

An Ordinance of the Haines Borough amending Haines Borough Code Title 18.20.020 Adding the Definition and Zoning Use of Yurts and Container Homes.

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 Section 18.20.020 Section 18.20.020 of the Haines Borough Code is hereby amended, as follows:

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

18.20.020 Definitions – Regulatory.

The definitions in this section are intended to be specific to this title. Any word or term not defined shall be used with the meaning of common or standard usage as determined by a current edition of Webster's Unabridged Dictionary. The following words shall have the following meanings for the purpose of this title:

...

"Container Home" means a shipping container or "Conex-like" container that has been converted into a dwelling.

...

"Yurt" means a dwelling with a fabric covering over a frame of wood or other collapsible framework. This definition also includes teepees and tents.

...

Section 5. 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

18.70.040 Zoning use chart.

ZONING USE CHART

TOWNSITE PLANNING/ZONING DISTRICT

UBR = Use-By-Right CU = Conditional Use NA = Not Allowed GFA = Gross Floor Area

[Shaded Box] = Permit Required

[White Box] = Permit Not Required

GENERAL CLASSIFICATION →	INDUSTRIAL USES			COMMERCIAL/ Residential Uses			RESIDENTIAL USES ONLY	RESIDENTIAL/ Commercial Uses						RECREATIONAL USE
	Heavy Industrial	Light Industrial/ Commercial	Waterfront Industrial	Commercial	Waterfront	Significant Structures Area	Single Residential	Multiple Residential	Rural Residential	Rural Mixed Use	Mud Bay	Lutak	General Use Zone	Recreational
USES ↓	I/H	I/L/C	I/W	C	W	SSA	SR	MR	RR	RMU	MBRR	LRR	GU	REC
Container Home-Primary Dwelling	NA	NA	NA	NA	CUP	NA	UBR (1/2 acre+ parcels) CUP (under 1/2 acre parcels)	NA	UBR	UBR	UBR	UBR	UBR	NA
Yurt-Primary Dwelling	NA	NA	NA	NA	CUP	NA	UBR (1/2 acre+ parcels) CUP (under 1/2 acre parcels)	NA	UBR	UBR	UBR	UBR	UBR	NA

ADOPTED BY A DULY CONSTITUTED QUORUM OF THE HAINES BOROUGH ASSEMBLY THIS
8th DAY OF FEBRUARY, 2022.

ATTEST:


Alekka Fullerton, CMC, Borough Clerk



Douglas Olerud, Mayor



Date Introduced: 01/08/22
Date of First Public Hearing: 01/25/22
Date of Second Public Hearing: 02/08/22-adopted