

Agenda

Planning Commission - Title 49 Committee City and Borough of Juneau

April 11, 2019
Marine View Building 4th Floor
12:00 PM

- I. ROLL CALL
- II. APPROVAL OF AGENDA
- III. AGENDA TOPICS
 - A. AME2018 0004: Downtown Zoning
- IV. COMMITTEE MEMBER COMMENTS AND QUESTIONS
- V. ADJOURNMENT



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TO: Title 49 Committee of the Planning Commission

FROM: Laura A. Boyce, AICP, Senior Planner
 Community Development Department

DATE: April 11, 2019

RE: Text and Map Amendments to Title 49 Regarding Downtown Juneau Residential Rezonings

The Alternative Development Overlay District became effective July 27, 2017. The purpose of the overlay district, which applies to Downtown Juneau and Downtown Douglas, is *“to provide adequate minimum standards and procedures for the construction of new residential buildings and the expansion, restoration, or repair of existing residential buildings, while providing time to implement new zoning regulations. This article is intended to provide for the development of housing, preserve the character of neighborhoods, and promote the restoration of blighted buildings.”* This overlay district was created in response to the variance study conducted by the Community Development Department that showed that the majority of variances applied for have been in the Downtown Juneau and Downtown Douglas areas. The variances were the outcome to the borough-wide rezoning that occurred in 1987 when suburban type of residential zone districts were applied to the downtown areas, resulting in most of the properties becoming nonconforming.

The Alternative Development Overlay District (ADOD) was created to provide relief to downtown residents that want to redevelop or improve their properties. The variance had been used inappropriately as a flexibility tool, and recent changes to the variance code language (Ordinance No. 2018-04(b), effective June 14, 2018) made variance approvals more difficult to obtain because a true hardship was necessary. The Alternative Development Permit can provide relief to downtown residents regarding setbacks, lot coverage, and vegetative cover. The average of setbacks, lot coverage, or vegetative coverage of neighboring properties within 150 feet is used to evaluate the potential reduction for the property in question. While the Land Use Code already provides for setback reductions in certain cases, reductions are limited to no less than 10 feet to the front property line.

Overall D-5 Zoned Areas

The D-5 residential zone district is the only zone district for single-family residential uses in the downtown area. The Highlands, Casey-Shattuck (the “Flats”), and Starr Hill are all zoned D-5. The minimum lot size in the D-5 zone district is 7,000 square feet. The average lot size in the downtown D-5 zoned areas is 5,655 square feet. Approximately 80% of the properties do not meet the minimum lot size standard. For setbacks, 65% of all properties do not meet the 20 foot minimum requirement for a front yard setback. Forty-five percent of the properties do meet the 20 foot rear yard setback. Thirty-one percent do not meet the side yard setback requirement and 64% don’t meet the street side yard setback requirement.

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Highlands Area

The Highlands area is zoned D-5, requiring a minimum lot size of 7,000 square feet. Currently, only 35% of the properties conform to this requirement. The lot size average is 7,485 square feet, while the median (middle) is 5,650 square feet, and the mode (most frequently occurring) is 5,000 square feet. The smallest lot size is 1,089 square feet and the largest is 41,935 square feet, resulting in a range of 40,846 square feet.

Min Lot Size	Current D-5 zone – 7,000 sf min	If 5,000 sf, then	If 4,000 sf, then	If 3,400 SF, then
% Conforming	35%	66%	90%	97%
% Nonconforming	65%	34%	10%	3%

Staff recommends the following zone district for the Highlands: RSF-1 which calls for a minimum lot size of 4,000 square feet, with setbacks of 5 feet in the front, 5 feet in the rear, and 3 feet for the sides. Properties along Glacier Highway would have a front yard setback of 15 feet in order to keep the distance from the arterial roadway. The uses will remain the same as D-5. Lot coverage is proposed to increase from 50% to 60%. Vegetative cover would decrease from 20% to 15%. In all other ways, the properties would remain the same as the current D-5 zoning; no change in uses is occurring.

Existing Setbacks	Front yard – 20 feet	Rear yard – 20 feet	Side yard – 5 feet	Street Side – 13 feet
% Conforming	41%	55%	59%	41%
% Nonconforming	59%	45%	41%	59%

Proposed Setbacks	Front yard – 5	Rear yard – 5 feet	Side yard – 3 feet	Street Side – 5 feet
% Conforming	80%	72%	67%	78%
% Nonconforming	20%	28%	33%	22%

The Comprehensive Plan identifies the Highlands area as ULDR, Urban Low Density Residential with a maximum density of 6 dwelling units per acre. This is a suburban type of density. The existing density exceeds this designation. A comprehensive plan amendment to MDR-SF (Medium Density Residential – Single-Family) that allows a density up to 20 units per acre, is recommended in order to accommodate the zone change for this area.

Generally, the public is supportive of the zone change requests. However, residents in the upper portions of the Highlands are concerned about the lower lot size requirement. They don't want to encourage more development and higher density in their portion of the Highlands.

A summary of what is proposed follows:

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Proposed Downtown Juneau Rezoning Changes
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Minimum Standard	D-5	D-10 SF	Proposed New Zone District
Lot Size	7,000 sf	3,600 sf	4,000 sf
Lot Width	70 feet	40 feet	40 feet
Lot Depth	85 feet	85 feet	65 feet
Maximum lot coverage	50%	50%	60%
Maximum height	35 feet	35 feet	30 feet
Front Yard Setback	25 feet	20 feet	5 feet *15' along Glacier Avenue
Street Side Setback	13 feet	10 feet	5 feet *15' along Glacier Avenue
Rear Yard Setback	20 feet	10 feet	5 feet
Side Yard Setback	5 feet	3 feet	3 feet
Vegetative Cover	20%	15%	15%

Starr Hill Area

The Starr Hill area is also zoned D-5. Currently, only 9% of the lots conform to the minimum lot size, while 91% do not. The average lot size is 4,083 sf, the median is 4,440 square feet, and the mode is 4,893 sf. The smallest lot size is 903 square feet and the largest is 14,679 square feet.

Min Lot Size	Current D-5 zone – 7,000 sf min	If 4,000 sf, then	If 3,000 sf, then	If 2,500 SF, then
% Conforming	9%	54%	58%	66%
% Nonconforming	91%	46%	42%	34%

Staff recommends the following zone district for the Starr Hill area: RSF-3 which calls for a minimum lot size of 3,000 square feet, with setbacks of 3 feet in the front, 5 feet in the rear, and 3 feet for the sides. The uses would remain the same as in D-5. Lot coverage is proposed to increase from 50% to 60%. Vegetative cover would decrease from 20% to 15%. In all other ways, the properties would remain the same as the current D-5 zoning.

Existing Setbacks	Front yard – 20 feet	Rear yard – 20 feet	Side yard – 5 feet	Street Side – 13 feet
% Conforming	7%	40%	29%	38%
% Nonconforming	93%	60%	71%	62%

Proposed Setbacks	Front yard – 5 feet	Rear yard – 5 feet	Side yard – 3 feet	Street Side – 5 feet
% Conforming	30%	63%	30%	50%
% Nonconforming	70%	37%	70%	50%

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Proposed Setbacks	Front yard – 3	Rear yard – 10 feet	Side yard – 3 feet	Street Side – 5 feet
% Conforming	32%	53%	30%	50%
% Nonconforming	68%	47%	70%	50%

A summary of the proposed changes are below:

Minimum Standard	D-5	D-10 SF	Proposed New Zone District
Lot Size	7,000 sf	3,600 sf	3,000 sf
Lot Width	70 feet	40 feet	40 feet
Lot Depth	85 feet	85 feet	65 feet
Maximum lot coverage	50%	50%	60%
Maximum height	35 feet	35 feet	30 feet
Front Yard Setback	25 feet	20 feet	3 feet
Street Side Setback	13 feet	10 feet	5 feet
Rear Yard Setback	20 feet	10 feet	5 feet
Side Yard Setback	5 feet	3 feet	3 feet
Vegetative Cover	20%	15%	15%

Casey-Shattuck Area

The Casey-Shattuck area, also known as “The Flats,” is zoned D-5 as well. Currently, only 1% of the lots conform to the minimum lot size, while 99% do not. The average lot size is 3,498 sf, the median is 3,600 square feet, and the mode is 3,600 sf. The smallest lot size is 761 square feet and the largest is 7,912 square feet.

Min Lot Size	Current D-5 zone – 7,000 sf min	If 3,600 sf, then	If 3,200 sf, then	If 3,000 SF, then	If 2,500 SF, then
% Conforming	1%	62%	75%	75%	82%
% Nonconforming	99%	38%	25%	25%	18%

Staff recommends the following zone district for the Casy-Shattuck area: RSF-2 which calls for a minimum lot size of 3,000 square feet, with setbacks of 5 feet in the front, 5 feet in the rear, and three feet for the sides. The uses would remain the same as in D-5. Lot coverage is proposed to increase from 50% to 60%. Vegetative cover would decrease from 20% to 15%. In all other ways, the properties would remain the same as the current D-5 zoning.

Existing Setbacks	Front yard – 20 feet	Rear yard – 20 feet	Side yard – 5 feet	Street Side – 13 feet
% Conforming	30%	31%	39%	31%

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% Nonconforming	70%	69%	61%	69%
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Proposed Setbacks	Front yard – 5 feet	Rear yard – 5 feet	Side yard – 3 feet	Street Side – 5 feet
% Conforming	76%	64%	47%	60%
% Nonconforming	24%	36%	53%	40%

Proposed Setbacks	Front yard – 3 feet	Rear yard – 10 feet	Side yard – 3 feet	Street Side – 5 feet
% Conforming	80%	47%	47%	60%
% Nonconforming	20%	53%	53%	40%

A summary of the proposed changes are shown below:

Minimum Standard	D-5	D-10 SF	Proposed New Zone District
Lot Size	7,000 sf	3,600 sf	3,000 sf
Lot Width	70 feet	40 feet	40 feet
Lot Depth	85 feet	85 feet	65 feet
Maximum lot coverage	50%	50%	60%
Maximum height	35 feet	35 feet	30 feet
Front Yard Setback	25 feet	20 feet	5 feet
Street Side Setback	13 feet	10 feet	5 feet
Rear Yard Setback	20 feet	10 feet	5 feet
Side Yard Setback	5 feet	3 feet	3 feet
Vegetative Cover	20%	15%	15%

Multifamily Areas Downtown

There are two multifamily zone districts located in downtown Juneau, D-10 and D-18. Staff is recommending changes to these zone districts to recognize the smaller lot sizes as well as the setbacks.

The recommendations are as follows:

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Minimum Standard	D-10	New Downtown MF-10 Zone	D-18	New Downtown MF-18 Zone
Lot Size	6,000 sf	4,500 sf	5,000 sf	2,500 sf
Lot Width	50 feet	30 feet	50 feet	30 feet
Lot Depth	85 feet	50 feet	80 feet	50 feet
Maximum lot coverage	50%	60%	50%	60%
Maximum height	35 feet	35 feet	35 feet	35 feet
Front Yard Setback	20 feet	5 feet	20 feet	5 feet
Street Side Setback	13 feet	5 feet	13 feet	5 feet
Rear Yard Setback	20 feet	10 feet	10 feet	10 feet
Side Yard Setback	5 feet	3 feet	5 feet	3 feet
Vegetative Cover	30%	25%	30%	25%

Setback Reductions

Title 49, the Land Use Code, includes setback reductions in certain situations, such as for sloping lot properties and for substandard setbacks. Staff proposes to amend the following code section to provide for increased setback reductions for the downtown Juneau area:

CBJ 49.25.430(4)(K):

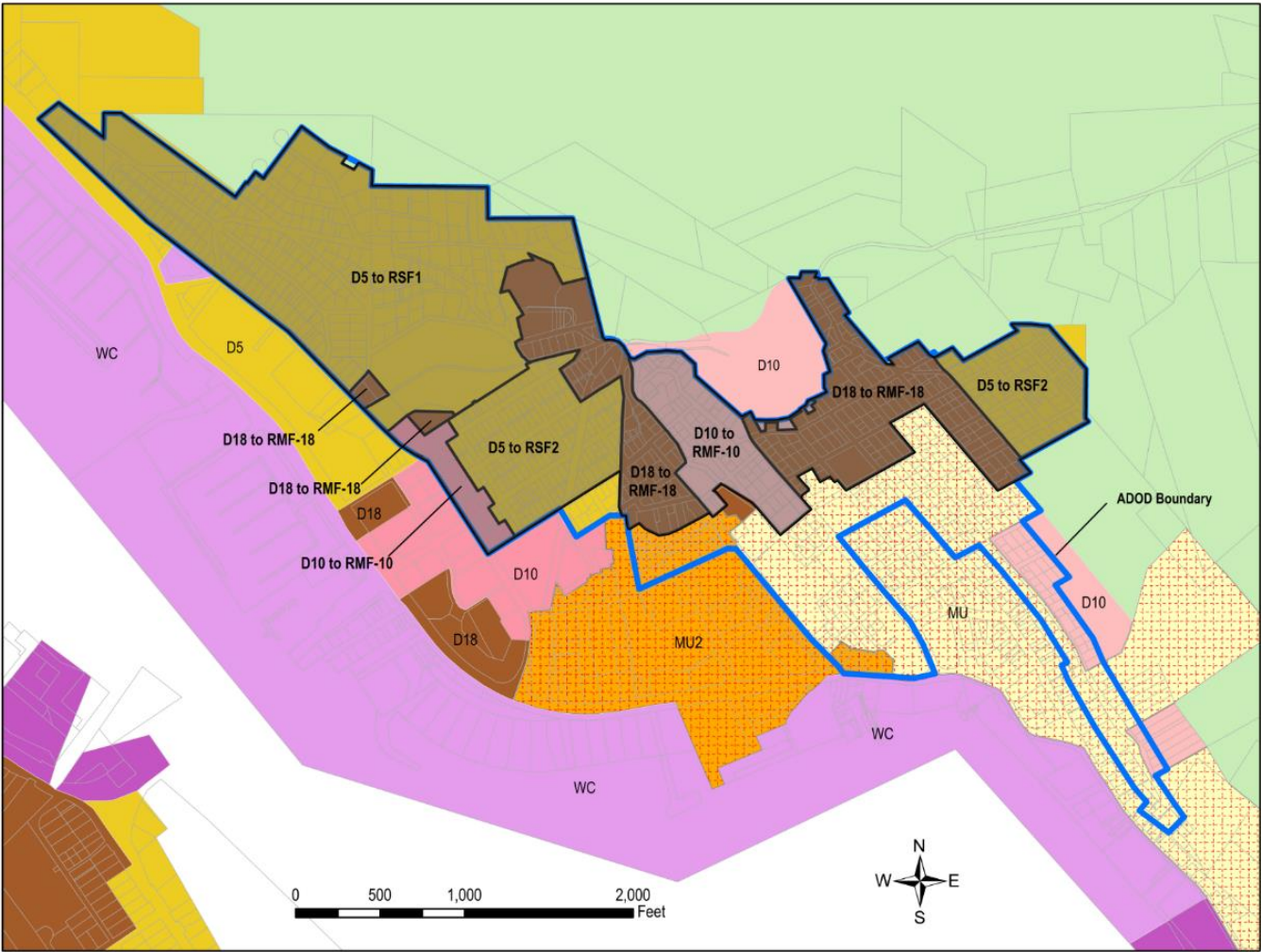
Existing substandard setbacks. A new building may have a front yard setback equal to the average front yard setback of the three closest adjacent buildings, or a street side yard setback equal to the average street side of the three closest adjacent buildings. The buildings used must be conforming or legally nonconforming enclosed buildings or carports. In no instance shall the required setback be less than half that required by this chapter or ten, whichever is greater. In Geographic Area Juneau, in no instance shall the required setback be less than three feet.

Attachments

Attachment A – Proposed Map Changes

Attachment B – Comments from the Public

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Proposed Downtown Juneau Rezoning Changes
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Attachment A – Proposed Zone Changes in Downtown Juneau

Comments Received from Downtown Zoning Meetings – January & February 2019

From: John Hedges

Address: 318 Coleman Street

Comments: The Highlands should be divided into upper and lower because virtually all of the small, non-conforming lots are in the lower portion of the Highlands.

Please do not let the height restriction go any higher than 30 feet. In Seattle, the old neighborhoods have new houses that are extremely tall and huge.

Side setbacks should not be reduced because new houses will end up extremely close to each other over time.

From: Molly Hodges

Address: 318 Coleman Street

Comments: Higher density issues may become more appealing as or if ever mass transit systems become more appealing and sophisticated.

How would this be accommodated?

They say building “up” is the way of the future.

What about senior housing. I imagine this would fit into that model.

From: Corey Wall

Address: 1745 Capital View, Douglas

Comments: I think the proposed changes are well-thought-out and I support them.

I do think the height reduction for sloping lots should be reconsidered. I think if you look at the actual height of many houses on the hillsides in reference to the datum elevation of the sloping lot, many will not conform to 35!

I would also like to see an exception for parking for lots not on an improved right-of-way, i.e., on the stairs.

From: Dee Ann Grummett

Address: 316 Coleman Street

Comments: Why rezone already established neighborhoods when all could be grandfathered in with folks wanting changes to request variances, especially since Code regarding variances has been tightened.

In Highland area am very concerned about subdividing of large lots and increased density. Leave current zoning in place.

In listening to folks it seemed bank loans are driving this according to presenters, but not those in attendance?

From: No Name

Address: No Address

Comments: Allow homes to be re-built on the same footprint in Flats.

From: Susan Baxter

Address: 1788 Evergreen Avenue

Comments: Have you considered dividing the Highlands into two separate areas with different zoning area?

I have concerns about changing the sq. ft. of lots to 4,500 in Highlands.

From: Chris Purves

Address: 124 W 6th Street

Comments: I understand the need to realign zoning to match downtown density and abandon suburban metrics. My suggestion is to look at what makes sense for downtown going forward rather than just zone for what we have. What are we doing to reinvigorate downtown? What stops will be taken to encourage rehabilitation/remodeling? What will be done to increase density and improve the number of legal units? Freezing downtown so it continues to look the same leaves a lot of opportunity for improvement on the table.

From: No Name

Address: No Address

Comments: Proposal takes all properties to the lowest common measurements.

Properties will be developed and expanded to meet the new measurements, increasing density of development and the built environment.

From: No Name

Address: No Address

Comments: The zoning and nonconforming activities should be integrated, or at least aligned.

Specific consideration (zone) for upper Evergreen Ave.

Letter to each property listing nonconformity(ies).

From: Chip Wagoner (nsbwgr@gmail.com, 321-1959)

Address: 242 Seventh Street

Comments: Thank you for all your work on this. I appreciate efforts to retain the character of the neighborhood (Chicken Ridge). I also would really appreciate efforts to reduce the density of the Chicken Ridge neighborhood.

If a structure is being used as a multifamily dwelling (a single-family house) and they exceed the current density (D-18) can CBJ enforce the density requirement or are they grandfathered in?

From: John Harvey (Harvey.john@gmail.com)

Address: 1624 Glacier Avenue

Comments: Would like a copy of the presentation.

From: Sandy Harbunek

Address: 604 Fourth Street

Comments: Please mail out draft/proposed nonconforming code changes to all nonconforming homes so we can see what you're proposing in time to comment meaningfully. Thanks!

From: Steve Krall

Address: 875 Basin Road

Comments: Look at ways to better manage safety in residential neighborhoods with no sidewalks that have high pedestrian and traffic.

From: Reed Stoops

Address: 1703 Willow

Comments: The lots on the top of the Highlands are generally conforming lots – with the unconforming lots low toward Glacier Avenue.

I don't think any of the upper Highland lot owners want to see the lot sizes reduced. Suggest that you only change lot sizes in neighborhoods that have a high percentage of nonconforming lots.

From: Tom Paul

Address: 525 W 9th Street

Comments: The rezoning is a good idea. I like the proposal for Casey-Shattuck. The proposed non-conforming section of Code is also good.

The more lenient you are with existing properties being able to make reasonable changes to dwellings and/or structures the better.

I support your general effort with this. I need to think more about the details of your proposal for each neighbor.

From: Gail Findley (gamyfi@gmail.com, 586-1768)

Address: 1566 Evergreen Avenue

Comments: Why does my lot at 1572 Evergreen Ave show up as “nonconforming setback” of less than 20 feet? There is not a structure on 1572 Evergreen.

From: Patrick Kearney

Address: 895 W. 12th Apt. 301

Comments: I am renting. I don't own property. The community involvement is encouraging help preserve when possible historic buildings and neighborhoods.

From: Greg Chaney

Address: 715 Sixth Street

Comments: It would be desirable if the zoning in Starr Hill could accommodate the minimum lot size found on Kennedy Street. Based on the current proposal most lots on Kennedy would not be in conformance. Therefore, it would be worthwhile to look at the existing lot sizes and create a new minimum lot size that would make these lots conforming.

From: Joshua Adams

Address: 329 5th Street

Comments: Nonconforming code. Makes it hard to take on a project rehabilitating historic properties. We need a separate set of rules pertaining to properties more than 100 years old. A lot of these old structures are placed in jeopardy by building codes and setback requirements – it's hard to encourage people to rehabilitate an old structure when nothing about it can ever be permitted. For this reason a lot of old houses and buildings get torn down instead

of restored after fires. There needs to be an incentive to restore rather than rebuild, and the best way to do this is by taking a more liberal approach to preexisting structures.

Also: please allow green roofs to count towards vegetative cover!

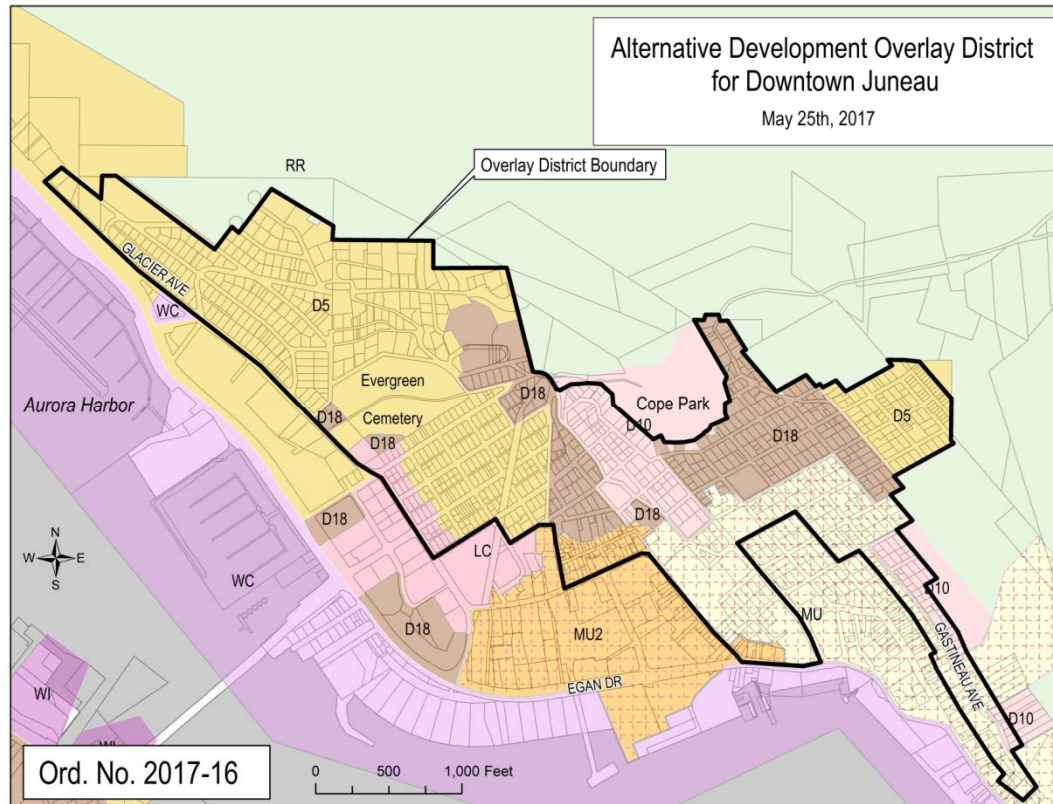
Proposed Residential Zone Districts – Downtown Juneau

Title 49 Committee

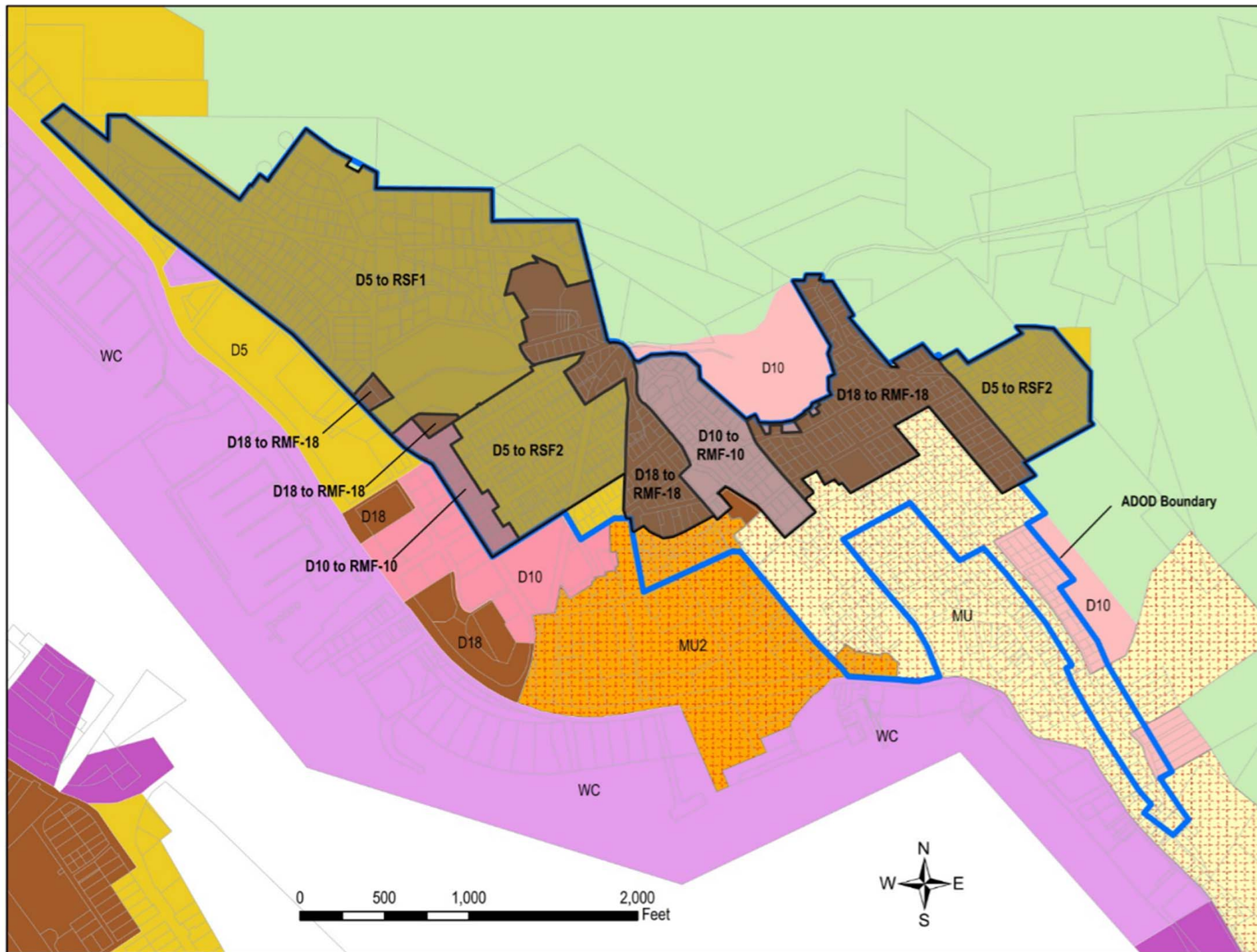
April 11, 2019



Why Are We Here?



We're here to discuss a proposal to change to the Zoning Atlas (the zoning maps) and Title 49, the Land Use Code, to re-zone residential areas in downtown Juneau that better reflect the existing built environment in order to preserve the existing character.

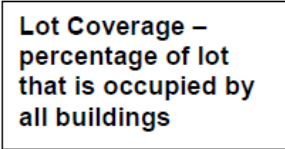


Purpose of the ADOD

Alternative Development Overlay District (ADOD):

- It is an overlay district that allows for reductions in, setbacks, lot coverage, vegetative cover
- It applies to Downtown Juneau and Downtown Douglas.
- Its purpose is to:
 - Preserve the character of existing neighborhoods
 - Promote the restoration of blighted buildings
 - Provide adequate minimum standards and procedures for the construction of new residential buildings and the rehabilitation of existing residential buildings
 - Provides for the development of housing
- **Downtown Juneau sunsets in August 2019**
- Downtown Douglas sunsets in August 2020

Important Terms – Dimensional Standards



Vegetative Cover – percentage of lot covered in live vegetation

Important Terms – Nonconforming

A non-conforming property is one that previously met development regulations, but due to a change in code requirements, no longer meets current requirements

- Use
- Lot size
- Setbacks
- Building
- Density
- Other

Some History of Downtown Development

A Bit of History

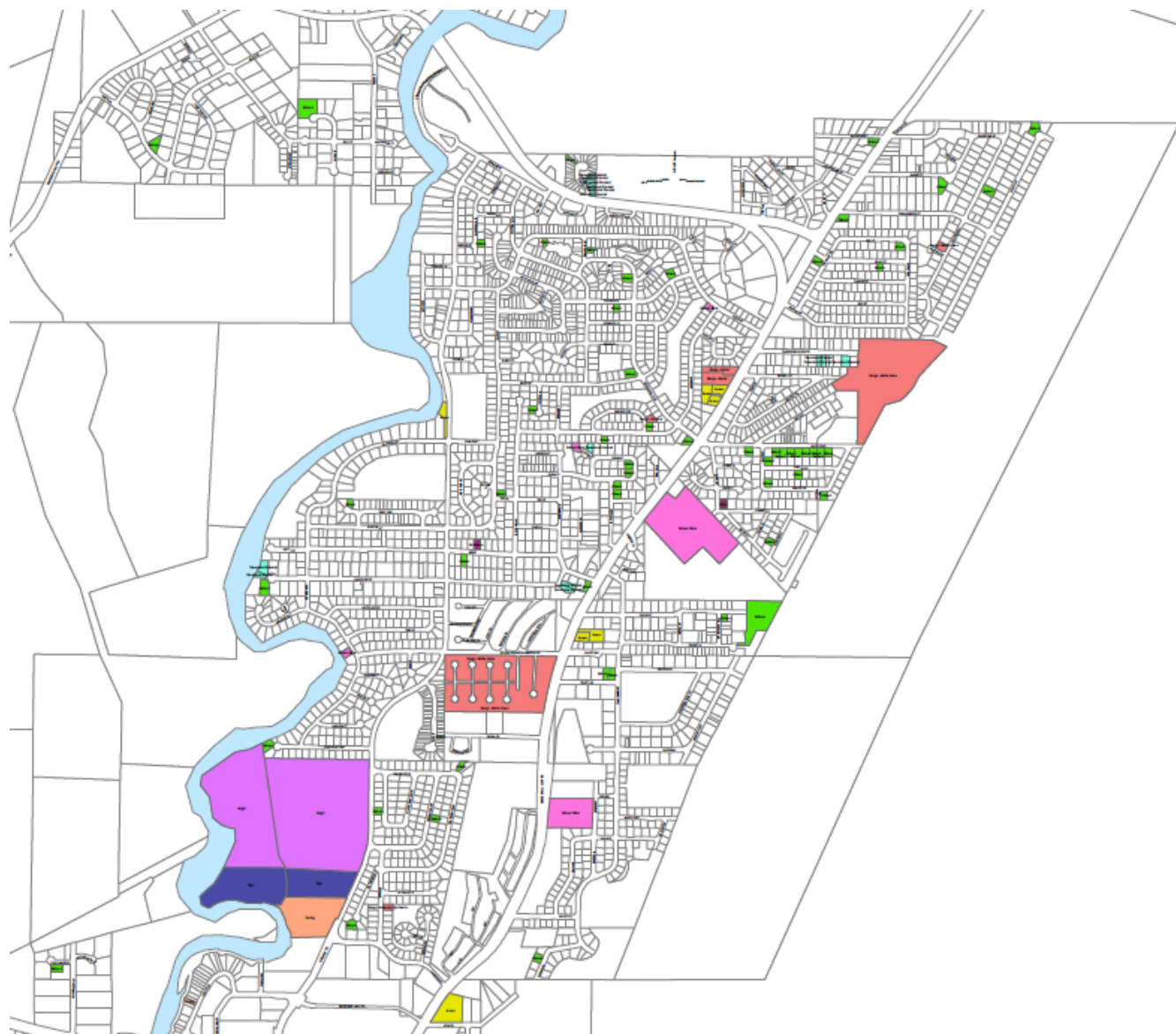
Year Built of Structures



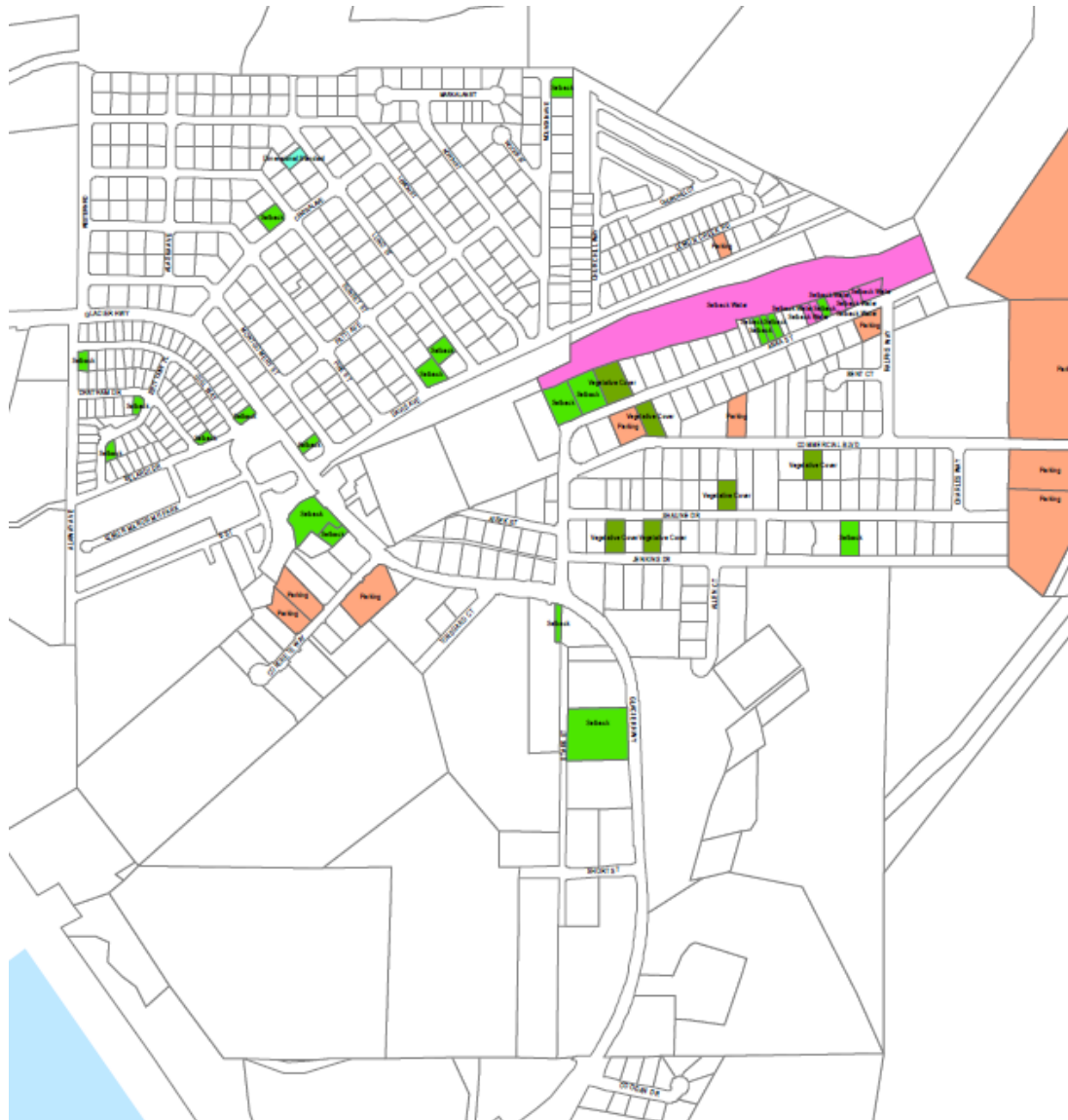
Approved Variances since 1987



Valley Variances Since 1987



Lemon Creek Variances since 1987



Variances since 1966



What exists now

Existing Conditions - Downtown Juneau

Setbacks

Summary of Setback Nonconformity

D5

Setback	Conforming	% of total
Front	143	35%
Rear	202	55%
Side	437	61%
Street Side	51	36%

D10

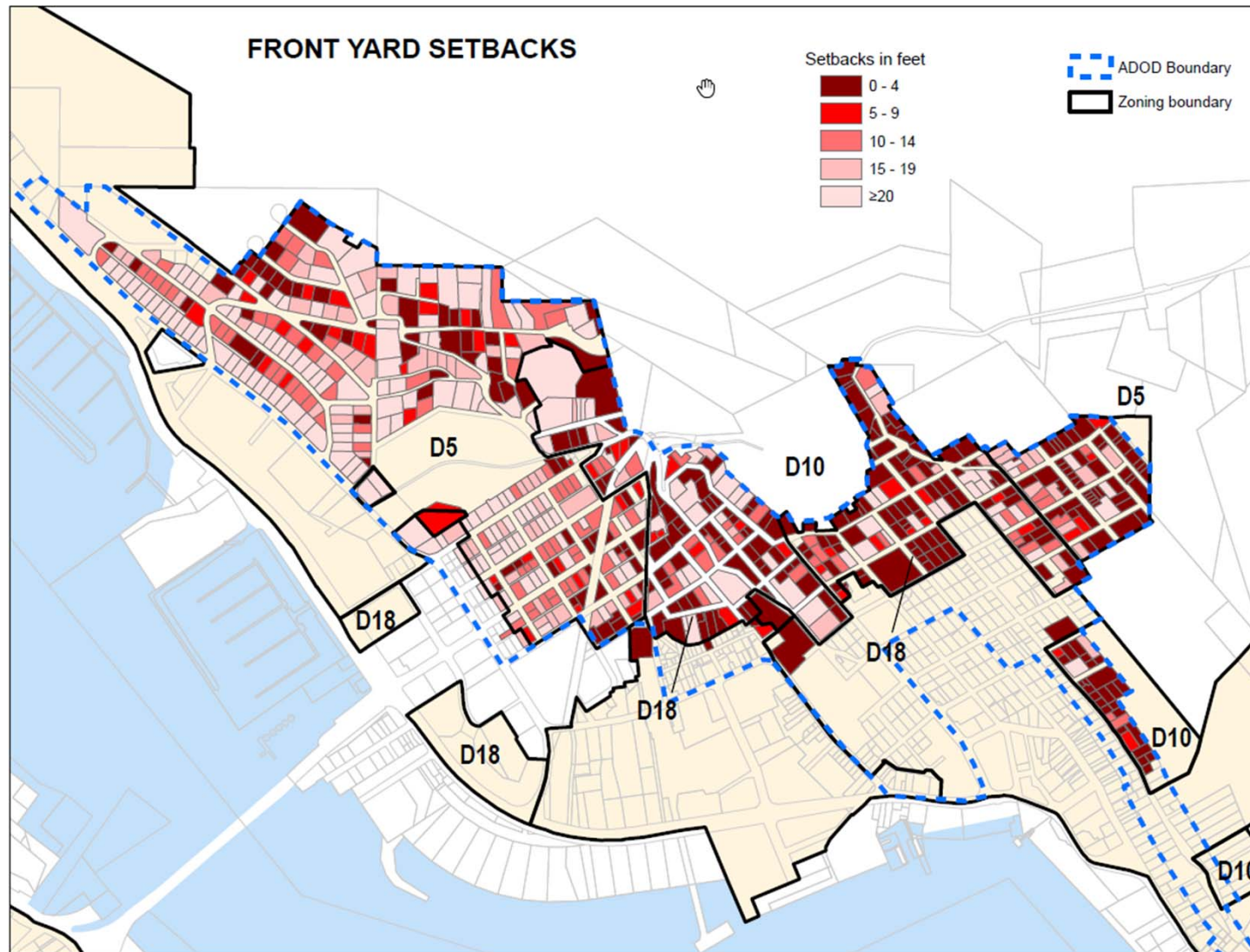
Setback	Conforming	% of total
Front	14	19%
Rear	32	47%
Side	69	51%
Street Side	9	50%

D18

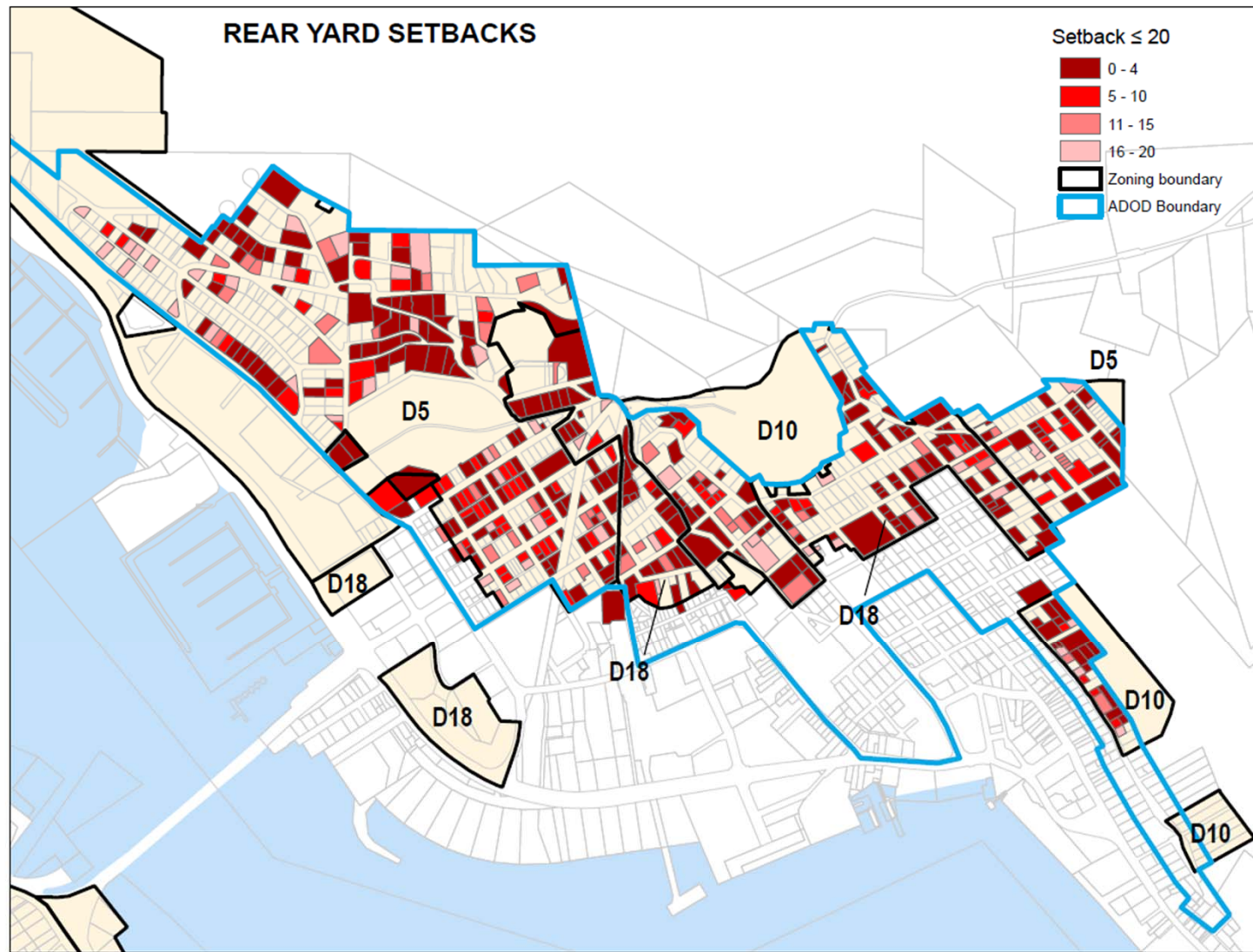
Setback	Conforming	% of total
Front	39	22%
Rear	98	62%
Side	155	49%
Street Side	34	48%

- A fraction of lots in the ADOD meet current zoning.
- The front setback is the most difficult one to meet.

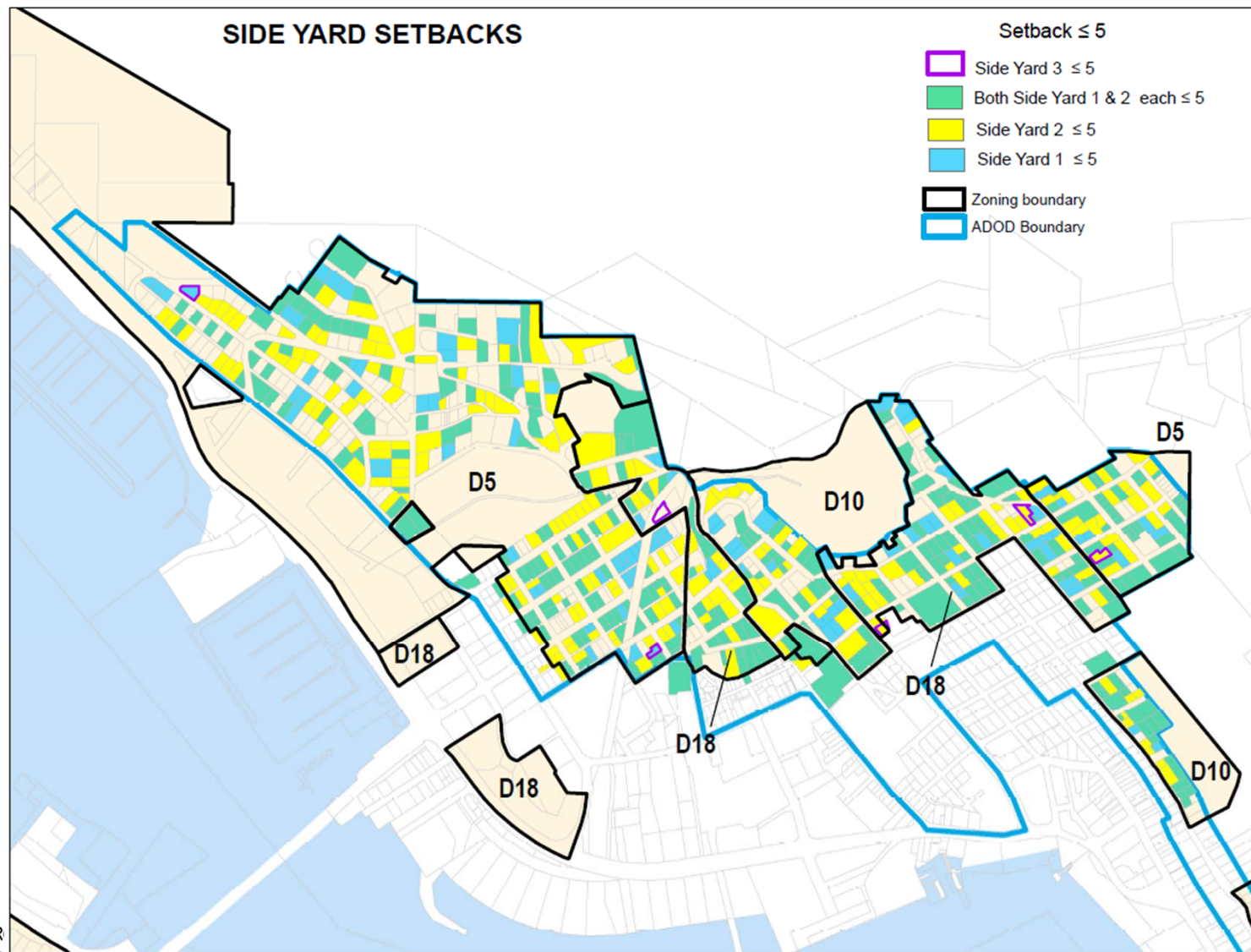
Summary of Setback Nonconformity



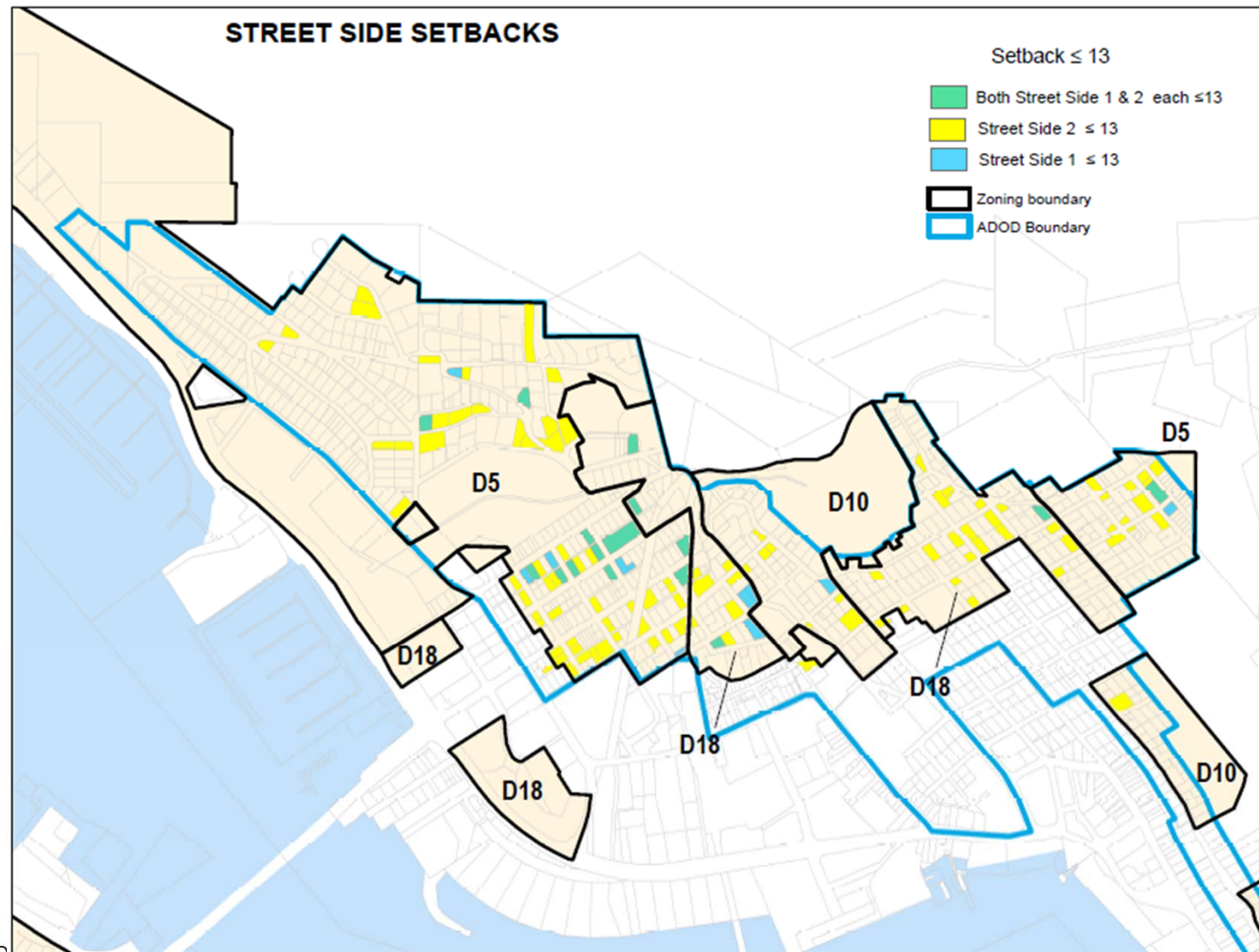
Summary of Setback Nonconformity



Summary of Setback Nonconformity

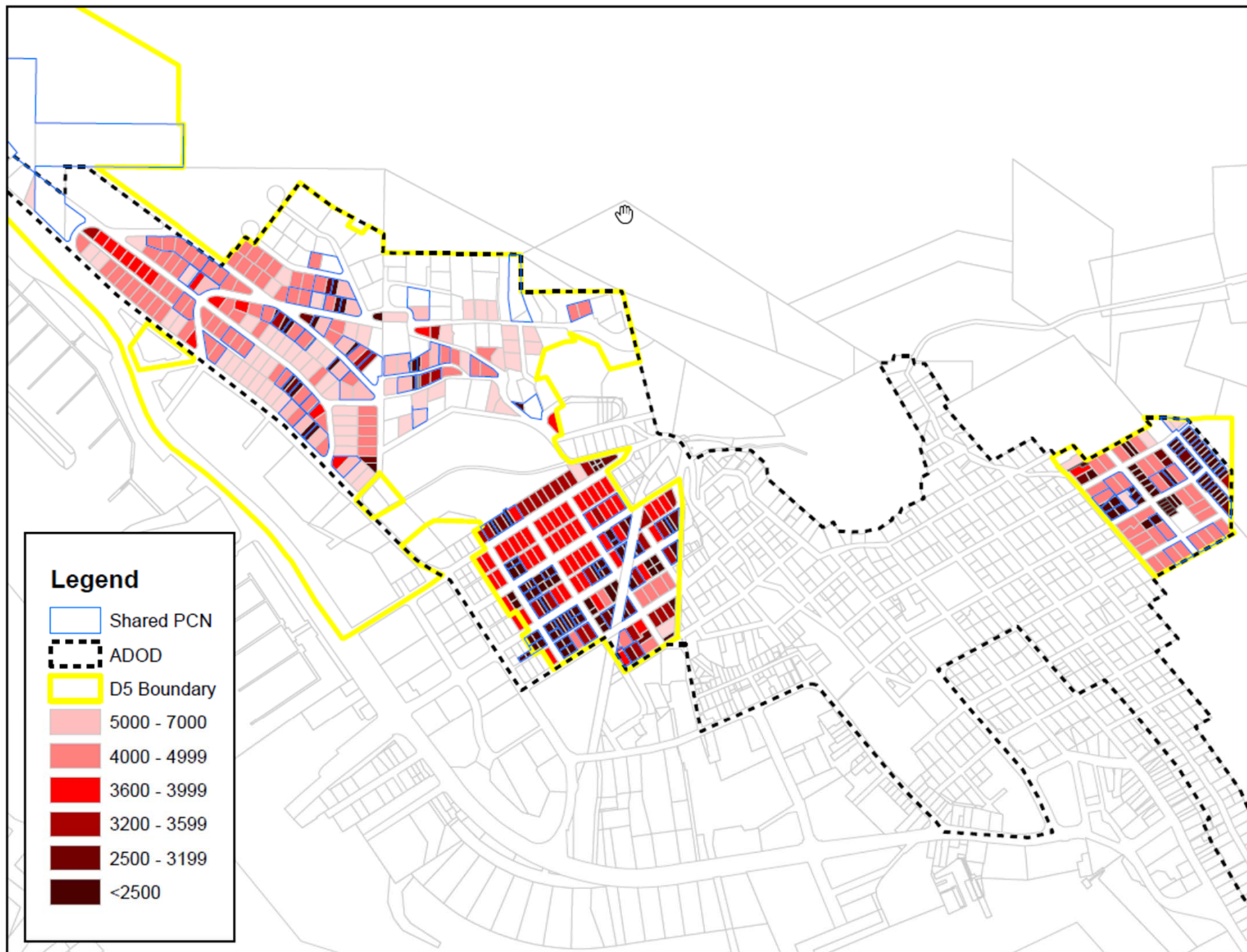


Summary of Setback Nonconformity



Existing Conditions - Downtown Juneau

Lot Size



Non-Conforming Properties



What is proposed?

Existing Zoning and Proposed Zoning

D-5 Zone District Standards

D-5 Minimum Standards:

Setbacks

Front Yard – 20 feet

Side Yard – 5 feet

Rear Yard – 20 feet

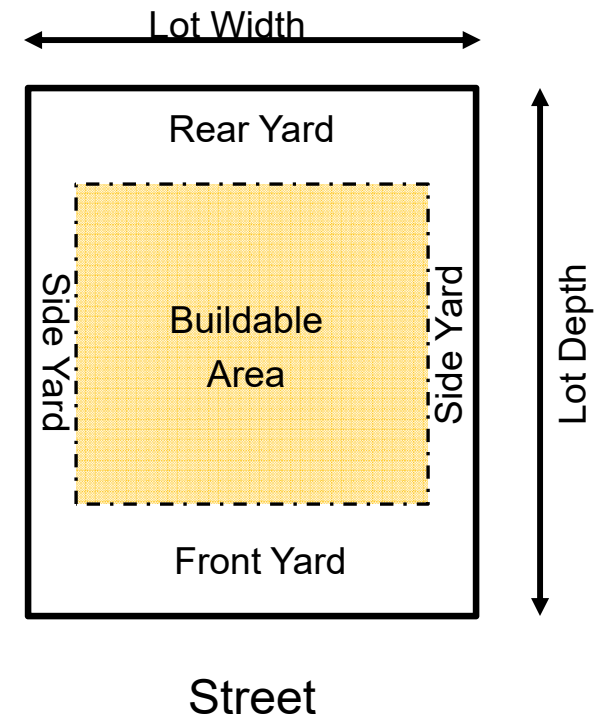
Street Side – 13 feet

Lot Size – 7,000 sf

Lot Dimensions –

Lot Width – 70 feet

Lot Depth – 85 feet

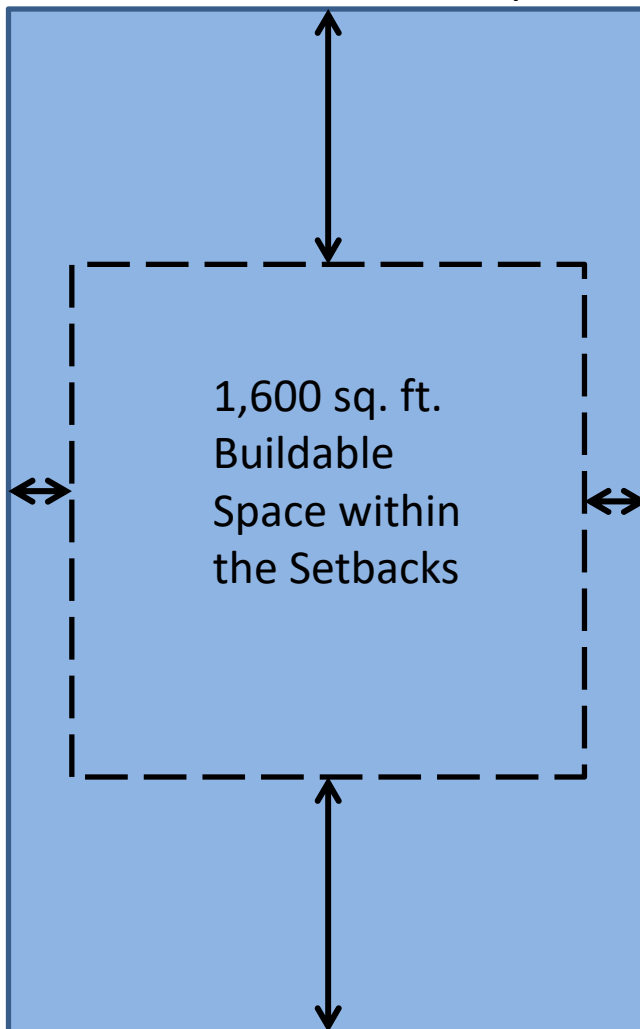


The Highlands Neighborhood – Single-family Zone Districts Downtown

Minimum Standard	D-5	D-10 SF	Proposed New Zone District
Lot Size	7,000 sf	3,600 sf	4,000 sf
Lot Width	70 feet	40 feet	40 feet
Lot Depth	85 feet	85 feet	65 feet
Maximum lot coverage	50%	50%	60%
Maximum height	35 feet	35 feet	30 feet
Front Yard Setback	25 feet	20 feet	5 feet *15' along Glacier Avenue
Street Side Setback	13 feet	10 feet	5 feet *15' along Glacier Avenue
Rear Yard Setback	20 feet	10 feet	5 feet
Vegetative Cover	20%	15%	15%

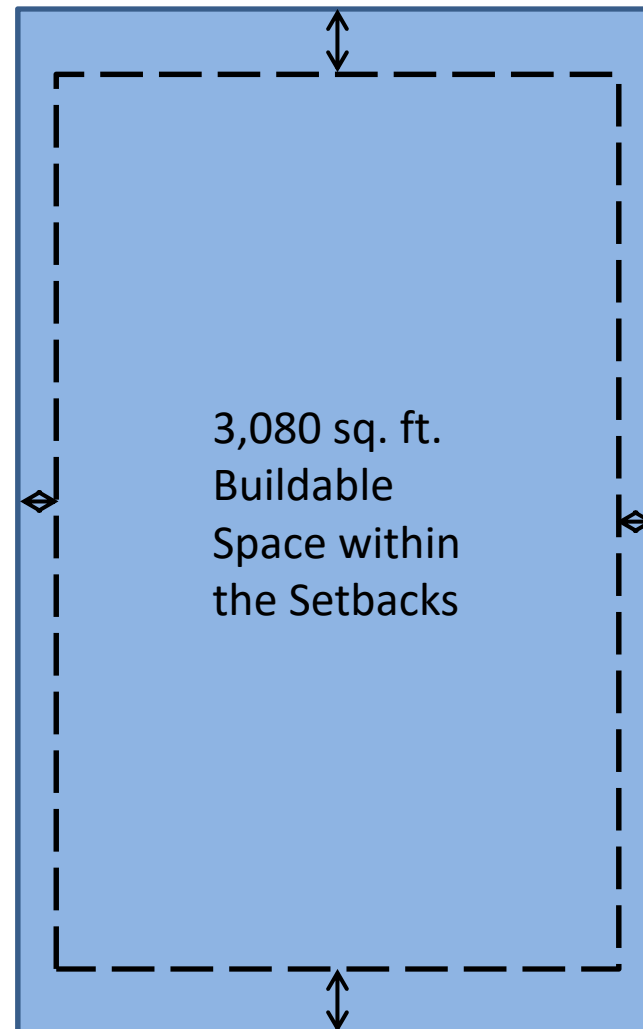
Highlands Area

D5 Setbacks on a 4,000 square
foot non-conforming lot
50' Wide x 80' Deep

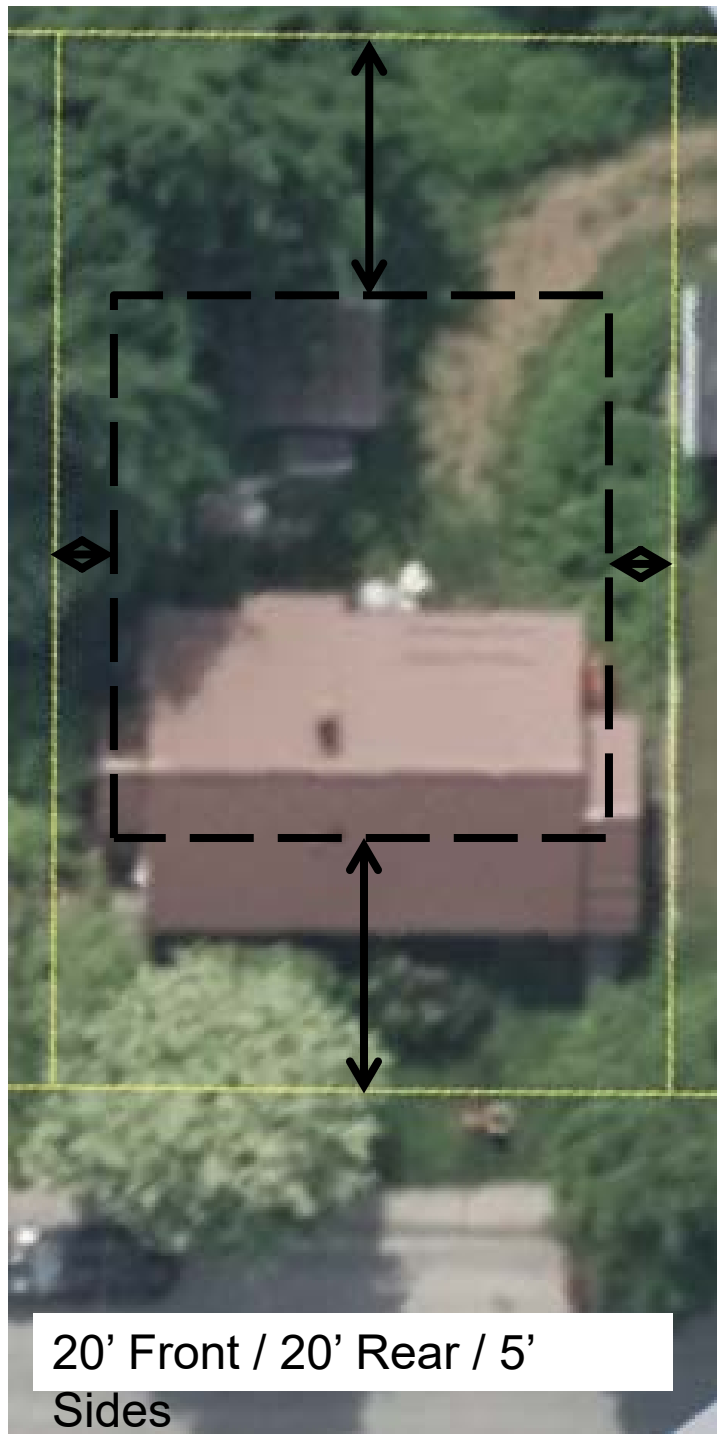


20' Front / 20' Rear / 5' Sides

Proposed Setbacks on a 4,000
square foot lot
50' Wide x 80' Deep



5' Front / 5' Rear / 3' Sides



Example:
Highlands Area
Parcel is
Approximately 4,200
square feet.

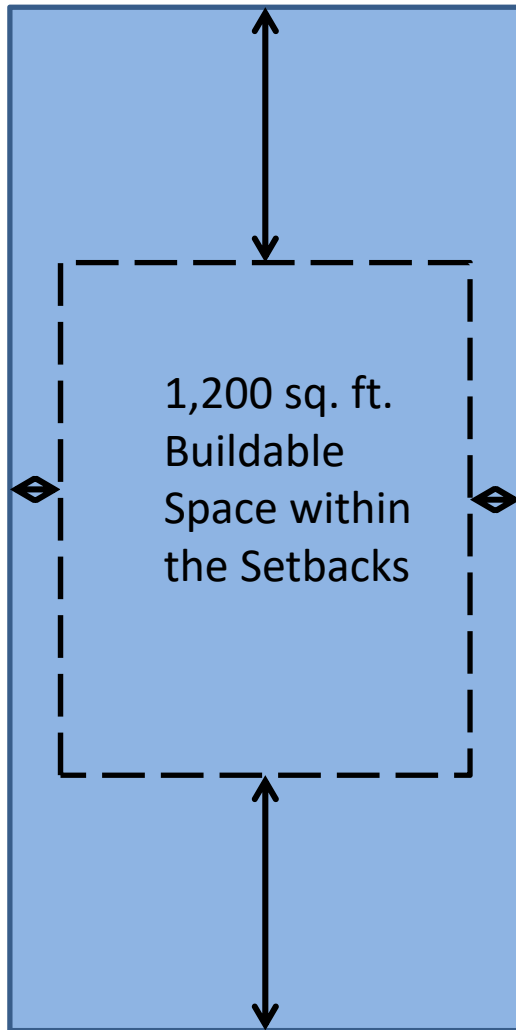


Casey-Shattuck & Starr Hill – Single-family Zone Districts Downtown

Minimum Standard	D-5	D-10 SF	Proposed New Zone District
Lot Size	7,000 sf	3,600 sf	3,000 sf
Lot Width	70 feet	40 feet	40 feet
Lot Depth	85 feet	85 feet	65 feet
Maximum lot coverage	50%	50%	60%
Maximum height	35 feet	35 feet	30 feet
Front Yard Setback	25 feet	20 feet	5 feet / 3 feet
Street Side Setback	13 feet	10 feet	5 feet
Rear Yard Setback	20 feet	10 feet	5 feet
Vegetative Cover	20%	15%	15%

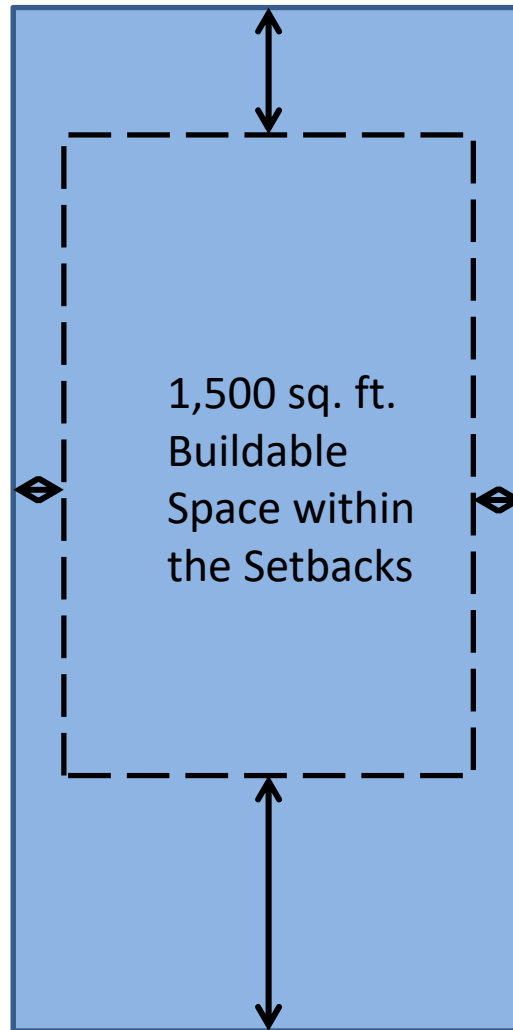
Casey Shattuck Area

D5 Setbacks on a 3,200 square
foot non-conforming lot
40' Wide x 80' Deep



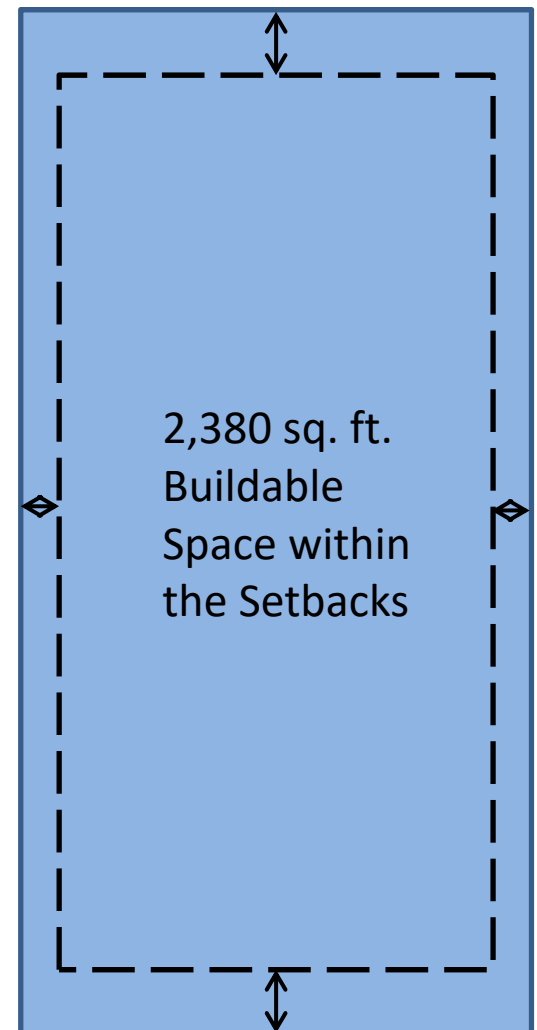
20' Front / 20' Rear / 5' Sides

D18 Setbacks on a 3,200 square
foot non-conforming lot
40' Wide x 80' Deep



20' Front / 10' Rear / 5' Sides

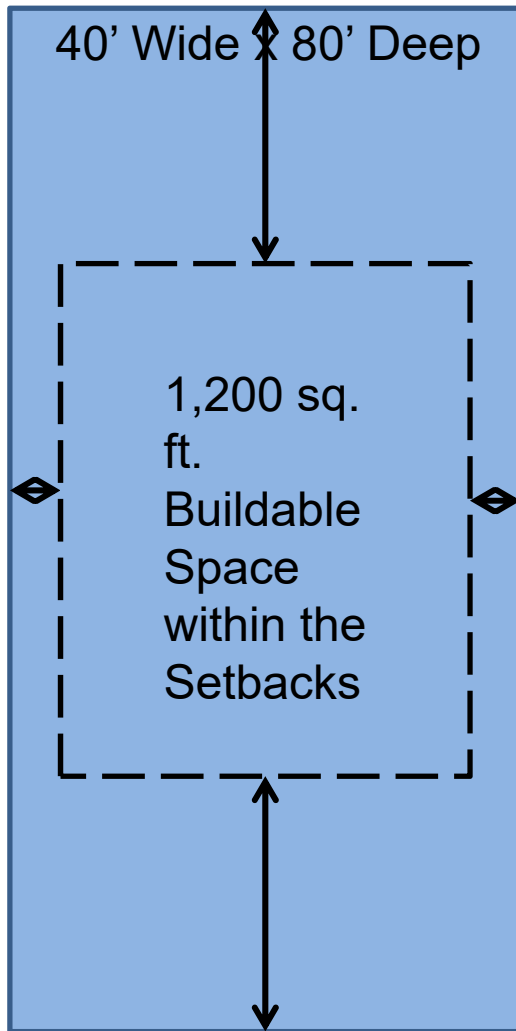
Proposed Setbacks on a 3,200
square foot lot
40' Wide x 80' Deep



5' Front / 5' Rear / 3' Sides

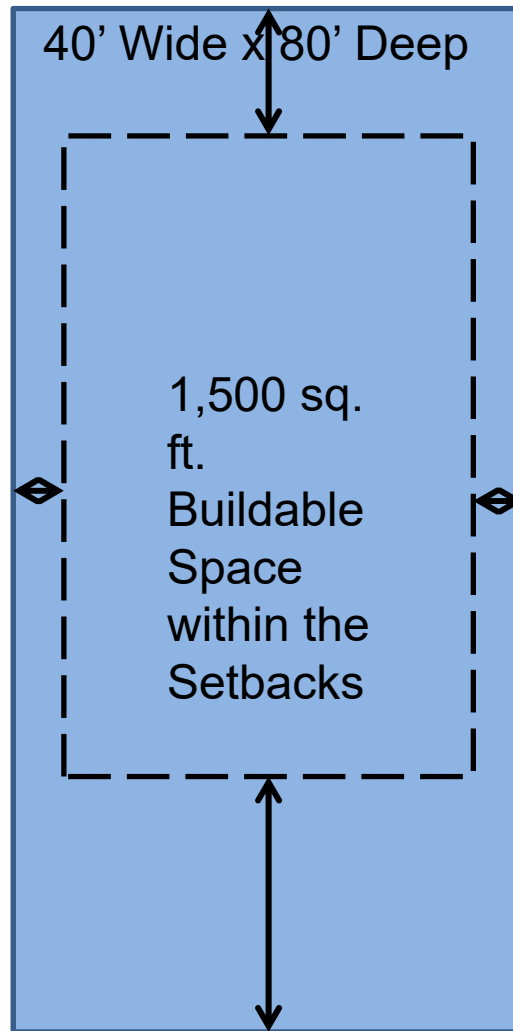
Star Hill Area

D5 Setbacks on a 3,200
square foot non-conforming
lot



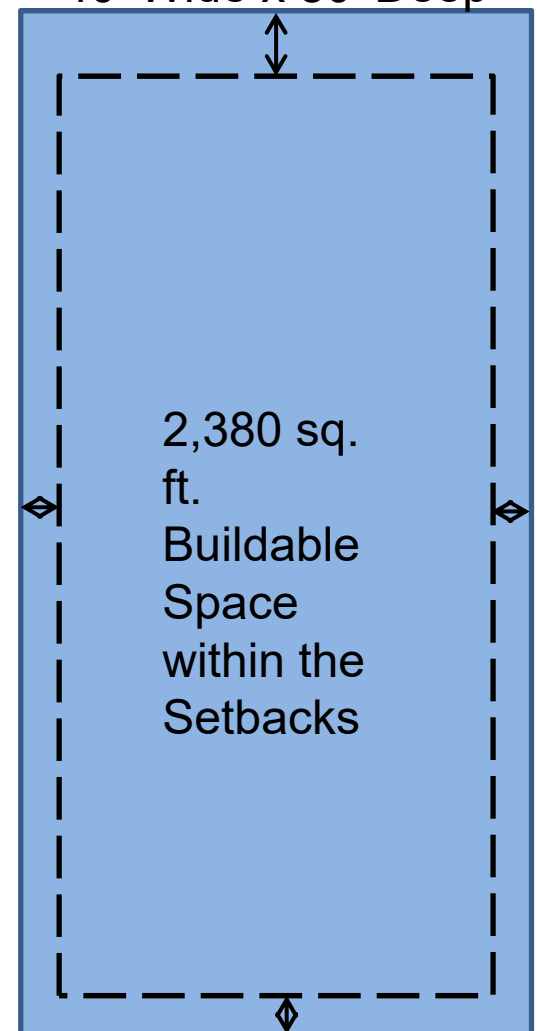
20' Front / 20' Rear / 5'
Sides

D18 Setbacks on a 3,200
square foot non-conforming
lot

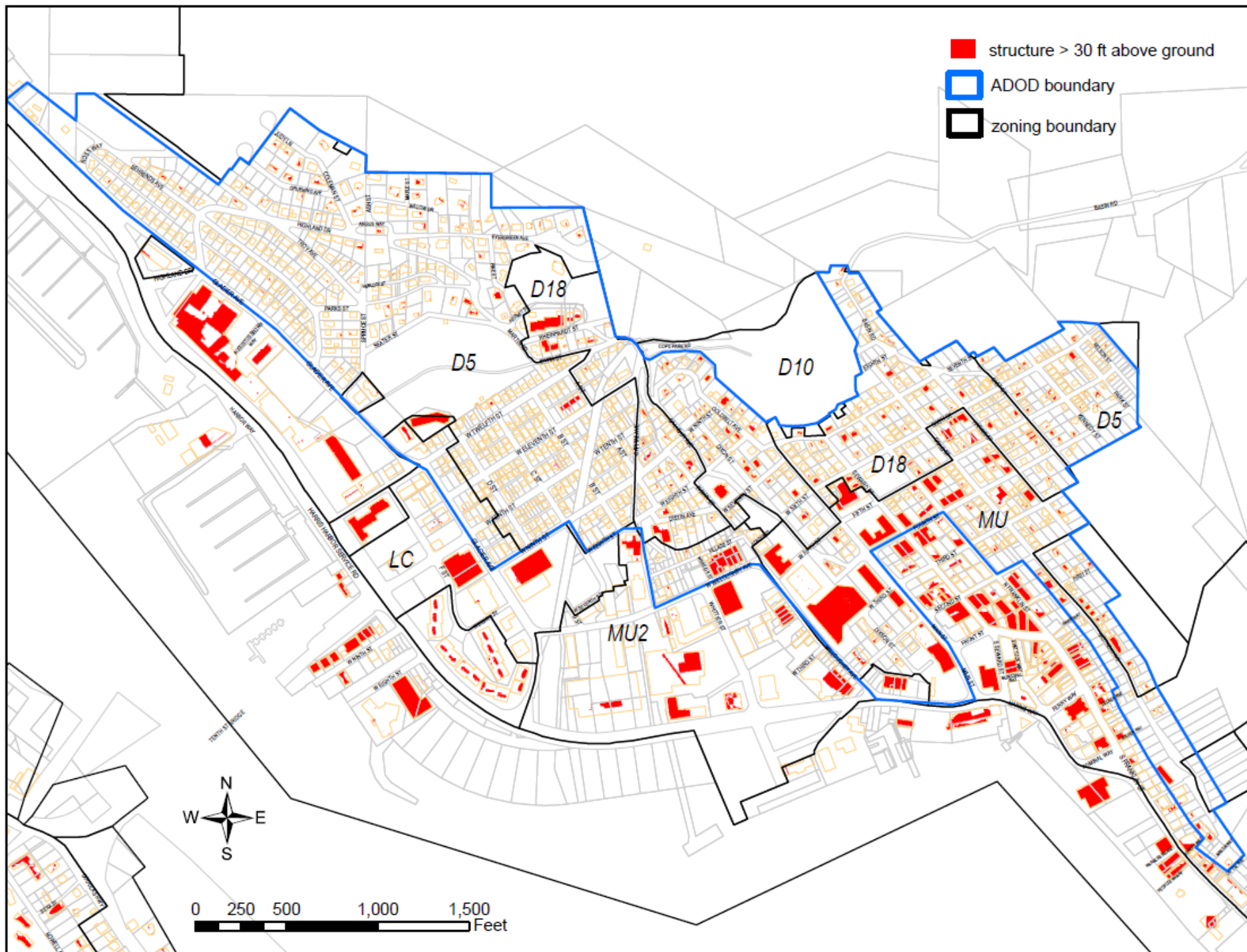


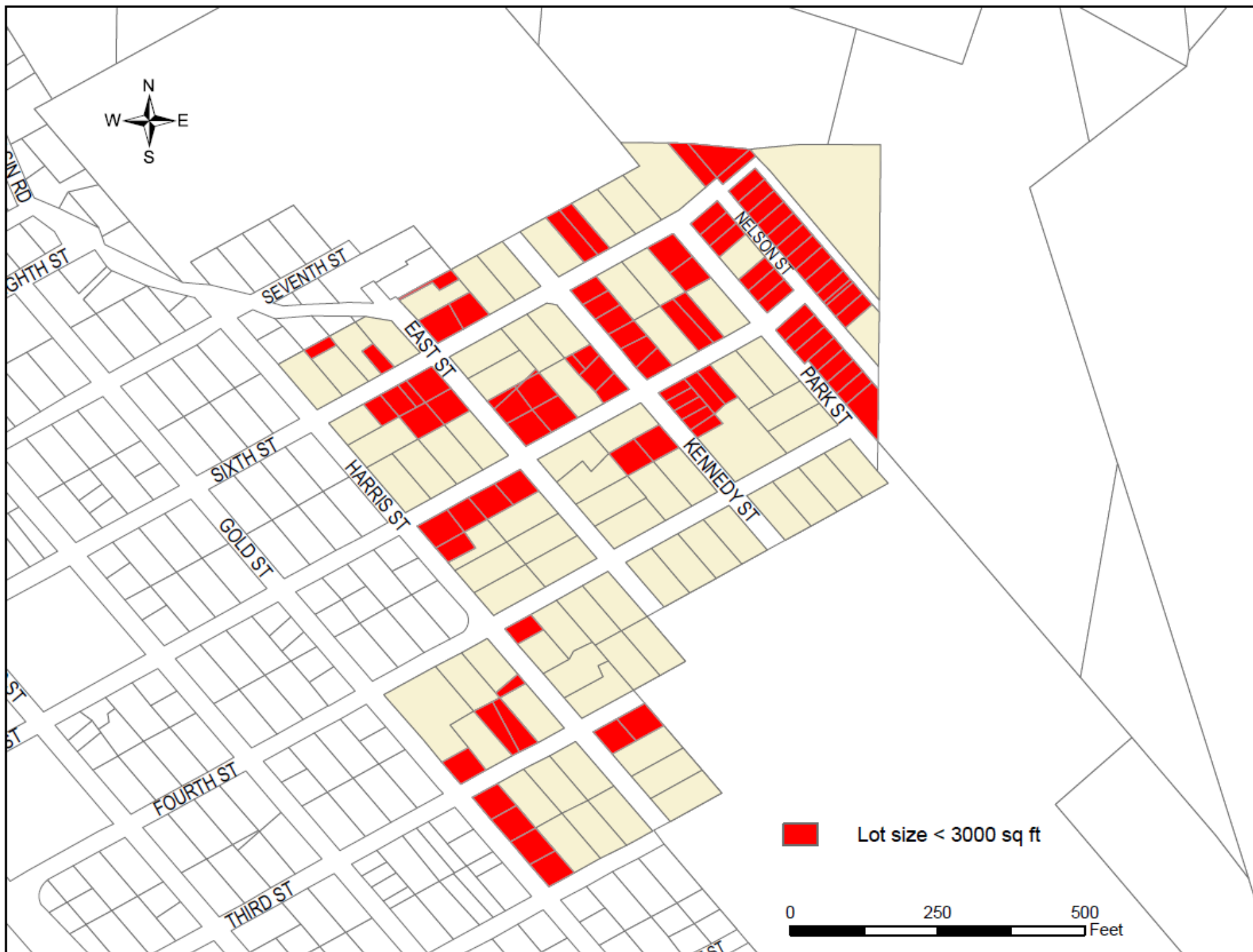
20' Front / 10' Rear / 5'
Sides

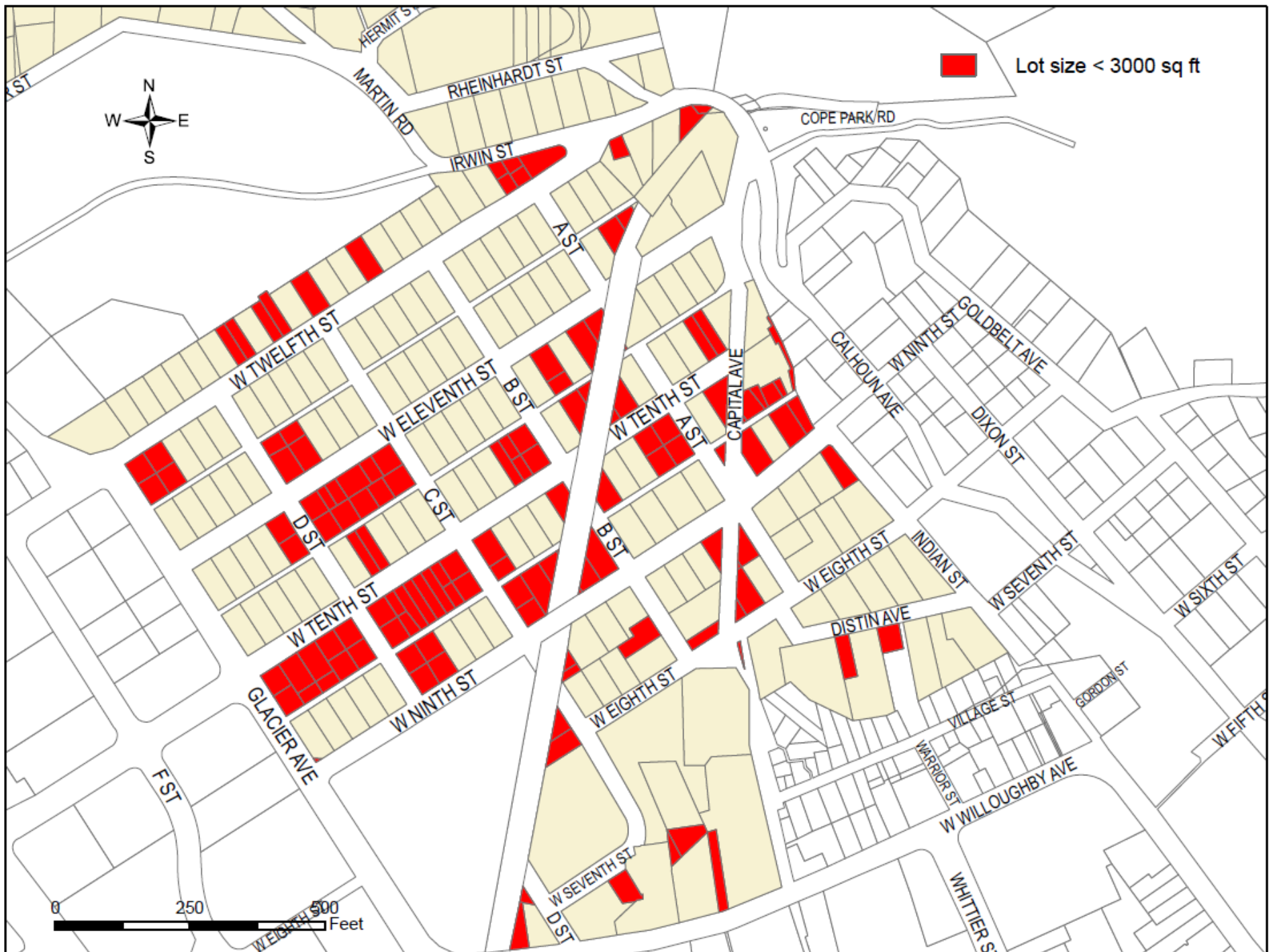
Proposed Setbacks on a
3,200 square foot lot
40' Wide x 80' Deep



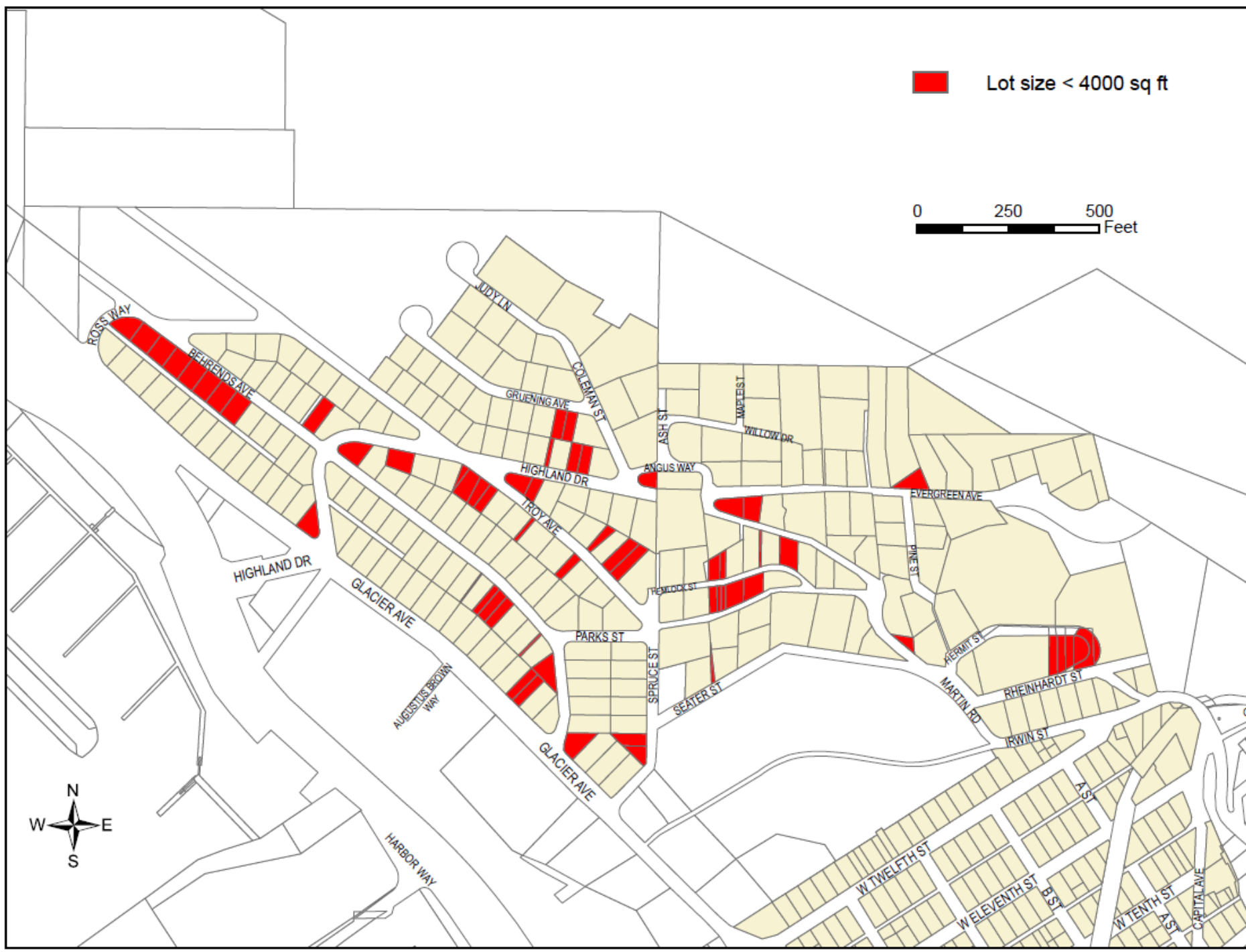
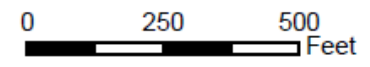
3' Front / 5' Rear / 3'
Sides







 Lot size < 4000 sq ft



Multifamily Zone Districts Downtown

Minimum Standard	D-10	New Downtown MF-10 Zone	D-18	New Downtown MF-18 Zone
Lot Size	6,000 sf	4,500 sf	5,000 sf	2,500 sf
Lot Width	50 feet	30 feet	50 feet	30 feet
Lot Depth	85 feet	50 feet	80 feet	50 feet
Maximum lot coverage	50%	60%	50%	60%
Maximum height	35 feet	35 feet	35 feet	35 feet
Front Yard Setback	20 feet	5 feet	20 feet	5 feet
Street Side Setback	13 feet	5 feet	13 feet	5 feet
Rear Yard Setback	20 feet	10 feet	10 feet	10 feet
Side Yard Setback	5 feet	3 feet	5 feet	3 feet
Vegetative Cover	30%	25%	30%	25%

Proposal – to amend this section of Code:

CBJ 49.25.430(4)(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 of the three closest adjacent buildings. The buildings used must be conforming or legally nonconforming enclosed buildings or carports. In no instance shall the required setback be less than half that required by this chapter or ten, whichever is greater. In Geographic Area Juneau, in no instance shall the required setback be less than three feet.

Zone District Changes Over Time

The Highlands Area

The Highlands Area platted in 1946:

	Current Zoning (1987 to present)	Previous Zoning (1969)	Previous Zoning (1956)
Zone District	D-5	R-5	R-1
Uses	Single-family and duplex	Single-family and duplex	Single-family and duplex
Minimum lot size	7,000 sf	5,000 sf for single-family; 7,000 sf for duplex	4,500 sf
Front Setback	20 feet	20 feet	20 feet
Rear Setback	20 feet	15 feet	15 feet
Side Setback	5 feet	5 feet	5 feet
Street Side Setback	13 feet	N/A	N/A
Lot width	70 feet	50 feet	50 feet
Lot Depth	85 feet	80 feet	N/A
Lot coverage	50%	40%	50%
Height	35 feet	35 feet	30 feet

Casey-Shattuck/The Flats Area

Casey-Shattuck, a.k.a. the Flats – platted in 1913:

	Current Zoning (1987 to present)	Previous Zoning (1969)	Previous Zoning (1956)
Zone District	D-5	RO (High Rise Residential-Office)	R-2
Uses	Single-family and duplex	Single-family, duplex, multifamily (commercial in no more than 10% of mf structure)	Single-family, duplex, multifamily
Minimum lot size	7,000 sf	7,200 sf (300 sf per dwelling unit)	3,600 sf for sf and duplex; 5,000 sf for multifamily
Front Setback	20 feet	10 feet	15 feet
Rear Setback	20 feet	10 feet	10 feet
Side Setback	5 feet	5 feet	5 feet
Street Side Setback	13 feet	N/A	10 feet
Lot width	70 feet	80 feet	40 feet
Lot Depth	85 feet	N/A	N/A
Lot coverage	50%	N/A	60%
Height	35 feet	No limit	30 feet for single-family and duplex; 35 feet for multifamily

Starr Hill

Starr Hill – platted in 1894:

	Current Zoning (1987 to present)	Previous Zoning (1969)	Previous Zoning (1956)
Zone District	D-5	RMM (Residential Multifamily Medium Density)	R-2 (some R-3)
Uses	Single-family and duplex	Single-family, duplex, multifamily	Single-family, duplex, multifamily
Minimum lot size	7,000 sf	4,800 sf (no mf on lot of less than 4,800 sf)	3,600 sf for sf and duplex; 5,000 sf for multifamily
Front Setback	20 feet	15 feet	15 feet
Rear Setback	20 feet	10 feet	10 feet
Side Setback	5 feet	5 feet	5 feet
Street Side Setback	13 feet	N/A	10 feet
Lot width	70 feet	40 feet	40 feet
Lot Depth	85 feet	90 feet	N/A
Lot coverage	50%	60%	60%
Height	35 feet	60 feet	30 feet for single-family and duplex; 35 feet for multifamily

Benefits of Rezoning

What are the benefits from this?

- Able to rehabilitate or rebuild a home more easily – most likely won't need a variance
- Less hassle with selling or buying Property – most properties will no longer be nonconforming
- Nonconforming status is removed for many lots
- No longer would need a Conditional Use permit approval for an accessory apartment (for most properties)
- Preserves the existing neighborhood character

Thank you!

Time for Questions

Some General Thoughts

Things to Cover in This Presentation:

- Explain Non-conforming
- Talk about what is proposed
- Explain Setbacks
- Explain Lot Coverage
- Explain Zoning – Bulk, Mass, etc.
- Explain Vegetative Cover
- Explain ADOD
- Talk about Non-conforming changes
- Explain the benefits
- Talk about next steps

D-5 Zone District Standards

D-5 Minimum Standards:

Setbacks –

Front Yard – 20 feet

Side Yard – 5 feet

Rear Yard – 20 feet

Street Side – 13 feet

Lot Size – 7,000 sf

Lot Dimensions –

Lot Width – 70 feet

Lot Depth – 85 feet

Downtown Juneau Stats:

Average Setbacks –

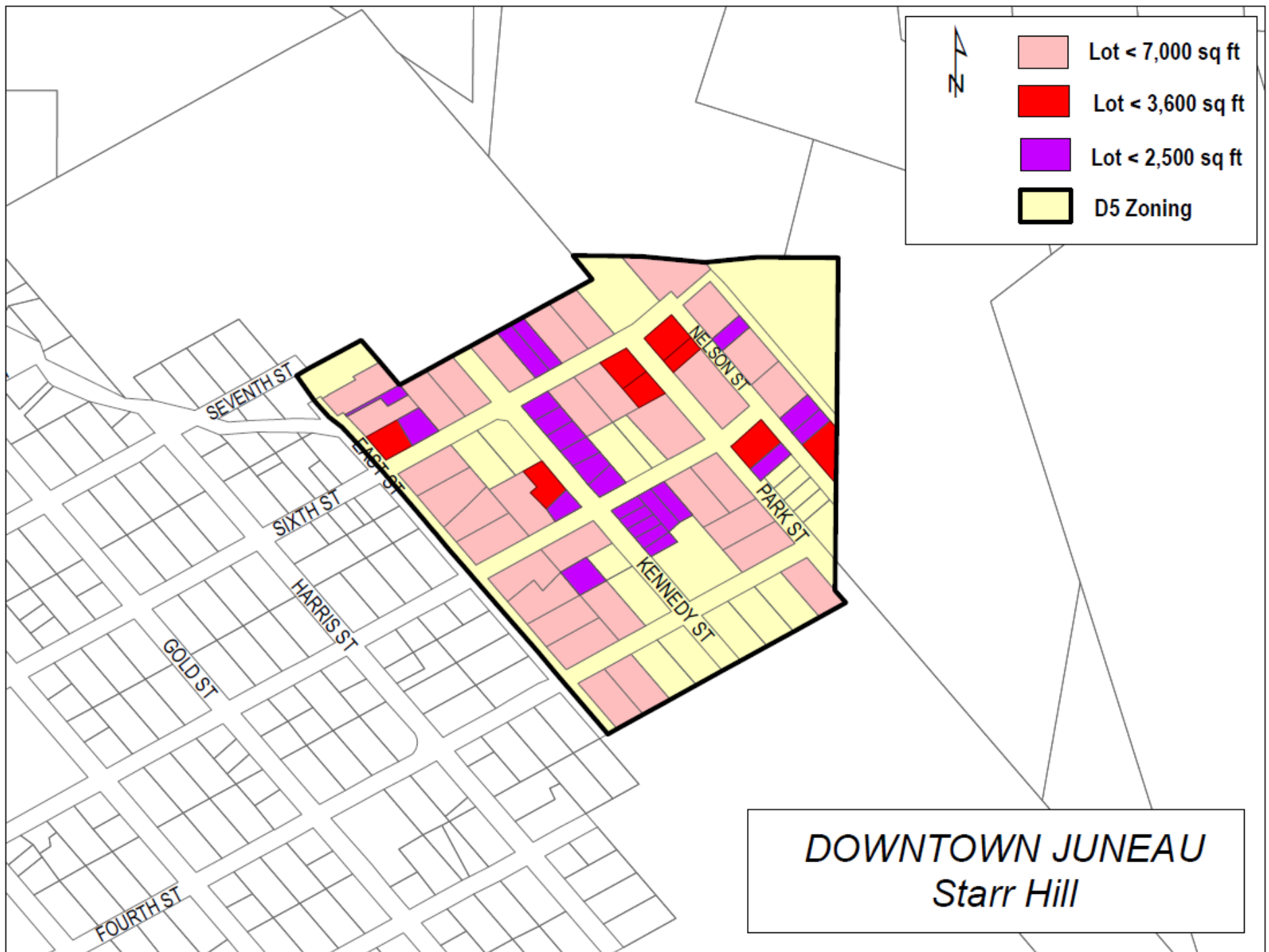
Front Yard – XX feet

Side Yard – XX feet

Rear Yard – XX feet

Street Side – XX feet

Average Lot Size – 5,655 sf



Multifamily Zone District Standards

D-10 Minimum Standards:

Setbacks –

Front Yard – 20 feet

Side Yard – 5 feet

Rear Yard – 20 feet

Street Side – 13 feet

Lot Size – 7,000 sf

Lot Dimensions –

Lot Width – 70 feet

Lot Depth – 85 feet

D-18 Minimum Standards:

Setbacks –

Front Yard – 20 feet

Side Yard – 5 feet

Rear Yard – 15 feet

Street Side – 13 feet

Lot Size – 5,000 sf

Lot Dimensions –

Lot Width – 50 feet

Lot Depth – 80 feet

Non-Conforming Properties

