

**FROM: KETCHIKAN GATEWAY**  
**BOROUGH CODE OF ORDINANCES**

(n) *MBU Zone. Mobile Building Unrestricted Zone.* The MBU, Mobile Building Unrestricted Zone, is established as an addition to existing zoning classifications. It is intended that this zone overlay existing zones and that the zoning requirements of both zones co-exist to promote the general health, safety and welfare of the community. Mobile buildings are allowed in this zone as a principal permitted use.

(o) *MBR Zone. Mobile Building Restricted Zone.* The MBR, Mobile Building Restricted Zone, is established as an addition to existing zoning classifications. It is intended that this zone overlay existing zones and that the zoning requirements of both zones co-exist to promote the general health, safety and welfare of the community. Mobile buildings are a prohibited use in this zone, except that commercial mobile buildings on construction sites and mobile buildings or travel trailers stored on industrial lots while in transit by a bona fide commercial shipper are allowed in this zone.

(p) *RR Zone. Rural Residential Zone.* The RR Zone is established to provide borough residents with greater variety in the sizes of lots available for residential development. The RR zone will provide for the retention of large lot sizes for residents who prefer the rural lifestyle associated with very low density residential development, as well as provide for more effective on-site sewage treatment. The principal use permitted in the RR Zone is limited to a single one (1) family dwelling unit per lot.

(q) *PLI Zone. Public Lands and Institutions Zone.* The PLI zone is intended to reserve large or contiguous parcels of land for a city, borough, state, or federal agency, public school district, or public utility, in order to develop compatible public service uses including, but not limited to, open space, recreational, administrative, and educational uses. Certain public uses of an industrial or correctional nature may be permitted as conditional uses provided they are compatible with surrounding development.

(r) *CI Zone. Cottage Industry Zone.* The CI Cottage Industry Zone is established as an addition to existing zoning classifications. It is intended that this zone overlay existing zones and that the requirements of both zones co-exist to promote the general health, safety and welfare of the community. This zone is intended to encourage small-scale home-based businesses in outlying residential areas where the lack of roaded access to retail, wholesale, and service establishments has fostered a self-sufficient water-dependent lifestyle. The geographic location of the cottage industry overlay zone is described on map attachment(s) to the official zoning map. All uses permitted by the CI Cottage Industry Zone shall be subject to the permit requirements and standards as specified in section 60.10.110, "Conditional uses," KGB Code.

(Ord. No. 189, §1, 5-5-75; Ord. No. 262, §§1, 2, 8-15-77; Ord. No. 276, §§1, 2, 1-6-78; Ord. No. 278, §§6, 7, 2-6-78; Ord. No. 368, §§4, 5, 7-21-80; Ord. No. 513, §1, 9-4-84; Ord. No. 563, §1, 6-2-86; Ord. No. 639, §1, 12-21-87; Ord. No. 738, §9, 4-23-90)

**60.10.030. FD Zone. Future Development Zone.**

(A) *Uses permitted:*

(1) *Principal uses:*

- (a) Watershed reserves and wildlife preserves;
- (b) Campgrounds, hunting and fishing areas, skiing areas and other developments for outdoor recreation;
- (c) Forest reserves and agriculture;
- (d) Logging, mining and extraction of natural resources subject to the development

requirements stated herein;

- (e) One (1) family dwellings, subject to the development requirements stated herein;
- (f) Hotels and lodges.
- (g) Temporary uses and buildings subject to the requirements listed in section 60.10.107.

(2) *Accessory uses:*

- (a) Structures and uses which are necessary to conducting permitted principal uses.

(3) *[Conditional uses:]* The conditional uses which may be permitted by action of the planning commission as provided in section 60.10.110, are:

- (a) Travel trailer parks subject to the requirements listed in section 60.10.100;
- (b) Cottage industries subject to the requirements listed in section 60.10.074;
- (c) Storage of explosives, subject to compliance with all applicable local, state and federal laws and regulations.

(B) *Uses prohibited:*

- (1) Any use or structures not listed under permitted principal and accessory uses.

(C) *Development requirements:*

- (1) For all logging, mining and similar industrial extractive activities, a strip of uncleared land at least one hundred (100) feet wide shall be provided between such uses and all public rights-of-way and all adjoining boundaries of residential zones or recreational areas.
- (2) For all cabins and similar residential structures permitted in this zone the development requirements shall be as stated in section 60.10.033(C) of the RS Zone.

(Code 1969, §49.15.060; Ord. No. 341, §2, 9-4-79; Ord. No. 368, §6, 7-21-80; Ord. No. 639, §4, 12-21-87; Ord. No. 716, §1, 11-20-89; Ord. No. 743, §§1, 2, 6-4-90; Ord. No. 939, §2, 5-16-94; Ord. No. 1031, §2, 5-19-97; Ord. No. 1294, §1, 2-2-04)

**60.10.032. RR Zone. Rural Residential Zone.**

(A) *Uses permitted:*

(1) *Principal use:*

- (a) A single one (1) family dwelling unit.
- (b) Temporary uses and buildings subject to the requirements listed in section 60.10.107.

(2) *Accessory uses:*