

Chapter 22.04 INTRODUCTION AND GENERAL PROVISIONS

(Ord. [02-1683](#) § 4 (part), 2002.)

Chapter 22.08 DEFINITIONS

Sections:

[22.08.797](#) Tidelands.

[22.08.798](#) TINY HOUSE

[22.08.799](#) TINY HOUSE ON CHASSIS

[22.08.800](#) Townhouse.

Figure 22.08.510

22.08.585 Manufactured home.

“Manufactured home” means a [structure](#) constructed on or after June 15, 1976, according to the United States Department of Housing and Urban Development (“HUD”) standards, transportable in one or more sections which, in the traveling mode is eight feet (two thousand four hundred thirty-eight millimeters) or more in width or forty feet (twelve thousand one hundred ninety-two millimeters) or more in length or, when erected on site, is three hundred twenty square feet (thirty square meters) or more, and which is built on a permanent chassis and designed to be used as a [dwelling](#) with or without a permanent foundation when connected to the required utilities, and includes plumbing, heating and electrical systems. “Manufactured home” shall also include any [structure](#) which meets all the requirements of this definition listed above, except the size requirements, and has a manufacturer certificate required by HUD that complies with HUD standards for [manufactured homes](#).

(Ord. [15-14](#) § 4 (part), 2015; Ord. [10-12](#) § 4(A), 2010.)

(Ord. [16-11](#) § 4 (part), 2016.)

22.08.590 Mobile home.

“Mobile home” means a [structure](#) that was constructed before June 15, 1976, transportable in one or more sections, which, in the traveling mode, is eight feet (two thousand four hundred thirty-eight millimeters) or more in width or forty feet (twelve thousand one hundred ninety-two millimeters) or more in length or, when erected

on site, is three hundred twenty square feet (thirty square meters) or more, and which is built on a permanent chassis and designed to be used as a [dwelling](#) with or without a permanent foundation when connected to the required utilities and includes plumbing, heating, and electrical systems. (Ord. [15-14](#) § 4 (part), 2015; Ord. [10-12](#) § 4(B), 2010.)

22.08.600 Mobile/manufactured home parks.



“Mobile/**manufactured** home parks” means any area, [lot](#) or portion of a [lot](#) where space for two or more [mobile homes](#) **OR TINY HOUSES ON CHASSIS, AND/OR TINY HOUSES** is leased, rented or held out for rent for occupancy and having separate attachments for normal public utilities. **EXCEPTION: A MOBILE/MANUFACTURED HOME WITH AN ADU ON THE SAME LOT SHALL NOT BE CONSIDERED A MOBILE/MANUFACTURED HOME PARK.** (Ord. [02-1683](#) § 4 (part), 2002.)

22.08.610 Mobile/manufactured home subdivision.



“Mobile/**MANUFACTURED** home subdivision” means two or more [mobile homes](#) **OR TINY HOUSES ON CHASSIS OR TINY HOUSES** on separate [lots](#) developed under the subdivision regulations and the [conditional use](#) procedures of this title, where [mobile homes](#), **MANUFACTURED HOMES, OR TINY HOUSES ON CHASSIS, OR TINY HOUSES**, are permanently installed for [residential](#) use on individually owned parcels of property. (Ord. [02-1683](#) § 4 (part), 2002.)

22.08.798 TINY HOUSE

“TINY HOUSE” MEANS A DWELLING THAT IS 400 SQUARE FEET OR LESS IN FLOOR AREA EXCLUDING LOFTS, AND PLACED ON A PERMANENT FOUNDATION.

22.08.799 TINY HOUSE ON CHASSIS

“TINY HOUSE ON CHASSIS” MEANS A DWELLING THAT IS 400 SQUARE FEET OR LESS IN FLOOR AREA EXCLUDING LOFTS, AND IS ON A CHASSIS WITH OR WITHOUT WHEELS.

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.
- [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.

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						

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)
• 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 home OR TINY HOUSE ON CHASSIS on an individual lot					P	P		P			P	P	C	C				
• 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					
• 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)			
• Rooming house							C	C	C	P	P	P	C	C				
• Lodge										P	P	P	PU/ CS	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)
• 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

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.

Footnotes deleted from this draft

22.16.016 Accessory uses. SHARE

A. Intent. Certain uses are incidental and supportive of the [principal use](#). These are indicated for each zoning district in the following table.

Table 22.16.016-1

Accessory Uses

PERMITTED ACCESSORY USES	ZONES
Accessory buildings such as garages and sheds	All zones
Required automobile parking in conjunction with permitted principal or conditional uses	All zones
Off-street parking for one commercial truck or van used for commuting	All residential zones
Required loading facilities	All zones
Utility installations except solid waste disposal facilities and water storage dams	All zones
Home occupations as defined by Section 22.20.060	All residential zones
Private outside storage of small noncommercial trucks, boats, recreational vehicles in required setbacks no closer than five feet to the property line	All residential zones
Parks, playgrounds and open space for informal recreation	All residential zones

Table 22.16.016-1

Accessory Uses

PERMITTED <u>ACCESSORY</u> <u>USES</u>	ZONES
Accessory uses incidental to any permitted use	All nonresidential zones
One small <u>private recreational cabin</u> per <u>lot</u> in addition to the single principal <u>structure</u>	GI, LI and OS zones
One single unit watchman or <u>caretaker dwelling</u>	P and I zones
Boardwalks	R zone

(Ord. [06-06](#) § 4(F), 2006; Ord. [03-1750](#) § 4 (part), 2003; Ord. [02-1683](#) § 4 (part), 2002.)

22.16.020 P public lands district.

A. Intent. The public lands district is intended to contain government-owned lands or lands owned by nonprofit institutions serving the public interest which are utilized for public recreation, education or institutional uses.

B. Return of Land to Public Domain. Should any such land be sold or returned to the public domain, the zoning classification of the adjacent property having the most restricted classification shall be imposed.

(Ord. [04-60](#) § 4(H), 2004.)

22.16.030 SF/SFLD single-family residential and single-family low density residential districts.

A. Intent.

1. The SF/SFLD districts are intended to include lands suited by topography and other natural conditions for urban development and which are provided with a full range of public utilities including sewer, water, electricity and storm drains or are intended to be provided with such utilities in the near future.
2. The SF/SFLD districts are very restrictive districts and may also be utilized as holding districts for lands which are located within the urban area but are not presently served by access or utilities until such time as a full-scale development plan can be adopted to allow a more permanent zoning district designation.
3. For the SFLD, all provisions of the SF district shall apply except that the minimum [lot](#) size shall be fifteen thousand square feet.
4. This district is intended for areas where the lack of utilities or topography makes increased [density](#) undesirable.

B. Prohibited Uses. [Short-term rentals](#) are prohibited in SF and SFLD districts.

(Ord. [02-1683](#) § 4 (part), 2002.)

22.16.035 R-1 LDMH single-family or duplex low density or single-family low density manufactured home district.

A. Intent.

1. All provisions of the R-1 or R-1 MH district shall apply except that the minimum [lot](#) size shall be fifteen thousand square feet.
2. The minimum [lot](#) size for zero [lot](#) line developments in this zone shall be seven thousand five hundred square feet.

(Ord. [10-12](#) § 4 (part), 2010; Ord. [02-1683](#) § 4 (part), 2002.)

22.16.040 R-1 single-family and duplex residential district.



A. Intent. The R-1 district is intended to include lands suited by topography and other natural conditions for urban development and which are provided with a full range of public utilities including sewer, water, electricity and storm drains or are intended to be provided with such utilities in the near future.

1. This district is intended primarily for single-family or duplex residential [dwellings](#) at moderate [densities](#), but [structures](#) and uses required to serve recreational and other public needs of [residential](#) areas are allowed as [conditional uses](#) subject to restrictions intended to preserve the [residential](#) character of the R-1 district.

2. The R-1 district, as it is a very restrictive district, may also be utilized as a holding district for lands which are located within the urban area but are not presently served by access or utilities until such time as a full-scale development plan can be adopted to allow a more permanent zoning district designation.

B. [Signs](#) may be allowed in conjunction with any permitted use subject to the provisions of Chapter [22.20](#) of this title.

(Ord. [02-1683](#) § 4 (part), 2002.)

22.16.045 R-1 MH single-family, duplex and manufactured home zoning district.

A. Intent. See the intent statement for the R-1 district. The R-1 MH district is intended primarily for single-family, single-family [manufactured homes](#) or [duplex dwellings](#), **TINY HOUSES OR TINY HOUSES ON CHASSIS** at moderate [densities](#), but [structures](#) and uses required to serve recreational and other public needs of [residential](#) areas are allowed as [conditional uses](#) subject to restrictions intended to preserve the [residential](#) character of the R-1 MH district.

(Ord. [10-12](#) § 4 (part), 2010; Ord. [02-1683](#) § 4 (part), 2002.)

22.16.050 R-2 multifamily residential district.



A. Intent. The R-2 [residential](#) district is intended to include lands suited by topography and other natural conditions for urban development and which are provided with the full range of public utilities, including sewers, water, electricity, and storm drains or are intended to be provided with such utilities in the near future. This district is intended primarily for single-family and multiple-family residences at moderately high population [densities](#). [Structures](#) required to serve governmental, educational, recreational, religious and limited professional [office](#) needs are allowed subject to permitted or [conditional use](#) restrictions intended to preserve and protect the [residential](#) character of the R-2 district.

B. [Open Space](#). Open or play space shall be provided in all R-2 [residential](#) projects. The amount of allowable space shall be reviewed in consultation with the planning staff and planning commission but in any case shall

not be less than one hundred square feet per [dwelling unit](#), must have a barrier, and be fenced or separated so as to not be used for other purposes, such as parking, storage, etc. In large [projects](#), exceeding twelve units, a minimum of at least one thousand square feet shall be set aside for recreational purposes.

(Ord. [02-1683](#) § 4 (part), 2002.)

22.16.060 R-2 MHP multifamily and mobile home district.

A. Intent. All provisions of the R-2 district shall apply except that permitted [principal uses](#) shall include [mobile home parks](#).

(Ord. [02-1683](#) § 4 (part), 2002.)

22.16.070 CBD central business district.

A. Intent. The central business district is designed specifically for concentrated retail, personal and business services of all kinds satisfying all residents in one central location. It should further prohibit exclusive [residential](#) or [industrial](#) uses which would interfere with the development and continuation of its cohesive business purposes.

(Ord. [02-1683](#) § 4 (part), 2002.)

22.16.080 C-1 general commercial district or C-2 general commercial mobile home district.

A. Intent. The general [commercial](#) district is intended to be served by major essential utilities and to include those areas which are heavily dependent upon vehicular access. The district is intended for those areas surrounding major intersections where [personal services](#), convenience goods and auto-related service facilities are desirable and appropriate land uses. The extension of the general [commercial](#) district along the roads in a strip fashion is to be discouraged.

B. All provisions of the C-1 district apply in the C-2 district, except that permitted uses also include [manufactured homes](#) **AND TINY HOUSES AND TINY HOUSES ON CHASSIS** on single [lots](#) and [manufactured home](#) parks.

(Ord. [10-12](#) § 4 (part), 2010; Ord. [02-1683](#) § 4 (part), 2002.)

22.16.100 WD waterfront district.

A. Intent. The waterfront district is intended to be applied to lands with direct access or close proximity to navigable tidal waters within the urban area of the city and borough. Uses are intended whenever possible to be water-dependent or water-related with particular emphasis on commerce, tourism, [commercial](#) or [industrial](#) enterprises which derive major economic or social benefit from a waterfront location.

(Ord. [02-1683](#) § 4 (part), 2002.)

22.16.110 I industrial district. SHARE

A. Intent. The [industrial](#) district is intended 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.

(Ord. [02-1683](#) § 4 (part), 2002.)

22.16.120 GI general island district. SHARE

A. Intent. The general island district is intended to replace the open general district. One of its goals is to protect the [residential](#) character of small [subdivided islands](#) while providing for [commercial](#) uses on small unsubdivided islands. The zoning district lines are intended to, whenever feasible, include unsubdivided islands of modest size and islands containing six [lots](#) or less.

(Ord. [02-1683](#) § 4 (part), 2002.)

22.16.135 LI large island district. SHARE

A. Intent. The large island district is intended to replace the open rural low [density](#) district. Its goals include protecting the [residential](#) character of the larger [subdivided islands](#). It is intended to cover islands such as Middle Island, Long Island, and Galankin. Islands with seven [lots](#) or more may be included in this zone. An objective of this zone is to have developments served by access [easements](#) built to a defined standard and to have potential moorage areas identified.

(Ord. [02-1683](#) § 4 (part), 2002.)

22.16.150 R recreation district. SHARE

A. Intent. The recreation district is intended to contain both public and private lands to be used for recreation purposes. Lands designated for this district should be evaluated for long-term public benefits to accrue from the protection offered by this designation.

(Ord. [02-1683](#) § 4 (part), 2002.)

22.16.160 OS open space zone. SHARE

A. Intent. The intent of this zone is to serve as a holding zone for large islands or tracts for which specific plans have not been established.

(Ord. [02-1683](#) § 4 (part), 2002.)

22.16.170 GP Gary Paxton special zone. SHARE

A. Intent. The Gary Paxton special zone is intended to apply to the Gary Paxton [industrial](#) park and the associated [tidelands](#) portions and adjacent municipal tracts as defined by the zoning maps. It provides development flexibility for this unique site by allowing many uses that are permitted in both the waterfront and [industrial](#) zoning districts.

(Ord. [14-21](#) § 4 (part), 2014; Ord. [02-1683](#) § 4 (part), 2002.)

22.16.180 C cemetery district. SHARE

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.

(Ord. [19-15](#) § 4 (part), 2019.)

Chapter 22.24 SPECIAL USE PERMITS

D. [Conditional Use](#) Permit Provisions for [Mobile Homes](#) on an Interim Basis in the R-1, R-2 and Related Zones.

1. The city and borough of Sitka, through the [conditional use](#) permit process, may issue a permit for a single-family [mobile home](#) or [travel trailer](#) **OR TINY HOUSE ON CHASSIS** on a [residential](#) lot in an area not otherwise allowing [mobile homes](#) on an interim basis for the purposes of facilitating home construction.
2. The maximum term of the permit is twelve months with a possible six-month extension.
3. Full utilities must be installed for the [mobile home](#) or [travel trailer](#) **OR TINY HOUSE ON CHASSIS**.
4. Conditions attached to the approval shall include but are not limited to (a) a pledge of the [travel trailer](#), [mobile home](#), **TINY HOUSE ON CHASSIS**, or cash of equivalent value as collateral, and (b) in the event a [travel trailer](#) or [mobile home](#) **OR TINY HOUSE ON CHASSIS** is pledged as collateral, funds sufficient to cover the cost of removal and disposal of the unit, and (c) the trailer is for the sole occupancy of the [lot](#) owner and neither unit shall be occupied by any other party. Other conditions may include requirements of fencing or landscaping.