

CITY AND BOROUGH OF SITKA

ORDINANCE NO. 2020-02S(A)

AN ORDINANCE OF THE CITY AND BOROUGH OF SITKA AMENDING TITLE 6 "BUSINESS LICENSES AND REGULATIONS", TITLE 19 "BUILDING AND CONSTRUCTION", AND TITLE 22 "ZONING" OF THE SITKA GENERAL CODE BY MODIFYING CHAPTER 6.12 "MOBILE AND MANUFACTURED HOMES AND MOBILE AND MANUFACTURED HOME PARKS", CHAPTER 19.09 "RESIDENTIAL CODE", CHAPTER 22.08 "DEFINITIONS", CHAPTER 22.16 "DISTRICT REGULATIONS", CHAPTER 22.24 "SPECIAL USE PERMITS" AND ADDING SECTIONS 6.12.205 "CONSTRUCTION REQUIREMENTS FOR TINY HOUSES AND TINY HOUSES ON CHASSIS", SECTION 22.08.798 "TINY HOUSE", AND SECTION 22.08.799 "TINY HOUSES ON CHASSIS"

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 create a definition of, and safety requirements for, tiny houses both on permanent foundations and on chassis; and to provide options for their placement in existing mobile/manufactured home parks and on individual lots.

4. ENACTMENT. NOW, THEREFORE, BE IT ENACTED by the Assembly of the City and Borough of Sitka that the Sitka General Code Title 6, entitled "Business Licenses and Regulations", be amended by modifying Chapter 6, entitled "Mobile and Manufactured Homes and Mobile and Manufactured Home Parks" and adding Section 6.12.205, entitled "Construction Requirements For Tiny Houses And Tiny Houses On Chassis", Title 19, entitled "Building and Construction", be amended by modifying Chapter 19.09, entitled "Residential Code", and Title 22, entitled "Zoning", be amended by modifying Chapter 22.08, entitled "Definitions", and adding Sections 22.08.798, entitled "Tiny House" and Section 22.08.799, entitled "Tiny House on Chassis", and Chapter 22.16, entitled "District Regulations" and Chapter 22.24, entitled "Special Use Permits", to read as follows (deleted language stricken, new language underlined):

Title 6
BUSINESS LICENSES AND REGULATIONS

Chapters:

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6.12 Mobile and Manufactured Homes and Manufactured Home Parks

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Chapter 6.12
MOBILE AND MANUFACTURED HOMES AND MANUFACTURED HOME PARKS

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Sections:

- 6.12.010 Definitions.
- 6.12.020 Enforcement.
- 6.12.030 Permits required.
- 6.12.040 Mobile and manufactured home park permit—Application material required.
- 6.12.050 Existing mobile and manufactured home parks permitted before August 1, 2010—Design requirements.
- 6.12.055 New mobile and manufactured home parks permitted on or after August 1, 2010—Design requirements.
- 6.12.058 New and existing mobile and manufactured home parks—Design requirements.
- 6.12.060 Recreational vehicle parks— Design requirements.
- 6.12.070 Granting or rejection of permits.
- 6.12.080 Appeals.
- 6.12.100 Permit—Revocation.
- 6.12.110 Sanitary and health regulations.
- 6.12.130 Mobile and manufactured home park—Register of occupants.
- 6.12.135 Mobile and manufactured home park—Registered owner’s agent required.
- 6.12.140 Mobile home/manufactured home—Uses—Permit.
- 6.12.160 Mobile and manufactured home park—Numbering spaces required.
- 6.12.180 Reserved.
- 6.12.190 Use as residence or sleeping quarters.
- 6.12.200 Construction requirements.
- 6.12.205 Construction requirements for tiny houses and tiny houses on chassis.
- 6.12.210 Existing structures.

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**6.12.010 Definitions.**

For the purpose of this chapter, the following terms have the meanings respectively ascribed to them in this section, unless from the particular context it clearly appears that some other meaning is intended:

A. “Access road” means a private road which does not extend beyond the boundaries of a mobile and manufactured home park and which provides the principal means of access to abutting individual spaces and auxiliary buildings;

B. “Certificate of approval” means a document issued by the building official certifying a tiny house on chassis’ compliance with applicable building codes and other laws and indicating it to be in a condition suitable for occupancy;

C. “Certificate of occupancy” means a document issued by the building official certifying a building’s compliance with applicable building codes and other laws and indicating it to be in a condition suitable for occupancy;

D. “Chassis” means the base frame structural component(s) on which is mounted the body of a tiny house. The base frame shall be structurally integrated with the tiny house.

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EB. “Manufactured home” means a structure constructed on or after June 15, 1976, according to 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 a manufactured home;

EG. “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;

GD. “Mobile and manufactured home park” means any park, court, parcel or tract of land designed, maintained, intended or used for the purpose of supplying a location or accommodations for ~~more than three~~ two or more units that includes mobile homes and/or manufactured homes, tiny houses, and/or tiny houses on chassis and includes all buildings used or intended for use as a part of the equipment thereof, whether or not a charge is made for the use of the park and its facilities. A mobile and manufactured home park does not include lots on which unoccupied mobile or manufactured homes are parked for the purpose of inspection and sale;

HE. “Person” includes an individual, partnership, firm, company, corporation; whether tenant, owner, lessee, or licensee, or their heir or assign;

IF. “Play yard” means an area specifically set aside for the use of children, which area shall not be included within any mobile or manufactured home spaces;

JG. “Public street” means any street, road or highway of which the general public has the right of common enjoyment or which is publicly maintained;

KH. “Recreational vehicle” means a vehicle built on a single chassis that is four hundred square feet or less when measured at the largest horizontal projection, is designed to be self-propelled or permanently towable by a light-duty truck, and is designed not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use;

LI. “Recreational vehicle park” means any park, court, parcel or tract of land designed, maintained, intended or used for the purpose of supplying a location or accommodation for recreational vehicles-;

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MJ. “Space” means a plot of ground in a mobile and manufactured home park permitted on or after August 1, 2010, of not less than three thousand square feet of space designed for the location of at least two automobiles and only one unit. “Space” means a plot of ground of a mobile and manufactured home park permitted prior to August 1, 2010, of not less than one thousand eight hundred square feet designed for the location of at least one automobile and only one unit;

N. “Tiny house” means a dwelling that is 400 square feet or less in floor area excluding lofts and placed on a permanent foundation;

O. “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; Exception: Recreational vehicles, self-propelled vehicles, and fifth-wheel trailers, are not considered tiny houses on chassis.

PK. “Unit” means a mobile home or a manufactured home, or a tiny house or tiny house on chassis.

**6.12.020 Enforcement.**

The provisions of this chapter shall be enforced by the municipal building official, who shall be appointed by the municipal administrator for such term and subject to such conditions and such rates of compensation as the municipal administrator directs. No permit or certificate of occupancy or certificate of approval shall be issued for a mobile and manufactured home park or mobile or manufactured home or tiny house or tiny house on chassis unless the plans and facilities comply with the provisions of this chapter.

**6.12.030 Permits required.**

No land shall be used for a mobile or manufactured home park or recreational vehicle park unless a permit is issued by the municipal building official under the terms of this chapter.

It is unlawful for any person, firm or corporation to operate, manage or maintain any mobile or manufactured home park or recreational vehicle park within the city and borough without a permit authorizing the operation of such park.

It is unlawful for any person, firm, or corporation to place or add onto a mobile or manufactured home, tiny house, or tiny house on a chassis without a permit authorizing the placement of, or addition to, such unit.

**6.12.040 Mobile and manufactured home part permit —Application material required.**

A complete plot plan and the following supplementary material shall be submitted to the municipal building official and the planning department, as well as the planning commission, when appropriate, for review and approval prior to the issuance of a mobile and manufactured home park permit:

- A. Applicant’s name, address and legal interest in the property;
- B. Area and dimensions of the tract of land and land uses within one hundred feet;
- C. Legal description of perimeter;

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D. Engineering plans and specifications for the proposed mobile and manufactured home park. These shall include:

1. Number, location and size of all spaces;
2. Location, width and surfacing of roadways, off-street parking and walkways;
3. Location and size of any existing or proposed buildings and structures within the mobile and manufactured home park;
4. Methods and plans of domestic and fire protection water supply, surface drainage and erosion control, sewage disposal, electrical supply and garbage disposal;
5. Location of the permanent monuments required in Section 6.12.050; and
6. Location and mapping of any portion of the property located within a federal flood hazard area according to the Flood Insurance Rate Map.

**6.12.050 Existing mobile and manufactured home parks permitted before August 1, 2010—Design requirements.**

A. There shall be at least one permanent monument located within the boundaries of each mobile and manufactured home park, preferably at one of the property corners. Such monument shall be of the same nature as the monuments required by other sections of this code related to platting, as defined in the presently existing sections or as defined in any future sections. Such monument shall be shown on the plot plan required by Section 6.12.040.

B. ~~Mobile and manufactured homes~~ Units shall be parked or constructed in spaces so that a fifteen-foot front yard and ten-foot rear yard setback are observed. The side yard setback shall be no less than five feet. No mobile or manufactured home, tiny house, or tiny house on chassis shall be placed nearer than twenty-five feet to any highway or arterial street.

C. Play yards shall be at least one hundred square feet per unit. The play yards shall be located so that no mobile or manufactured home is more than five hundred feet from a play yard.

**6.12.055 New mobile and manufactured home parks permitted on or after August 1, 2010—Design requirements.**

A. There shall be one permanent monument located at each of the property corners. Such monument shall be of the same nature as the monuments required by other sections of this code related to platting, as defined in the presently existing sections or as defined in any future sections. Such monument shall be shown on the plot plan required by Section 6.12.040.

B. Units shall be parked in spaces so that an eighteen-foot front yard and ten-foot rear yard setback are observed. The side yard setback shall be no less than five feet. No unit shall be placed nearer than twenty feet to any highway or arterial street, unless the adjacent highway or arterial street is greater than eighty feet in width, in which case no unit shall be placed nearer

244 than ten feet. The park owner or agent shall be responsible for the proper location of each unit  
245 and shall be signatory to the required permit application.

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247 C. A mobile and manufactured home park shall have at least one play yard that shall contain a  
248 minimum of two thousand square feet, or two hundred square feet per unit, whichever is  
249 greater. The play yards shall be located so that no unit is more than five hundred feet from a  
250 play yard.

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253 **6.12.058 New and existing mobile and manufactured home parks—Design requirements.**

254 A. Access roads for each unit shall have a minimum width of twenty feet to which every unit  
255 shall have direct access. Such roads shall be well maintained all-weather roads. Direct access  
256 from any public street or right-of-way to any unit within a mobile and manufactured home park  
257 shall not be permitted. Not more than two driveway entrances spaced not less than one hundred  
258 feet apart shall be permitted.

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260 B. No major changes or alterations shall be made to any part of the mobile and manufactured  
261 home park as outlined in an approved plan without approval by the municipal building official.

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263 C. Mobile and manufactured homes spaces, tiny house spaces, or tiny house on chassis  
264 spaces to be located within any portion of a flood hazard area shall comply with National Flood  
265 Insurance Program requirements. The fact that the space is located within a flood hazard area  
266 shall be disclosed to the occupant along with any information such as alternate access.

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268 **6.12.060 Recreational vehicle parks— Design requirements.**

269 A permit shall be issued for a recreational vehicle park upon a showing by the applicant that the  
270 design requirements established by the city administrator have been fully complied with.

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272 **6.12.070 Granting or rejection of permits.**

273 Whenever the application shows that the proposed mobile and manufactured home park or  
274 installation is in conformity with the provisions of this chapter and any applicable zoning and  
275 health regulations, the municipal building official shall issue a permit; otherwise the application  
276 shall be rejected, and the municipal building official shall state in writing the reason for such  
277 rejection.

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279 **6.12.080 Appeals.**

280 Any person feeling aggrieved by a rejection of an application for a permit or certificate of  
281 occupancy may file an appeal in the manner provided in Section 6.12.100.

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283 **6.12.100 Permit—Revocation.**

284 Any violation of the conditions of the permit or certificate of occupancy will be grounds for  
285 revocation of the permit and/or certificate of occupancy, by administrative action of the city and  
286 borough building official. Any such revocation may be appealed to the planning commission of  
287 the city and borough, who shall hold a hearing on such appeal and make recommendations as  
288 to the disposition thereof to the city and borough assembly. The city and borough assembly  
289 shall make final disposition of any such appeal.

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291 **6.12.110 Sanitary and health regulations.**

292 All sanitary, health, and fire regulations, state and local, shall be met, and violations thereof  
293 shall be grounds for revocation of the permit and certificate of occupancy, or certificate of  
294 approval subject to the same appeal procedure as provided in Section 6.12.080.

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296 **6.12.130 Mobile and manufactured home park—Register of occupants.**

297 Mobile and manufactured home park operators shall keep a register of the occupants of mobile  
298 and manufactured home park spaces. This register shall be given to the planning department.

299

300 **6.12.135 Mobile and manufactured home park—Registered owner’s agent required.**

301 Each mobile and manufactured home park owner shall designate a Sitka resident as the  
302 owner’s agent. The agent shall be empowered to act on the owner’s behalf on matters  
303 pertaining to park management and maintenance. Contact information for the designated agent  
304 shall be given to the planning department.

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306 **6.12.140 Mobile and manufactured home—Uses—Permit.**

307 Except where a unit is located on a residential lot and lawfully used as a single-family dwelling,  
308 no unit shall be used as a place of business or as a place of habitation or stand in the open on  
309 any land more than thirty days without first obtaining the permit required in Section 6.12.070.

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311 **6.12.160 Mobile and manufactured home park—Numbering spaces required.**

312 Owners of mobile and manufactured home parks shall clearly number each space serially. The  
313 space numbers shall be a minimum of six inches high and clearly visible from the access road.

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315 **6.12.180 Reserved.**

316 Reserved.

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318 **6.12.190 Use as residence or sleeping quarters.**

319 A. No mobile home, manufactured home, recreational vehicle, ~~or~~ other motor vehicle, tiny  
320 house, or tiny house on chassis shall be used as a residence or sleeping quarters unless:

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322 1. Such unit or vehicle has a designated spot within a mobile and manufactured  
323 home park, recreational vehicle park or other area specifically designated by the  
324 chief of police; or

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326 2. Such unit or vehicle has a permanent spot on other private property, its  
327 placement on such property as a residence meets all zoning requirements, and  
328 such unit or vehicle meets the standard size requirements and sanitation  
329 requirements of a residence under the Sitka General Code.

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331 3. In the case of a tiny house, the unit has been constructed in accordance with  
332 the International Residential Code as locally adopted and amended, has been  
333 inspected as required by the International Residential Code, and has been issued  
334 a certificate of occupancy by the building official.

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336 4. In the case of a tiny house on chassis, the unit has been constructed from the  
337 floor joists up in accordance with the International Residential Code as locally  
338 adopted and amended, has been inspected as required by the International  
339 Residential Code, and has been issued a certificate of approval by the building

340 official. A certificate of approval is valid only for the specific location at which the  
341 unit has been installed and inspected.  
342

343 B. Except as provided in Section 6.12.210, a recreational vehicle may be used as a temporary  
344 but not as a permanent residence, and shall not be occupied for a period of more than one  
345 hundred eighty days within a twelve-month period on a single property.  
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347 **6.12.200 Construction requirements.**

348 The following provisions shall apply as of August 1, 2010, to all mobile or manufactured homes,  
349 regardless of whether they are located in a mobile and manufactured home park, unless  
350 otherwise provided:  
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352 A. ~~Prior to August 1, 2010, a~~ Additions to units in mobile and manufactured home parks shall  
353 be limited to sixteen feet in height. ~~On or after August 1, 2010, additions to any units, regardless~~  
354 ~~if in a mobile and manufactured home park, shall be limited to fourteen feet and one story in~~  
355 ~~height.~~ Height shall be measured as defined in Title 22.  
356

357 B. Foundation systems shall be approved by the municipal building official. When available,  
358 the installation instructions provided by the manufacturer shall be used to determine permissible  
359 points of support for vertical loads and points of attachment for anchorage systems used to  
360 resist horizontal and uplift forces.  
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362 C. All units shall be anchored to resist horizontal and uplift forces in an approved manner. The  
363 anchoring system shall be inspected and approved prior to connection of water and sewer  
364 utilities.  
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366 D. Skirting shall be required around the complete perimeter of all installations. Skirting shall be  
367 of pressure-treated plywood with a minimum of three-eighths-inch thickness, rated siding, metal  
368 panels or other approved, weather-resistant material. Skirting shall be provided with an access  
369 door and foundation ventilation in accordance with the requirements of the International  
370 Residential Code. A minimum six-mil vapor retarder shall be installed on the ground within the  
371 skirted area.  
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373 E. All additions and interior renovations shall be subject to the provisions of the International  
374 Residential Code. Additions to units within a mobile and manufactured home park shall only be  
375 permitted with the written approval of the mobile and manufactured home park owner or agent.  
376

377 F. Accessory buildings in excess of one hundred twenty square feet shall require a building  
378 permit and must be located in compliance with the setback requirements of Section 6.12.050(B).  
379

380 G. The number of required automobile parking spots shall be in compliance with Section  
381 6.12.010(J).  
382

383 **6.12.205 Construction requirements for tiny houses and tiny houses on chassis.**

384 The following provisions shall apply as construction requirements for tiny houses and tiny  
385 houses on chassis regardless of whether they are located in a mobile and manufactured home  
386 park, unless otherwise provided:  
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388 A. Tiny houses and tiny houses on chassis in a mobile and manufactured home park shall be  
389 limited to 16 feet in height. Height shall be measured as defined in Title 22.

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391 B. All units shall be anchored to resist horizontal and uplift forces in an approved manner. The  
392 anchoring system shall be inspected and approved prior to connection of water and sewer  
393 utilities.

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395 C. Skirting shall be required around the complete perimeter of all installations of tiny houses  
396 on chassis. Skirting shall be of pressure-treated plywood with a minimum of three-eighths-inch  
397 thickness, rated siding, metal panels or other approved, weather-resistant material. Skirting  
398 shall be provided with an access door and foundation ventilation in accordance with the  
399 requirements of the International Residential Code. A minimum six-mil vapor retarder shall be  
400 installed on the ground within the skirted area.

401  
402 D. All additions and interior renovations shall be subject to the provisions of the International  
403 Residential Code. Installation of, or additions to, units within a mobile and manufactured home  
404 park shall only be permitted with the written approval of the mobile and manufactured home  
405 park owner or agent.

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407 E. Tiny houses and tiny houses on chassis shall be constructed in Sitka under a building  
408 permit and be subject to inspection during construction.

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410 Exception: a tiny house on chassis constructed outside of Sitka may be used as a  
411 residence or sleeping quarters if the applicant can demonstrate to the satisfaction of the building  
412 official that it has been constructed in accordance with the International Residential Code.

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414 F. A tiny house or a tiny house on chassis is limited to a maximum size of 400 square feet floor  
415 area including all additions and appurtenances, and not including lofts.

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417 G. Any loft in a tiny house or tiny house on chassis will be considered to be a sleeping loft, and  
418 shall have emergency escape openings as required by 2018 International Residential Code  
419 Appendix Q .

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421 H. The chassis on which a tiny house is placed or constructed, including all components  
422 attached to the chassis, shall be of adequate structural strength to resist all dead and live loads  
423 imposed upon it and/or required by applicable safety standards. The Building Official may  
424 require third party certification to ascertain compliance with this section.

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427 **6.12.210 Existing structures.**

428 A. Any mobile and manufactured homes located in Sitka prior to August 1, 2010, shall be  
429 allowed to remain in Sitka, and any legal use or occupancy of that structure as of August 1,  
430 2010, shall be allowed to continue, unless such continued use or occupancy is dangerous to  
431 life, health and safety.

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433 B. No mobile home located in Sitka prior to August 1, 2010, shall be allowed to be relocated to  
434 a mobile and manufactured home park permitted on or after August 1, 2010.

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436 C. The following structures shall not be allowed in Sitka on or after August 1, 2010:

437  
438 1. Any mobile home manufactured before June 15, 1976, and not located in Sitka  
439 prior to August 1, 2010; and  
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441 2. Any structure similar to a mobile home that is not a HUD-compliant structure,  
442 and not located in Sitka prior to August 1, 2010, except as otherwise allowed in this  
443 chapter.

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445 **Title 19**  
446 **BUILDING AND CONSTRUCTION**

447 **Chapters:**

448 \* \* \*

449 **19.09 Residential Code**

450 \* \* \*

451 **Chapter 19.09**  
452 **RESIDENTIAL CODE**

453 **Sections:**

454 19.09.010 International Residential Code (IRC) adoption by reference.

455 \* \* \*

456 **19.09.010 International Residential Code (IRC) adoption by reference.**

457 The 2012 International Residential Code for One- and Two-Family Dwellings by the  
458 International Code Council, Chapters 1 through 10, 12 through 19, and 34 through 43, and the  
459 2018 International Residential Code Appendix Q- tiny houses is adopted and included by  
460 reference.  
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463 **Title 22**  
464 **ZONING**

465 **Chapters:**

466 \* \* \*

467 **22.08 Definitions**

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469 **22.16 District Regulations**

470 \* \* \*

471 **22.24 Special Use Permits**

472 \* \* \*

473 **Chapter 22.08**  
474 **DEFINITIONS**

475 **Sections:**

476 \* \* \*

477 22.08.600 Mobile/manufactured home parks.

478 22.08.610 Mobile/manufactured home subdivision.

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480 22.08.798 Tiny house.  
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484 22.08.799 Tiny house on chassis.

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488 **22.08.600 Mobile/manufactured home parks.**

489 "Mobile/manufactured home parks" means any area, lot or portion of a lot where space for two  
490 or more mobile homes or tiny houses, and/or tiny houses on chassis is leased, rented or held  
491 out for rent for occupancy and having separate attachments for normal public utilities.

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493 **22.08.610 Mobile/manufactured home subdivision.**

494 "Mobile/manufactured home subdivision" means two or more mobile or manufactured homes or  
495 tiny houses or tiny houses on chassis on separate lots developed under the subdivision  
496 regulations and the conditional use procedures of this title, where mobile homes, manufactured  
497 homes, or tiny houses, or tiny houses on chassis are permanently installed for residential use  
498 on individually owned parcels of property.

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500 **22.08.798 Tiny house.**

501 "Tiny house" means a dwelling that is 400 square feet or less in floor area excluding lofts and  
502 placed on a permanent foundation.

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504 **22.08.799 Tiny house on chassis.**

505 "Tiny house on chassis" means a dwelling that is 400 square feet or less in floor area excluding  
506 lofts and is on a chassis with or without wheels. Exception: Recreational vehicles, self-propelled  
507 vehicles, and fifth-wheel trailers, are not considered tiny houses on chassis.

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512 **Chapter 22.16**  
513 **DISTRICT REGULATIONS**

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515 Sections:

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\* \* \*

517 22.16.015 Permitted, conditional and prohibited uses.

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519 22.16.045 R-1 MH single-family, duplex and manufactured home zoning district.

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521 22.16.180 C cemetery district.

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523 **22.16.015 Permitted, conditional and prohibited uses.**

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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	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 home on an individual lot					P	P		P			P	P		C	C				
<u>Tiny house on chassis on an individual lot</u>					<u>C</u>	<u>C</u>		<u>C</u>			<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>				
• 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							C	C				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)	I	GI (3, 10)	LI (3)	R	OS	GP (13)	C (16)
for transient workers																			
• Dormitory	C(4)						C	C											
• Quasi-institutional	C			C	C	C	C	C						C	C				
<b>TEMPORARY LODGING</b>																			
• 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				
• 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

C-1/C-2: General Commercial and General Commercial/ Mobile Home Districts

WD: Waterfront 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-2: Multifamily District    R: Recreational District  
R-2 MHP: Multifamily/Mobile Home District    OS: Open Space District  
CBD: Central Business District    GP: Gary Paxton Special District  
C: Cemetery District

525

526    P—Permitted

527

528    C—Conditional Use Permit Required

529

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

531    C.    Residential Uses Table 22.16.015-1 Footnotes.

532

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

538

539        2.    All uses in the waterfront district are intended to be water-related or water-dependent  
540        except that upland uses may be non-water-related.

541

542        3.    Uses listed as conditional uses in the GI and LI zones may be considered, but not  
543        necessarily approved, on a case-by-case basis.

544

545        4.    Including zero lot developments.

546

547        5.    Townhouse, cluster housing developments and planned unit developments are  
548        conditional uses subject to this title and Title 21 of this code, Subdivisions.

549

550        6.    On-site storage of commercial fishing vessels, fishing equipment and other small  
551        business equipment is a permitted conditional use so long as such storage does not  
552        occupy more than four hundred square feet.

553

554        7.    Bed and breakfast establishments are limited to three guest rooms in the R-1, R-1  
555        MH, and R-1 LD districts as conditional uses only when no other rental such as  
556        apartments is in operation on the same lot.

557

558        8.    Bed and breakfast establishments are limited to five guest rooms in the R-2, R-2 MHP  
559        districts as conditional uses only when no other rental such as apartments is in operation  
560        on the same lot.

561

562        9.    Short-term rentals including legal nonconforming uses shall provide two off-street  
563        parking spaces per unit, comply with the municipal fire code, and comply with the  
564        requirements of the building department based on a life safety inspection.

565  
566 10. Hotels, motels, lodges, boarding houses and bed and breakfasts capable of  
567 accommodating a maximum of six guests plus one guest for each one-half acre or fraction  
568 thereof above one acre on unsubdivided islands are permitted principal uses. Hotels,  
569 motels, lodges, boarding houses and bed and breakfasts, on unsubdivided islands that  
570 exceed this maximum, are conditional uses.

571  
572 Bed and breakfast establishments, boarding houses, hotels, motels and lodges are  
573 conditional uses on subdivided islands.

574  
575 11. Many of the permitted and conditional uses in the CBD, C-1, C-2, and WD zones  
576 generate traffic, noise, odor, and general impacts to a higher level and greater degree than  
577 permitted and conditional uses in residential districts. Owners of residential uses in the  
578 CBD, C-1, C-2 and WD districts must be aware of and accepting of all the permitted uses  
579 in these districts.

580  
581 12. Single or multiple apartments shall only be permitted on the first floor of structures in  
582 the CBD district if approved through the conditional use process. Single and multiple  
583 apartments are permitted uses on upper floors of structures in the CBD district.

584  
585 13. Any uses, except retail and business uses, and natural resource extraction and  
586 mining support facilities uses may be approved in accordance with Section 2.38.080.

587  
588 14. Accessory dwelling units shall be constructed in conformance with the standards  
589 outlined in Chapter 22.20, Supplemental District Regulations and Development Standards.

590  
591 15. Conditional use limited to allow boats to be used as short-term rentals in harbors and  
592 slips within the public lands zoning district.

593  
594 16. All uses in the cemetery district are intended to be cemetery-related and conducted  
595 with reverence and respect for those interred.

596  
597 \* \* \*

598 **22.16.045 R-1 MH single-family, duplex and manufactured home zoning district.**

599 A. Intent. See the intent statement for the R-1 district. The R-1 MH district is intended primarily  
600 for single-family, single-family manufactured homes or duplex dwellings, tiny houses or tiny  
601 houses on chassis at moderate densities, but structures and uses required to serve recreational  
602 and other public needs of residential areas are allowed as conditional uses subject to  
603 restrictions intended to preserve the residential character of the R-1 MH district.

604  
605 \* \* \*

606 **22.16.080 C-1 general commercial district or C-2 general commercial mobile home**  
607 **district.**

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

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B. All provisions of the C-1 district apply in the C-2 district, except that permitted uses also include manufactured homes on single lots and manufactured home parks, and tiny houses on chassis on a single lot as a conditional use.

\* \* \*

**Chapter 22.24  
SPECIAL USE PERMITS**

Sections:

\* \* \*

22.24.010 Conditional uses.

\* \* \*

**22.24.010 Conditional uses.**

\* \* \*

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.

\* \* \*

**5. EFFECTIVE DATE.** This ordinance shall become effective the day after the date of its passage.

**PASSED, APPROVED, AND ADOPTED** by the Assembly of the City and Borough of Sitka, Alaska, this 10<sup>th</sup> day of March, 2020.

---

Gary L. Paxton, Mayor



661 ATTEST:

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665 \_\_\_\_\_  
Sara Peterson, MMC

666 Municipal Clerk

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668 1<sup>st</sup> reading 1/28/2020 postponed

669 1<sup>st</sup> reading substitute ordinance introduced and amended 2/11/2020

670 1<sup>st</sup> reading substitute ordinance as amended 2/25/2020

671 2<sup>nd</sup> and final reading 3/10/2020

672

673 Sponsor: Interim Administrator

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