

Proposed by:	_____
P&Z Hearing:	_____
Attorney Review:	_____
First Reading:	_____
Second Reading:	_____
Vote: <input type="checkbox"/> Aye	<input type="checkbox"/> Nay <input type="checkbox"/> Absent

MUNICIPALITY OF SKAGWAY, ALASKA
ORDINANCE NO. 24-XX

AN ORDINANCE OF THE MUNICIPALITY OF SKAGWAY, ALASKA AMENDING SMC SECTION 19.06.070 TO CONDITIONALLY PROVIDE FOR RESIDENTIAL USES IN CERTAIN INDUSTRIAL ZONES.

WHEREAS, Skagway Municipal Code requires conditionally permitted residential uses in an industrial zone must be accessory to a principal use and located on the same lot or parcel of land; and

WHEREAS, removing the requirement that conditionally permitted residential uses be considered accessory to an industrial use in an industrial zone may lessen housing constraints; and

WHEREAS, at its meeting of June 13, 2024, the Planning and Zoning Commission reviewed and held a public hearing on these proposed amendments, and the motion to recommend this ordinance to the Assembly **[passed or failed]**;

NOW THEREFORE BE IT ORDAINED AND ENACTED BY THE MUNICIPALITY OF SKAGWAY, ALASKA AS FOLLOWS:

Section 1. Classification. Section 3 of this ordinance is of a general and permanent nature and shall become a part of the Skagway Municipal Code.

Section 2. Purpose. To amend SMC Section 19.06.070 I—Industrial zone.

Section 3. Amendment. The Skagway Municipal Code is hereby amended; (~~strike through~~) indicates text to be deleted from and (**bold underscore**) indicates text added to the current code. SMC Section 19.06.070 is hereby amended as follows:

19.06.070 I—Industrial zone.

A. Uses Permitted.

2. Conditional Uses.

- c. Residential uses, accessory to industrial uses listed in subsections (A)(1)(a) through (I) of this section, such as watchman's apartment, owner-operator's home, ~~and necessary bunkhouses;~~

- d. Congregate residences north of the 23rd Street bridge as allowed by IBC; provided, that:
 - ~~(i)~~ ~~The residential use is accessory to the industrial use.~~
 - ~~(ii)~~**(i)** Minimum ~~Minimum~~ The minimum lot size is forty thousand (40,000) square feet.
 - ~~(iii)~~**(ii)** A minimum of one (1) parking space for every three (3) occupants.
 - ~~(iv)~~**(iii)** Lot coverage ~~does not exceed sixty percent (60%) for all buildings.~~ for all buildings shall not exceed sixty percent (60%).
 - ~~(v)~~**(iv)** A six foot (6') high solid fence or vegetative barrier shall be required on all lot lines bordering RC lots;

- e. Bunkhouses north of the 23rd Street bridge as allowed by IBC: provided that:
 - (i) The minimum lot size is forty thousand (40,000) square feet.
 - (ii) A minimum of one (1) parking space for every three (3) beds.
 - (iii) Lot coverage for all buildings shall not exceed sixty percent (60%).
 - (iv) A six-foot (6') solid fence or vegetative barrier shall be required on all lots bordering RC lots.

Section 4. Severability. If any provision of this ordinance or any application thereof to any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected thereby.

Section 5. Effective Date. This ordinance shall become effective immediately upon adoption.

PASSED AND APPROVED by a duly constituted quorum of the Borough Assembly of the Municipality of Skagway this ___ day of _____, 2024.

ATTEST:

Sam Bass, Mayor

Steve Burnham Jr., Borough Clerk

(SEAL)