

An Ordinance of the Haines Borough amending Haines Borough Code Title 18 Section 18.20.020 to amend the definition of "Accessory Use" and create definition for "Employee Housing"

BE IT ENACTED BY THE HAINES BOROUGH ASSEMBLY:

Section 1. Classification. This ordinance is of a general and permanent nature and the adopted amendment shall become a part of the Haines Borough Code.

Section 2. Severability. If any provision of this ordinance or any application thereof to any person or circumstance is held to be invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected thereby.

Section 3. Effective Date. This ordinance is effective upon adoption.

Section 4. Amendment of Sub-Section 18.20.020 Sub-Section 18.20.020 of the Haines Borough Code are hereby amended as follows:

NOTE: **Bolded/UNDERLINED** ITEMS ARE TO BE ADDED.
~~STRIKETHROUGH~~ ITEMS ARE DELETED

18.20.020 Definitions - Regulatory.

"Accessory use"- means a use or structure customarily subordinate or incidental to, and located on the same lot with a principal use, building or structure, and specifically includes garages and required parking areas, storage structures, small parks or playgrounds ~~living quarters necessary for caretakers, guards or employee overnight accommodations~~. Small one-story structures (less than 120 square feet in floor area) for "temporary use" do not require a permit. The manager shall be authorized to require the removal of, or have removed, small structures placed within required setbacks or upon a public right-of-way

Employee Housing - means overnight accommodations provided by a business for their employees at the job site.

Section 5. Amendment of Subsection 18.70.030 of the Haines Borough Code is hereby amended as follows:

NOTE: **Bolded/UNDERLINED** ITEMS ARE TO BE ADDED.
~~STRIKETHROUGH~~ ITEMS ARE DELETED

18.70.030 Zoning Districts - Zones.

4. Cannery Zone (CA).

A. Purpose. This zone is intended to create a commercial area for the provision of support functions for the Haines fishing fleet.

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B. Applicability. This zoning shall apply to the area as described: Lot 2, SEC 24, T31S, R59E, CRM, lot 3, SEC 19, T31S, R59E, CRM; ATS 192, Tracts A and B; TL-1902, SEC 19, T31S, R59E, CRM.

C. Permitted Uses. Permitted uses in the cannery zone (commercial) are:

- (1) Moorage;
- (2) Boat and gear storage and maintenance;
- (3) Retail sale of petroleum products and miscellaneous fishing supplies;
- (4) All residential uses which must be consistent with the provisions permitted within the rural residential zone;
- (5) Any use existing prior to the implementation of any land use ordinances;
- (6) Fish processing.

(7) Employee housing

Section 6. Amendment of Section 18.70.040. Section 18.70.040 of the Haines Borough Code is hereby amended, as follows:

NOTE: **Bolded/UNDERLINED** ITEMS ARE TO BE ADDED.
~~STRIKETHROUGH~~ ITEMS ARE DELETED

GENERAL CLASSIFICATION →	INDUSTRIAL USES			COMMERCIAL/ Residential Uses			RESIDENTIAL USES ONLY	RESIDENTIAL/ Commercial Uses			RECREATIONAL USE
	Heavy Industrial	Light Industrial/ Commercial	Water front Industrial	Commercial	Water front	Significant Structures Area	Single Residential	Multiple Residential	Rural Residential	Rural Mixed Use	Recreational
Specific Zoning Districts →											
USES ↓	I/H	I/L/C	I/W	C	W	SSA	SR	MR	RR	RMU	REC
<u>Employee Housing</u>	<u>UBR</u>	<u>UBR</u>	<u>UBR</u>	<u>CU</u>	<u>CU</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>CU</u>	<u>CU</u>	<u>NA</u>

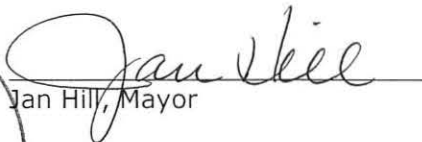
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ADOPTED BY A DULY CONSTITUTED QUORUM OF THE HAINES BOROUGH ASSEMBLY THIS
11th DAY OF FEBRUARY, 2020.

ATTEST:


Alekka Fullerton, Borough Clerk




Jan Hill, Mayor

Date Introduced: 01/14/20
Date of First Public Hearing: 01/28/20
Date of Second Public Hearing: 02/11/20- Adopted