

HAINES BOROUGH, ALASKA **Draft**
ORDINANCE No. xx-xx-xxx

AN ORDINANCE OF THE HAINES BOROUGH AMENDING BOROUGH CODE SECTION 18.20.020 TO ADD DEFINITION OF VACATION RENTAL AND CHANGE DEFINITION OF LODGE; AMENDING BOROUGH CODE SECTION 18.70.040 & 18.70.030(B) & 18.70.030(C) TO ADD VACATION RENTAL TO THE ZONING CHART, MUD BAY PLANNING/ZONING DISTRICT AND LUTAK INLET PLANNING/ZONING DISTRICT.

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 shall become effective immediately upon adoption.

Section 4. Purpose. This ordinance amends Section 18.20.020 to add definition of vacation rental and change definition of lodge; amends Section 18.70.040 & 18.70.030(B) & 18.70.030(C) to add vacation rental to the zoning chart, Mud Bay Planning/Zoning District and Lutak Inlet Planning/Zoning District.

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

18.20.020 Definitions – Regulatory.

“Lodge” means a ~~short term~~ vacation rental accommodation with furnished quarters **that provides or is associated with services such as meals and/or guiding, and typically accommodates more than one guest at a time.**

“Vacation Rental” means a privately owned residential dwelling, such as, but not limited to, a single family residence, apartment, or room, that is rented for periods of 30 consecutive days or less, limited to a single guest or family at a time.

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

 = Permit Required

 = Permit Not Required

Under General Classification, uses in UPPER CASE are primary and uses in lower case are secondary.

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

18.70.030 Zoning districts – Zones

B. Mud Bay Planning/Zoning District

3. Rural Residential Zone (MBRR)

e. Conditional Uses. Conditional uses in the rural residential zone are:

- (1) Public parks, public recreation sites, and nonprofit camps;
- (2) Schools;
- (3) Fire stations;
- (4) Lodges;
- (5) Commercial or public radio and television transmitters and towers;
- (6) Public utility facilities;
- (7) Commercial Enterprise. “Commercial enterprise” means any commercial, manufacturing, sale or service that occurs on a person’s private property. A commercial enterprise shall be conducted only by a member or members of a family residing in a residence on the property and with up to six additional employees at any one time. Terms of a conditional use permit for commercial enterprise shall eliminate or mitigate adverse effects to air quality, noise, traffic, parking, waste and sewage, signs, lighting and burdens on any community utilities and resources that may result from such commercial enterprise;
- (8) Cemetery;

(9) Vacation Rental.

C. Lutak Inlet Planning/Zoning District

3. Rural Residential Zone.

e. Conditional Uses. Conditional uses in the rural residential zone are:

- (1) Churches;
- (2) Schools;
- (3) Lodging houses;
- (4) Public parks and recreation sites;
- (5) Public utility facilities;
- (6) Fire stations;
- (7) Community halls;
- (8) Governmental buildings;
- (9) Rentals, sales, and professional services;
- (10) Fish hatchery;
- (11) Commercial agriculture;
- (12) Commercial logging;
- (13) Campgrounds; provided, that:
 - (a) A 50-foot greenbelt separates the campsites from any public road right-of-way and a 20-foot greenbelt separates the campsites from any perimeter property lines; and
 - (b) The campground is at least one-half mile from existing houses or land subdivided for residential purposes at the time of the application for a conditional use permit; and
 - (c) The campground provides facilities for solid waste disposal (e.g., bear-proof dumpsters); and
 - (d) Complies with all Department of Environmental Conservation sanitation requirements contained in [18 AAC 30](#); and
 - (e) The campground has a maximum average density of six individual campsites per commercially developed acre, a minimum distance from center to center of adjacent sites of 75 feet and a maximum of 60 sites overall;
- (14) Cemetery;

(15) Vacation Rental.