

An Ordinance of the Haines Borough amending Haines Borough Code 18.80.030 Setbacks and Height to change height limits.

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 Title 18.80.030: Density and Density and Dimensional Requirements of Setbacks and Height of the Haines Borough Code is hereby amended as follows:

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

18.80.030: Setbacks and height.

A. Setbacks are measured from the outermost portion of the building to the nearest lot line or building as appropriate. Incidental architectural features such as window sills, cornices and eaves may not project into any required setback. This regulation also applies to cantilevered floors, decks or other similar building extensions. No building or structures may be located within a setback, except that fences may be constructed within the required setback by permit. The following items shall be exempt from setback requirements, provided the item is located to achieve its purpose without constituting a hazard to vehicles or pedestrians, is located such that it does not obscure sight angles at intersections or driveways, and is not in any location prohibited by state regulation:

1. Driveways and culverts that meet Chapter 12.08 HBC;
2. Parking areas that meet Chapter 10.44 HBC;
3. Satellite dishes;
4. Signs that meet Chapter 18.90 HBC;
5. French drains, culverts, or similar infrastructure;
6. Public utilities; and
7. Fences outside of the townsite service area.

Where more than one setback standard is applicable, the most restrictive setback standard applies.

B. Building height is measured from the grade plane to the highest point on the building, but not including chimneys, radio antennas, water towers, church spires, structures or enclosures constructed primarily for mechanical equipment and similar building mechanical features.

C. Buildings constructed to zero lot line must be designed so that snow falling from the roof is not deposited on adjacent properties.

D. The distance between unattached buildings must be 15 feet unless approved as a conditional use by the planning commission. Building separation is intended for public safety; fire-related concerns must meet the approval of both the State Fire Marshal and local fire department, where applicable. The 15-foot separation between unattached buildings applies only when at least one of the buildings is for human occupancy.

E. Setbacks from anadromous fish streams: See HBC 18.60.010(P).

F. Between Second Avenue and the intersection of Union Street and Main Street, all structures must be set back 20 feet from lot lines adjacent to Union Street. Due to its historical nature, Block 16, Haines

Townsite Subdivision shall have special setbacks. All structures built within Block 16 must be set back a minimum of 10 feet from any property lines not abutting Union Street.

G. If a publicly owned road easement exists inside of a property line, the setback shall be measured from the easement line and not the property line.

H. If a public utility easement exists inside of a property line, the setback shall be measured from the easement rather than the property line and shall be not less than 10 feet unless a variance is granted by the planning commission.

Setbacks and Height Restrictions by Zone								
Zoning District	Height Limit (in feet)	Industrial Setbacks (in feet) *** ²		Commercial Setbacks (in feet)		Residential Setbacks (in feet)		
		From Street Lot Lines	From Residential Lots	From Street or Alley Lot Lines	From Other Lot Lines	From Street Lot Lines	From Alley Lot Lines	From Other Lot Lines
I/H	30 ¹	0	50	0	0	N/A	N/A	N/A
I/L/C	30 ¹	0	50	0	0	20	10	10
I/W	30 ¹	0	50	0	0	20	10	10
C	30 ^{1,2}	0	50	0	0	20	10	10
W	30	0	50	0	0	20	10	10
SSA	30 ³	N/A	N/A	10	5	20	10	10
SR	30	N/A	N/A	N/A	N/A	20	10	10
MR	30	N/A	N/A	0	0	20	10	10
RR	30	N/A	N/A	0	0	20	10	10
RMU	30	0	50	0	0	20	10	10
MU	30	0	50	0	0	20	10	10
REC	30	N/A	N/A	N/A	N/A	20	10	10
GU	N/A 30 ⁴	20	10	20	10	20	10	10
MBRR ⁵	N/A 30	N/A	N/A	N/A	N/A	25	25	25
LUTAK	35 30	N/A	N/A	N/A	N/A	10	10	10

Setbacks and Height Restrictions by Zone								
Zoning District	Height Limit (in feet)	Industrial Setbacks (in feet) *** ²		Commercial Setbacks (in feet)		Residential Setbacks (in feet)		
		From Street Lot Lines	From Residential Lots	From Street or Alley Lot Lines	From Other Lot Lines	From Street Lot Lines	From Alley Lot Lines	From Other Lot Lines
RR ⁶								

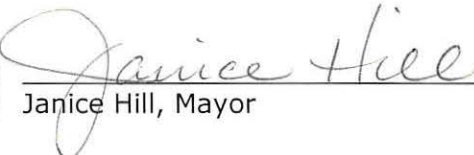
- 1.** May exceed 30 feet only by provisions of a conditional use permit granted by the planning commission.
- 2.** As long as all requirements of the state fire code or other applicable regulations are met.
- 3.** May be up to ~~40~~**60** feet under the provisions of a conditional use permit granted by the planning commission, but only if for a replica building replacing a building of that height that has been destroyed, and if all special provisions of the historic district and all other provisions of this title are met.
- 4. May exceed 30 feet if the structure is considered an industrial or commercial use and human occupancy does not exceed 30 feet.**
- 5.** The Chilkat State Park Road right-of-way is exempt from the setback requirements.
- 6.** Exception: Properties located along the Lutak Spur road (from the Chilkoot River Bridge to the end of the road) where there will be no minimum setback along the road front right-of-way. Setbacks will apply for all other property lines along the Lutak Spur road.

ADOPTED BY A DULY CONSTITUTED QUORUM OF THE HAINES BOROUGH ASSEMBLY THIS 11th DAY OF JULY, 2017.

ATTEST:


 Julie Cozzi, MMC, Borough Clerk




 Janice Hill, Mayor

Date Introduced: 06/13/17
 Date of First Public Hearing: 06/27/17
 Date of Second Public Hearing: 07/11/17