

# Zoning-info

## Zoning Permits

*Focused on  
Residential Developments*

### APPLYING FOR ZONING PERMITS

A zoning permit is **required** prior to all new construction; alterations or conversions of existing structures or enclosed spaces; or new uses or activities on the property.

A complete zoning permit consists of, but is not limited to the following:

- Signature Page**
- Scaled Site Plan**
- Building Elevation**

Other information may be required by Staff to verify that the application meets State and Federal requirements. In addition, those projects within the City of Ketchikan will require building plans for the City Building Permit.

## RESIDENTIAL ZONES

There are 7 residential zones as follows:

<b>RL</b>	<b>Low Density Residential</b> – One and two family homes. Large lots, low density to preserve rural, open nature. Commercial uses are restricted.
<b>RM</b>	<b>Medium Density Residential</b> – One and two family homes. Small lots with less restricted commercial uses.
<b>RH</b>	<b>High Density Residential</b> – Multi-family structures dense in population. Even less restrictive on commercial uses.
<b>RN</b>	<b>Neighborhood Residential</b> – One and two family homes. Smaller lots than RL, but large setbacks to maintain the rural character. Commercial uses are restricted.
<b>RS</b>	<b>Suburban Residential</b> – One and two family homes on large lots to maintain the natural environment. Commercial uses are restricted.
<b>RR</b>	<b>Rural Residential</b> – One family homes on large lots, very low density. Commercial uses are restricted.
<b>FD</b>	<b>Future Development</b> – One family homes are permitted but primarily used as recreation areas, and natural resource development areas.

Zoning	MINIMUM				MAXIMUM		
	Lot area (square feet)	Lot Width (feet)	Front setback (feet)	Side Setback (feet)	Rear Setback (feet)	Lot Coverage (percentage)	Structure Height (feet)
RL	15,000	100	15	15	20	50	30
RM	5,000	50	10	5	15	50	30
RH	5,000	50	10	5	5	--	30
RN	10,000	75	15	10	20	50	30
RS	25,000	110	15	15	20	50	30
RR	50,000	160	25	30	60	25	30
FD	25,000	110	15	15	20	50	30

### DEVELOPMENT REQUIREMENTS FOR RESIDENTIAL ZONES



# Ketchikan Gateway Borough

## PLANNING DEPARTMENT

(907) 228-6610

1900 First Ave, STE 126

Ketchikan, AK 99901

[planning@borough.ketchikan.ak.us](mailto:planning@borough.ketchikan.ak.us)

[borough.ketchikan.ak.us/planning/planning.htm](http://borough.ketchikan.ak.us/planning/planning.htm)

Height of structure is determined by either:

1)  $H1 = WG + (R/2)$

OR

2)  $H2 = WG - 10 + (R/2)$

**WHERE**

H1 = Height of Structure when the difference of A & B is EQUAL OR LESS than 10 ft

H2 = Height of Structure when the difference of A & B is MORE than 10 ft

Point A = Highest adjacent grade (measured 5 ft out from structure)

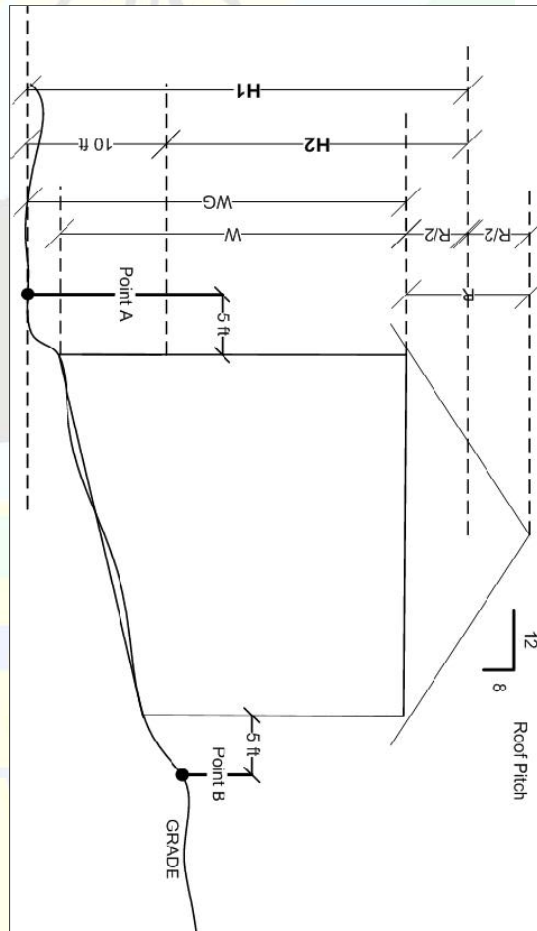
Point B = Lowest adjacent grade (measured 5 ft out from structure)

WG = Height of finished wall from lowest adjacent grade

W = Height of finished wall

R = Height of roof from finished wall to peak

R/2 = Midpoint of roof



## EXAMPLE OF A SITE PLAN

