

CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2019-16A

**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⁽⁴⁹⁾ 18)		MAXIMUM BUILDING COVERAGE	MAXIMUM DENSITY
ZONES	Width	Area^(1, 18-17)	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 6,000 s.f.	20 14 ft. ⁽⁸⁾	10 8 ft. ⁽⁹⁾	8 5/9 ft. ⁽¹⁹⁾	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. ⁽¹⁹⁾	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. ⁽¹⁹⁾	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. ⁽¹⁹⁾	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. ⁽¹⁹⁾	40 ft.	16 ft.	50%	Same as R-2
CBD ^(17, 18)	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⁾ ⁽¹⁹⁾	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⁾	
C	None	None	15 ft.	10 ft.	10 ft.	35 ft.	35 ft.	None, except	

	MINIMUM LOT REQUIREMENTS		MINIMUM SETBACKS			MAXIMUM HEIGHTS ⁽⁴⁹⁾ ⁽¹⁸⁾		MAXIMUM BUILDING COVERAGE	MAXIMUM DENSITY
ZONES	Width	Area ^(1, 48-17)	Front ⁽³⁾	Rear	Side	Principal Structures	Accessory Structures		
								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. <u>3,000 sq. ft.</u>
R-1 LD and R-1 LDMH	7,500 sq. ft.
R-2 and R-2 MHP	4,000 sq. ft. <u>3,000 sq. ft.</u>
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.
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 those zones, the minimum side~~
114 ~~setback shall be eight feet.~~
115
116 ~~17.~~ 16. A five-foot setback shall be along any property line abutting a public street, alley, or
117 deed access easement. The purpose of this setback shall be to assure that sidewalks, curb and
118 gutter, power pole locations, or other public necessities can be accommodated.
119
120 ~~18.~~ 17. Lot size variances may be allowed for subdivisions that include sidewalks or pathways.
121
122 ~~19.~~ 18. Accessory dwelling units in residential zones shall be limited to a maximum height of
123 twenty-five feet or the height of the existing principal dwelling unit on the property, whichever is
124 less.
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126 ~~20.~~ 19. The split side setback is to allow a property developer to select a larger side setback on
127 one side of the property in order to provide for parking on that side.
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129 **5. EFFECTIVE DATE.** This ordinance shall become effective the day after
130 the date of its passage.
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132 **PASSED, APPROVED, AND ADOPTED** by the Assembly of the City and
133 Borough of Sitka, Alaska, this 28th day of May, 2019.
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136
137 _____
138 Gary L. Paxton, Mayor

139 ATTEST:

140 _____
141 Sara Peterson, MMC
142 Municipal Clerk
143

144 1st reading amended 4/23/19

145 1st reading 5/14/19

146 2nd and final reading 5/28/19