

Agenda

Planning Commission - Title 49 Committee City and Borough of Juneau

August 25, 2022
Virtual Meeting Only
12:00 PM

This virtual meeting will be held by video and telephonic participation only. To join the webinar, paste this URL into your browser: <https://juneau.zoom.us/j/83678518965>. To participate telephonically, call: 1-346-248-7799 or 1-669-900-6833 or 1-253-215-8782 or 1-312-626-6799 or 1-929-436-2866 or 1-301-715-8592 and enter Webinar ID: 836 7851 8965.

I. ROLL CALL

II. APPROVAL OF AGENDA

III. AGENDA TOPICS

A. Ordinances Update and Tracking List

IV. COMMITTEE MEMBER COMMENTS AND QUESTIONS

V. ADJOURNMENT



Title 49 Committee

August 18, 2022

(907) 586-0715

CDD_Admin@juneau.org

www.juneau.org/community-development

155 S. Seward Street • Juneau, AK 99801

Date: August 18, 2022

To: Chair Travis Arndt

By: Scott Ciambor, Planning Manager *Scott Ciambor*

RE: Title 49 Updates

This memo provided updates on tasks from the July 21, 2022 Title 49 Committee meeting.

Ordinances

- Juneau Coastal Zone Management: Final committee changes completed and documents submitted to Law.
- Arterial review: Final committee changes completed and documents submitted to Law.

Ordinance Tracking List

Included in the packet is the updated ordinance tracking list. A couple of items to note:

- Both the Catholic Community Services re-zone and the Alternative Development Overlay District ordinances were presented to the Lands Committee on August 8, 2022. Both were recommended for approval and referred to the Assembly's September 12 meeting.
- The Blueprint Downtown ordinance has been added to the list as the draft plan is available and out for public comment.
- Also included on the list are Housing and Development Taskforce (HDTF) recommended code changes and Title 49 identified quick hits.
 - With work completed on the Juneau Coastal Management Plan, float homes language has been noted as a priority at the last Title 49 committee meeting.

Housing & Development Taskforce

At the last Title 49 Committee meeting, the code change recommendations and additional code work completed by the HDTF was discussed. Your packet includes:

- April 1, 2022 memo from the taskforce to the Assembly outlining recommendations;
- HDTF comments on changes to the Table of Dimensional Standards from the following members:
 - Paul Voelckers
 - Bill Heumann
 - Nathaniel Dye

The January 21, 2022 HDTF taskforce included the main discussion of the Table of Dimensional Standards changes. Staff is looking for final minutes from this meeting and will provide when available.

Case Number	Ordinance	Current Status	Planner Assigned	Notes
AME21-10	Catholic Community Services: Glacier Highway Rezone 1801, 1803 and 1805 Glacier Hwy	Planning Commission approved 4.12.2022; Lands Committee 8.08.2022, recommended approval and sent to Assembly 09.12.2022	Irene Gallion	
AME22-04	Seawalk	Planning Commission approved 6.21.2022	Jill Maclean	
AME22-01	Pre-Application Conference Opt Out	Jill to review draft to send to Law	Beth McKibben	
AME21-03	Vendor Regulations (Parking)	Maps approved by COW on 5.2.2022, referred to Assembly (date unknown)	Jill Maclean	
AME21-04	Juneau Coastal Management Program (JCMP)	T49 review 7.21.2022; staff prepare and sent to Law 7.22.2022	Teri Camery	
AME17-01	Streams	Revision sent to Law; meeting scheduled for 8.17.2022	Teri Camery	
AME18-04	Downtown Juneau Zoning: Alternative Development Overlay District (ADOD)	Planning Commission on 04.24.2022;Assembly meeting 07.11.2022;refer to lands Committee 8.08.2022; recommended approval and sent to Assembly 09.12.2022	Irene Gallion	
AME18-01	Accessory Apartments	Staff memo/draft department policy in review	Beth McKibben	
AME18-07	Blueprint Downtown Juneau	Draft complete June 2022; Public Comment Period 07/25-08/21/2022	Beth McKibben	News of North, Juneau Empire articles
AME20-XX	Sign Code	Staff/Law review for future Planning Commission meeting	TBD	
AME20-02	Landscaping & Vegetation Standards	Staff review as of 04.26.2021	TBD	
AME17-11	Urban Agriculture/Regulation of Livestock	Staff/Law review to bring back to PC COW	TBD	
AME20-XX	Common Walls: Residential/Mixed Use	Staff prepare and sent to Law 12.11.2019	TBD	
	Modification of WCF code/Small Cell Wireless	Not started	TBD	
	Mobile Homes, RV's	Not started	TBD	
	Plat Modification - Department Policy Manual	Draft to Manager in review	Beth McKibben	
Housing Development Taskforce Recommendations				
	Review and amend the Table of Permissible Uses to facilitate housing and other development	Scheduled for T49 08.18.2022		
	Review and amend Table of Dimensional Standards to facilitate housing and other development			
	Transition Zones			
	Review and enact explicit application submittal requirements			
	Evaluate whether denser multi-family zoning (above D10) should be more flexible, including consideration of multiple use and bonus provisions.			
Title 49 Committee: Quick Hit Code Changes				
AME22-03	Subdividing on Arterials	Title 49 on 7/20; staff prepare and send to Law 07.28.2022	Jill Maclean	
	Floathomes		Jill Maclean	T49 07/21/2022: prioritize since JCMP ordinance leaves gap in code until new language put into place
	Requirement of constructed access to a ROW			coordinate with arterials
	More than one caretaker unit allowed in Industrial areas			suggestion
	Private access in a public ROW			suggestions: to facilitate infill along public right-of-ways that are not yet developed. Proposal is similar to a shared access subdivision. Coordinate with Engineering & Public Works.
Ordinances Completed				
AME22-02	Marijuana 5-Year Renewal	Complete	Beth McKibben	Wahoo!
AME21-003	Downtown Parking	Complete	Irene Gallion	Approved 4.25.2022; in effect 05.25.2022



April 1, 2022

TO: Mayor and CBJ Assembly
FROM: Housing & Development Task Force, Maria Gladyszewski, Vice Chair
RE: Final Recommendations

In September 2021, the Mayor established the Housing and Development Task Force (HDTF) and asked that it provide helpful advice to the Assembly regarding housing and development issues. Specifically, the HDTF was asked to:

- Review the path that a project must take to gain approval. Identify areas where pathways may be improved, keeping in mind staff constraints.
- Evaluate the current pre-application process and make recommendations.
- Consistent with Assembly goals, identify general processes and areas in existing Title 49 code that inhibit growth and development.

The HDTF held its first meeting on September 30, 2021, and wrapped up on March 25, 2022. The Committee previously recommended changes to ordinances requiring mandatory pre-application meetings. Those recommendations are currently working their way through the Planning Commission and Assembly processes.

In addition, the HDTF makes the following recommendations for action. The items are grouped into those under the jurisdiction of the manager and those that need Planning Commission or Assembly action.

OPERATIONAL ITEMS (under the jurisdiction of the Manager and CDD Director)

- Ensure that CDD's first priority is to process permits in a timely manner. This function should not suffer when additional duties (such as regulatory reviews or plan updates) are also tackled.
- Allocate resources to enable review and revision of Title 49.
- Develop or acquire an online permit tracking system to track status of active permits.

- Improve and clarify communication with permittees.
 - Initial permit review should identify any issues that would require additional information.
 - Permittees should be provided with a list of requirements needed for approval and timeline.
 - Communicate timely with permittees.
- Review other Alaska communities' fees and work to update the permit fee schedule in line with findings.
- Investigate possibilities for subcontracting of reviews and inspections.
- Interpretations of Title 49, building code, or other CBJ ordinances should be consistent. Consistency can be achieved by upper level review, written guidelines, or possibly even adopted regulations. Similar projects should receive consistent treatment and similar conditions.

REGULATORY ITEMS (under the jurisdiction of the Assembly or Planning Commission)

- Review and amend the *Table of Dimensional Standards* to provide more consistent flexibility and facilitate housing and other development.
- Review and amend the *Table of Permissible Uses* to facilitate housing and other development.
- Enact the Transition Zones that meet the condition to be “up-zoned.”
- Review and enact explicit application submittal requirements.
- Evaluate whether denser multi-family zoning (above D10) should be more flexible, including consideration of multiple use and bonus provisions.

The Task Force — including Assembly members, Planning Commissioners, and members of the building community — thank the mayor for the opportunity to work together to serve the community. We look forward to continued progress on the above issues.

PART II - CODE OF ORDINANCES
TITLE 49 - LAND USE
Chapter 49.25 - ZONING DISTRICTS
ARTICLE IV. DIMENSIONAL STANDARDS

ARTICLE IV. DIMENSIONAL STANDARDS

49.25.400 Minimum dimensional standards.

There is adopted the table of minimum dimensional standards, table 49.25.400. Minimum dimensional standards for all zoning districts shall be according to the table of minimum dimensional standards, subject to the limitations of the following sections and as otherwise specifically noted in the special area or use sections, chapters 49.65 and 49.70.

(Serial No. 87-49, § 2, 1987; Serial No. 89-32, § 2, 1989; Serial No. 98-09, § 5(Exh. B), 1998; Serial No. 98-20, § 2(Exh. A), 1998; Serial No. 2004-13, § 2, 9-27-2004; Serial No. 2006-13, § 2, 5-15-2006; Serial No. 2007-13, § 2, 4-2-2007; Serial No. 2012-24, § 3, 5-14-2012, eff. 6-14-2012 ; Serial No. 2021-28 , § 4, 8-23-2021, eff. 9-22-2021)

TABLE 49.25.400

TABLE OF DIMENSIONAL STANDARDS

Zoning Regulations	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	MU	MU2	LC	GC	WC	WI	I
Minimum Lot Size ¹															
Permissible Uses	36,000	36,000	12,000	7,000	3,600 ¹⁰	6,000	5,000	5,000	4,000	4,000	2,000	2,000	2,000	2,000	2,000
Bungalow ⁹		18,000	6,000	3,500	2,500	3,000	3,000	2,500							
Duplex	54,000	54,000	18,000	10,500											
Common Wall Dwelling				7,000	3,600 ¹⁰	5,000	3,500	2,500		2,500					
Single-family detached, two dwellings per lot	72,000	72,000	24,000												
Minimum lot width	150'	150'	100'	70'	40'	50'	50'	50'	50'	50'	20'	20'	20'	20'	20'
Bungalow ⁹		75'	50'	35'	25'	25'	25'	25'							
Common wall dwelling				60'	40'	40'	30'	20'		20'					
Maximum lot coverage															
Permissible uses	10%	10%	35%	50%	50%	50%	50%	50%	None	80%	None	None	None	None	None
Conditional uses	20%	20%	35%	50%	50%	50%	50%	50%	None	80%	None	None	None	None	None

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Maximum height permissible uses	45'	35'	35'	35'	35'	35'	35'	35'	None	45' ⁴	45'	55'	35' ⁴	45' ⁴	None
Accessory	45'	25'	25'	25'	25'	25'	25'	25'	None	35'	35'	45'	35' ⁴	45' ⁴	None
Bungalow ⁹		25'	25'	25'	25'	25'	25'	25'							
Minimum front yard setback ³	25'	25'	25'	20'	20' ¹⁰	20'	20'	20'	0'	5' ^{5,8}	25'	10'	10'	10'	10'
Minimum street side yard setback	17'	17'	17'	13'	10'	13'	13'	13'	0'	5'	17'	10'	10'	10'	10'
Minimum rear yard setback ³	25' ²	25'	25'	20'	10'	20'	15'	10'	0'	5'	10'	10'	10'	10'	10'
Minimum side yard setback ³	15' ²	15'	10'	5'	3'	5'	5'	5'	0'	5'	10'	10'	10'	10'	0'
Common wall dwelling				10' ⁶	3'	5' ⁷	5' ⁷	5' ⁷		5' ⁷					

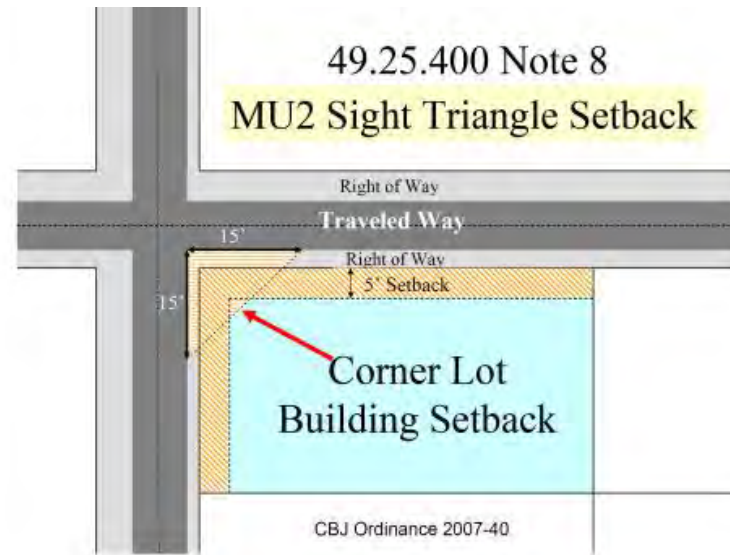
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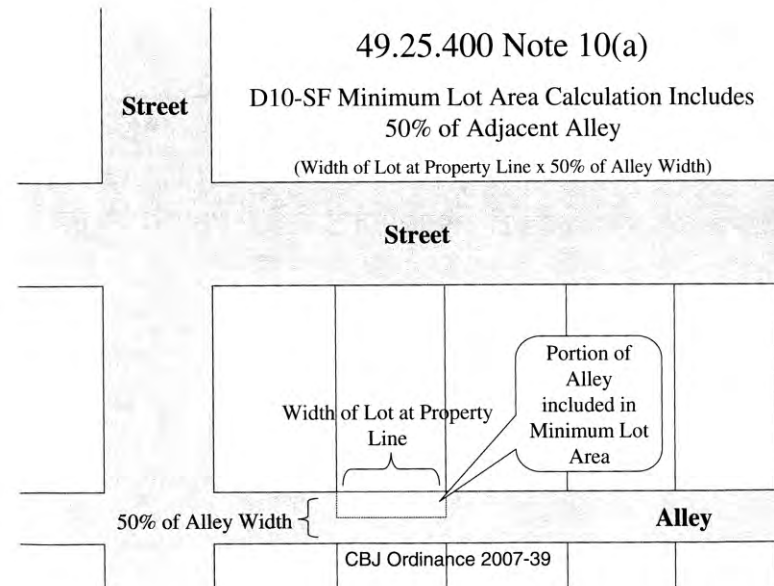
1. Minimum lot size is existing lot or area shown on chart in square feet.
2. Sixty feet between nonresidential and designated or actual residential site; 80 feet between industrial, extractive and other uses.
3. Where one district abuts another the greater of the two setbacks is required for both uses on the common property line.
4. (Height Bonus) Reserved.
5. (Pedestrian Amenities Bonus) Reserved.
6. Zero-foot setback for the portion of the dwelling with a common wall, five-foot setback or five-foot wide easement for the portion of the dwelling at the common lot line without a common wall, and ten-foot setback for the remaining side yards of the lot.
7. Zero-foot setback for the portion of the dwelling with a common wall, five-foot setback or five-foot wide easement for the portion of the dwelling at the common lot line without a common wall, and five-foot setback for the remaining side yards of the lot.
8. On corner lots, buildings shall be set back 15 feet from a street intersection. The area in which buildings shall be prohibited shall be determined by extending the edge of the traveled ways to a point of intersection, then measuring back 15 feet, then connecting the points.
9. Special restrictions apply to construction on bungalow lots. See special use provisions 49.65.600.

10. For lots adjacent to an alley, the following reductions to the dimensional standards apply:

- (a) Minimal lot area includes 50% of adjacent alley (see graphic).
- (b) Reserved.
- (c) Minimum front yard setback of ten feet.

(Serial No. 2008-04, § 2, 2-25-2008, eff. 3-27-2008; Serial No. 2012-24, § 3, 5-14-2012, eff. 6-14-2012 ; Serial No. 2021-28 , § 4, 8-23-2021, eff. 9-22-2021)





(Serial No. 2007-39, § 9, 6-25-2007; Serial No. 2007-40, § 2, 6-25-2007)

49.25.410 Reserved.

Editor's note(s)—Serial No. 2021-28 , § 5, adopted August 23, 2021, and effective September 22, 2021, repealed former § 49.25.410 in its entirety. Former 49.25.410 pertained to lot dimensions, and derived from Serial No. 87-49, of 1987.

49.25.420 Height of building.

- (a) The height of a building is the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. Roofs with slopes greater than 75 percent shall be regarded as walls. The height of a stepped or terraced building is the height of the highest segment thereof.
- (b) The reference datum shall be whichever of the following yields the greater height of building:
 - (1) The highest point within a horizontal distance of five feet from the exterior wall of the building, when such point is not more than ten feet above the lowest point within said five-foot radius.
 - (2) An elevation ten feet higher than the lowest grade, when the highest point described in subsection (b)(1) of this section is more than ten feet above the lowest point.
- (c) Exceptions.
 - (1) Height limitations stipulated in this section shall not apply to tanks, church spires, belfries, cupolas, monuments, fire and hose towers, chimneys, flagpoles, masts, aerials, antennas, telecommunication and electrical transmission towers and other similar structures or facilities.
 - (2) Height calculations shall disregard any fill or construction which the director finds to have no significant purpose other than elevating the reference datum. In reaching such finding, the director shall consider only those architectural, structural, safety, aesthetic, access or other purposes claimed by the developer and supported by reasonable evidence.

(Serial No. 87-49, § 2, 1987; Serial No. 99-26, § 2, 2000)

49.25.430 Yard setbacks.

No portion of any of the items listed in subsection (1) of this section may be located on any lot closer to any lot line or to the street right-of-way line or centerline than is authorized in the table of dimensional standards in table 49.25.400, except as otherwise noted in this section. An alley or walkway is not subject to front setbacks unless it is the primary access to the lot.

- (1) *Buildings, as building is defined in 49.80.120, and the following items:*
 - (A) Motor vehicle fuel dispensing pumps and associated overhead canopies or roofs;
 - (B) Carports;
 - (C) Radio and television antennas, masts and towers (including telecommunications towers), any of which are 25 feet or greater in height or 25 square feet or greater in area at the base or foundation; and dishes greater than five feet in diameter; and
 - (D) Above ground fuel and water storage tanks with a volume greater than 660 gallons.

- (2) *Street right-of-way line determined.* The street right-of-way line shall be determined by reference to a recorded map, monuments, right-of-way easements, right-of-way maps, or other means. The setback shall be measured from such right-of-way line.

- (3) *Multiple frontage lots.* Buildings on lots bordered by two or more rights-of-way must meet the front yard setback from one lot line adjoining the rights-of-way. Setbacks from the remaining lot lines adjoining rights-of-way will be considered street side yards.

On undeveloped corner lots or corner lots on which existing buildings conform to required setbacks, the owner may establish the rear yard opposite either right-of-way frontage. The remaining yard(s) not fronting on a street right-of-way will be considered a side yard(s).

On lots with existing buildings that have nonconforming setbacks, setbacks for yards shall be established based on the yard that most closely meets the respective setback requirement.

Lots bordered by three or more rights-of-way shall not be required to provide a rear yard setback.

A front yard for a lot not bordered by a right-of-way shall be established on the lot line where access is provided to the lot.

- (4) *Projections into required yards.*

- (A) *Architectural features.* Architectural features and roof eaves may project into a required yard four inches for each foot of yard setback required but no closer than two feet to the side and rear lot lines.

- (i) In the MU2 zoning district, architectural features, roof eaves, and canopies may project into a required front or street side yard setback to the front or street side yard property line.

- (B) *Enclosures.* Bay windows, garden windows, chimney and ventilation shafts, and other similar enclosed structures that do not increase the building's floor area may project four feet into any required yard provided that the maximum length of projection along the building does not exceed 15 lineal feet for any one yard. In no instance shall the projecting structure be closer than three feet to a lot line.

- (C) *Structures unheated.* The following unheated structures are allowed in required yard setbacks, as provided below, and provided that roof eaves associated with these structures may be no closer than two feet to any side or rear lot line.

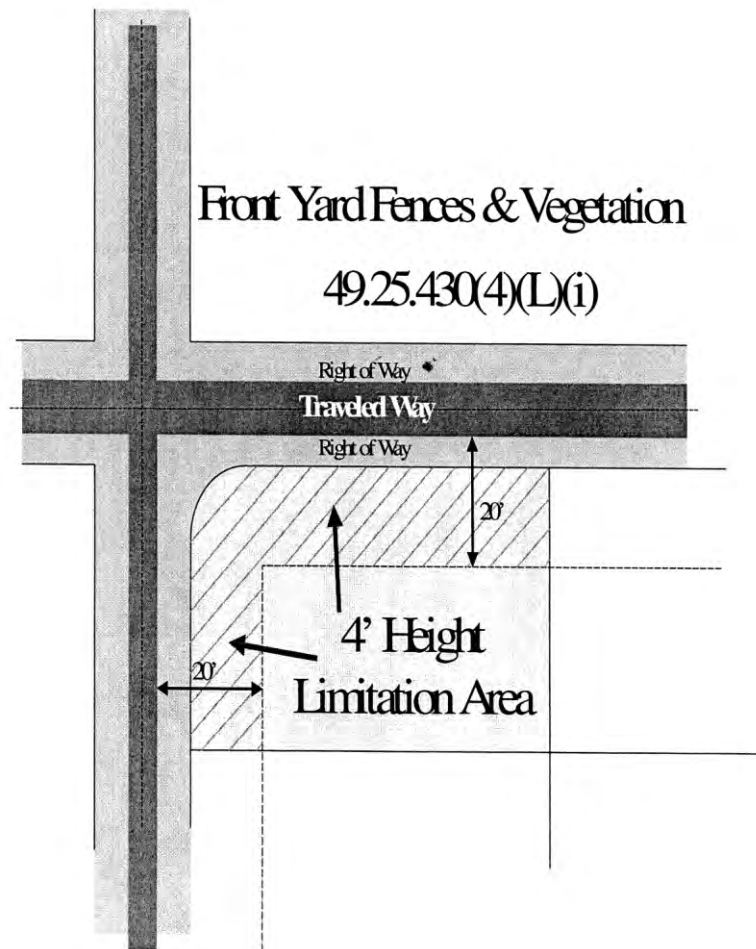
- (i) Unenclosed balconies, connecting deck stairways, walkways, ramps and landings with or without roofs, may extend to the front lot line or street side lot lines provided the structure does not exceed five feet in internal width exclusive of support structure and is no closer than three feet to a side or rear lot line;
- (ii) Arctic entries not exceeding 65 square feet gross floor area, and no closer than five feet to any property line;
- (iii) Enclosures for outdoor fuel tanks, detached storage sheds, greenhouses, playhouses, refuse containers, woodsheds, and similar accessory buildings, if less than four feet high in a front or street side yard and ten feet high in a side yard, and 12 feet high in a rear yard. The total encroachment into a yard, regardless of the number of encroaching buildings, shall be no more than 40 square feet in a front yard, 65 feet in a side yard, and 120 square feet in a rear yard. Where a structure is located in more than one setback, the more restrictive standards shall prevail. In no instance shall the enclosure be closer than three feet to a lot line;

- (iv) Temporary boat or recreational vehicle shelters consisting of a plastic, canvas or similar cover material applied to a frame for winter storage provided that the cover and associated framework are removed during the period of April 15 through September 30 and provided that the shelter is no closer than three feet to a lot line;
 - (v) Other enclosures, devices, structures or accessories deemed by the director to be similar to a building or to those other items listed in this subsection.
- (D) *Uncovered porch, terrace, or patio.* An uncovered porch, terrace, or patio extending no more than 30 inches above the finished grade may be no closer than three feet to a side lot line and no closer than ten feet to a front, street side or rear lot line.
- (E) *Unenclosed porches or decks.* Unenclosed first story porches or decks, with or without roof, and with or without non-sight obscuring safety rails less than 44 inches in height, may project no more than six feet into any yard setback, provided, however, such projection is no closer than five feet to a lot line. Eaves may project a maximum of three feet from these structures.
- (F) *Sloping lots.* If the natural gradient of a sloping lot, from front to rear, exceeds 25 percent, the front yard setback shall not be less than the established yard of a dwelling, not including accessory structures, such as garages and storage buildings, which occupies an adjoining lot. In no instance shall the setback be less than five feet.
- (G) *Shoreline properties.* In any zoning district, yard setbacks are not required from tidewater lot lines.
- (H) *Carports and garages.* A minimum setback of five feet from any property line shall apply to carports and garages in any residential zoning district if:
 - (i) The topography of the lot makes construction a hardship;
 - (ii) The carport or garage has a maximum height of 17 feet measured from the finished garage floor level, instead of from the datum established in 49.25.420(b), and a maximum gross floor area of 600 square feet;
 - (iii) Sight distance is approved by the director; and
 - (iv) Enclosed space directly under the garage shall be subject to the above setback exception, and no additional stories are allowed on top of the garage.
- (I) *Parking decks.* A parking deck, no part of which exceeds one foot above the level of the adjoining roadway, and which does not include other uses, is exempt from the setback requirements of this chapter; provided a non-sight-obscuring safety rail not more than 42 inches in height is allowed.
- (J) *Substandard lots.* If the lot width is less than required, the corresponding side, street side, or rear setbacks may be reduced to the same percentage that the lot width bears to the zoning district requirements, except that in no case shall the side, street side, and rear yard setbacks be less than half those required by this chapter, or five feet, whichever is greater.
- (K) *Existing substandard setbacks.* A new building may have a front yard setback equal to the average front yard setback of the three closest adjacent buildings, or a street side yard setback equal to the average street side yard setback of the three closest adjacent buildings, or a rear yard setback equal to the average rear yard setback of the three closest adjacent buildings. The average calculation shall be made using one building per lot. If any of the three buildings used in the averaging calculation is located a greater distance from the required setback, then the required front yard setback, or street side yard setback, or rear yard setback shall be used to calculate the average. An existing building located on the subject lot may be used as one of the three buildings to calculate the setback determination.

For purposes of this section, the buildings used in averaging must be either conforming or legally nonconforming enclosed buildings or carports and have a wall or column height of at least seven feet measured from the finished grade. Porches, bay windows, and temporary buildings allowed to project into setbacks cannot be used for averaging. In no instance shall the required setback be less than half that required by this chapter or ten feet, whichever is greater.

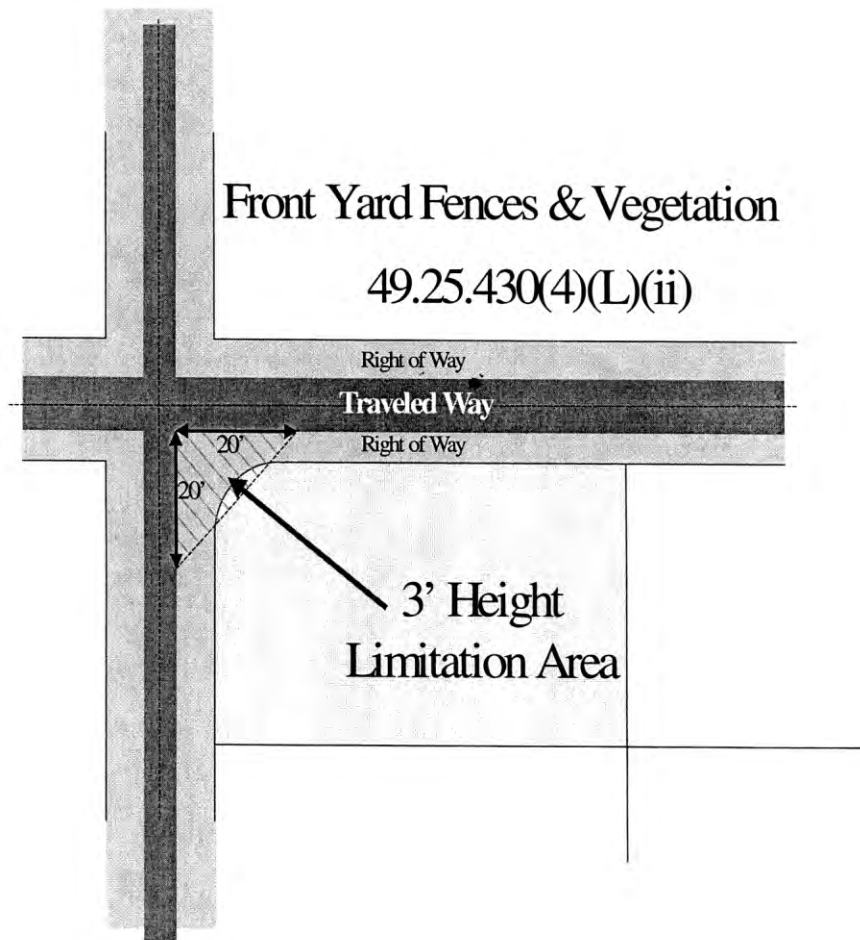
If there are fewer than three buildings within 500 feet of the subject property, then the required setback shall be the average of front yard setbacks, or street side yard setbacks, or rear yard setbacks, of such fewer buildings, using a maximum of one building per lot.

- (L) *Fences and vegetation.* For this section a "traveled way" is defined as the edge of the roadway shoulder or the curb closest to property.
- (i) The maximum height of a sight obscuring fence or vegetation shall not exceed four feet within 20 feet of the edge of the traveled way. Trees are allowed within 20 feet of the edge of the traveled way provided they do not obscure view from a height of four feet to a height of eight feet above the ground;



- (ii) On corner lots the maximum height of a sight-obscuring fence or vegetation located within 20 feet of a street intersection shall not exceed three feet. The area in which sight-obscuring fences and vegetation is restricted shall be determined by extending the edge of the traveled ways to a point of intersection, then measuring back 20 feet, then connecting the points. In this area, vegetation shall be maintained to a maximum height of three feet.

Trees are allowed in this area provided the trees do not obscure view from a height of three to eight feet above the ground.



- (M) *Additional stories.* The commission, through the conditional use permit process, may allow the addition of a second or third story atop or below an existing enclosed structure which projects into a required yard setback if the structure is either nonconforming or if a variance was previously granted for the structure. The commission may deny such request if it finds that the structure, with the addition, would result in excessive blockage of views, excessive restriction of light and air, or other deleterious impacts.
- (N) *Parcels adjoining publicly owned land.* The commission, through the conditional use permit process, may allow structural projections into required side or rear yard setbacks if the affected yard adjoins publicly owned land which has been placed in a park, open space, or similarly restrictive land management classification; provided such projections are minimized and are necessary to prevent substantial hardship to the applicant. The commission may deny such requests if it finds that the structure, with the addition, would result in excessive blockage of views, excessive restriction of light and air, or other deleterious impacts.
- (O) *Energy efficiency.* Energy efficiency improvements that do not increase interior square footage, such as exterior insulation, may project up to eight inches into a required yard. An energy efficiency improvement may not be approved under this section if it projects into the right-of-way or across a property line.

- (5) *Replacement and reconstruction of nonconforming structures.* The replacement and reconstruction of nonconforming structures in residential districts shall be governed by chapter 49.30.

(Serial No. 87-49, § 2, 1987; Serial No. 89-05, § 2, 1989; Serial No. 91-03, § 3, 1991; Serial No. 95-33, § 7, 1995; Serial No. 97-49, § 2, 1998; Serial No. 2004-13, § 3, 9-27-2004; Serial No. 2006-15, § 4, 6-5-2006; Serial No. 2007-40, § 3, 6-25-2007; Serial No. 2012-36, § 2, 9-17-2012 ; Serial No. 2015-03(c)(am), § 20, 8-31-2015 ; Serial No. 2018-06, § 2, 3-5-2018, eff. 4-5-2018 ; Serial No. 2019-37, § 3, 3-16-2020, eff. 4-16-2020 ; Serial No. 2021-28 , § 6, 8-23-2021, eff. 9-22-2021)

Cross reference(s)—Right-of-way encroachment permits, CBJ Code ch. 62.55.

49.25.440 Lot coverage.

Notwithstanding the lot coverage standards set forth in section 49.25.400, in the RR, rural reserve district, and the D-1, residential district, if the area of a lot is less than the minimum lot size, the corresponding maximum lot coverage for a dwelling may be increased in the same proportion as the inverse of the ratio of the actual lot area to the required lot area, except that in no case shall lot coverage exceed 50 percent.

(Serial No. 91-50, § 2, 1991)

TABLE 49.25.400

TABLE OF DIMENSIONAL STANDARDS

Zoning Regulations	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	MU	MU2	LC	GC	WC	WI	I
Minimum Lot Size ¹															
Permissible Uses	36,000	36,000	12,000	7,000	3,600 ¹⁰	6,000	5,000	5,000	4,000	4,000	2,000	2,000	2,000	2,000	2,000
Bungalow ⁹		18,000	6,000	3,500	2,500	3,000	3,000	2,500							
Duplex	54,000	54,000	18,000	10,500											
Common Wall Dwelling				7,000	3,600 ¹⁰	5,000	3,500	2,500		2,500					
Single-family detached, two dwellings per lot	72,000	72,000	24,000												
Minimum lot width	150'	150'	100'	70'	40'	50'	50'	50'	30' 50'	30' 50'	20'	20'	20'	20'	20'
Bungalow ⁹		75'	50'	35'	25'	25'	25'	25'							
Common wall dwelling				60'	40'	40'	30'	20'		20'					
Minimum lot depth	150'	150'	100'	85'	85' ¹⁰	85'	80'	80'	80'	80'	80'	60'	60'	60'	60'
Maximum lot coverage															
Permissible uses	10%	10%	35%	50%	50%	50%	50%	50%	None	80%	None	None	None	None	None
Conditional uses	20%	20%	35%	50%	50%	50%	50%	50%	None	80%	None	None	None	None	None
Maximum height permissible uses	45'	35'	35'	35'	35'	35'	35'	35'	None	45' ⁴	45'	55' ⁴	35' ⁴	45' ⁴	None
Accessory	45'	25'	25'	25'	25'	25'	25'	25'	None	35'	35'	45'	35' ⁴	45' ⁴	None
Bungalow ⁹		25'	25'	25'	25'	25'	25'	25'							
Minimum front yard setback ³	25'	25'	25'	20'	20' ¹⁰	20'	20'	20'	0'	5' ^{5,8}	25'	10'	10'	10'	10'
Minimum street side yard setback	17' ¹⁵	17' ¹⁵	17' ¹⁰	13' ⁷	10' ⁵	13' ⁷	13' ⁵	13' ⁵	0'	5'	10'-17'	10'	10'	10'	10'
Minimum rear yard setback ³	25' ²	25'	25'	20'	10'	20'	15'	10'	0'	5'	10'	10'	10'	10'	10'
Minimum side yard setback ³	15' ²	15'	10'	5' ⁷	3' ⁵	5' ⁷	5'	5'	0'	5'	10'	10'	10'	10'	0'
Common wall dwelling				10' ⁶	3'	5' ⁷	5' ⁷	5' ⁷		5' ⁷					

Notes:

- Minimum lot size is existing lot or area shown on chart in square feet.
- Sixty feet between nonresidential and designated or actual residential site; 80 feet between industrial, extractive and other uses.
- Where one district abuts another the greater of the two setbacks is required for both uses on the common property line.
- (Height Bonus) Reserved. — work out-link to mixed use and pedestrian amenities. Add 10' for at least 10-20% housing mix?
- (Pedestrian Amenities Bonus) Reserved. — density? (w/ housing)
- Zero-foot setback for the portion of the dwelling with a common wall, five-foot setback or five-foot wide easement for the portion of the dwelling at the common lot line without a common wall, and ten-foot setback for the remaining side yards of the lot.
- Zero-foot setback for the portion of the dwelling with a common wall, five-foot setback or five-foot wide easement for the portion of the dwelling at the common lot line without a common wall, and five-foot setback for the remaining side yards of the lot.
- On corner lots, buildings shall be set back 15 feet from a street intersection. The area in which buildings shall be prohibited shall be determined by extending the edge of the traveled ways to a point of intersection, then measuring back 15 feet, then connecting the points.
- Special restrictions apply to construction on bungalow lots. See special use provisions 49.65.600.

Consider CU process to allow density bonus of 10-20% on projects focused near transit and utilities.

Expand to 60-75% with CU?

(Dropped)

CBJ 49.25.15

(JUST MATCH)

?

ZONING DISTRICTS

add?

#10. (drops to 10' if alley)

REDUCTION TO 5' WITH CU (MAX)

(sim to Anke Bay, new options)

[illegible]

	Permissible Uses	36,000	36,000	12,000	7,000	3,600 ¹⁰	6,000	5,000	5,000	4,000	4,000	2,000	2,000	2,000	2,000	2,000
	Bungalow ⁹		18,000	6,000	3,500	2,500	3,000	3,000	2,500							
	Duplex	54,000	54,000	18,000	10,500											
	Common Wall Dwelling				7,000	3,600 ¹⁰	5,000	3,500	2,500		2,500					
	Single-family detached, two dwellings per lot	72,000	72,000	24,000												
	Minimum lot width	150'	150'	100'	70'	40'	50'	50'	50'	50'	50'	20'	20'	20'	20'	20'
	Bungalow ⁹		75'	50'	35'	25'	25'	25'	25'							
	Common wall dwelling				60'	40'	40'	30'	20'		20'					
	Maximum lot coverage															
	Permissible uses	10%	10%	35%	50%	50%	50%	50%	50%	None	80%	None	None	None	None	None
	Conditional uses	20%	20%	35%	50%	50%	50%	50%	50%	None	80%	None	None	None	None	None
	Maximum height permissible uses	45'	35'	35'	35'	35'	35'	35'	35'	None	45' ⁴	45'	55'	35' ⁴	45' ⁴	None
	Accessory	45'	25'	25'	25'	25'	25'	25'	25'	None	35'	35'	45'	35' ⁴	45' ⁴	None
	Bungalow ⁹		25'	25'	25'	25'	25'	25'	25'							
	Total setback	<u>80</u>	<u>80</u> 70	<u>70</u> 60	<u>50</u> 40	<u>36</u> 30	<u>50</u> 40	<u>45</u> 35	<u>40</u> 30	0	20	<u>55</u> 35	<u>40</u> 30	<u>40</u> 30	<u>40</u> 30	<u>20</u> 15
	Minimum front yard setback ³	<u>25'</u>	<u>25'</u>	<u>25'</u>	<u>20'</u>	<u>20'</u> ¹⁰	<u>20'</u>	<u>20'</u>	<u>20'</u>	0'	<u>5'</u> ^{5,8}	<u>25'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>

Minimum street side yard setback	17'	17'	17'	13'	10'	13'	13'	13'	0'	5'	17'	10'	10'	10'	10'
Minimum rear yard setback ³	25' ²	25'	25'	20'	10'	20'	15'	10'	0'	5'	10'	10'	10'	10'	10'
Minimum side yard setback ³	15' ²	15'	10'	5'	3'	5'	5'	5'	0'	5'	10'	10'	10'	10'	0'
Common wall dwelling				10' ⁶	3'	5' ⁷	5' ⁷	5' ⁷		5' ⁷					

I think it would be worth looking at the DIMENSIONAL STANDARDS in effect in 1980.

1. TRANSITIONAL ZONING IS PRELIMINARY

TABLE 49.25.400

TABLE OF DIMENSIONAL STANDARDS

Zoning Regulations	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	MU	MU2	LC	GC	WC	WI	I
Minimum Lot Size ¹															
Permissible Uses	36,000	36,000	12,000	7,000	3,600 ¹⁰	6,000	5,000	5,000	4,000	4,000	2,000	2,000	2,000	2,000	2,000
Bungalow ⁹		18,000	6,000	3,500	2,500	3,000	3,000	2,500							
Duplex	54,000	54,000	18,000	10,500	7,000	3,600 ¹⁰	5,000	3,500	2,500	2,500					
Common Wall Dwelling															
Single-family detached, two dwellings per lot	72,000	72,000	24,000												
Minimum lot width	150'	150'	100'	70'	40'	50'	50'	50'	50'	50'	20'	20'	20'	20'	20'
Bungalow ⁹		75'	50'	35'	25'	25'	25'	25'							
Common wall dwelling				60'	40'	40'	30'	20'		20'					
Maximum lot coverage															
Permissible uses	10% 20%	10% 20%	35%	50%	50%	50%	50%	50%	None	80%	None	None	None	None	None
Conditional uses	20% 30%	20% 30%	35%	50%	50%	50%	50%	50%	None	80%	None	None	None	None	None

Down town

	RR	D-1	D-3	D-5	D-10	D-15	D-18	MU	MU2	LC	GC	WC	WI	I
Maximum height permissible uses	45'	35'	35'	35'	35'	35'	35'	None	45' ⁴	45'	55'	35' ⁴	45' ⁴	None
Accessory	45'	25'	25'	25'	25'	25'	25'	None	35'	35'	45'	35' ⁴	45' ⁴	None
Bungalow ⁹		25'	25'	25'	25'	25'	25'							
Minimum front yard setback ³	25'	25'	25'	20' 15'	20' ¹⁰ 15'	20' 15'	20' 15'	0'	5' ^{5,8}	25'?	10'	10'	10'	10'
Minimum street side yard setback	17' PROBLEMATIC FOR TRANSITIONAL ZONING	17'	17'	13'	10'	13'	13'	0'	5'	17' why	10'	10'	10'	10'
Minimum rear yard setback ³	25' ² 5'	25' 5'	25' 5'	20' 5'	10' 5'	20' 5'	15' 5'	10' 5'	0'	5'	10' ?	10' ?	10' 5'	10' ?
Minimum side yard setback ³	15' ² 10'	15' 10'	10'	5'	3'	5'	5'	5'	0'	5'	10'	10'	10'	0'
Common wall dwelling				10' ⁶ 5'	3'	5' ⁷	5' ⁷	5' ⁷		5' ⁷				

Notes:

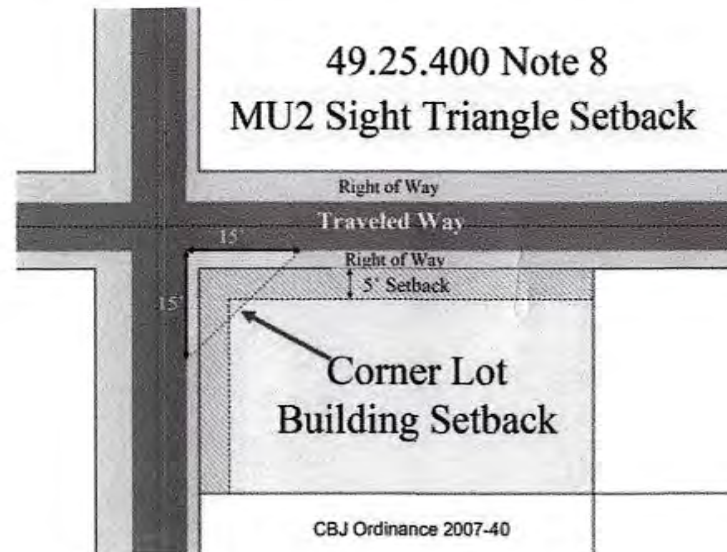
1. Minimum lot size is existing lot or area shown on chart in square feet.
2. Sixty feet between nonresidential and designated or actual residential site; 80 feet between industrial, extractive and other uses.
3. Where one district abuts another the greater of the two setbacks is required for both uses on the common property line.
4. (Height Bonus) Reserved.
5. (Pedestrian Amenities Bonus) Reserved.
6. Zero-foot setback for the portion of the dwelling with a common wall, five-foot setback or five-foot wide easement for the portion of the dwelling at the common lot line without a common wall, and ten-foot setback for the remaining side yards of the lot.
O-LOT SHOULD NOT REQUIRE A COMMON WALL.
7. Zero-foot setback for the portion of the dwelling with a common wall, five-foot setback or five-foot wide easement for the portion of the dwelling at the common lot line without a common wall, and five-foot setback for the remaining side yards of the lot.
O-LOT
8. On corner lots, buildings shall be set back 15 feet from a street intersection. The area in which buildings shall be prohibited shall be determined by extending the edge of the traveled ways to a point of intersection, then measuring back 15 feet, then connecting the points.
DRIVEWAY LOCATION IS NOT DEFINED
9. Special restrictions apply to construction on bungalow lots. See special use provisions 49.65.600.
SIZE IS TOO RESTRICTIVE - 2-OR GARAGES SHOULD BE ALLOWED

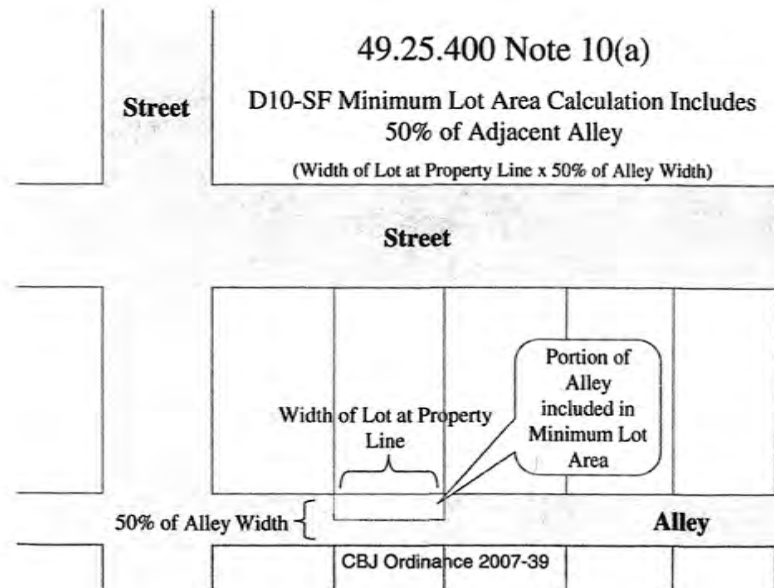
- Another zoning district is needed to allow the same density ~~BE~~ ALLOWED IN L.C. EXCLUSIVELY FOR RESIDENTIAL D-30.

10. For lots adjacent to an alley, the following reductions to the dimensional standards apply:

- (a) Minimal lot area includes 50% of adjacent alley (see graphic).
- (b) Reserved.
- (c) Minimum front yard setback of ten feet.

(Serial No. 2008-04, § 2, 2-25-2008, eff. 3-27-2008; Serial No. 2012-24, § 3, 5-14-2012, eff. 6-14-2012 ; Serial No. 2021-28 , § 4, 8-23-2021, eff. 9-22-2021)





(Serial No. 2007-39, § 9, 6-25-2007; Serial No. 2007-40, § 2, 6-25-2007)

49.25.410 Reserved.

Editor's note(s)—Serial No. 2021-28, § 5, adopted August 23, 2021, and effective September 22, 2021, repealed former § 49.25.410 in its entirety. Former 49.25.410 pertained to lot dimensions, and derived from Serial No. 87-49, of 1987.

49.25.420 Height of building.

- (a) The height of a building is the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. Roofs with slopes greater than 75 percent shall be regarded as walls. The height of a stepped or terraced building is the height of the highest segment thereof.
- (b) The reference datum shall be whichever of the following yields the greater height of building:
 - (1) The highest point within a horizontal distance of five feet from the exterior wall of the building, when such point is not more than ten feet above the lowest point within said five-foot radius.
 - (2) An elevation ten feet higher than the lowest grade, when the highest point described in subsection (b)(1) of this section is more than ten feet above the lowest point.
- (c) Exceptions.
 - (1) Height limitations stipulated in this section shall not apply to tanks, church spires, belfries, cupolas, monuments, fire and hose towers, chimneys, flagpoles, masts, aerials, antennas, telecommunication and electrical transmission towers and other similar structures or facilities.
 - (2) Height calculations shall disregard any fill or construction which the director finds to have no significant purpose other than elevating the reference datum. In reaching such finding, the director shall consider only those architectural, structural, safety, aesthetic, access or other purposes claimed by the developer and supported by reasonable evidence.

(Serial No. 87-49, § 2, 1987; Serial No. 99-26, § 2, 2000)

49.25.430 Yard setbacks.

No portion of any of the items listed in subsection (1) of this section may be located on any lot closer to any lot line or to the street right-of-way line or centerline than is authorized in the table of dimensional standards in table 49.25.400, except as otherwise noted in this section. An alley or walkway is not subject to front setbacks unless it is the primary access to the lot.

- (1) *Buildings, as building is defined in 49.80.120, and the following items:*
 - (A) Motor vehicle fuel dispensing pumps and associated overhead canopies or roofs;
 - (B) Carports;
 - (C) Radio and television antennas, masts and towers (including telecommunications towers), any of which are 25 feet or greater in height or 25 square feet or greater in area at the base or foundation; and dishes greater than five feet in diameter; and
 - (D) Above ground fuel and water storage tanks with a volume greater than 660 gallons.

- (2) *Street right-of-way line determined.* The street right-of-way line shall be determined by reference to a recorded map, monuments, right-of-way easements, right-of-way maps, or other means. The setback shall be measured from such right-of-way line.

- (3) *Multiple frontage lots.* Buildings on lots bordered by two or more rights-of-way must meet the front yard setback from one lot line adjoining the rights-of-way. Setbacks from the remaining lot lines adjoining rights-of-way will be considered street side yards.

On undeveloped corner lots or corner lots on which existing buildings conform to required setbacks, the owner may establish the rear yard opposite either right-of-way frontage. The remaining yard(s) not fronting on a street right-of-way will be considered a side yard(s).

On lots with existing buildings that have nonconforming setbacks, setbacks for yards shall be established based on the yard that most closely meets the respective setback requirement.

Lots bordered by three or more rights-of-way shall not be required to provide a rear yard setback.

A front yard for a lot not bordered by a right-of-way shall be established on the lot line where access is provided to the lot.

- (4) *Projections into required yards.*

- (A) *Architectural features.* Architectural features and roof eaves may project into a required yard four inches for each foot of yard setback required but no closer than two feet to the side and rear lot lines.

- (i) In the MU2 zoning district, architectural features, roof eaves, and canopies may project into a required front or street side yard setback to the front or street side yard property line.

- (B) *Enclosures.* Bay windows, garden windows, chimney and ventilation shafts, and other similar enclosed structures that do not increase the building's floor area may project four feet into any required yard provided that the maximum length of projection along the building does not exceed 15 lineal feet for any one yard. In no instance shall the projecting structure be closer than three feet to a lot line.

- (C) *Structures unheated.* The following unheated structures are allowed in required yard setbacks, as provided below, and provided that roof eaves associated with these structures may be no closer than two feet to any side or rear lot line.

- (i) Unenclosed balconies, connecting deck stairways, walkways, ramps and landings with or without roofs, may extend to the front lot line or street side lot lines provided the structure does not exceed five feet in internal width exclusive of support structure and is no closer than three feet to a side or rear lot line;
- (ii) Arctic entries not exceeding 65 square feet gross floor area, and no closer than five feet to any property line;
- (iii) Enclosures for outdoor fuel tanks, detached storage sheds, greenhouses, playhouses, refuse containers, woodsheds, and similar accessory buildings, if less than four feet high in a front or street side yard and ten feet high in a side yard, and 12 feet high in a rear yard. The total encroachment into a yard, regardless of the number of encroaching buildings, shall be no more than 40 square feet in a front yard, 65 feet in a side yard, and 120 square feet in a rear yard. Where a structure is located in more than one setback, the more restrictive standards shall prevail. In no instance shall the enclosure be closer than three feet to a lot line;

- (iv) Temporary boat or recreational vehicle shelters consisting of a plastic, canvas or similar cover material applied to a frame for winter storage provided that the cover and associated framework are removed during the period of April 15 through September 30 and provided that the shelter is no closer than three feet to a lot line; *I doubt this is ENFORCED*
- (v) Other enclosures, devices, structures or accessories deemed by the director to be similar to a building or to those other items listed in this subsection.

(D) *Uncovered porch, terrace, or patio.* An uncovered porch, terrace, or patio extending no more than 30 inches above the finished grade may be no closer than three feet to a side lot line and no closer than ten feet to a front, street side or rear lot line.

(E) *Unenclosed porches or decks.* Unenclosed first story porches or decks, with or without roof, and with or without non-sight obscuring safety rails less than 44 inches in height, may project no more than six feet into any yard setback, provided, however, such projection is no closer than five feet to a lot line. Eaves may project a maximum of three feet from these structures. *FIVE FEET ON SIDE AND REAR LOTS*

5' of property line

(F) *Sloping lots.* If the natural gradient of a sloping lot, from front to rear, exceeds 25 percent, the front yard setback shall not be less than the established yard of a dwelling, not including accessory structures, such as garages and storage buildings, which occupies an adjoining lot. In no instance shall the setback be less than five feet. *IT APPEARS THAT ROOFS ARE ALLOWED*

(G) *Shoreline properties.* In any zoning district, yard setbacks are not required from tidewater lot lines. *VACANT LOTS NEED TO BE ADDRESSED WHERE LOTS ARE VACANT ON EACH SIDE.*

(H) *Carports and garages.* A minimum setback of five feet from any property line shall apply to carports and garages in any residential zoning district if:

- (i) The topography of the lot makes construction a hardship; *NEEDS DEFINITION SHOULD APPLY TO UPHILL AND DOWNHILL LOTS*
- (ii) The carport or garage has a maximum height of 17 feet measured from the finished garage floor level, instead of from the datum established in 49.25.420(b), and a maximum gross floor area of 600 square feet;
- (iii) Sight distance is approved by the director; and
- (iv) Enclosed space directly under the garage shall be subject to the above setback exception, and no additional stories are allowed on top of the garage.

F&H need to be combined AND more detail provided

(I) *Parking decks.* A parking deck, no part of which exceeds one foot above the level of the adjoining roadway, and which does not include other uses, is exempt from the setback requirements of this chapter; provided a non-sight-obscuring safety rail not more than 42 inches in height is allowed.

(J) *Substandard lots.* If the lot width is less than required, the corresponding side, street side, or rear setbacks may be reduced to the same percentage that the lot width bears to the zoning district requirements, except that in no case shall the side, street side, and rear yard setbacks be less than half those required by this chapter, or five feet, whichever is greater.

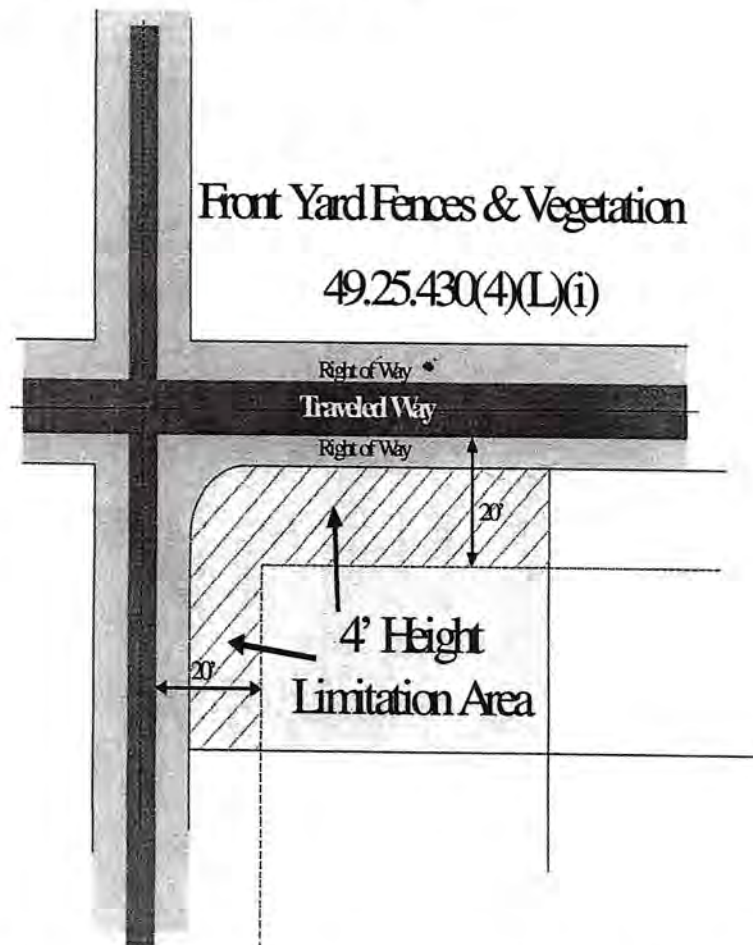
(K) *Existing substandard setbacks.* A new building may have a front yard setback equal to the average front yard setback of the three closest adjacent buildings, or a street side yard setback equal to the average street side yard setback of the three closest adjacent buildings, or a rear yard setback equal to the average rear yard setback of the three closest adjacent buildings. The average calculation shall be made using one building per lot. If any of the three buildings used in the averaging calculation is located a greater distance from the required setback, then the required front yard setback, or street side yard setback, or rear yard setback shall be used to calculate the average. An existing building located on the subject lot may be used as one of the three buildings to calculate the setback determination.

Is this problematic? Seems to be considering the number of words contained within

For purposes of this section, the buildings used in averaging must be either conforming or legally nonconforming enclosed buildings or carports and have a wall or column height of at least seven feet measured from the finished grade. Porches, bay windows, and temporary buildings allowed to project into setbacks cannot be used for averaging. In no instance shall the required setback be less than half that required by this chapter or ten feet, whichever is greater.

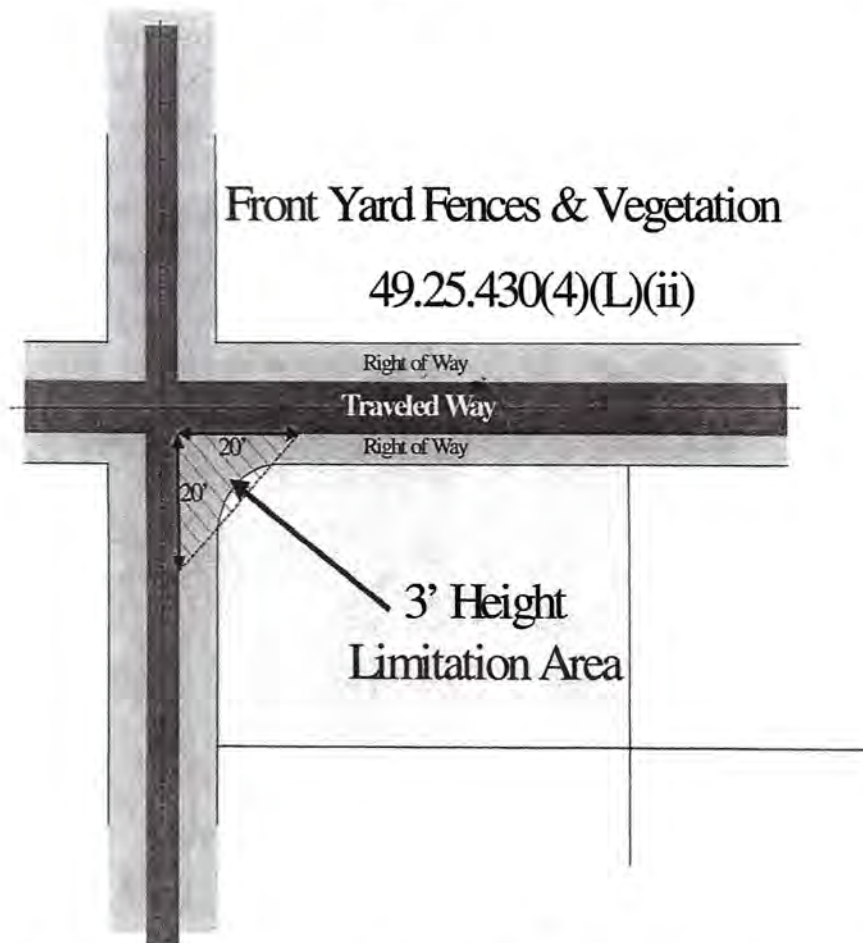
If there are fewer than three buildings within 500 feet of the subject property, then the required setback shall be the average of front yard setbacks, or street side yard setbacks, or rear yard setbacks, of such fewer buildings, using a maximum of one building per lot.

- (L) *Fences and vegetation.* For this section a "traveled way" is defined as the edge of the roadway shoulder or the curb closest to property.
- (i) The maximum height of a sight obscuring fence or vegetation shall not exceed four feet within 20 feet of the edge of the traveled way. Trees are allowed within 20 feet of the edge of the traveled way provided they do not obscure view from a height of four feet to a height of eight feet above the ground;



- (ii) On corner lots the maximum height of a sight-obscuring fence or vegetation located within 20 feet of a street intersection shall not exceed three feet. The area in which sight-obscuring fences and vegetation is restricted shall be determined by extending the edge of the traveled ways to a point of intersection, then measuring back 20 feet, then connecting the points. In this area, vegetation shall be maintained to a maximum height of three feet.

Trees are allowed in this area provided the trees do not obscure view from a height of three to eight feet above the ground.



- (M) *Additional stories.* The commission, through the conditional use permit process, may allow the addition of a second or third story atop or below an existing enclosed structure which projects into a required yard setback if the structure is either nonconforming or if a variance was previously granted for the structure. The commission may deny such request if it finds that the structure, with the addition, would result in excessive blockage of views, excessive restriction of light and air, or other deleterious impacts. *Does this apply if the addition does not project into the set back?*
- (N) *Parcels adjoining publicly owned land.* The commission, through the conditional use permit process, may allow structural projections into required side or rear yard setbacks if the affected yard adjoins publicly owned land which has been placed in a park, open space, or similarly restrictive land management classification; provided such projections are minimized and are necessary to prevent substantial hardship to the applicant. The commission may deny such requests if it finds that the structure, with the addition, would result in excessive blockage of views, excessive restriction of light and air, or other deleterious impacts.
- (O) *Energy efficiency.* Energy efficiency improvements that do not increase interior square footage, such as exterior insulation, may project up to eight inches into a required yard. An energy efficiency improvement may not be approved under this section if it projects into the right-of-way or across a property line.

- (5) *Replacement and reconstruction of nonconforming structures.* The replacement and reconstruction of nonconforming structures in residential districts shall be governed by chapter 49.30.

(Serial No. 87-49, § 2, 1987; Serial No. 89-05, § 2, 1989; Serial No. 91-03, § 3, 1991; Serial No. 95-33, § 7, 1995; Serial No. 97-49, § 2, 1998; Serial No. 2004-13, § 3, 9-27-2004; Serial No. 2006-15, § 4, 6-5-2006; Serial No. 2007-40, § 3, 6-25-2007; Serial No. 2012-36, § 2, 9-17-2012 ; Serial No. 2015-03(c)(am), § 20, 8-31-2015 ; Serial No. 2018-06, § 2, 3-5-2018, eff. 4-5-2018 ; Serial No. 2019-37, § 3, 3-16-2020, eff. 4-16-2020 ; Serial No. 2021-28 , § 6, 8-23-2021, eff. 9-22-2021)

Cross reference(s)—Right-of-way encroachment permits, CBJ Code ch. 62.55.

49.25.440 Lot coverage.

Notwithstanding the lot coverage standards set forth in section 49.25.400, in the RR, rural reserve district, and the D-1, residential district, if the area of a lot is less than the minimum lot size, the corresponding maximum lot coverage for a dwelling may be increased in the same proportion as the inverse of the ratio of the actual lot area to the required lot area, except that in no case shall lot coverage exceed 50 percent.

(Serial No. 91-50, § 2, 1991)

PART II - CODE OF ORDINANCES
TITLE 49 - LAND USE
Chapter 49.25 - ZONING DISTRICTS
ARTICLE IV. DIMENSIONAL STANDARDS

ARTICLE IV. DIMENSIONAL STANDARDS

49.25.400 Minimum dimensional standards.

There is adopted the table of minimum dimensional standards, table 49.25.400. Minimum dimensional standards for all zoning districts shall be according to the table of minimum dimensional standards, subject to the limitations of the following sections and as otherwise specifically noted in the special area or use sections, chapters 49.65 and 49.70.

(Serial No. 87-49, § 2, 1987; Serial No. 89-32, § 2, 1989; Serial No. 98-09, § 5(Exh. B), 1998; Serial No. 98-20, § 2(Exh. A), 1998; Serial No. 2004-13, § 2, 9-27-2004; Serial No. 2006-13, § 2, 5-15-2006; Serial No. 2007-13, § 2, 4-2-2007; Serial No. 2012-24, § 3, 5-14-2012, eff. 6-14-2012 ; Serial No. 2021-28 , § 4, 8-23-2021, eff. 9-22-2021)