

Chapter 22.16 DISTRICT REGULATIONS Revised 5/19

Sections:

- [22.16.010](#) Generally.
- [22.16.015](#) Permitted, conditional and prohibited uses. Revised 5/19
- [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. Revised 5/19

22.16.010 Generally. **SHARE**

Lot sizes, [setbacks](#), uses and development standards listed herein shall be considered the minimum standards allowable. The following shall consist of the zoning districts of the city and borough. (Ord. [02-1683](#) § 4 (part), 2002.)

22.16.015 Permitted, conditional and prohibited uses. Revised 5/19 **SHARE**

The use of a property is defined by the activity for which the [building](#) or [lot](#) is intended, designed, arranged, occupied, or maintained. Each [lot](#) or parcel in single-family and related zones shall contain only one [principal](#)

use as defined by the use tables in this chapter. Multifamily and commercial zones may contain up to three principal uses. Other uses on the lot or parcel may be permitted accessory uses or conditional uses. All applicable requirements of this code, or other applicable state or federal requirements, shall govern a use located in the city and borough of Sitka.

The land use tables contained in this chapter determine whether specific uses are permitted as principal (P) or conditional (C) uses. Each table lists the zoning districts in the vertical columns and the land use activities in the horizontal rows. If no symbol appears in the box at the intersection of a row and column, the use is not allowed and is prohibited unless otherwise noted. In general, prohibited uses shall be as follows:

- A. Any use or structure not of a character indicated under permitted principal, accessory or conditional uses;
- B. Any use which causes, or may be reasonably expected to cause, an excessive disturbance not in keeping with the character and stated intent of this district. "Excessive" is defined for these purposes as a degree exceeding that generated by uses permitted in the district in their customary manner of operation or to a degree injurious to the public safety, health, welfare or convenience.

If the letter "P" appears in the box, the use is permitted outright subject to the provisions of the code. If the letter "C" appears in the box, the use is a conditional use subject to review and approval including site plan approval. If the box contains a number, there will be a corresponding footnote further specifying the conditions applicable to the use in the zone.

With the exception of the Gary Paxton special district or as otherwise provided in this code, if the letter "P," "C," or another notation does not appear in the box, the use is prohibited.

The Gary Paxton special (GP/GPS) district was specifically developed to allow for a wide range of flexible uses on the site. When the site was acquired, it was recognized that a number of appropriate uses may surface that could not be anticipated. Appropriate and inappropriate uses could be regulated through lease agreements and sales agreements that must be approved by the municipality. As a result, the GP/GPS district use tables shall function differently from the manner outlined above.

Any uses, except retail and business uses, at Table 22.16.015-6, as well as natural resource extracting and mining support facilities uses within Table 22.16.015-5, may be approved in the GP/GPS district without a requirement of a zoning amendment in accordance with Section 2.38.080.

Retail and business uses in the GP/GPS district that are permitted uses, [conditional uses](#), or prohibited uses on the site are governed by Table 22.16.015-6. [Natural resource extractions](#) and mining support facilities are [conditional uses](#) governed by Table 22.16.015-5 in the GP/GPS district. These use tables are binding on the owners and the operators in the Gary Paxton [industrial](#) park. No changes to these tables shall be made without a zoning ordinance text amendment that follows the full procedures in Chapter [22.30, Zoning Code](#) Administration.

As outlined in Section [22.16.110](#), the I [industrial](#) zone is intended for [industrial](#) and heavier [commercial](#) uses. The zone also contains a number of heavy public uses as permitted and [conditional uses](#). Additional [conditional uses](#) may be approved by the assembly, through the [conditional use](#) process, even though they may not be specifically listed as permitted or [conditional uses](#) in the following table.

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						
• 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					P	P		P			P	P	C	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)
home on an individual lot																		
• 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					P
• 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)			

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)	I (10)	GI (3, LI(3)	R	OS	GP (13)	C (16)
• 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				

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

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.

1. Public facilities not otherwise identified may be permitted in the public zone subject to planning commission recommendation and assembly approval subject to findings of fact that show the use is in the public interest; all reasonable safeguards are to be employed to protect the surrounding area; and that there are no reasonable alternative locations for the use.
2. All uses in the waterfront district are intended to be water-related or water-dependent except that upland uses may be non-water-related.
3. Uses listed as conditional uses in the GI and LI zones may be considered, but not necessarily approved, on a case-by-case basis.
4. Including zero lot developments.
5. Townhouse, cluster housing developments and planned unit developments are conditional uses subject to this title and Title 21 of this code, Subdivisions.
6. On-site storage of commercial fishing vessels, fishing equipment and other small business equipment is a permitted conditional use so long as such storage does not occupy more than four hundred square feet.
7. Bed and breakfast establishments are limited to three guest rooms in the R-1, R-1 MH, and R-1 LD districts as conditional uses only when no other rental such as apartments is in operation on the same lot.
8. Bed and breakfast establishments are limited to five guest rooms in the R-2, R-2 MHP districts as conditional uses only when no other rental such as apartments is in operation on the same lot.
9. Short-term rentals including legal nonconforming uses shall provide two off-street parking spaces per unit, comply with the municipal fire code, and comply with the requirements of the building department based on a life safety inspection.
10. Hotels, motels, lodges, boarding houses and bed and breakfasts capable of accommodating a maximum of six guests plus one guest for each one-half acre or fraction thereof above one acre on unsubdivided islands are permitted principal uses. Hotels, motels, lodges, boarding houses and bed and breakfasts, on unsubdivided islands that exceed this maximum, are conditional uses.

Bed and breakfast establishments, boarding houses, hotels, motels and lodges are conditional uses on subdivided islands.

11. Many of the permitted and conditional uses in the CBD, C-1, C-2, and WD zones generate traffic, noise, odor, and general impacts to a higher level and greater degree than permitted and conditional uses in residential districts. Owners of residential uses in the CBD, C-1, C-2 and WD districts must be aware of and accepting of all the permitted uses in these districts.

12. Single or multiple apartments shall only be permitted on the first floor of structures in the CBD district if approved through the conditional use process. Single and multiple apartments are permitted uses on upper floors of structures in the CBD district.

13. Any uses, except retail and business uses, and natural resource extraction and mining support facilities uses may be approved in accordance with Section 2.38.080.

14. Accessory dwelling units shall be constructed in conformance with the standards outlined in Chapter 22.20, Supplemental District Regulations and Development Standards.

15. Conditional use limited to allow boats to be used as short-term rentals in harbors and slips within the public lands zoning district.

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

Table 22.16.015-2
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)
CULTURAL																			
• Library	P								P	P	P			P	P				
• Museum	P								P	P	P			P	P				C

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)
• Conference center							C	C	P	P	P			C	C				
• Church		C	C	C	C	C	C	C	P	P	P			PU/CS	C				C
• 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		C
• 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		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				

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)
• Outdoor amphitheater	P								P	P	P			PU/CS	C		P		
• 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												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)
slip, float houses permitted in accordance with the Sitka Coastal Management Program, no linear perimeter restriction, allowing liveaboards, and allowing float planes																			
• 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)		

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)
• 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)		
• <u>Community personal use docks</u>		C	C	C	C	C	C	C				P		P(8)	P(8)	P(8)	P(8)		
• <u>Commercial use docks</u>										P	P	P	P	C	C	C	C	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

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

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](#)

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

1. Public facilities not otherwise identified may be permitted in the public zone subject to planning commission recommendation and assembly approval subject to findings of fact that show the use is in the public interest, all reasonable safeguards are to be employed to protect the surrounding area, and that there are no reasonable alternative locations for the use.
2. All uses in the waterfront district are intended to be water-related or water-dependent except that upland uses may be non-water-related.
3. Uses listed as [conditional uses](#) in the GI and LI zones may be considered, but not necessarily approved, on a case-by-case basis.
4. When operated as a [home occupation](#).
5. Sport fishing [lodges](#).
6. Any waterborne aircraft approved through the [conditional use](#) process shall be restricted to those owned by the upland property owner or long-term lessee that are not used for [commercial](#) purposes. Waterborne aircraft shall also only be allowed on [docks](#) in a secure environment.
7. The city requires liveaboards in R-1, R-2, SF, and related zones to meet the relevant liveaboard regulations that are required in the municipal harbor regulations under "liveaboards."
8. Waterborne aircraft that moor on [docks](#) on an ongoing basis are allowed as a permitted use on personal use and [community personal use docks](#) if they are solely used by the owners of the property and are solely used for noncommercial purposes. All nonprivate use of waterborne aircraft would require [conditional use](#) approval.

9. Any uses except retail and business uses and [natural resource extraction](#) and mining support facilities uses may be approved in accordance with Section [2.38.080](#).

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 (6)	R-2 MHP	CBD	C-1	C-2	WD(2)	I	GI(3)	LI(3)	R	OS	GP (8)
PERSONAL SERVICES																		
• General services									P	P	P			C				P
• Dry cleaning									P	P	P							
• Industrial laundry										C	C		P					
• Funeral home/crematorium									C	P	P			C				
• Cemeteries/mausoleum	P													C	C			F
• 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				P
• Automotive service									C	P	P	P	P	C				P
• Miscellaneous repair									P	P	P	P	P	C	C			P
• Social service agencies									P	P	P	C		CU/*S	C			
• Stable	C									C	C			PU/CS		C		
• Kennel										C	C		C	P				C
• Bank							C	C	P	P	P			C	C			
• Credit union							C	C	P	P	P			C	C			

General Services Uses

[illegible]

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

P—Permitted

C—Conditional Use Permit Required

PU/CS—Permitted on Unsubdivided Islands and [Conditional Use](#) on [Subdivided Islands](#)

CU/*S—Conditional Use on Unsubdivided Islands and Prohibited on [Subdivided Islands](#)

E. General Services Uses Table 22.16.015-3 Footnotes.

1. Public facilities not otherwise identified may be permitted in the public zone subject to planning commission recommendation and assembly approval subject to findings of fact that show the use is in the public interest, all reasonable safeguards are to be employed to protect the surrounding area, and that there are no reasonable alternative locations for the use.
2. All uses in the waterfront district are intended to be water-related or water-dependent except that upland uses may be non-water-related.
3. Uses listed as [conditional uses](#) in the GI and LI zones may be considered, but not necessarily approved, on a case-by-case basis.
4. Hospital [buildings](#) shall be set back a minimum of ten feet from all property lines.

Table 22.16.015-4
Public Facilities Uses

ZONES	P(1)	SF	SFLD	R-1	R-1	R-2	CBD	C-1	C-2	WD	I	GI(3)	LI(3)	R	OS	GP	C
				1	MH	LDMH	2	MHP								(6)	(8)
Housing support facility (7)							C	C								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

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

P—Permitted

C—Conditional Use Permit Required

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

F. Public Facilities Uses Table 22.16.015-4 Footnotes.

- Public facilities not otherwise identified may be permitted in the public zone subject to planning commission recommendation and assembly approval subject to findings of fact that show the use is in the public interest, all reasonable safeguards are to be employed to protect the surrounding area, and that there are no reasonable alternative locations for the use.

2. All uses in the waterfront district are intended to be water-related or water-dependent except that upland uses may be non-water-related.
3. Uses listed as [conditional uses](#) in the GI and LI zones may be considered, but not necessarily approved, on a case-by-case basis.
4. Minimum site area is twenty acres.
5. Ferry terminals, barge freight terminals, [docks](#), and harbor facilities including float plane facilities, fueling piers and [tank farms](#), and other port facilities are permitted [principal uses](#) subject to planning commission review and [public hearing](#) and assembly approval of a [binding site plan](#).
6. Any uses, except retail and business uses, and [natural resource extraction](#) and mining support facilities uses may be approved in accordance with Section [2.38.080](#).
7. In which the primary purpose of the support facility is to support and maintain housing-related programs in the immediate area.
8. All uses in the cemetery district are intended to be [cemetery](#)-related and conducted with reverence and respect for those interred.

Table 22.16.015-5
Manufacturing/Storage Uses

ZONES	P(1)	SF	SFLD	R-1	R-1	R-2	CBD	C-1	C-2	WD(2)	I(3)	GI(4)	LI(4)	R	OS	GP (7)	C (8)
MANUFACTURING																	
• Food products include seafood processing								C	C	P	P	C	C	C		P	1
• Mariculture										P		C	C			4	

Table 22.16.015-5

Manufacturing/Storage Uses

ZONES	P(1)	SF	SFLD	R-1 1 MH	R-1 LDMH	R-2 2 MHP	CBD	C-1 1	C-2 2	WD(2)	I(3)	GI(4)	LI(4)	R	OS	GP (7)	C (8)
• Winery/brewery, small scale							C	C	C	P	P	C	C			P	
• Textile mill products								C	C	P	P	C	C			P	
• Apparel and textile products								C	C	P	P	C	C			P	
• Wood products, except furniture								C	C	P	P	PU/CS	C			P	
• Furniture and fixtures								P	P	P	P	P	C			P	
• Paper and allied products								C	C	P	P	C	C			P	
• Petroleum refining and related products								C	C	P	P					P	
• Rubber and plastics products								C	C	P	P					P	
• Leather and leather goods								P	P	P	P	C	C			P	
• Tannery								C	C							P	
• Stone, clay, glass and concrete products								C	C	P	P	C	C			P	

Table 22.16.015-5

Manufacturing/Storage Uses

ZONES	P(1)	SF	SFLD	R-1 1 MH	R-1 LDMH	R-2 2 MHP	CBD	C-1	C-2	WD(2)	I(3)	GI(4)	LI(4)	R	OS	GP (7)	C (8)
• Primary metal products								C	C	P	P	C	C			P	
• Asphalt plant/concrete batch plant											C					P	
• Fabricated metal products								C	C	P	P	C				P	
• Industrial and commercial machinery								C	C	P	P					P	
• Heavy machinery and equipment								C	C	P	P					P	
• Computer and office equipment								P	P	P	P	C	C			P	
• Electronic and electric equipment								P	P	P	P	PU/CS	C			P	
• Miscellaneous vehicle manufacturing								C	C	P	P	C				P	
• Boat building								C	C	P(5)	P	C				P	
• Tire retreading								C	C	P	P					P	
• Other manufacturing								C	C	P	P(6)	C	C			P	

Table 22.16.015-5

Manufacturing/Storage Uses

ZONES	P(1)	SF	SFLD	R-1 1	R-1 MH	R-1 LDMH	R-2 2	R-2 MHP	CBD	C-1 1	C-2 2	WD(2)	I(3)	GI(4)	LI(4)	R	OS	GP (7)	C (8)
• 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					P	
• Marine equipment/ <u>commercial</u> fishing gear/material storage										P	P	P	P	PU/CS	C			P	
• Boat storage										P	P	P	P					P	
• Construction materials storage									P	P	P	P	P	C	C	C		P	

Table 22.16.015-5
Manufacturing/Storage Uses

ZONES	P(1)	SF	SFLD	R-1	R-1	R-2	R-2	C-1	C-2	WD(2)	I(3)	GI(4)	LI(4)	R	OS	GP (7)	C (8)
• Trucking, courier and taxi service facilities								P	P	P	P(5)	P	C	C			P
• Warehousing and wholesale trade								P	P	P	P(5)	P	C				P
• Self-service storage								P	P	P	P	P	C				P
• Log storage	C								C	C	P	P	C		P		P
• Freight and cargo services								P	P	P	P(5)	P	C				P
• Equipment rental services								P	C	C	P	P	C				P
• Vehicle rental services								P	P	P	P	P	C				P
• <u>Natural resource extraction</u> and mining support facilities											C	C	C	C			C → P
• Storage of explosives												C					
• Bulk fuel storage												C					P

P: Public Lands District

SF: Single-Family District

C-1/C-2: General Commercial and

General Commercial/ Mobile Home

Districts

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

WD: Waterfront District

R-1: Single-Family/Duplex District

I: [Industrial](#) District

R-1 MH: Single-Family/Duplex/Manufactured Home District

GI: General Island District

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

LI: Large Island District

Low [Density](#) Districts

R: Recreational District

R-2: Multifamily 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](#)

G. Manufacturing/Storage Uses Table 22.16.015-5 Footnotes.

1. Public facilities not otherwise identified may be permitted in the public zone subject to planning commission recommendation and assembly approval subject to findings of fact that show the use is in the public interest, all reasonable safeguards are to be employed to protect the surrounding area, and that there are no reasonable alternative locations for the use.
2. All uses in the waterfront district are intended to be water-related or water-dependent except that upland uses may be non-water-related.
3. No [industrial](#) use shall be of a nature which is noxious or injurious to nearby properties by reason of smoke, emission of dust, refuse matter, odor, gases, fumes, noise, vibration or similar conditions.
4. Uses listed as [conditional uses](#) in the GI and LI zones may be considered, but not necessarily approved, on a case-by-case basis.
5. Ferry terminals, barge freight terminals, [docks](#) and harbor facilities including float plane facilities, fueling piers and [tank farms](#) and other port facilities are permitted [principal uses](#)

subject to planning commission review and [public hearing](#) and assembly approval of a [binding site plan](#).

6. [Automobile wrecking yards](#), salvage yards, and [junkyards](#) are [conditional uses](#) and shall be set back a minimum of twenty feet from property lines and be enclosed by fences a minimum of eight feet in height. The [setback](#) area may be used for customer parking but not for vehicle storage.

7. Any uses, except retail and business uses, and [natural resource extraction](#) and mining support facilities uses may be approved in accordance with Section [2.38.080](#).

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	C (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	P
• 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	P

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	C (10)
• 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	
• Gasoline service stations									C	P	P		P	C	C			C	P
• Apparel and accessory stores									P	P	P	P(5)		C	C				
• Furniture and home furnishing stores									P	P	P			C				C	
• Eating and drinking places									P	P	P	P	C	PU/ CS	C			C	P
• 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				
• Jewelry stores									P	P	P	P(5)		C	C				

Retail and Business Uses

[illegible]

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	C (10)
permitted use business																			
• Stand alone souvenir and gift shops									P	P	P	P							
• Bulk retail										P	P			C	C				
• <u>Commercial</u> <u>home horticulture</u>	P	C	C	C(9)	C(9)		C(9)	C(9)	P	P	P	P		PU/ CS(9)	C(9)	P	P	P	
• <u>Horticulture</u> and related <u>structures</u>	P								P	P	P	P						P	
• Marijuana retail facility									C	C	C	C	C	C	C			C	
BUSINESS SERVICES																		P	
• <u>General</u> <u>business services</u>									P	P	P	P(5)	P	C	C			C	P
• Professional <u>offices</u>							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	

P: Public Lands District

SF: Single-Family District

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

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

WD: Waterfront District

R-1: Single-Family/Duplex District

I: [Industrial](#) District

R-1 MH: Single-Family/Duplex/Manufactured Home District

GI: General Island 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

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.

1. Public facilities not otherwise identified may be permitted in the public zone subject to planning commission recommendation and assembly approval subject to findings of fact that show the use is in the public interest, all reasonable safeguards are to be employed to protect the surrounding area, and that there are no reasonable alternative locations for the use.
2. All uses in the waterfront district are intended to be water-related or water-dependent except that upland uses may be non-water-related.
3. No [industrial](#) use shall be of a nature which is noxious or injurious to nearby properties by reason of smoke, emission of dust, refuse matter, odor, gases, fumes, noise, vibration or similar conditions.
4. Uses listed as [conditional uses](#) in the GI and LI zones may be considered, but not necessarily approved, on a case-by-case basis.

5. When associated with a water-related [principal use](#).
6. Small scale convenience stores subordinate to principal permitted uses.
7. Motor vehicles and boat dealers permitted on a short-term basis.
8. Kiosks, outdoor restaurants, portable [structures](#) such as food stands and other [temporary structures](#) that are clearly incidental to the primary use on the [lot](#) are permitted uses. Mobile food carts on wheels are permitted uses on private property. Kiosks, outdoor restaurants, portable [structures](#) such as food stands and other [temporary structures](#) that are not clearly incidental to the primary use on the [lot](#) are [conditional uses](#).
9. [Commercial home horticulture](#) conditional use permits governed by Section [22.24.025](#).
10. All uses in the cemetery district are intended to be [cemetery](#)-related and conducted with reverence and respect for those interred.