁽⁴⁾	⁽⁴⁾	20 ft.	15 ft.	10 ft.	40 ft.	16 ft.	35%	
SF ⁽¹⁶⁾	80 ft.	8,000 6,000 s.f.	20 14 ft. ⁽⁸⁾	10 8 ft. ⁽⁹⁾	8 5/9 ft. ⁽²⁰⁾	35 ft. ⁽¹⁰⁾	16 ft.	35 50%	
SFLD	80 ft.	15,000 s.f.	20 ft. ⁽⁸⁾	20 ft. ⁽⁹⁾	15 ft.	35 ft. ⁽¹⁰⁾	16 ft.	35%	
R-1 ^(6, 46)	80 ft.	8,000 6,000 s.f.	20 14 ft. ⁽⁸⁾	10 8 ft. ⁽⁹⁾	8 5/9 ft. ⁽²⁰⁾	35 ft. ⁽¹⁰⁾	16 ft.	35 50%	
R-1 MH ^(6, 46)	80 ft.	8,000 6,000 s.f.	20 14 ft. ⁽⁸⁾	10 8 ft. ⁽⁹⁾	8 5/9 ft. ⁽²⁰⁾	35 ft. ⁽¹⁰⁾	16 ft.	30 50%	
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, 46)	80 ft.	8,000 6,000 s.f. for the first two units and 1,000 s.f. for each additional unit	20 14 ft. ⁽⁸⁾	10 8 ft. ⁽⁹⁾	8 5/9 ft. ⁽²⁰⁾	40 ft.	16 ft.	50%	Maximum density = 24 DU/A
R-2 MHP ⁽⁶⁾	80 ft.	Same as R-2	20 14 ft. ⁽⁸⁾	10 8 ft. ⁽⁹⁾	8 5/9 ft. ⁽²⁰⁾	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 14 ft. ⁽⁸⁾	10 8 ft. ⁽⁹⁾	5 ft.	40 ft.	16 ft.	None, except for setback areas	
C-2 ⁽⁶⁾	60 ft.	6,000 s.f. ⁽⁷⁾	20 14 ft. ⁽⁸⁾	10 8 ft.	5 ft.	40 ft.	16 ft.	Same as C-1	
WD ⁽⁶⁾	60 ft.	6,000 s.f. ⁽⁷⁾	20 14 ft. ^(8, 12)	5 ft. ⁽¹²⁾	10 5/9 ft. ⁽¹²⁾ (20)	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	
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⁾	

	MINIMUM LOT REQUIREMENTS		MINIMUM SETBACKS			MAXIMUM HEIGHTS ⁽¹⁹⁾		MAXIMUM BUILDING COVERAGE	MAXIMUM DENSITY
ZONES	Width	Area ^(1, 18)	Front ^(3, 16)	Rear	Side ⁽¹⁶⁾	Principal Structures	Accessory Structures		
C	None	None	15 ft.	10 ft.	10 ft.	35 ft.	35 ft.	None, except for setback areas	

22.20.035 Notes to Table 22.20-1.

1. Minimum lot area net of access easements.
2. All developed lots and parcels shall have access to a public street and circulation within the development to ensure adequate vehicular circulation for parking, freight, and emergency vehicles. Where lots or parcels do not front on and have direct access to streets, a minimum twenty-foot improved driveway with a minimum of a twelve-foot wide developed driveable surface on a legal easement shall provide access between the subject development and the street.
3. Front setbacks apply to all lot lines adjacent a public street. Corner lots have two front setbacks.
4. As determined by the specific use and its parking and loading requirements.
5. Duplex shall have a minimum of twelve thousand square feet of lot area per unit.
6. Zero lot line lots shall be a minimum of seven thousand five hundred feet in area.

Additional Note: The minimum square footages for each unit of a zero lot line shall be as follows:

R-1 and R-1 MH ~~4,000 sq. ft.~~ 3,000 sq. ft.

R-1 LD and R-1 LDMH 7,500 sq. ft.

R-2 and R-2 MHP ~~4,000 sq. ft.~~ 3,000 sq. ft.

C-1, C-2 and WD 3,000 sq. ft.

Zero lot lines may be allowed on existing lots of record in the R-1 and R-1 MH zones with square footages less than above if the planning commission finds that there is adequate density and parking.

7. Minimum lot area per dwelling unit shall be six thousand square feet for one and two-family dwellings with an additional one thousand square feet for each additional dwelling unit.

8. Front yard setback shall be ten feet when lots abutting street rights-of-way are equal to or greater than eighty feet.

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97 9. Residential docks are exempt from rear yard setback.
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99 10. ~~Except as exempted~~ Building height as defined by Section 22.20.050.
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101 11. Subject to site plan approval.
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103 12. No setbacks are required from property lines of adjacent filled, intertidal, or submerged
104 tidelands.
105
106 13. Additional building coverage may be permitted subject to site plan approval.
107
108 14. Unless the subject use occupies the entire island.
109
110 15. Where island lots share common property lines, the minimum setback shall be fifteen feet.
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112 16. ~~The minimum side setback on lots in zones SF, R-1, R-1 MH, and R-2 shall be five feet for~~
113 ~~lots that are sixty feet wide or narrower; in all other cases in these zones, the minimum side~~
114 ~~setback shall be eight feet. Site and building plan must be such that tandem (front to back)~~
115 ~~parking is not necessary to provide two off-street parking spaces per dwelling unit as required~~
116 ~~by SGC 22.20.100.~~
117
118 17. A five-foot setback shall be along any property line abutting a public street, alley, or deed
119 access easement. The purpose of this setback shall be to assure that sidewalks, curb and
120 gutter, power pole locations, or other public necessities can be accommodated.
121
122 18. Lot size variances may be allowed for subdivisions that include sidewalks or pathways.
123
124 19. Accessory dwelling units in residential zones shall be limited to a maximum height of
125 twenty-five feet or the height of the existing principal dwelling unit on the property, whichever is
126 less.
127
128 20. The split side setback is to allow a property developer to select a larger side setback on one
129 side of the property in order to provide for parking on that side. See note 16.
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131 **5. EFFECTIVE DATE.** This ordinance shall become effective the day after
132 the date of its passage.
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134 **PASSED, APPROVED, AND ADOPTED** by the Assembly of the City and
135 Borough of Sitka, Alaska, this 14th day of May, 2019.
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139 _____
140 Gary L. Paxton, Mayor

141 ATTEST:

142 _____
143 Sara Peterson, MMC
144 Municipal Clerk

145 1st reading 4/23/19
146 2nd and final reading 5/14/19