

**An Ordinance of the Haines Borough amending Haines Borough Code Chapter 18.70 to remove "Multiple Use Zone".**

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 18.70.020. Section 18.70.020 of the Haines Borough Code is hereby amended as follows:

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

This is sample text to allow **to show** how an ordinance could be created **in Haines**.

**18.70.020 Annexation.**

All territory which may be annexed to the borough shall be placed in the multiple **General** use zone (MGU) for a maximum of two years, at which time the zoning shall be changed by the commission based upon existing and proposed land use and the comprehensive plan.

Section 5 Amendment of Subsection 18.70.030. Sub-Section 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.**

~~11. MU— Multiple Use Zone. The intent of the multiple use zone is to provide a zoning designation for newly annexed areas. In order to provide a reasonable transition toward land use regulation, the multiple use zone is intended to allow as broad a range of land uses as possible. The multiple use zone is intended to be temporary, however, in order to allow present land use patterns to continue until more specific land use regulations are adopted. The borough shall conduct public hearings following any annexation and, within two years of the effective date of the annexation, the borough will rezone this area according to the results of the public hearing process.~~

Section 6 Amendment of Subsection 18.90.090. Sub-Section 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

**18.90.090 Sign standards – Commercial, waterfront, waterfront industrial, heavy industrial, light industrial/ commercial, and rural mixed use ~~and multiple-use~~ zones.**

Section 7 Amendment of Subsection 18.70.040. Sub-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.**

The following chart summarizes the uses allowed and the standards of review for each use, townsite planning/zoning district and the zones therein. In the commercial and industrial zones, more than one building housing a permissible principal use may be developed on a single lot; provided, that each building and use shall comply with all applicable requirements of this title. Additional requirements may be applicable to developments within some zones. See the definitions in Chapter 18.20 HBC for descriptions of each use.

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**

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
	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
Accessory Apartment	NA	NA	NA	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	NA
Accessory Uses	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR
Agriculture, Commercial	UBR	UBR	UBR	UBR	CU	CU	CU	CU	CU	CU	UBR	CU

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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
Agriculture, Personal Use	NA	NA	NA	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	CU
Animal Husbandry	UBR	UBR	NA	NA	NA	NA	CU	CU	UBR	UBR	UBR	UBR	CU
Animal Shelter	UBR	UBR	NA	NA	NA	NA	NA	NA	CU	UBR	UBR	NA	NA
Auto Repair	UBR	UBR	NA	UBR	NA	NA	NA	NA	CU	CU	UBR	NA	NA
Auto Sales	NA	UBR	NA	UBR	NA	NA	NA	NA	NA	CU	UBR	NA	NA
Auto Service Station	UBR	UBR	NA	CU	NA	NA	NA	NA	NA	CU	UBR	NA	NA
Bed and Breakfast	NA	NA	NA	UBR	UBR	UBR	CU	CU	UBR	UBR	UBR	NA	NA
Bulk Fuel Storage	UBR	UBR	UBR	CU	CU	NA	NA	NA	NA	CU	UBR	NA	NA
Campground	NA	NA	NA	NA	CU	CU	NA	NA	NA	UBR	UBR	CU	CU
Cemetery	NA	NA	NA	NA	NA	NA	NA	NA	CU	CU	NA	NA	NA
Child Care Facility	NA	CU	NA	UBR	CU	CU	CU	UBR	CU	UBR	UBR	NA	NA
Church	NA	CU	NA	UBR	UBR	UBR	CU	CU	CU	UBR	UBR	NA	NA
Club, Private	NA	UBR	NA	UBR	CU	UBR	NA	NA	NA	UBR	UBR	NA	NA
Combination R/I/C	CU	UBR	CU	UBR	CU	UBR	NA	NA	NA	UBR	UBR	NA	NA
Commercial, Light – Less than 500 sf	CU	UBR	CU	UBR	UBR	UBR	NA	CU	UBR	UBR	UBR	NA	NA
Commercial, Medium – 500 – 5,000 sf	CU	UBR	CU	UBR	CU	CU	NA	NA	CU	CU	UBR	NA	NA
Commercial, Major – More than 5,000 sf	UBR	UBR	UBR	UBR	CU	CU	NA	NA	NA	NA	UBR	NA	NA
Communication Equipment/ Commercial	UBR	UBR	UBR	UBR	CU	CU	NA	NA	NA	CU	UBR	CU	CU
Communication Equipment/ Personal	NA	NA	NA	UBR	CU	CU	CU	CU	CU	CU	UBR	NA	NA
Condominium/ Townhouse	NA	NA	NA	CU	CU	UBR	NA	UBR	NA	UBR	UBR	NA	NA
Convalescent/ Nursing Home	NA	NA	NA	UBR	CU	CU	NA	UBR	NA	UBR	UBR	NA	NA

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		I/H	I/L/C	I/W	C	W	SSA	SR	MR	RR	RMU	MU	REC
Convenience Store	UBR	UBR	NA	UBR	CU	NA	NA	CU	NA	CU	UBR	NA	
Correctional Facility	NA	CU	NA	CU	NA	NA	NA	NA	NA	NA	UBR	NA	
Crop Production	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	
Duplex	NA	NA	NA	CU	CU	UBR	NA	UBR	CU	UBR	UBR	NA	
Educational Facility	NA	CU	NA	UBR	CU	CU	CU	CU	CU	UBR	UBR	CU	
Fence on Lot Line/ Within Setback	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	
Fence not within Setback	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	
Firing Range	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Group Home	NA	CU	NA	UBR	CU	CU	NA	UBR	CU	UBR	UBR	NA	
Guest House	NA	NA	NA	CU	CU	NA	CU	CU	CU	CU	CU	NA	
Heavy Equipment Repair	UBR	UBR	UBR	UBR	NA	NA	NA	NA	NA	CU	UBR	NA	
Heavy Equipment Storage	UBR	UBR	UBR	UBR	NA	NA	NA	NA	CU	UBR	UBR	NA	
Home Occupation	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	NA	
Hotel/Motel	NA	CU	NA	UBR	CU	UBR	NA	NA	NA	CU	UBR	NA	
Industrial, Heavy	UBR	CU	UBR	CU	NA	NA	NA	NA	NA	CU	UBR	NA	
Industrial, Light	CU	UBR	CU	CU	CU	NA	NA	NA	NA	CU	UBR	NA	
Institutional Home	NA	NA	NA	UBR	NA	NA	NA	CU	NA	CU	UBR	NA	
Junkyard	UBR	UBR	CU	CU	NA	NA	NA	NA	NA	CU	UBR	NA	
Kennel	UBR	CU	NA	CU	NA	NA	NA	NA	CU	CU	UBR	NA	
Landfill	UBR	UBR	NA	CU	NA	NA	NA	NA	NA	CU	UBR	NA	
Marijuana Cultivation Indoor, Small	UBR	UBR	UBR	UBR	UBR	NA	NA	NA	CU	CU	UBR	NA	
Marijuana Cultivation Indoor, Large	UBR	UBR	UBR	UBR	CU	NA	NA	NA	CU	CU	UBR	NA	
Marijuana Cultivation	UBR	CU	UBR	NA	NA	NA	NA	NA	NA	NA	UBR	NA	



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		I/H	I/L/C	I/W	C	W	SSA	SR	MR	RR	RMU	MU	
Indoor, Unlimited													
Marijuana Cultivation Outdoor, Limited	UBR	UBR	UBR	NA	NA	NA	NA	NA	NA	CU	CU	UBR	NA
Marijuana Cultivation Outdoor, Unlimited	UBR	UBR	UBR	NA	NA	NA	NA	NA	NA	CU	CU	UBR	NA
Marijuana Product Manufacturing, Small	UBR	UBR	UBR	UBR	UBR	NA	NA	NA	NA	CU	CU	UBR	NA
Marijuana Product Manufacturing, Limited	UBR	UBR	UBR	UBR	UBR	NA	NA	NA	NA	NA	NA	UBR	NA
Marijuana Product Manufacturing, Unlimited	UBR	UBR	UBR	NA	NA	NA	NA	NA	NA	NA	NA	UBR	NA
Marijuana, Retail	UBR	UBR	UBR	UBR	UBR	UBR	NA	NA	NA	NA	CU	UBR	NA
Marijuana Testing	UBR	UBR	UBR	UBR	UBR	UBR	NA	NA	UBR	UBR	UBR	UBR	NA
Marine Commercial Facility	NA	NA	UBR	NA	CU	CU	NA	NA	NA	NA	NA	UBR	NA
Marine Industrial Facility	NA	NA	UBR	NA	CU	NA	NA	NA	NA	NA	NA	UBR	NA
Mobile Home Park	NA	CU	NA	NA		NA	NA	NA	NA	NA	CU	UBR	NA
Multiple Single-Family Residences	NA	CU	NA	CU	CU	NA	NA	CU	CU	CU	CU	CU	NA
Multi-Unit Dwelling	NA	NA	NA	CU	CU	UBR	NA	UBR	NA	UBR	UBR	UBR	NA
Planned Unit Development	NA	NA	NA			CU	NA			CU	NA	UBR	NA
Play Field/Park	NA	CU	NA		CU	UBR	UBR	UBR	UBR	UBR	UBR	UBR	CU
Public Facility	CU	CU	UBR	UBR	UBR	UBR	CU	CU	CU	CU	CU	UBR	CU
Recycling	UBR	UBR	NA	CU	NA	NA	NA	NA	NA	NA	CU	UBR	NA

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		I/H	I/L/C	I/W	C	W	SSA	SR	MR	RR	RMU	MU	REC
Facility													
Resource Extraction/ Proc.	UBR	CU	CU	CU	NA	NA	NA	NA	CU	CU	UBR	NA	
RV Park	NA	CU	NA	CU	CU	NA	NA	NA	CU	UBR	UBR	NA	
Single Unit Dwelling	NA	NA	NA	UBR	UBR	UBR	UBR	UBR	UBR	UBR	UBR	NA	
Solid Waste Transfer Facil.	UBR	UBR	NA	CU	NA	NA	NA	NA	NA	CU	UBR	NA	
Subdivision, Residential	NA	NA	NA	CU	UBR	UBR	UBR	UBR	UBR	UBR	UBR	NA	
Temporary Structure	UBR	UBR	UBR	UBR	CU	CU	UBR	UBR	UBR	UBR	UBR	CU	
Temporary Use	UBR	UBR	UBR	UBR	CU	CU	UBR	UBR	UBR	UBR	UBR	CU	
Theme Park	NA	CU	NA	CU	CU	NA	NA	NA	NA	CU	UBR	CU	
Trailer*/Mobile Home Outside Mobile Home Park	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	UBR	NA	
Utility Facility	UBR	UBR	UBR	CU	CU	NA		NA	CU	CU	UBR	CU	
Vacation Rental	NA	CU	NA	UBR	UBR	UBR	CU	UBR	UBR	UBR	UBR	NA	
Zero Lot Line Commercial	UBR	UBR	NA	UBR	CU	NA	NA	NA	NA	CU	UBR	NA	
Zero Lot Line Residential	NA	NA	NA	NA	NA	UBR	NA	UBR	NA	UBR	UBR	NA	
Zoo	NA	UBR	NA	CU	CU	CU	NA	NA	CU	CU	UBR	CU	

\* Exception: Recreational trailers parked but not used for habitation or storage.

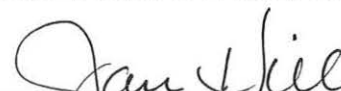
(Ord. 18-06-499 § 4; Ord. 18-06-496 § 5; Ord. 18-01-484 § 8; Ord. 16-07-439 § 4; Ord. 14-12-393 § 4; Ord. 13-09-349 § 7; Ord. 09-04-202 § 4; Ord. 07-04-153)

ADOPTED BY A DULY CONSTITUTED QUORUM OF THE HAINES BOROUGH ASSEMBLY THIS 26th DAY OF MARCH, 2019.

ATTEST:

  
Alekka Fullerton, Borough Clerk



  
Jan Hill, Mayor

Date Introduced: 02/26/19  
Date of First Public Hearing: 03/12/19  
Date of Second Public Hearing: 03/26/19 - Adopted