

Monday, June 14, 2010

MEMORANDUM

To: Sawmill Cove Industrial Park Board of Directors (SCIP Board)
 From: Garry White, Director
 Subject: SCIP Development Standards

Background

At the May 25th, 2010 meeting the SCIP Board addressed the currently development standards for the SCIP set by Sitka General Code (SGC) 22.20.030. The Board requested that the Director investigate the development standards of other communities for industrial zoned property.

Attached are comparable development standards of other communities.

Additional Information

22.16.170 SC Sawmill Cove special zone.

A. Intent. The Sawmill Cove special zone is intended to apply to the Sawmill Cove industrial site and the associated tidelands portions and adjacent municipal tracts as defined by the zoning maps. It provides development flexibility for this unique site by allowing many uses that are permitted in both the waterfront and industrial zoning districts.

Proposed Development Standards for the SCIP

ZONES	MINIMUM LOT REQUIREMENTS		MINIMUM SETBACKS			MAXIMUM HEIGHTS		MAXIMUM BUILDING COVERAGE	MAXIMUM DENSITY
	Width	Area ^(1, 19)	Front ⁽³⁾	Rear	Side	Principal Structures	Accessory Structures		
SC (Current)	60'	6,000 s.f.	20 ft.	5 ft.	10 ft.	40 ft.	16 ft.	None, except for setbacks	
SC (Proposed)	50 ft.	5,000 s.f.	10 ft. ⁽⁸⁾	5 ft. ⁽⁹⁾	10ft.	50 ft. ⁽¹⁰⁾	50ft.	None, except for setbacks	

SCIP v. Anchorage

Item Minimums	Sitka	Anchorage Marine Industrial	Anchorage Heavy Industrial	Light Industrial	Marine Commercial
Lot Width	60'	50'	50'	50'	50'
Lot Area	6,000 sf	6,000 sf	6,000 sf	6,000 sf	6,000 sf
Setback – Front	20'	10'	10'	10'	10'
Setback – Rear	5' ⁽¹⁾	0 or at least 5'	40' if adjacent to a residential district; otherwise 0 or at least 5'	20' if adjacent to a residential district; otherwise 0 or at least 5'	0 or at least 5'
Setback – Side	10' 10' ⁽¹⁾	0 or at least 5'			0 or at least 5'
Item Maximums					
Height Principle Structures	40'	None – within 50' of residential no structure shall exceed the height limit of that district	None	50' Non-building industrial structures and industrial appurtenances are exempt from the max. height allowed	90' above mean sea level
Height Accessory Structures	16'				
Lot Coverage	None, except for setback areas	N/A	N/A	N/A	N/A
Density	Not defined				

(1) No setbacks are required from property lines of adjacent filled, intertidal, or submerged tidelands.

Sawmill Cove Industrial Park - Development Standards from Sitka General Code Table 22.20-1
 Anchorage development standards from Title 21 of Municipal Code

SCIP v. Ketchikan

Item Minimums	Sitka	Ketchikan - APC Heavy Industrial			
Lot Width	60'	50'			
Lot Area	6,000 sf	None ⁽²⁾			
Setback – Front	20'				
Setback – Rear	5' ⁽¹⁾				
Setback – Side	10' ⁽¹⁾				
Item Maximums					
Height Principle Structures	40'	None ⁽²⁾			
Height Accessory Structures	16'				
Lot Coverage	None, except for setback areas	None ⁽²⁾			
Density	Not defined				

(1) No setbacks are required from property lines of adjacent filled, intertidal, or submerged tidelands.

(2) “None, except that whenever an IH Zone abuts or is separated by an alley from a residential zone, a fifty (50) foot wide buffer shall be provided, or where necessary be re-established, between the use or structure in the IH zone and the boundary of the residential zone.”

Sawmill Cove Industrial Park development standards from Sitka General Code Table 22.20-1
 Ketchikan development standards from Code of Ordinances, Chapter 60.10.070, page 1 of 2

SCIP v. Juneau

Item Minimums	Sitka	Juneau Industrial Zone			
Lot Width	60'	20'			
Lot Depth	N/A	60'			
Lot Area	6,000 sf	2,000 sf			
Setback – Front	20'	10'			
Setback – Rear	5' ⁽¹⁾	10'			
Setback – Side	10' ⁽¹⁾	None			
Item Maximums					
Height Principle Structures	40'	None			
Height Accessory Structures	16'	None			
Lot Coverage	None, except for setback areas	100%			
Density	Not defined	Unlimited ⁽²⁾			

(1) No setbacks are required from property lines of adjacent filled, intertidal, or submerged tidelands.

(2) Unlimited (only one dwelling unit is allowed per lot as a caretaker residence).

Sawmill Cove Industrial Park development standards from Sitka General Code Table 22.20-1
 Juneau development standards from CBJ Land Use Code 49.25.400

NOTE: Juneau currently has only one zoning category for Industrial property. Much of their industrial zoned land is being used for retail, so CBJ is considering creating a “Heavy Industrial” district strictly for uses such as asphalt plants, rock crushing, etc...

SCIP v. Port Townsend, WA (PT Marine-Related and Manufacturing)

Item Minimums	Sitka	Mixed Light Manufacturing and Commercial	Light Manufacturing	Boat Haven Marine Related	Point Hudson Marine Related	Heavy Manufacturing
Lot Width	60'					
Lot Depth	N/A					
Lot Area	6,000 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf	5,000 sf
Setback – Front	20'	10'	10'	None	None	20'
Setback – Rear	5' ⁽¹⁾	10'	10'	None	None	20'
Setback – Side	10' ⁽¹⁾	5' each side	5' each side	None	None	15' each side
Item Maximums						
Height Principle Structures	40'	35'	35'	50'	35'	50'
Height Accessory Structures	16'					
Lot Coverage	None, except for setback areas	<i>See floor area ratio</i>				
Density	N/A					
Floor Area Ratio	N/A	2 sf of gross floor area per 1 sf of lot				1 sf of gross floor area per 1 sf of lot

(1) No setbacks are required from property lines of adjacent filled, intertidal, or submerged tidelands.

Sawmill Cove Industrial Park development standards from Sitka General Code Table 22.20-1
 Port Townsend development standards from PT Municipal Code Chapter 17.22