

Group Residences															C	C				
• Assisted living	C						C	C							C	C				
• Bunkhouse for transient workers							C	C				C			C				<u>C</u> (17)	
• Dormitory	C(4)						C	C												
• Quasiinstitutional	C			C	C	C	C	C							C	C				

TEMPORARY LODGING

• Hostel							C	C		P	P	P								
• Hotel/ motel									P	P	P	P		PU / CS	C	C				
• Bed and breakfast				C (7)	C (7)	C (7)	C (8)	C (8)	P	P	P	P		P	C					
• Shortterm rental	C (15)			C	C	C	C	C	P	P (9)	P (9)	P (9)		P	C	P (9)				
• Rooming house							C	C	C	P	P	P		C	C					
• Lodge										P	P	P		PU / CS	C					
• Limited storage				C (6)	C (6)	C (6)	C (6)	C (6)						P	C					

P: Public Lands District SF Single-Family District WD: Waterfront District

C-1/C-2: General Commercial and General Commercial/Mobile Home Districts

SFLD: Single-Fam/Duplex District GI: General Island District LI: Large Island District

R-1 MH: Single Fam/Duplex/Manf Home District R: Recreational District

OS: Open Space R-2: Multifam District R-2 MHP: Multi Fam/Mobile Home District

GP: Gary Paxton Special District CBD: Central Business District C: Cemetery District

P – Permitted

C – Conditional Use Permit Required

PU/CS – Permitted on Unsubdivided Islands and Conditional Use on Subdivided Islands

C. Residential Uses Table 22.16.015-1 Footnotes.

1. Public facilities not otherwise identified may be permitted in the public zone subject to planning commission recommendation and assembly approval subject to findings of fact that show the use is in the public interest; all reasonable safeguards are to be employed to protect the surrounding area; and that there are no reasonable alternative locations for the use.
2. All uses in the waterfront district are intended to be water-related or water-dependent except that upland uses may be non-water-related.
3. Uses listed as conditional uses in the GI and LI zones may be considered, but not necessarily approved, on a case-by-case basis.
4. Including zero lot developments.
5. Townhouse, cluster housing developments and planned unit developments are conditional uses subject to this title and SGC Title [21](#), Subdivisions.
6. On-site storage of commercial fishing vessels, fishing equipment and other small business equipment is a permitted conditional use so long as such storage does not occupy more than 400 square feet.
7. Bed and breakfast establishments are limited to three guest rooms in the R-1, R-1 MH, and R-1 LD districts as conditional uses only when no other rental such as apartments is in operation on the same lot.
8. Bed and breakfast establishments are limited to five guest rooms in the R-2, R-2 MHP

districts as conditional uses only when no other rental such as apartments is in operation on the same lot.

9. Short-term rentals including legal nonconforming uses shall provide two off-street parking spaces per unit, comply with the municipal fire code, and comply with the requirements of the building department based on a life safety inspection.
10. Hotels, motels, lodges, boarding houses and bed and breakfasts capable of accommodating a maximum of six guests plus one guest for each one-half acre or fraction thereof above one acre on unsubdivided islands are permitted principal uses. Hotels, motels, lodges, boarding houses and bed and breakfasts, on unsubdivided islands that exceed this maximum, are conditional uses.

Bed and breakfast establishments, boarding houses, hotels, motels and lodges are conditional uses on subdivided islands.

11. Many of the permitted and conditional uses in the CBD, C-1, C-2, and WD zones generate traffic, noise, odor, and general impacts to a higher level and greater degree than permitted and conditional uses in residential districts. Owners of residential uses in the CBD, C-1, C-2 and WD districts must be aware of and accepting of all the permitted uses in these districts.
12. Single or multiple apartments shall only be permitted on the first floor of structures in the CBD district if approved through the conditional use process. Single and multiple apartments are permitted uses on upper floors of structures in the CBD district.
13. Temporary lodging by owners and/or crew on vessels utilizing the industrial park's marine haul out facility is permitted; this shall not be construed to allow long-term residential occupation.
14. Accessory dwelling units shall be constructed in conformance with the standards outlined in Chapter [22.20](#) SGC, Supplemental District Regulations and Development Standards.
15. Conditional use limited to allow boats to be used as short-term rentals in harbors and slips within the public lands zoning district.
16. All uses in the cemetery district are intended to be cemetery-related and conducted with reverence and respect for those interred.
17. Multiple family dwellings and bunkhouses for transient workers shall only be eligible for a conditional use permit when proposed as workforce housing in accordance with 22.16.170.B. Bunkhouses may be approved as a principal use; multiple family dwellings shall only be approved as an accessory use and are most suitable for upper floors of structures.

ZONES	P(1)	SF (7)	SF LD (7)	R1 (7)	R- 1 MH (7)	R- 1 LD MH (7)	R2 (7)	R- 2 MH P (7)	CB D	C- 1	C- 2	W D (2)	I	GI (3)	LI (3)	R	OS	GP (9)	C (10)
CULTURAL																			
• Library	P								P	P	P			P	P				
• Museum	P								P	P	P			P	P				C
• Conference center							C	C	P	P	P			C	C				
• Church		C	C	C	C	C	C	C	P	P	P			PU / CS	C				C
• Art gallery	P			C (4)	C (4)	C (4)	C (4)	C (4)	P	P	P	C		C	C				
• Radio station												P							
RECREATIONAL																			
• Park and recreation														P	P				
• Park	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		C
• Trails	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		
•Campground	P													C	C		P		
• Resort										P	P			C	C	P/ C(11)			
• Marina	P									P	P	P		C	C	C	P		
• Travel trailer/ recreational vehicle park	C									P	P	C		C	C			<u>P/ C (9)</u>	

ZONES	P(1)	SF (7)	SF LD (7)	R1 (7)	R- 1 MH (7)	R- 1 LD MH (7)	R2 (7)	R- 2 MH P (7)	CB D	C- 1	C- 2	W D (2)	I	GI (3)	LI (3)	R	OS	GP (9)	C (10)
• Ballpark/ athletic field	P	C	C	C	C	C	C	C		P	P	P	P	P	C	P			
Amusement and entertainment														PU / CS	C	C			
• Theater									P	P	P			C	C				
• Theater, drive-in										P	P			C	C				
• Outdoor amphitheater	P								P	P	P			PU / CS	C	C	P		
• Bowling center									P	P	P			C	C				
• Sports club and yacht club	C									P	P	P		C	C		C (5)		
• Golf facility	P									P	P			C	C				
• Shooting range – indoor	C									C	C			PU / CS					
• Shooting range – outdoor										C	C			PU / CS					

• Arcades									P	P	P			C	C				
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ZONES	P(1)	SF (7)	SF LD (7)	R1 (7)	R- 1 MH (7)	R- 1 LD MH (7)	R2 (7)	R- 2 MH P (7)	CB D	C- 1	C- 2	W D (2)	I	GI (3)	LI (3)	R	OS	GP (9)	C (10)
• Community center	C						C	C	P					C	C				
• Personal use docks – accommodating waterborne aircraft		C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)				P		P (8)	P (8)	P (8)	P (8)		
• Personal use docks – perimeter of dock and float exceed 300 linear feet		C	C	C	C	C	C	C				P		P (8)	P (8)	P (8)	P (8)		

Personal use docks – one lease slip, float houses permitted in accordance with the Sitka Coastal Management Program, no linear perimeter restriction, allowing liveaboards , and allowing float planes											P		P (8)	P (8)	P (8)	P (8)		
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Personal use docks – no perimeter restrictions, no restrictions on liveaboards and float planes. Float houses allowed if permitted in accordance with Sitka Coastal Management Program										P	P	P	P	P (8)	P (8)	P (8)	P (8)			
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ZONES	P(1)	SF (7)	SF LD (7)	R1 (7)	R- 1 MH (7)	R- 1 LD MH (7)	R2 (7)	R- 2 MH P (7)	CB D	C- 1	C- 2	W D (2)	I	GI (3)	LI (3)	R	OS	GP (9)	C (10)
• Personal use docks – one nonfee liveaboard		P	P	P	P	P						P		P(8)	P(8)	P(8)	P(8)		
• Personal use docks – liveaboards, no more than 300foot perimeter							P	P				P		P(8)	P(8)	P(8)	P(8)		
• Community personal use docks		C	C	C	C	C	C	C				P		P(8)	P(8)	P(8)	P(8)		
• Commercial use docks										P	P	P	P	C	C	C	C	<u>P</u>	

P: Public Lands District

SF: Single-Family District

SFLD: Single-Family Low Density District

R-1: Single-Family/Duplex District

R-1 MH: Single-Family/Duplex/Manufactured Home District

R-1 LDMH: Single-Family/Duplex and Single-Family/Manufactured Home Low Density Districts

C-1/C-2: General Commercial and General Commercial/Mobile Home Districts

WD: Waterfront District

I: Industrial District

GI: General Island District

LI: Large Island District

	R: Recreational District
R-2: Multifamily District	OS: Open Space District
R-2 MHP: Multifamily/Mobile Home District	GP: Gary Paxton Special District
CBD: Central Business District	C: Cemetery District

P – Permitted

C – Conditional Use Permit Required

PU/CS – Permitted on Unsubdivided Islands and Conditional Use on Subdivided Islands

D. Cultural/Recreational Uses Table 22.16.015-2 Footnotes.

1. Public facilities not otherwise identified may be permitted in the public zone subject to planning commission recommendation and assembly approval subject to findings of fact that show the use is in the public interest, all reasonable safeguards are to be employed to protect the surrounding area, and that there are no reasonable alternative locations for the use.
2. All uses in the waterfront district are intended to be water-related or water-dependent except that upland uses may be non-water-related.
3. Uses listed as conditional uses in the GI and LI zones may be considered, but not necessarily approved, on a case-by-case basis.
4. When operated as a home occupation.
5. Sport fishing lodges.
6. Any waterborne aircraft approved through the conditional use process shall be restricted to those owned by the upland property owner or long-term lessee that are not used for commercial

purposes. Waterborne aircraft shall also only be allowed on docks in a secure environment.

7. The city requires liveaboards in R-1, R-2, SF, and related zones to meet the relevant liveaboard regulations that are required in the municipal harbor regulations under “liveaboards.”

8. Waterborne aircraft that moor on docks on an ongoing basis are allowed as a permitted use on personal use and community personal use docks if they are solely used by the owners of the property and are solely used for noncommercial purposes. All nonprivate use of waterborne aircraft would require conditional use approval.

9. A single travel trailer or recreational vehicle on an individual lot is permitted in the GP zone as a temporary “watchman or caretaker dwelling” accessory use in accordance with 22.05.1610 and Table 22.16.016-1. Two or more travel trailers and/or recreational vehicles on an individual lot are a conditional use that shall only be considered when proposed as an accessory use and as workforce housing in accordance with 22.16.170.B.

10. All uses in the cemetery district are intended to be cemetery-related and conducted with reverence and respect for those interred.

11. Conditional use for Baranof Warm Springs townsite (USS 3110, 3921A, and 3921B).

Table 22.16.015-3. General Services Uses

ZONES	P(1)	SF	SF LD	R-1(6)	R-1 MH (6)	R-1 LD MH (6)	R-2	R-2 MH P	CBD	C-1	C-2	W D(2)	I	GI(3)	LI(3)	R	OS	GP(8)	C(9)
PERSONAL SERVICES																			
• General services									P	P	P			C					
• Dry cleaning									P	P	P								
• Industrial laundry										C	C		P						

ZONES	P(1)	SF	SF LD	R- 1(6)	R- 1 MH (6)	R- 1 LD MH (6)	R- 2	R- 2 MH P												
• Funeral home/crematorium									C	P	P			C						
• Cemeteries / mausoleum	P													C	C					P
• Day care/ kindergartens	P			P(6)	P(6)	P(6)	P(5)	P(5)	C	P(5)	P(5)			P	P					
• Veterinary clinic							(7)		C	C	C		P	C						
• Automotive repair									C	P	P	P	P	C				<u>P</u>		
• Automotive service									C	P	P	P	P	C				<u>P</u>		
• Miscellaneous repair									P	P	P	P	P	C	C			<u>P</u>		
• Social service agencies									P	P	P	C		CU/*S	C					
• Stable	C									C	C			PU / CS		C				

• Kennel										C	C		C	P				<u>C(8)</u>	
• Bank							C	C	P	P	P			C	C				
• Credit union							C	C	P	P	P			C	C				
• Massage treatments																C			

• Offices/ outpatient clinic							C	C	P	P	P			C	C				
• Hospital	C(4)								C	P	P			C	C				
• Medical/ dental laboratory							C	C	P	P	P		P	C	C				
• Marijuana testing facility									C	C	C	C	C	C	C				
• Miscellaneous health facility							C	C	C	C	C			C	C				

EDUCATIONAL SERVICES

• Elementary school	P						C	C	C	C	C			C	C				
• Middle/ junior high school	P						C	C	C	C	C			C	C				

R-2: Multifamily District	OS: Open Space District
R-2 MHP: Multifamily/Mobile Home District	GP: Gary Paxton Special District
CBD: Central Business District	C: Cemetery District

P – Permitted

C – Conditional Use Permit Required

PU/CS – Permitted on Unsubdivided Islands and Conditional Use on Subdivided Islands

CU/*S – Conditional Use on Unsubdivided Islands and Prohibited on Subdivided Islands

E. *General Services Uses Table 22.16.015-3 Footnotes.*

1. Public facilities not otherwise identified may be permitted in the public zone subject to planning commission recommendation and assembly approval subject to findings of fact that show the use is in the public interest, all reasonable safeguards are to be employed to protect the surrounding area, and that there are no reasonable alternative locations for the use.

All uses in the waterfront district are intended to be water-related or water-dependent except that upland uses may be non-water-related.

3. Uses listed as conditional uses in the GI and LI zones may be considered, but not necessarily approved, on a case-by-case basis.
4. Hospital buildings shall be set back a minimum of 10 feet from all property lines.
5. Establishments accommodating five or more children require state licenses and are conditional uses.
6. Day cares with four children or less not related to the provider are a permitted use in owner occupied detached single-family dwellings in the R-1 and related zones.

Day cares with four children or less not related to the provider are a conditional use in residential zero lot line dwellings in the R-1 and related zones. Day cares with four children or less not related to the provider are also a conditional use in two-family dwellings, that are constructed as duplex where each unit is of similar size, in the R-1 and related zones.

Day cares are not allowed in apartments or similar dwelling units in R-1 or related zones.

Day cares with five children or more not related to the provider are a conditional use, in owner occupied detached single-family dwellings only, in the R-1 and related zones.

7. A replacement vet clinic in the 1200 block of Halibut Point Road as a substitute for the long standing historical use in the area is expressly authorized and shall be the only vet clinic allowed in an R-2 zone.

8. Conditional use on properties outside of the Gary Paxton industrial park core as defined by 22.16.170.C; prohibited use on properties inside the Gary Paxton industrial park core.

9. All uses in the cemetery district are intended to be cemetery-related and conducted with reverence and respect for those interred.

Table 22.16.015-4. Public Facilities Uses

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ZONES	P(1)	SF	SF LD	R- 1	R- 1 MH	R- 1 LD MH	R- 2 MH	R- 2 P	CB D	C- 1	C- 2	WD (2)	I	GI(3)	LI(3)	R	OS	GP (6)	C(8)
GOVT SERVICES										C									
• Public agency or utility office	P								P	C				PU / CS	C				
• Public agency or utility service yard	P									C		P	P	C	C				
• Public agency warehouse	P									C		P	P	C	C				
• Courts	P								P					C	C				

• Police station	P								P	P	P			C	C				
• Fire station	P			C	C	C	C	C	P	P	P	C	C	PU / CS	C	C		<u>C</u>	
• Utility facilities (transformers, pump stations, etc.)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/ C (9)	P	<u>P</u>	
• Solid waste transfer facility	C(4)									C	C	C	C	C	C			<u>P/C</u> <u>(10)</u>	
• Landfill	P													C	C	C	C		
• Land clearing landfills	C													C					

• Wastewater treatment plant	C									C	C	P	P	C	C		<u>C</u>	
• Public water supply facility	P									P	P	P	P	C	C	P/C (9)	<u>C</u>	
• Public transportation facility/ airport	C								C	C	C	P(5)	P	C			<u>C</u>	

• Animal shelter	P										C	C		C	C				<u>C(6)</u>	
• Recycling facility	C																		<u>P/C(10)</u>	
• Housing support facility (7)							C	C												

P: Public Lands District	C-1/C-2: General Commercial and General Commercial/Mobile Home Districts
SF: Single-Family District	
SFLD: Single-Family Low Density District	WD: Waterfront District
R-1: Single-Family/Duplex District	I: Industrial District
R-1 MH: Single-Family/Duplex/Manufactured Home District	GI: General Island District
R-1 LDMH: Single-Family/Duplex and Single-Family/Manufactured Home Low Density Districts	LI: Large Island District
	R: Recreational District
R-2: Multifamily District	OS: Open Space District
R-2 MHP: Multifamily/Mobile Home District	GP: Gary Paxton Special District
CBD: Central Business District	C: Cemetery District

P- Permitted

C – Conditional Use Permit Required

PU/CS – Permitted on Unsubdivided Islands and Conditional Use on Subdivided Islands F.

Public Facilities Uses Table 22.16.015-4 Footnotes.

1. Public facilities not otherwise identified may be permitted in the public zone subject to planning commission recommendation and assembly approval subject to findings of fact that show the use is in the public interest, all reasonable safeguards are to be employed to protect the surrounding area, and that there are no reasonable alternative locations for the use.
 2. All uses in the waterfront district are intended to be water-related or water-dependent except that upland uses may be non-water-related.
 3. Uses listed as conditional uses in the GI and LI zones may be considered, but not necessarily approved, on a case-by-case basis.
 4. Minimum site area is 20 acres.
 5. Ferry terminals, barge freight terminals, docks, and harbor facilities including float plane facilities, fueling piers and tank farms, and other port facilities are permitted principal uses subject to planning commission review and public hearing and assembly approval of a binding site plan.
 6. -Conditional use on properties outside of the Gary Paxton industrial park core as defined by 22.16.170.C; prohibited on properties within the Gary Paxton industrial park core.
- In which the primary purpose of the support facility is to support and maintain housing-related programs in the immediate area.
8. All uses in the cemetery district are intended to be cemetery-related and conducted with reverence and respect for those interred.
 9. Conditional use for Baranof Warm Springs townsite (USS 3110, 3921A, and 3921B).
 10. Permitted use on properties outside of the Gary Paxton Industrial park core defined by 22.16.170.C; conditional on properties within the Gary Paxton industrial park core.

ZONES	P(1)	SF	LD	R-1	R-1 M H	R-1 LDM H	R-2	R-2 MH P	CB D	C-1	C-2	WD(2)	I(3)	GI(4)	LI(4)	R	O S	GP(7)	C(8)
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Table 22.16.015-5. Manufacturing/Storage Uses

MANUFACTURING																			
• Food products including seafood processing										C	C	P	P	C	C	C		<u>P</u>	
• Mariculture												P		C	C			<u>P</u>	
• Winery/ brewery, small scale									C	C	C	P	P	C	C			<u>P/C</u> (7)	
• Textile mill products										C	C	P	P	C	C			<u>P/C</u> (7)	
• Apparel and textile products										C	C	P	P	C	C			<u>P/C</u> (7)	
• Wood products, except furniture										C	C	P	P	PU/CS	C			<u>P/C</u> (7)	
• Furniture and fixtures										P	P	P	P	P	C			<u>P/C</u> (7)	
• Paper and allied products										C	C	P	P	C	C			<u>P/C</u> (7)	
• Petroleum refining and related products										C	C	P	P					C	
• Rubber and plastics products										C	C	P	P					<u>P/C</u> (7)	
• Leather and leather goods										P	P	P	P	C	C			<u>P/C</u> (7)	
• Tannery										C	C							<u>P/C</u> (7)	
• Stone, clay, glass and concrete products										C	C	P	P	C	C			<u>P/C</u> (7)	
• Primary metal products										C	C	P	P	C	C			<u>P/C</u> (7)	

• Asphalt plant/ concrete batch plant													C						
• Fabricated metal products									C	C	P	P	C					<u>P/C</u> <u>(7)</u>	
• Industrial and commercial machinery									C	C	P	P						<u>P/C</u> <u>(7)</u>	
• Heavy machinery and equipment									C	C	P	P						<u>P/C</u> <u>(7)</u>	
• Computer and office equipment									P	P	P	P	C	C				<u>P/C</u> <u>(7)</u>	
• Electronic and electric equipment									P	P	P	P	PU/ CS	C				<u>P/C</u> <u>(7)</u>	
• Miscellaneous vehicle manufacturing									C	C	P	P	C					<u>P/C</u> <u>(7)</u>	
• Boat building									C	C	P(5)	P	C					<u>P</u>	
• <u>Marine equipment</u>									<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>PU/ CS</u>	<u>C</u>				<u>P</u>	
• Tire retreading									C	C	P	P						<u>P/C</u> <u>(7)</u>	
• Other manufacturing									C	C	P	P(6)	C	C				<u>P/C</u> <u>(7)</u>	
• Marijuana cultivation facility									C	C	C	C	C	C	C			!	
• Marijuana cultivation facility, limited									C	C	C	C	C	C	C			!	
• Marijuana product manufacturing facility									C	C	C	C	C	C	C			!	

• Marijuana product manufacturing facility, extract only									C	C	C	C	C	C	C				
STORAGE AND WAREHOUSING													P						
• Marine equipment/ commercial fishing gear/ material storage										P	P	P	P	PU/CS	C			<u>P</u>	
• Boat storage										P	P	P	P					<u>P</u>	
• Construction materials storage									P	P	P	P	P	C	C	C		<u>P/C</u> (7)	
• Trucking, courier and taxi service facilities									P	P	P	P(5)	P	C	C				
• Warehousing and wholesale trade									P	P	P	P(5)	P	C				<u>P/C</u> (7)	
• Self-service storage									P	P	P	P	P	C					
• Log storage	C										C	C	P	P	C		P	<u>P/C</u> (7) (9)	
• Freight and cargo services									P	P	P	P(5)	P	C				<u>P/C</u> (7)	
• Equipment rental services									P	C	C	P	P	C				<u>P/C</u> (7)	
• Vehicle rental services									P	P	P	P	P	C				<u>P/C</u> (7)	

• Natural resource extraction and mining support facilities													C	C	C	C			C	
• Storage of explosives														C						
• Bulk fuel storage													C						<u>C</u>	

P: Public Lands District	C-1/C-2: General Commercial and General Commercial/Mobile Home Districts
SF: Single-Family District	
SFLD: Single-Family Low Density District	WD: Waterfront District
R-1: Single-Family/Duplex District	I: Industrial District
R-1 MH: Single-Family/Duplex/ Manufactured Home District	GI: General Island District
R-1 LDMH: Single-Family/Duplex and Single-Family/ Manufactured Home Low Density Districts	LI: Large Island District
	R: Recreational District
R-2: Multifamily District	OS: Open Space District
R-2 MHP: Multifamily/Mobile Home District	GP: Gary Paxton Special District
CBD: Central Business District	C: Cemetery District

P – Permitted

C – Conditional Use Permit Required

PU/CS – Permitted on Unsubdivided Islands and Conditional Use on Subdivided Islands

G. *Manufacturing/Storage Uses Table 22.16.015-5 Footnotes.*

1. Public facilities not otherwise identified may be permitted in the public zone subject to planning commission recommendation and assembly approval subject to findings of fact that show the use is in the public interest, all reasonable safeguards are to be employed to protect the surrounding area, and that there are no reasonable alternative locations for the use.
2. All uses in the waterfront district are intended to be water-related or water-dependant except that upland uses may be non-water-related.
3. No industrial use shall be of a nature which is noxious to nearby properties by reason of smoke, emission of dust, refuse matter, odor, gases, fumes, noise, vibration of similar conditions.
4. Uses listed as conditional uses in the GI and LI zones may be considered, but not necessarily approved, on a case-by-case basis.
5. Ferry terminals, barge freight terminals, docks and harbor facilities including float plane facilities, fueling piers and tank farms and other port facilities are permitted principal uses subject to planning commission review and public hearing and assembly approval of a binding site plan.
6. Automobile wrecking yards, salvage yards, and junkyards are conditional uses and shall be set back a minimum of 20 feet from property lines and be enclosed by fences a minimum of eight feet in height. The setback area may be used for customer parking but not for vehicle storage.
7. Permitted as an accessory use in conjunction with a permitted principal use; conditional as a sole principal use.
8. All uses in the cemetery district are intended to be cemetery-related and conducted with reverence and respect for those interred.
9. Conditional use on properties outside of the Gary Paxton industrial park core as defined by 22.16.170.C; prohibited on properties within the Gary Paxton industrial core.

Table 22.16.015-6. Retail and Business Uses

ZONES	P(1)	SF	SF LD	R-1	R-1 MH	R-1 LD MH	R-2	R-2 MH	CB D(8)	C-1	C-2	W D(2)	I(3)	GI(4)	LI(4)	R	OS	GP	C(10)
RETAIL USES																			
• Building, hardware and garden materials										P	P		P	C	C			P	
• Bulk forest products sales									P	P	P	P	P	P				P	
• Retail forest products sales										P	P	P	P					<u>P</u>	
• Art galleries and sales									P	P	P	P							
of art																			
• Department and variety stores									P	P	P	P(5)		C	C				
• Food stores									P	P	P	P(5)		C	C	C(6)		C	
• Agricultural product sales										P	P		P	C	C			<u>C</u>	

ZONES	P(1)	SF	SF LD	R-1	R-1 MH	R-1 LD MH	R-2	R-2 MH P	CB D(8)	C-1	C-2	W D(2)	I(3)	GI(4)	LI(4)	R	OS	GP	C(10)
• Motor vehicle and boat dealers									P(7)	P	P	P(5)		C				P	
• Auto supply stores									P	P	P			C	C			P	
• Gasoline service stations									C	P	P		P	C	C			C	
• Apparel and accessory stores									P	P	P	P(5)		C	C				

• Furniture and home furnishing stores									P	P	P			C					
• Eating and drinking places									P	P	P	P	C	PU / CS	C	C		<u>C(11)</u>	
• Drug stores									P	P	P			C	C				
• Liquor stores									P	P	P	P(5)		C	C				

ZONES	P(1)	SF	SF LD	R-1	R-1 MH	R-1 LD MH	R-2	R-2 MH P	CB D(8)	C-1	C-2	W D(2)	I(3)	GI(4)	LI(4)	R	OS	GP	C(10)
• Used goods, secondhand stores									P	P	P	P(5)		C	C				
• Sporting goods									P	P	P	P(5)		C	C				
• Book, stationery, video and art supply									P	P	P	P(5)		C	C				
• Jewelry stores									P	P	P	P(5)		C	C				
• Monuments, tombstones and gravestones									P	P	P		P	C	C				
• Hobby, toy, game stores									P	P	P			C	C				
• Photographic and electronic stores									P	P	P	P(5)		C	C				

• Fabric stores									P	P	P			C	C					
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[illegible]

ZONES	P(1)	SF	SF LD	R-1	R-1 MH	R-1 LD MH	R-2	R-2 MH P	CB D(8)	C-1	C-2	W D(2)	I(3)	GI(4)	LI(4)	R	OS	GP	C(10)
• Stand alone souvenir and gift shops									P	P	P	P							
• Bulk retail										P	P		C	C	C				

• Commercial home horticulture	P	C	C	C(9)	C(9)		C(9)	C(9)	P	P	P	P		PU / CS (9)	C(9)	P	P		
• Horticulture and related structures	P								P	P	P	P						P	
• Marijuana retail facility									C	C	C	C	C	C	C				
• On-site marijuana consumption facility									C	C	C	C	C	C	C				
BUSINESS SERVICES																		P	
• General business services									P	P	P	P(5)	P	C	C			C	

ZONES	P(1)	SF	SF LD	R-1	R-1 MH	R-1 LD MH	R-2	R-2 MH P	CB D(8)	C-1	C-2	W D(2)	I(3)	GI(4)	LI(4)	R	OS	GP	C(10)
• Professional offices							C	C	P	P	P	P(5)		C	C			P/C(13)	
• Communications services									P	P	P	P(5)		C	C			P	
• Research and development services									C	P	P	C(5)	P	C	C			P	

P: Public Lands District

C-1/C-2: General Commercial and General Commercial/Mobile Home Districts

SF: Single-Family District

SFLD: Single-Family Low Density District

WD: Waterfront District

R-1: Single-Family/Duplex District

I: Industrial District

R-1 MH: Single-Family/Duplex/Manufactured Home District

GI: General Island District

R-1 LDMH: Single-Family/Duplex and Single-Family/Manufactured Home Low Density Districts

LI: Large Island District

R: Recreational District

R-2: Multifamily District

OS: Open Space District

R-2 MHP: Multifamily/Mobile Home District

GP: Gary Paxton Special District

CBD: Central Business District	C: Cemetery District
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P – Permitted

C – Conditional Use Permit Required

PU/CS – Permitted on Unsubdivided Islands and Conditional Use on Subdivided Islands

H. *Retail and Business Uses Table 22.16.015-6 Footnotes.*

1. Public facilities not otherwise identified may be permitted in the public zone subject to planning commission recommendation and assembly approval subject to findings of fact that show the use is in the public interest, all reasonable safeguards are to be employed to protect the surrounding area, and that there are no reasonable alternative locations for the use.
2. All uses in the waterfront district are intended to be water-related or water-dependent except that upland uses may be non-water-related.
3. No industrial use shall be of a nature which is noxious or injurious to nearby properties by reason of smoke, emission of dust, refuse matter, odor, gases, fumes, noise, vibration or similar conditions.
4. Uses listed as conditional uses in the GI and LI zones may be considered, but not necessarily approved, on a case-by-case basis.
5. When associated with a water-related principal use.
6. Small scale convenience stores subordinate to principal permitted uses.
7. Motor vehicles and boat dealers permitted on a short-term basis.
8. Kiosks, outdoor restaurants, portable structures such as food stands and other temporary structures that are clearly incidental to the primary use on the lot are permitted uses. Mobile food carts on wheels are permitted uses on private property. Kiosks, outdoor restaurants, portable structures such as food stands and other temporary structures that are not clearly incidental to the primary use on the lot are conditional uses.
9. Commercial home horticulture conditional use permits governed by SGC [22.25.025](#).
10. All uses in the cemetery district are intended to be cemetery-related and conducted with reverence and respect for those interred.
11. Food trucks, trailers, and carts are permitted as accessory uses.

12. Conditional use on properties outside of the Gary Paxton industrial park core as defined by 22.16.170.C; prohibited on properties within the Gary Paxton industrial park core.
13. Permitted as an accessory use in conjunction with a permitted principal use; conditional as a sole principal use.