

Introduced by: KIB Manager  
Requested by: P&Z Commission  
Drafted by: CDD  
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Adopted: 01/07/2016

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**KODIAK ISLAND BOROUGH  
ORDINANCE NO. FY2016-07**

**AN ORDINANCE OF THE ASSEMBLY OF THE KODIAK ISLAND BOROUGH AMENDING CHAPTERS 17.25 KIBC (DEFINITIONS), 17.165 KIBC (RECREATIONAL VEHICLE PARKS), AND RELATED CHAPTERS OF TITLE 17, ZONING TO REVISE AND UPDATE THE STANDARDS FOR RECREATIONAL VEHICLE PARKS IN THE BOROUGH AND TO SPECIFICALLY LIST RECREATIONAL VEHICLE PARKS AS A CONDITIONAL OR PROHIBITED LAND USE**

**WHEREAS,** as a second class Borough, the Kodiak Island Borough excercises planning, platting, and land use regulations on an area wide basis pursuant to Chapter 29.40 Alaska Statutes; and

**WHEREAS,** in accordance with AS 29.40, the Kodiak Island Borough adopted the 2008 Comprehensive Plan update on December 6, 2007 (Ordinance No. FY2008-10) to replace the 1968 Comprehensive Plan; and

**WHEREAS,** the Kodiak Island Borough has adopted KIBC Title 17 (Zoning) in accordance with AS 29.40 to implement the Kodiak Island Borough Comprehensive Plan; and

**WHEREAS,** KIBC 17.205.010 provides that "Whenever the public necessity, convenience, general welfare or good zoning practice requires, the assembly may, by ordinance and after report thereon by the commission and public hearing as required by law, amend, supplement, modify, repeal or otherwise change these regulations and the boundaries of the districts;" and

**WHEREAS,** there is a growing awareness of the need for additional affordable and workforce housing options in Kodiak; and

**WHEREAS,** the use of recreational vehicles as temporary housing may be one part of a regulatory solution to address this multi-faceted issue; and

**WHEREAS,** some of the existing regulatory requirements for recreational vehicle parks have been noted as a disincentive for new recreational vehicle parks to be established; and

**WHEREAS,** the public necessity and general welfare of the community may be better served by amending the code to reduce or eliminate some zoning requirements for new or expanded recreational vehicle parks rather than requiring strict adherence to existing zoning requirements for these parks; and

50 **WHEREAS**, the amendments to Chapters 17.25 KIBC (Definitions) 17.40 (WH-Wildlife  
51 Habitat), 17.50 (C-Conservation), 17.55 (RD-Rural Development), 17.60 (RR2-Rural  
52 Residential Two), 17.65 (RR-Rural Residential), 17.70 (RR1-Rural Residential One), 17.75  
53 (R1-Single-family Residential), 17.80 (R2-Two-family Residential), 17.85 (R3-Multi-family  
54 Residential), 17.95 (RNC-Rural Neighborhood Commercial), 17.100 (UNC-Urban  
55 Neighborhood Commercial), 17.105 (I-Industrial), 17.110 (RB-Retail Business), 17.120 (LI-  
56 Light Industrial), 17.130 (PL-Public Use Lands), and 17.165 (Recreational Vehicle Parks)  
57 of Title 17 will accomplish the stated public need; and

58  
59 **WHEREAS**, the Planning and Zoning Commission held work sessions or special  
60 meetings to review the proposed changes on August 12, September 2, September 9,  
61 October 7, October 14, and November 10, 2015; and

62  
63 **WHEREAS**, the Planning and Zoning Commission set aside time for public input and  
64 discussion at each work session; and

65  
66 **WHEREAS**, the Planning and Zoning Commission held public hearings on September  
67 16, 2015 and November 18, 2015 and following the November 18, 2015 public hearing,  
68 voted to transmit their recommendations for revisions to Title 17 to the Borough Assembly;  
69 and

70  
71 **WHEREAS**, as part of their recommendation to adopt the revisions to Chapters 17.25,  
72 17.40, 17.50, 17.55, 17.60, 17.65, 17.70, 17.75, 17.80, 17.85, 17.95, 17.100, 17.105,  
73 17.110, 17.120, 17.130, and 17.165 KIBC, based on the Planning and Zoning  
74 Commission adopted Findings of Fact, ~~which are attached hereto as Exhibit A~~; and

75  
76 **NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KODIAK ISLAND**  
77 **BOROUGH that:**

78  
79 **Section 1:** This ordinance is of a general and permanent nature and shall become a  
80 part of the Kodiak Island Borough Code of Ordinances; and

81  
82 **Section 2:** This ordinance shall be effective upon adoption.

83

84 **Chapter 17.25**  
85 **DEFINITIONS**

86 ...

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88 **17.25.190 R definitions.**

89 ...

90

91 "Recreational vehicle" means a vehicular-type unit primarily designed as living quarters for  
92 recreational, camping, or travel use, which either has its own motive power or is mounted  
93 on or drawn by another vehicle ~~and does not exceed eight feet in width or 35 feet in~~  
94 length. Examples of recreational vehicles are travel trailers, camping trailers, truck  
95 campers, and motor homes.

96 "Recreational vehicle park" means a tract of land upon which two or more recreational  
97 vehicle spaces are located, established, or maintained for occupancy by recreational  
98 vehicles ~~of the general public as temporary living quarters for 20 percent of the park's~~

99 occupants and permanent living quarters for 80 percent of the park's occupants. A  
100 recreational vehicle park may include an area designated for camping.  
101 "Recreational vehicle space" means a plot of ground within a recreational vehicle park  
102 intended for the accommodation of a recreational vehicle, or other individual camping unit  
103 on a temporary or permanent basis.

104 ...

105  
106 **Chapter 17.165**  
107 **RECREATIONAL VEHICLE PARKS**

108 **Sections:**

109 17.165.010 Intent.

110 ~~17.165.020 Definitions.~~ (Note: Moved to Chapter 17.25 Definitions to eliminate  
111 duplication)

112 17.165.030 Conditional use.

113 17.165.035 Prohibited use.

114 17.165.040 Development standards for recreational vehicle parks.

115 17.165.045 Development standards for camping areas in recreational  
116 vehicle parks.

117 17.165.050 Recreational vehicles on individual lots.

118  
119 **17.165.010 Intent.**

120 The intent of this chapter is to provide minimum acceptable standards for the  
121 establishment and permanent maintenance of recreational vehicle parks. It is also the  
122 intent of this chapter to provide locations and acceptable standards for the  
123 temporary use of recreational vehicles. [Ord. 90-39 §2, 1990; Ord. 85-8-O §1, 1985;  
124 Ord. 82-34-O §4, 1982. Formerly §17.53.010].

125  
126 ~~**17.165.020 Definitions.**~~

127 ~~For the purpose of this title the following definitions apply:~~

128 ~~"Manufactured home" means a structure, transportable in one or more sections, which in~~  
129 ~~the traveling mode is eight body feet or more in width or 40 body feet or more in length, or,~~  
130 ~~when erected onsite is 320 or more square feet and which is built on a permanent chassis~~  
131 ~~and designed to be used as a dwelling with or without a permanent foundation when~~  
132 ~~connected to the required utilities, and includes the plumbing, heating, air conditioning,~~  
133 ~~and electrical systems contained therein. Calculations used to determine the number of~~  
134 ~~square feet in a structure will be based on the structure's exterior dimensions measured at~~  
135 ~~the largest horizontal projections when erected onsite. These dimensions will include all~~  
136 ~~expandable rooms, cabinets, and other projections containing interior space, but does not~~  
137 ~~include bay windows. This term includes all structures which meet the requirements~~  
138 ~~except the size requirements and with respect to which the manufacturer voluntarily files a~~  
139 ~~certification pursuant to subsection 3282.12 and complies with the standards set forth in~~  
140 ~~Part 3280 (24 CFR Chapter 20 Part 3280).~~

141 ~~"Recreational vehicle" means a vehicular type unit primarily designed as living quarters for~~  
142 ~~recreational, camping, or travel use, which either has its own motive power, or is mounted~~  
143 ~~on or drawn by another vehicle and does not meet the definition of a "manufactured~~  
144 ~~home." Examples of recreational vehicles are travel trailers, camping trailers, truck~~  
145 ~~campers, and motor homes.~~

146 ~~"Recreational vehicle park" means a tract of land upon which at least 10 or more~~  
147 ~~recreational vehicle spaces are located, established or maintained for occupancy by~~  
148 ~~recreational vehicles of the general public.~~

149 ~~"Recreational vehicle space" means a plot of ground within a recreational vehicle park~~  
150 ~~intended for the accommodation of a recreational vehicle, or other individual camping on a~~  
151 ~~temporary or permanent basis. [Ord. 90-39 §2, 1990; Ord. 85-8-O §1, 1985; Ord. 83-56-~~  
152 ~~O(A) §§1-3, 1983; Ord. 82-34-O §4, 1982. Formerly §17.53.020].~~

153  
154 **17.165.030 Conditional use.**

155 Because of their potential impact on adjacent land uses, recreational vehicle parks shall  
156 only be permitted as conditional uses in all land zoning districts, except where  
157 prohibited pursuant to section 17.165.035, below. [Ord. 90-39 §2, 1990; Ord. 85-8-O  
158 §1, 1985; Ord. 82-34-O §4, 1982. Formerly §17.53.030].

159  
160 **17.165.035 Prohibited use.**

161 **Recreational vehicle parks are prohibited in the following zoning districts:**

162 **A. NU-Natural Use;**

163 **B. W-Watershed; and**

164 **C. WH-Wildlife Habitat.**

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166 **17.165.040 Development standards for recreational vehicle parks.**

167 The following development standards shall be met or exceeded by all recreational vehicle  
168 parks prior to the placement or occupancy of any recreational vehicle in the park:

169 A. Density. The average park density shall not exceed 25 recreational vehicle sites per  
170 acre.

171 B. Area. Each recreational vehicle space shall contain not less than 1,000 square feet of  
172 area.

173 C. Width. Each recreational vehicle space shall be at least ~~20~~ **25** feet wide.

174 D. Occupancy.

175 1. A recreational vehicle park shall only accommodate recreational vehicles ~~and tent~~  
176 ~~camping.~~

177 2. One mobile home or permanent structure may be located or installed in a recreational  
178 vehicle park for use by persons engaged in the management or operation of the  
179 recreational vehicle park.

180 3. No structure or attachment shall be constructed or installed on any recreational vehicle  
181 space, or to any recreational vehicle.

182 4. ~~The recreational vehicle park owner~~ **No person** shall not locate any recreational vehicle  
183 in the park for the purpose of renting or leasing the recreational vehicle to another.

184 **5. A recreational vehicle park may contain an area designated for camping, provided**  
185 **such area meets the requirements of KIBC 17.165.045.**

186 E. Setbacks. No recreational vehicle space shall be closer than 25 feet to any front  
187 property line facing a public street or closer than eight **10** feet to any other property line.

188 F. Separation requirements between recreational vehicles.

189 1. No part of a recreational vehicle shall be located closer than 10 feet from any other  
190 recreational vehicle on an adjacent recreational vehicle space;

191 **2. No portion of a recreational vehicle will be closer than 5' from the recreational**  
192 **vehicle space boundary; and**

193 **3. These separation requirements include any slide out or bump out extensions.**

194 ~~G. Open Space and Play Area. A space containing not less than five percent of the gross~~  
195 ~~area to be developed shall be set aside, designated, equipped and maintained as an open~~  
196 ~~space and play area. The area shall be well-drained and graded, kept free from dust, and~~  
197 ~~kept clean and free from the accumulation of refuse, garbage, rubbish or debris. (Repealed~~  
198 ~~by Ordinance No. FY16-07, §2, 2015).~~

199 H. Screening. ~~Fifty percent sight-obscuring screening that is a minimum of six feet in~~  
200 ~~height shall be provided and permanently maintained along all property lines. As an~~  
201 ~~example, appropriate screening could include a fence along the side and rear property~~  
202 ~~lines and landscaped screening with an entrance way along the front property line. The~~  
203 ~~planning and zoning commission may require that a fence, wall, or hedge be~~  
204 ~~established and maintained between the recreational vehicle park and any other lot~~  
205 ~~or land use.~~

206 I. Required Water and Sewer Toilet and Shower Facilities. ~~Toilet and shower facilities will~~  
207 ~~be provided as required by the more restrictive of the borough's currently adopted Uniform~~  
208 ~~Plumbing Code or the state of Alaska public accommodation regulations. All recreational~~  
209 ~~vehicles shall be connected to public sewer and water or ADEC approved water and~~  
210 ~~wastewater disposal systems.~~

211 J. ~~Lighting. During the hours of darkness adequate lighting shall be maintained at the~~  
212 ~~entrances to restroom facilities and within the restroom facilities. (Repealed by Ordinance~~  
213 ~~No. FY16-07, §2, 2015).~~

214 K. ~~Waste Disposal Station. At least one waste disposal station shall be provided in~~  
215 ~~accordance with state of Alaska regulations. (Repealed by Ordinance No. FY16-07, §2,~~  
216 ~~2015).~~

217 L. Roads. Well-drained, gravel-surfaced roadways, not less than 12 feet in width for one-  
218 way traffic and not less than 20 feet in width for two-way traffic, shall provide access to  
219 each recreational vehicle space.

220 M. Solid Waste Management. A solid waste management plan must be provided to and  
221 approved by the borough engineering and facilities department staff. [Ord. 90-39 §2, 1990;  
222 Ord. 85-8-O §1, 1985; Ord. 83-56-O(A) §§4, 8, 1983; Ord. 82-34-O §4, 1982. Formerly  
223 §17.53.040].

224  
225 **17.165.045 Development standards for camping areas in recreational vehicle parks.**  
226 **The following development standards shall be met or exceeded by all recreational**  
227 **vehicle parks with an area designated for camping. Compliance with these**  
228 **requirements must be demonstrated prior to the use of any camping area in the**  
229 **park:**

230 **A. Each campsite shall contain a level area of at least 600 square feet for erecting**  
231 **camping equipment and one parking space.**

232 **B. The maximum length of stay for a recreational vehicle in a camping space is 180**  
233 **days in a 12 month period. This provision is to prohibit the use of camping areas for**  
234 **permanent or semi-permanent use as a dwelling.**

235 **C. Waste Disposal Station. At least one waste disposal station shall be provided in**  
236 **accordance with state of Alaska regulations.**

237 **D. Required Toilet and Shower Facilities. Toilet and shower facilities will be**  
238 **provided as required by the more restrictive of the Borough's currently adopted**  
239 **Plumbing Code or the state of Alaska public accommodation regulations.**

240 **E. Lighting. During the hours of darkness adequate lighting shall be maintained at**  
241 **the entrances to toilet and shower facilities, the waste disposal station, and any**  
242 **park office.**

243 **F. Roads. Well-drained, gravel-surfaced roadways, not less than 12 feet in width for**  
244 **one-way traffic and not less than 20 feet in width for two-way traffic, shall provide**  
245 **access to each campsite.**

246 **G. Solid Waste Management. A solid waste management plan must be provided to**  
247 **and approved by the borough engineering and facilities department staff.**

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249 **17.165.050 Recreational vehicles on individual lots.**  
250 A. Recreational vehicles may be used as dwelling units on individual lots when they are  
251 used in conjunction with the construction of a permanent dwelling unit. They may be  
252 located on an individual lot for a period of not more than ~~180 days~~ **one year**. ~~A one-time~~  
253 ~~extension of up to 180 days~~ **Extensions in one year increments for no more than 5**  
254 **years** will be permitted by staff if there has been substantial progress made towards the  
255 completion of the permanent dwelling unit. Recreational vehicles shall be completely  
256 vacated at the expiration of this time limit.  
257 1. No certificate of occupancy shall be issued for the permanent dwelling unit until the  
258 recreational vehicle is vacated, in conformance with all applicable regulations.  
259 2. Any recreational vehicle used as provided for in subsection A of this section is required  
260 to be connected to either the public sewer and water system or an individual on-site septic  
261 system and well.  
262 B. The parking or otherwise locating of recreational vehicles for any purpose other than  
263 storage or as permitted in subsection A of this section outside a recreational vehicle park  
264 is ~~prohibited unless authorized by the issuance of zoning compliance~~ subject to the  
265 following limitations:  
266 1. Only one recreational vehicle is permitted per lot;  
267 2. The maximum length of occupancy ~~for each lot is 60~~ **120** days in each 12-month period;  
268 3. The recreational vehicle cannot reduce the available off-street parking spaces to less  
269 than ~~two~~ **three** spaces;  
270 4. No portion of a recreational vehicle occupied under this section can be located in a  
271 right-of-way; and  
272 5. Recreational vehicles occupied under this section must be located on a residentially  
273 zoned lot with a main dwelling or on an adjacent lot in common ownership.  
274 ~~C. The intent of this section is to provide locations for the temporary use of recreational~~  
275 ~~vehicles by visitors and tourists. (Repealed by Ordinance No. FY16-07, §2, 2015). [Ord.~~  
276 ~~90-39 §2, 1990. Formerly §17.53.050].~~

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279 **Chapter 17.40**  
280 **WH – WILDLIFE HABITAT DISTRICT**

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283 **17.40.040 Prohibited use.**

284 The following land uses ~~is~~ **are** prohibited: ~~livestock grazing through a lease from the~~  
285 ~~borough.~~

286 **A. Livestock grazing through a lease from the borough; and**

287 **B. Recreational vehicle parks.**

288 [Ord. 81-43-O §1, 1981. Formerly §17.11.040].  
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292 **Chapter 17.50**  
293 **C – CONSERVATION DISTRICT**

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296 **17.50.040 Conditional uses.**

297 The following land uses and activities may be allowed by obtaining a conditional use  
298 permit in accordance with the provisions of Chapter 17.200 KIBC:

- 299 A. All of the conditional uses in the NU natural use zoning district;
- 300 B. Airstrips;
- 301 C. Commercial livestock grazing, excluding those areas historically established for
- 302 livestock grazing as described in KIBC 17.50.020(B), where it is a permitted use;
- 303 D. Lodges that have provisions for more than six clients;
- 304 E. Logging camps and timber harvesting support facilities (e.g., log transfer facilities),
- 305 including timber products processing facilities;
- 306 F. Nonrecreational mineral extraction activities and related structures;
- 307 G. Seafood processing facilities and related structures; and
- 308 H. Transportation and utility facilities not otherwise permitted and not otherwise used in
- 309 conjunction with permitted uses (e.g., roads, pipelines, communications facilities, etc.);
- 310 and
- 311 I. Recreational Vehicle Parks. [Ord. 2001-05 §4, 2001; repealed and reenacted by Ord.
- 312 93-66 §2, 1993; Ord. 84-57-O §1, 1984; Ord. 82-46-O §2, 1982. Formerly §17.13.040].
- 313 ...
- 314 ...

**Chapter 17.55**  
**RD – RURAL DEVELOPMENT DISTRICT**

- 317 ...
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- 319 **17.55.040 Conditional uses.**
- 320 The following land uses and activities may be allowed by obtaining a conditional use
- 321 permit in accordance with the provisions of Chapter 17.200 KIBC:
- 322 A. All of the conditional uses in the NU natural use and C conservation zoning districts;
- 323 and
- 324 B. Lodges that have provisions for more than 15 clients; and
- 325 C. Recreational vehicle parks. [Repealed and reenacted by Ord. 93-67 §2, 1993; Ord.
- 326 90-03 §2, 1990. Formerly §17.14.040].
- 327 ...
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**Chapter 17.60**  
**RR2 – RURAL RESIDENTIAL TWO DISTRICT**

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- 333 **17.60.030 Conditional uses.**
- 334 The following land use may be allowed by obtaining a conditional use permit in
- 335 accordance with the provisions of Chapter 17.200 KIBC:
- 336 A. Fireworks stands; and
- 337 B. Recreational vehicle parks. [Ord. 86-27-O §5, 1986; Ord. 83-16-O §1, 1983. Formerly
- 338 §17.15.030].
- 339 ...
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**Chapter 17.65**  
**RR – RURAL RESIDENTIAL DISTRICT**

- 341 ...
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- 345 **17.65.040 Conditional uses.**
- 346 The following land use may be permitted by obtaining a conditional use permit in
- 347 accordance with Chapter 17.200 KIBC:
- 348 A. Fireworks stands; and

349 **B. Recreational vehicle parks.** [Ord. 89-31-O §2, 1989. Formerly §17.16.040].

350 ...

351 **Chapter 17.70**

352 **RR1 – RURAL RESIDENTIAL ONE DISTRICT**

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355 **17.70.030 Conditional uses.**

356 The following land use may be allowed by obtaining a conditional use permit in  
357 accordance with the provisions of Chapter 17.200 KIBC:

358 A. Fireworks stands; **and**

359 **B. Recreational vehicle parks.** [Ord. 84-59-O §1, 1984; Ord. 83-15-O §2, 1983. Formerly  
360 §17.17.030].

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363 **Chapter 17.75**

364 **R1 – SINGLE-FAMILY RESIDENTIAL DISTRICT**

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367 **17.75.030 Conditional uses.**

368 The following land uses may be allowed by obtaining a conditional use permit in  
369 accordance with the provisions of Chapter 17.200 KIBC:

370 A. Hospitals;

371 B. Schools;

372 C. Bed and breakfasts; **and**

373 D. Vacation homes; **and**

374 **E. Recreational Vehicle Parks.** [Ord. FY2007-08-O §9, 2006; Ord. 86-27-O §7, 1986; Ord.  
375 83-17-O §2, 1983. Formerly §17.18.030].

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378 **Chapter 17.80**

379 **R2 – TWO-FAMILY RESIDENTIAL DISTRICT**

380 Sections:

381 17.80.010 Description and intent.

382 17.80.020 Permitted uses.

383 **17.80.025 Conditional uses.**

384 17.80.030 Area requirements.

385 17.80.040 Yards.

386 17.80.050 Building height limit.

387 17.80.060 Public service requirement.

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390 **17.80.025 Conditional uses.**

391 **The following land use may be permitted by obtaining a conditional use permit in**  
392 **accordance with Chapter 17.200 KIBC:**

393 **A. Recreational vehicle parks.**

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396 **Chapter 17.85**

397 **R3 – MULTIFAMILY RESIDENTIAL DISTRICT**

398 Sections:



- 399 17.85.010 Description and intent.
- 400 17.85.020 Permitted uses.
- 401 **17.85.025 Conditional uses.**
- 402 17.85.030 Area requirements.
- 403 17.85.040 Yards.
- 404 17.85.050 Building height limit.
- 405 17.85.060 Public service requirement.
- 406 17.85.070 Group housing.
- 407 17.85.080 Site plan requirement.

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- 410 **17.85.025 Conditional uses.**
- 411 **The following land use may be permitted by obtaining a conditional use permit in**
- 412 **accordance with Chapter 17.200 KIBC:**
- 413 **A. Recreational vehicle parks.**

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**Chapter 17.95  
RNC – RURAL NEIGHBORHOOD COMMERCIAL DISTRICT**

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- 420 **17.95.040 Conditional uses.**
- 421 The following land uses and activities may be allowed by obtaining a conditional use
- 422 permit in accordance with the provisions of Chapter 17.200 KIBC:
- 423 A. Institutional facilities (e.g., hospitals, fire stations, group homes, correctional facilities,
- 424 etc.); and
- 425 B. Utility and service uses (e.g., substations); and
- 426 **C. Recreational Vehicle Parks.** [Ord. 92-13 §3, 1992. Formerly §17.22.040].

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**Chapter 17.100  
UNC – URBAN NEIGHBORHOOD COMMERCIAL DISTRICT**

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- 433 **17.100.040 Conditional uses.**
- 434 The following land uses and activities may be allowed by obtaining a conditional use
- 435 permit in accordance with the provisions of Chapter 17.200 KIBC:
- 436 A. Animal hospitals, veterinary clinics, and boarding kennels;
- 437 B. Automobile service stations;
- 438 C. Churches;
- 439 D. Commercial recreation facilities (e.g., racquetball courts, health clubs, ice rinks, etc.);
- 440 E. Institutional facilities (e.g., hospitals, fire stations, group homes, correctional facilities,
- 441 etc.); and
- 442 F. Utility and service uses (e.g., substations, etc.); and
- 443 **G. Recreational Vehicle Parks.** [Ord. 92-13 §4, 1992. Formerly §17.23.040].

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**Chapter 17.105  
I – INDUSTRIAL DISTRICT**

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**17.105.020 Conditional uses.**

The following uses may be permitted by obtaining a conditional use permit in accordance with the provisions of Chapter 17.200 KIBC:

- A. Acetylene gas manufacture or storage;
- B. Ammonia, bleaching powder or chlorine manufacture;
- C. Cement, concrete, lime and plaster manufacture;
- D. Chemical bulk storage and sales;
- E. Garbage disposal sites, dumps and sanitary landfills; and
- F. Petroleum or flammable liquid production, refining or storage. ; and
- G. Recreational vehicle parks. [Ord. 81-40-O §2, 1981. Formerly §17.24.020].

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**Chapter 17.110  
RB – RETAIL BUSINESS DISTRICT**

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**17.110.040 Conditional uses.**

The following land uses and activities may be allowed by obtaining a conditional use permit in accordance with the provisions of Chapter 17.200 KIBC:

- A. Automobile and boat sales, storage, and repair;
- B. Churches;
- C. Institutional facilities (e.g., hospitals, fire stations, group homes, correctional facilities, etc.);
- D. Outdoor storage, when screened by a sight-obscuring fence a minimum of six feet in height;
- E. Utility and service uses (e.g., substations, etc.);
- F. Warehouses; and
- G. Wholesaling and distributing operations (excluding bulk fuel operations). ; and
- H. Recreational Vehicle Parks. [Ord. 92-13 §5, 1992. Formerly §17.25.040].

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**Chapter 17.120  
LI – LIGHT INDUSTRIAL DISTRICT**

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**17.120.040 Conditional uses.**

The following land uses and activities may be allowed by obtaining a conditional use permit in accordance with the provisions of Chapter 17.200 KIBC:

- A. New airports (when a facility is granted a CUP, all aviation-related uses will be considered permitted uses);
- B. Institutional facilities (e.g., hospitals, fire stations, group homes, correctional facilities, etc.); and
- C. Junkyards and salvage yards. ; and
- D. Recreational vehicle parks. [~~Ord. 92-13 §6, 1992. Formerly §17.27.040.~~]

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**Chapter 17.130  
PL – PUBLIC USE LANDS DISTRICT**

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## **EXHIBIT A**

547 ~~Planning and Zoning Commission adopted Findings of Fact for Kodiak Island Borough~~  
548 ~~Ordinance No. FY2016-07.~~

### **Findings of Fact**

550 ~~1. There is a growing need for additional affordable and workforce housing options in~~  
551 ~~Kodiak. The use of recreational vehicles as temporary housing may be one part of a~~  
552 ~~regulatory solution to address this multi-faceted issue.~~

553 ~~2. The amendments to Chapters 17.25, 17.165, and related Chapters of Title 17 KIBC~~  
554 ~~are intended to ease the regulatory burdens associated with establishing a new~~  
555 ~~recreational vehicle park or expanding an existing recreational vehicle park.~~

556 ~~3. The amendments to Chapters 17.25, 17.165, and related Chapters of Title 17 KIBC~~  
557 ~~are consistent with the adopted Comprehensive Plan goals and policies related to~~  
558 ~~housing and specifically, affordable housing.~~

559 ~~4. The Planning and Zoning Commission recommends approval of the amendments to~~  
560 ~~Chapters 17.25, 17.165, and related Chapters of Title 17 KIBC.~~

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**17.130.030 Conditional uses.**

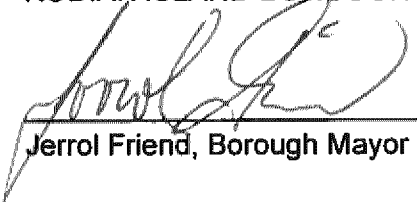
The following land uses may be allowed by obtaining a conditional use permit in accordance with the provisions of Chapter 17.200 KIBC:

- A. Airports;
- B. Correctional facilities;
- C. Dormitories;
- D. Governmental maintenance and service facilities and storage yards;
- E. Natural resource extraction;
- F. Solid waste disposal sites; and
- G. Radio and television transmitters; and
- H. Recreational vehicle parks. [Ord. 83-18-O §2, 1983. Formerly §17.33.030].

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**ADOPTED BY THE ASSEMBLY OF THE KODIAK ISLAND BOROUGH  
THIS SEVENTH DAY OF JANUARY, 2016**

KODIAK ISLAND BOROUGH

  
\_\_\_\_\_  
Jerrol Friend, Borough Mayor

ATTEST:

  
\_\_\_\_\_  
Nova M. Javier, MMC, Borough Clerk