

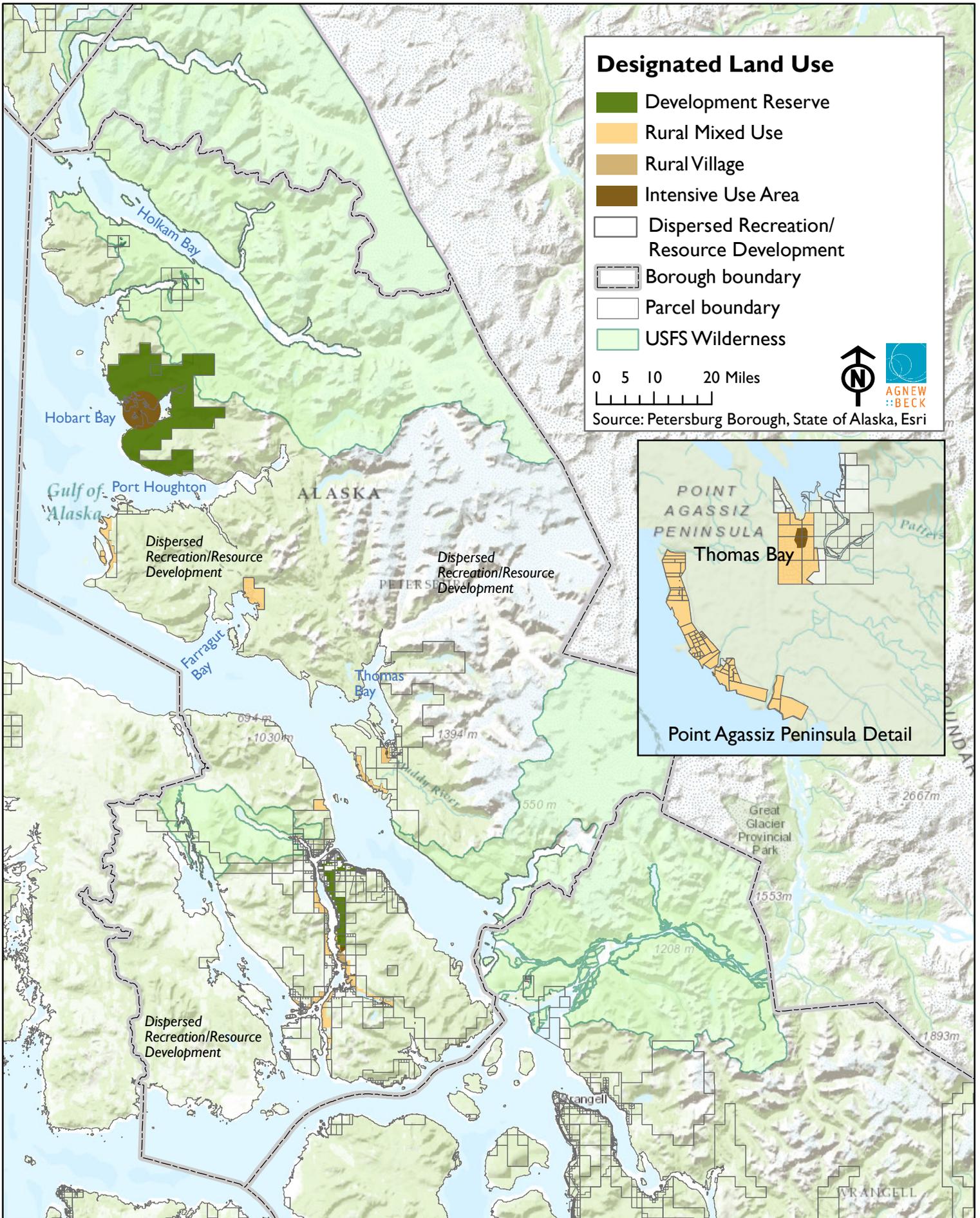
**Petersburg Borough Comprehensive Plan– November 2015**  
**Generalized Land Use Map Legend with Proposed Land Use Categories**

Use Category	Intended Uses	Zoning “Menu” – zones to be applied within any specific general land use category
<b><i>Within Service Area One</i></b>		
Waterfront A - Water Dependent Commercial or Industrial	For specific areas prioritized for water dependent commercial, industrial uses; other uses may be allowed, but ideally only as interim uses (e.g., short term lease)	No current corresponding zoning category, but build from Commercial 1
Waterfront B - Water-Influenced Mixed Use	Areas on or near the waterfront, where waterfront location is key to value of the use; examples include residential, lodging, restaurants, select retail; uses must be sited and designed to take advantage of waterfront values, and maintain the scale of single family detached residential buildings	No current corresponding zoning category, but build from Commercial 1 and residential zones
Waterfront C Conservation	Tidelands, immediately adjoining uplands, intended to protect waterfront environmental values <ul style="list-style-type: none"> <li>- On private land: development allowed, standards protect environmental quality</li> <li>- On public land: no/minimal development</li> </ul>	No current corresponding zoning category; build from Open Space/Recreation, modified to emphasize conservation, including protection of conservation values on private land
Downtown Historic	Compact, walkable, diverse; controls on building form and appearance to maintain historic character; little or no onsite parking	<b>C-3</b> Commercial 3 with modifications to maintain historic character
Downtown Commercial	Commercial, higher density residential, - compact, walkable, diverse; minimal onsite parking, most parking needs met through well-managed public parking, on and off street	<b>C-1</b> Commercial 1 with modifications to reduce on-site parking requirements
Commercial Outside of Downtown	Commercial outside-of downtown, including larger floorplate uses; most uses require sufficient on-site parking to serve customers who arrive by automobile	<b>C-2</b> Commercial 2
Medium and Higher Density Residential	Higher density residential, including attached and detached homes; option for accessory dwelling units, for home-based occupations	<b>SF 1</b> Single Family 1, (SF 2 - Single Family 2 modified or eliminated), MF - Multi-Family, SFMH - Single Family Mobile Home, MHP - Mobile Home Park
Lower Density Residential	Single family or duplex residential, option for accessory dwelling units and home-based businesses, (1-4 dwelling units per acre (DUA) is most common; but allow option for densities up to 6-8 DUA)	<b>RR</b> Rural Residential; Single Family Mobile Home? (add option for up to 6-8 DUA with admin site plan review)
Public Facilities	Site-specific, developed public use facilities, including developed recreation facilities	<b>P-1</b> Public use
Industrial	Range of industrial activities; primarily uses that tend to have impacts on surrounding non-industrial uses, such as noise, smells, bright lights, truck traffic, low visual quality, safety concerns	<b>I</b> Industrial
Open	Land in natural state, allowing for dispersed recreation.	<b>OS</b> Open Space - recreation,

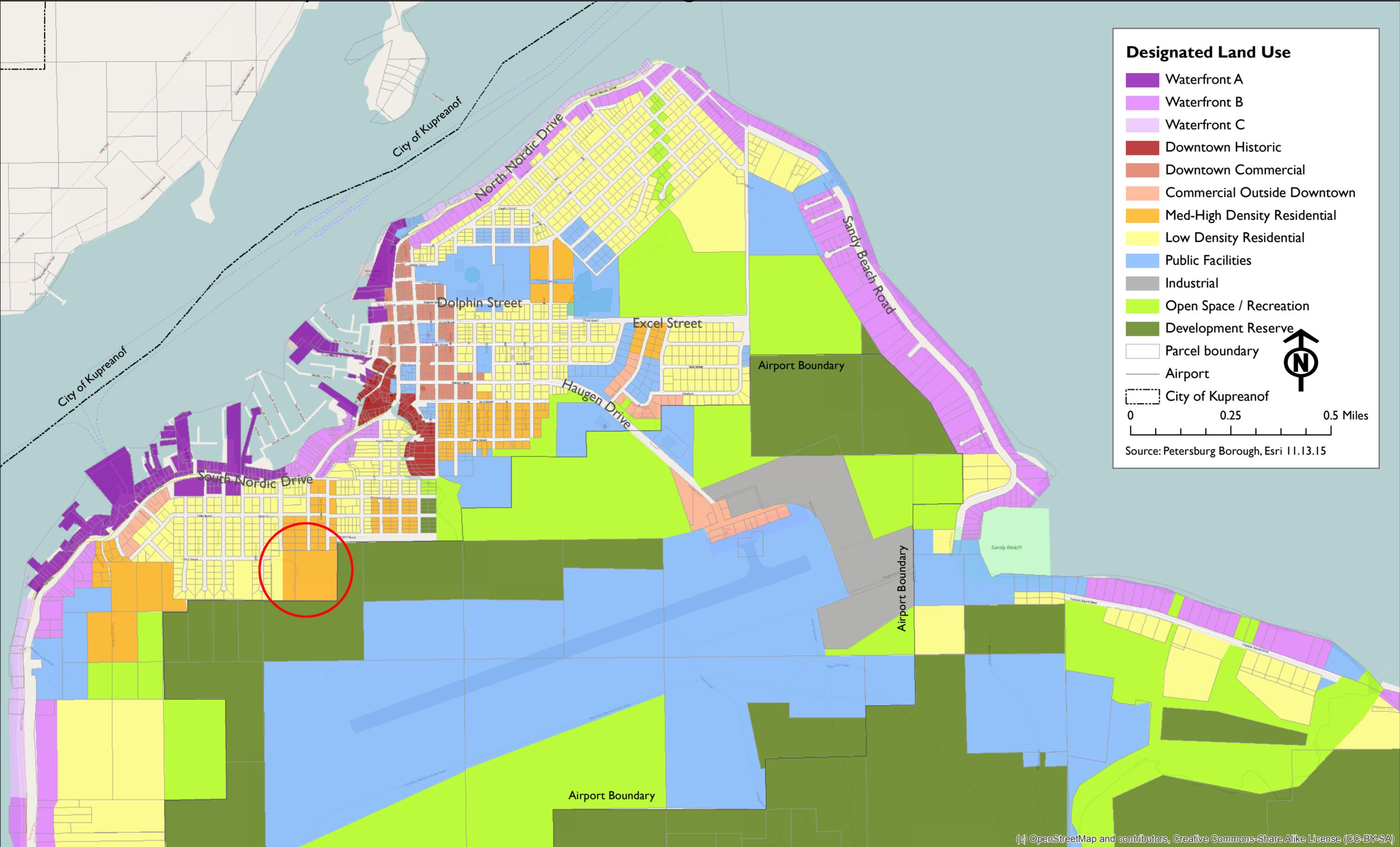
Space/Recreation	Open space is preferred near term use, in part to concentrate development in currently developed areas. This designation may be changed in the future to allow for development if/when local economy/population grows.	modified to emphasize conservation, generally for public lands, option to be dedicated for mitigation lands
Development Reserve	Areas with limited current access, and limited near term development pressures. Decision on future uses to respond to market opportunities, community and environmental standards	No current corresponding zoning category
Dispersed Rec/Resource Development	The general category for public land managed by USFS or DNR; multi-use management including timber harvests, recreation, mineral development (same outside SA1)	No currently corresponding zoning category

Use Category	Intended Uses	Zoning “Menu” – zones to be applied within any specific general land use category
<b><i>Outside Service Area One</i></b>		
Rural Mixed Use	The general category for the majority of the private land outside of Service Area One (including lands held by the Alaska Mental Health Trust Authority); predominately residential but allows for a range of uses including home-based businesses; requires Conditional Use Permit (CUP) for select, higher impact uses	No current corresponding zoning category
Rural Village	Like Rural Mixed Use, but in locations with a greater concentration of residential and residential scaled-uses including home-based businesses; some Borough services provided; requires Conditional Use Permit (CUP) for select, higher impact uses	No current corresponding zoning category
Intensive Use Area	Areas intended for a specific, developed use; e.g. lumber mills, quarries, other focused industrial, resource development activities; also for other site-specific developments include developed recreation facilities (e.g., campgrounds), fish hatcheries, transportation facilities	No current corresponding zoning category
Dispersed Recreation, Resource Development	Category for the majority of public land in the Borough managed by the USFS or the Alaska DNR; more intensive uses require consultation with Borough and public engagement comparable to Conditional Use Permit; see plans of individual public agencies for more details of the policies of the agencies	No current corresponding zoning category
Development Reserve	Areas with limited current access, and limited near term development pressures. Option for future development consistent with community and environmental standards	No current corresponding zoning category

# Generalized Land Use Map::Petersburg Borough

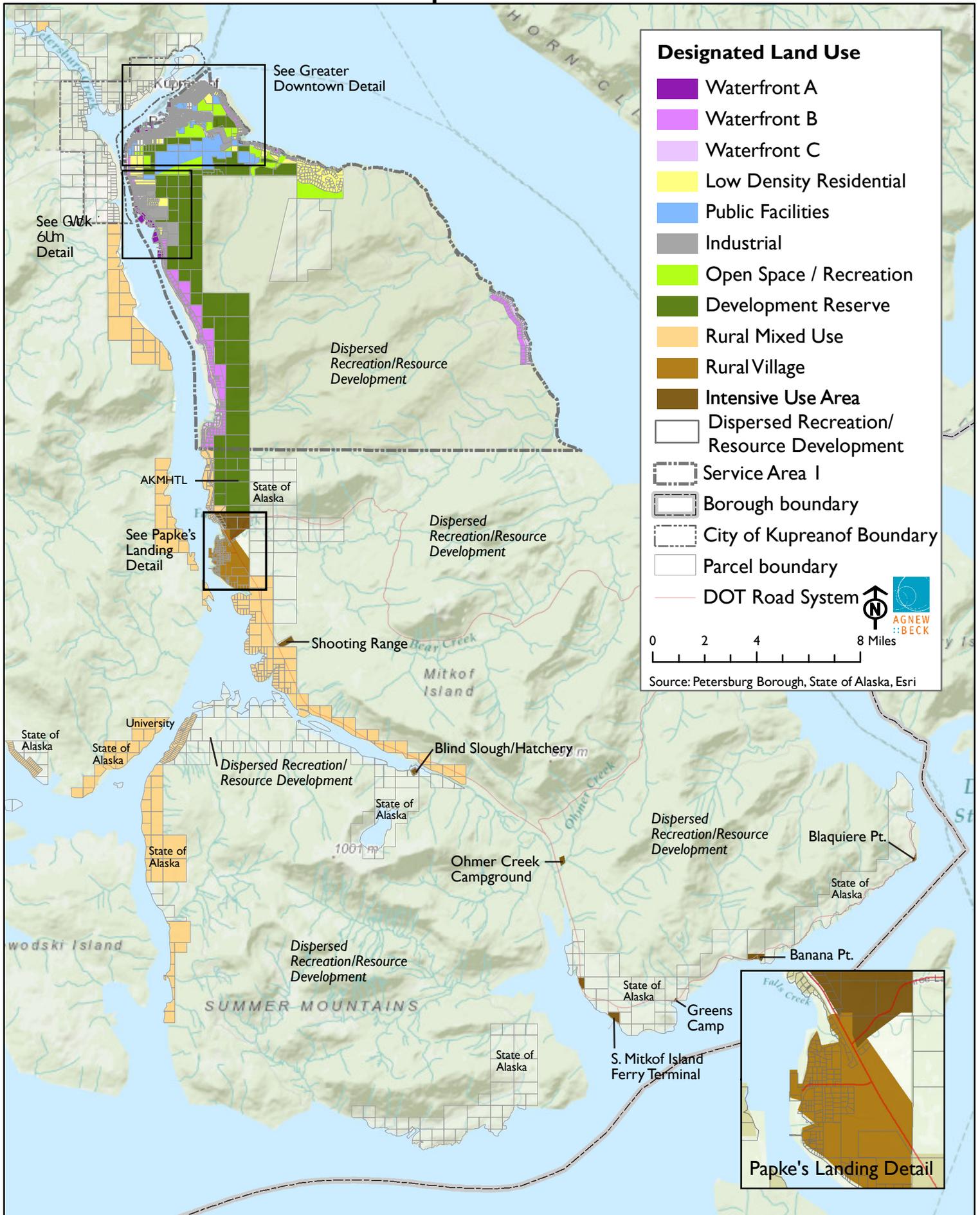


# Generalized Land Use Map::Greater Downtown Petersburg



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# Generalized Land Use Map::Mitkof Island



# Generalized Land Use Map::Scow Bay Area

