



# City and Borough of Sitka

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*Coast Guard City, USA*

## MEMORANDUM

**To:** Chair Spivey and Planning Commission Members

**From:** Amy Ainslie, Planning Director ~~AA~~

**Date:** April 16, 2021

**Subject:** **Agriculture and Horticulture**

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At the April 7<sup>th</sup> meeting, Commissioners identified Comprehensive Plan priority actions, one of which included addressing urban horticulture and agriculture.

Staff would like to provide Commissioners with relevant Sitka General Code sections that speak to urban agriculture/horticulture, as well as past public comments on the topic.

**SGC 22.08.195 Commercial home horticulture:** “Commercial home horticulture” means the on-site production, principally for use or consumption by the property owner or tenant, of plants or their products, including but not limited to gardening and fruit production. Commercial home horticulture does not include the sale of such products produced off site, but does include the sale of such products produced and sold on site to others. It also does not include such products as livestock, poultry, other animals, or the production of animal related products. Accessory buildings, such as garden stands, other than those specifically allowed in zoning districts, may be permitted through the planning commission home horticulture permit process in Section 22.24.025.

**SGC 22.08.453 Horticulture:** “Horticulture” means the on-site production of plants or their products, including but limited to gardening and fruit production. Horticulture does not include construction of accessory buildings other than those specifically allowed in zoning districts. It also does not include such products such as livestock, poultry, other animals, or the production of animal related products.

**SGC 22.08.475 Kennel:** “Kennel” means a structure on a lot on which four or more small domestic animals at least four months of age are kept.

**SGC Table 22.16.015-3:**

- Stable is not defined, but conditional in Public, C-1, C-2, and Recreation zones. Allowed on unsubdivided General Islands, Conditional on subdivided General Islands. Prohibited all other zones.
- Kennels are conditional uses in the C-1, C-2, and Industrial zones. Allowed in General Island. Prohibited all other zones.

**SGC Table 22.16.015-6:**

- Commercial Home Horticulture allowed in Public, CBD, C-1, C-2, WD, Recreation, and Open Space zones. For General Island, allowed on unsubdivided and conditional on subdivided islands. Conditional in SF, SFLD, R-1, R-1MH, R-2, R-2 MHP, and Large Island. Prohibited all other zones.
- Horticulture and related structures are permitted in Public, CBD, C-1, C-2, WD, and Gary Paxton special district. Prohibited all other zones.

**SGC 22.20.130 Large Domestic Animals:**

A. No horse, donkey, pony, cow or other large animal that is kept outside shall be allowed in any residential zoning district, excluding island residential zoning districts, without a conditional use permit. **Property owners shall be allowed any combination of up to five domestic dogs, cats, feathered fowl, ferrets, rabbits or other small animals living outside. Animals living within a residence are permitted and are excluded from this maximum allowance.**

B. No conditional use permit under this section shall be issued until a site investigation is performed pursuant to Section 22.30.030(C) and a finding of fact is made that keeping of such animals will not unreasonably interfere with the use and enjoyment of neighboring properties. In making such determinations, the planning commission shall consider the size of the premises and the proximity and uses of neighboring properties.

C. Conditional use permits issued under this section shall set limits upon numbers and species of animals allowed and set minimum standards for odor and noise control.

D. Violation of any condition or standard set out in a conditional use permit issued under this section may result in revocation of the permit.

Staff has received varied feedback on livestock/animal rearing in particular. Several comments have been made in relation to the Comprehensive Plan review process (as well as in the general course of business) that there is interest in expanding past the “5 domestic small animals” rule. Fowl and rabbits are of particular interest. On the other hand, citizens have also expressed concern about livestock/animal rearing in residential areas, citing concerns for pest attractants, noise, and mess/visual impact.