



TITLE 49 ADVISORY AD HOC COMMITTEE AGENDA

May 6, 2026 at 12:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/86964237460> or 1-253-215-8782 Webinar ID: 869 6423 7460

A. CALL TO ORDER

B. LAND ACKNOWLEDGEMENT We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh

C. ROLL CALL

D. APPROVAL OF AGENDA

E. APPROVAL OF MINUTES

1. 2026-04-09_T49_Minutes-Draft

F. AGENDA TOPICS

1. Continuation of table of permissible uses (TPU) and definitions discussion begun at the April 9, 2026 Committee meeting. Staff will be seeking opinions and suggestions related to the categories within the TPU, the proposed definitions, and the principal or conditional status for each use across each zoning district.

G. STAFF REPORTS

H. COMMITTEE MEMBER COMMENTS AND QUESTIONS

1. Open discussion on Title 49 rewrite, including process, public engagement, and specific questions with project staff

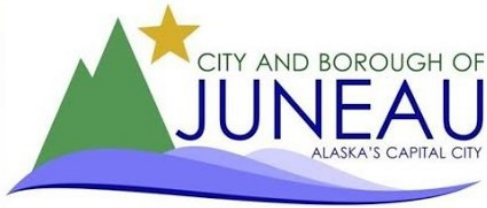
I. NEXT MEETING DATE - TO BE DETERMINED

J. SUPPLEMENTAL MATERIALS

1. Title 49 rewrite webform comments

K. ADJOURNMENT

ADA accommodations available upon request: contact the Clerk's Office (907)586-5278 or city.clerk@juneau.gov at least 36 hours prior to a meeting, to request ADA arrangements.



TITLE 49 ADVISORY AD HOC COMMITTEE

DRAFT – MINUTES

April 9, 2026 at 12:00 PM

Assembly Chambers/Zoom Webinar

<https://juneau.zoom.us/j/86964237460> or 1-253-215-8782 Webinar ID: 869 6423 7460

A. CALL TO ORDER

Chairperson Greg Smith called the meeting to order at 12:00pm

B. LAND ACKNOWLEDGEMENT – Read by Lorraine DeAsis

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. *Gunalchéesh!*

C. ROLL CALL

Committee Members Present: Deputy Mayor Greg Smith, Erik Pedersen, Rich Harris, Bill Heumann, Lorraine De Asis

Committee Members Absent: Corey Baxter, Maggie McMillian (resigned from Committee)

Staff Present: Rob Dumouchel, Special Projects Planning Manager; Breckan Hendricks, Municipal Clerk

D. APPROVAL OF AGENDA - Approved

E. APPROVAL OF MINUTES

1. **March 17, 2026 T49 Advisory Ad Hoc Committee Meeting Minutes – Draft**
Minutes approved without objection

F. AGENDA TOPICS

1. **Table of permissible uses (TPU) and definitions. Staff will be seeking opinions and suggestions related to the categories within the TPU, the proposed definitions, and the principal or conditional status for each use across each zoning district.**

Mr. Dumouchel walked the committee through discussions on the first 14 pages of materials provided for this agenda topic, the rest will be covered at a future meeting. Mr. Dumouchel stressed that this is an early draft and to expect many changes as the TPU moves through the committee, the Planning Commission, and the Assembly. Meeting notes below are divided by TPU category.

Agriculture and Natural Resources

Mr. Dumouchel discussed an interest in making a clear delineation between commercial agriculture and urban agriculture as an accessory use in residential zones. There was discussion about the threshold between small and large commercial agriculture. The current draft has a 4-acre threshold, the committee wasn't sure if that was the right way to separate them and Mr. Dumouchel offered to do more research on the topic. There was also a discussion regarding kennels which would be allowed in commercial

agriculture based on the current draft definition. This led to a brief discussion on noise regulations and conditional use permits. Mr. Dumouchel provided an overview of conditional use permits and pointed committee members towards 49.15.330 for the relevant code.

The committee had a discussion around natural resources extraction that mainly focused on sand and gravel extraction. Mr. Heumann asked about the line between extraction and the removal of resources like rock and gravel to make way for development. Mr. Dumouchel noted that the intent is for this use in the TPU to be focused on natural resources extraction operations, not temporary uses that are part of the land development process. Mr. Dumouchel asked for guidance related to the permissibility of sand and gravel operations in the LC and GC zoning districts under the current TPU. The committee had concerns about restricting sand and gravel and Ms. DeAsis noted that there may be future sand and gravel extraction opportunities related to the glacier flooding. There was interest in setting sand, gravel, and rock aside a separate use from the base natural resource extraction use. There was also a follow-on discussion related to nonconforming uses.

Coastal Dependent

Mr. Dumouchel described the thematic reorganization of coastal dependent uses and noted that all of these uses are proposed to be conditional in the new TPU. Ms. DeAsis asked how the Coast Guard would fit into this use category, Mr. Dumouchel directed the committee towards the use of military facilities later in the TPU packet. The committee had questions about whether the federal and state governments have to get local permits or not. Mr. Heumann asked about residential docks that are subdivision amenities and how that fits here. Mr. Dumouchel indicated that he sees a difference between a dock as an accessory use to a residential property and something large enough to be considered a marina.

Commercial – Sales and Service

Mr. Dumouchel noted that the inclusion of conditional uses for automotive fuel and service stations for MU, MU2, MU3, NC, WC, and WI was an error and he does not intend to move that forward in future drafts.

Mr. Dumouchel gave an extended overview of “general commercial” as a use category and asked for guidance regarding the thresholds between large and small general commercial operations as well as asking if we should have a separate big-box sized category. Mr. Harris noted the confusion possible between general commercial as a use and the general commercial zoning district. Mr. Dumouchel noted that he’ll find a way to differentiate the two. Mr. Heumann brought up a desire to have some commercial uses available as neighborhood amenities and observed that doing it via conditional use permit causes some challenges because they’re often crafted to specific business operations. Mr. Dumouchel discussed a concept he’s been considering that would blend the intent of the MU3 and NC zoning districts with convenience store code to create a new overlay for neighborhood commercial uses to allow limited amounts of commercial use in residential areas.

Mr. Heumann noted that conditional uses for offices within low density residential zoning districts seems overly restrictive. Mr. Dumouchel explained that many home office arrangements would be allowed as home occupations under a rewrite of that

section of code

There was discussion around food trucks and whether they would be considered small restaurants when they are statically placed and not moving from place to place. There were also some concerns about restricting the possibility for a roadhouse type business in rural reserve. Mr. Dumouchel noted that the new proposal intended to restrict standalone bars but not restaurants that also serve alcohol.

Industrial

Mr. Dumouchel explained the concept of “heavy commercial” which would be a new use category for Juneau.

Mr. Dumouchel gave a brief overview of a comment received from a member of the public related to including a medium manufacturing use. Mr. Dumouchel explained his thought process to splitting into just light and heavy manufacturing based on off-site impacts. He noted that he’s open to adding a medium category but needs help determining what a medium off-site impact would be. Mr. Heumann used an example of a business that started in a residential area and if that would still be allowed. Mr. Dumouchel pointed back toward home occupation code and that a small manufacturing business could be allowed, but at a certain point of growth it will need to move to a non-residential zoning district.

Ms. DeAsis brought up a project that is wanting to include a community smokehouse amenity and asked how that could be accounted for within the code. Mr. Dumouchel wasn’t sure how to best approach that and will investigate it further. Mr. Pedersen thought that the delineation between a for-profit and non-profit intent could help as the concept is developed.

Mr. Dumouchel highlighted a tightening of code related to junk yards to make it very clear where they are and are not allowed.

Public and Semi-Public

Mr. Heumann had questions related to tourism helicopters and how they work with the new proposal for airports. Ms. DeAsis also noted the disruptions caused by helicopter traffic in Juneau. Mr. Dumouchel pointed towards the FAA as more of a regulatory body for some of these issues and Chair Smith highlighted that the Visitor Industry Task Force is also planning to discuss helicopter traffic.

The discussion on this agenda item ended at cemeteries on page 14 of the associated pdf.

G. STAFF REPORTS

H. COMMITTEE MEMBER COMMENTS AND QUESTIONS

1. Open discussion on Title 49 rewrite, including process, public engagement, and specific questions with project staff

Chair Smith spoke about interests he’s heard in the community regarding the promotion of heat pumps in developments and if it could be used as a bonus provision in code. Mr. Dumouchel said that would be a very feasible item to include in future bonus provisions.

Mr. Heumann suggested considering electric vehicle chargers as well. Ms. DeAsis suggested that instead of focusing on heat pumps, bonus provisions should be focused on energy efficiency in a broader capacity.

I. NEXT MEETING DATE - TO BE DETERMINED

J. SUPPLEMENTAL MATERIALS

1. Title 49 rewrite webform comments

2. Information Item: Juneau Futures Comprehensive Plan Workshop and Survey - Findings

K. ADJOURNMENT

There being no further business to come before the committee, meeting adjourned at 1:27pm

ADA accommodations available upon request: contact the Clerk's Office (907)586-5278 or city.clerk@juneau.gov at least 36 hours prior to a meeting, to request ADA arrangements.

Current vs. Draft TPU Categories with Definitions

This document is a working draft. It is organized by the proposed top categories for a reorganized Table of Permissible Uses (TPU). The tables show proposed uses alongside the current code uses that most closely align with them, an example of the table structure is below.

MU3 and NC districts are highlighted in dark grey to indicate that there are zero parcels currently holding that designation.

Where relevant, tables are followed by existing code footnotes for reference. No footnotes are currently proposed for the new TPU.

Draft definitions for the new use categories are included below the tables.

Note: This document is intended to support discussion only. It is not final, and all content remains subject to change before any formal package is prepared for consideration by the Planning Commission and Assembly.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
New Use, Large	C	C	X	X	X	X	X	X	C	C	X	X	X	X	X	X	P
New Use, Small	C	X	X	X	X	X	X	X	C	C	X	X	X	X	X	X	P
Legacy Use 1	3								3	3							3
Legacy Use 2	3	3AB							3	3							3

P = Principally Permitted
 C = Conditionally Permitted
 X = Not Permitted

Agriculture and Natural Resources

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Commercial agriculture, small	P	C	C	C	X	X	X	X	X	X	X	X	X	X	X	X	C
Commercial agriculture, large	C	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C
Wild animal rehabilitation facilities without a visitor component	3	3	3	3					3	3					3N		3
Horseback riding stables, dog team yards	3	3							3	3							3
Commercial agricultural operations - Excluding farm animals	1,3	1,3	3	3	3	3	3	3	3	3			3	3			1,3
Commercial agricultural operations - Including farm animals	1,3	3															1,3
Commercial agricultural operations - Stabling of farm animals	3	3	3	3					3	3							1,3
Nurseries, commercial greenhouses – Nonretail sales	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1	1V	1V					1
Kennel	3	3							3	3							1,3

N = Use must be water-dependent, water-related, or water-oriented

V = Primarily intended for rooftop locations in urban areas

Commercial agriculture means operations which may include commercial farming, crop production, horticulture, animal raising, dog team yards, animal stabling, and animal boarding (i.e. kennels). May include accessory uses for packing, processing, treating, and storing crops on site. Excludes community gardens, urban agriculture, indoor hydroponic gardens, marijuana cultivation and processing, fishing, mariculture, aquaculture, and slaughterhouses and animal product processing uses (see heavy commercial and manufacturing uses)

Commercial agriculture, large means a commercial agriculture operation covering more than 4 acres.

Commercial agriculture, small means a commercial agriculture operation covering less than 4 acres.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Marijuana cultivation, small	C	C	X	X	X	X	X	X	C	C	X	X	X	X	X	X	P
Marijuana cultivation, large	C	X	X	X	X	X	X	X	C	C	X	X	X	X	X	X	P
Commercial agricultural operations - Marijuana cultivation (500 square feet or more under cultivation)	3								3	3							3
Commercial agricultural operations - Marijuana cultivation (fewer than 500 square feet under cultivation)	3	3AB							3	3							3

AB = Use is prohibited in the urban service area but allowed outside the urban service area. An owner or manager must live on site.

Marijuana cultivation facility means an entity that cultivates, prepares, and packages marijuana and sells marijuana to retail marijuana stores, to marijuana product manufacturing facilities, and to other marijuana cultivation facilities, but not to consumers.

Marijuana cultivation, large means a marijuana cultivation facility with 500 square feet or more under cultivation.

Marijuana cultivation, small means a marijuana cultivation facility with less than 500 square feet under cultivation.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Natural Resource Extraction	C	C	C	X	X	X	X	X	X	X	X	X	X	X	C	C	C
Mining operations	2,3K	3	3												3N	3N	2
Sand and gravel operations	3	3	3						3	3					3N	3N	3
Silviculture and timber harvesting	3	3															3
Spring water bottling	3	3			3	3	3	3	3	3				3			1,3

Allowable use permits (2) only apply to mining

K = See special use regulations, chapter 49.65, article I. Mining operations are a conditional use in the urban mining district and an allowable use in the rural mining district.

N = Use must be water-dependent, water-related, or water-oriented

Natural resource extraction means an operation conducting mining operations, sand and gravel operations, silviculture and timber harvesting, or spring water bottling.

Mining operations means the development, construction or reclamation of a mine, including associated infrastructure, or the exploitation or extraction of a mineral commodity from its occurrence on or in the earth, or the operation of a mine. The term "mining operation" includes open pit mining, placer mining and underground mining, and the disposal of refuse, tailings or waste rock from any such operation. The term "mining operation" also includes transporting, concentrating, milling, evaporating and other on-site processing. The term "mining operation" does not include off-site smelting, refining, cleaning, preparing, transportation or other surface operations not conducted on the affected surface.

Sand and gravel operations means the excavation, removal, or other extraction of stone, sand, gravel, clay or other natural deposits and formations, including the processing of the materials. Does not include the use of materials for the manufacturing of asphalt, concrete, or similar processes requiring the incorporation of significant substances from off the site (see manufacturing, heavy)

Silviculture and timber harvesting means the management and cultivation of forests, as well as the cutting and removal of timber or other solid wood forest products for commercial purposes together with all of the work incidental to the harvest including construction and maintenance of roads, fuel breaks, fire breaks, stream crossings, landings, skid trails, beds for the falling of trees, and fire hazard abatement. Excludes harvest areas less than two acres and the removal of timber required to access to a legal building site when such cutting or removal is approved as part of the building permit.

Spring water bottling means the collection, treatment, and bottling of water supplied by a natural flow which rises to the surface of the earth, including water from an artesian well.

Coastal Dependent

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Harbor and marina facilities	C	C	C	X	X	X	X	X	C	C	C	C	C	C	C	C	C
Marine freight facilities	C	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X
Marine passenger facilities	C	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C	X
Marine fuel, water sanitation	3T														1,3	1,3	1,3
Marine commercial facilities including fisheries support, commercial freight, passenger traffic	3														3	3	
Moorage – Public, commercial	3	3	3						3	3	3	3	1,3	1,3	1,3	1,3	1,3

T = Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.

Harbor and marina facilities means facilities that predominantly provide moorage for boats and other watercraft. Excludes marine passenger facilities for cruise ships and ferries.

Marine passenger facilities means facilities related to the transportation of marine passengers via cruise ship, ferry, and other commercial vessels.

Marine freight facilities mean facilities related to marine freight operations to include docks, cranes, storage, and vehicle parking.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Commercial fishing facilities	C	C	C	X	X	X	X	X	C	C	C	C	C	C	C	C	C
Seafood processing	3T														3	1,3	1,3
Marine fuel, water sanitation	3T														1,3		
Marine commercial facilities including fisheries support, commercial freight, passenger traffic	3														3	3	
Aquaculture	3	3	3						3	3	3	3	1,3	1,3	1	1	3

T = Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.

Commercial fishing facilities means facilities related to commercial fishing, aquaculture, and mariculture to include hatcheries and related facilities, seafood processing plants and support facilities, marine industrial and commercial facilities, aquaculture facilities, and floating upwelling systems.

Commercial – Sales and Service

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Automotive fuel and service stations	C	X	X	X	X	X	X	X	C	P	C	C	C	C	C	C	P
Motor vehicle repair and maintenance, including body work										3							1
Automotive fuel station	3T								3	1							1
Car wash									3	1							1

T = Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.

Automotive fuel and service stations means buildings and premises where automotive fuel, supplies, and equipment are sold; where automotive servicing and parts replacement may be conducted; and where vehicles may be washed and detailed. Common accessory uses include small retail shops and restaurants.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Boat repairs and maintenance	C	X	X	X	X	X	X	X	X	C	X	X	X	X	P	P	P
Boat repairs and maintenance	3T									3					1	1	1

T = Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.

Boat repairs and maintenance means facilities where boats are maintained, repaired, and/or stored.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Boat sales or rental	C	X	X	X	X	X	X	X	C	P	X	X	X	X	P	P	P
Boat sales or rental	3T								3	1					1	1	1

T = Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.

Boat sales or rental means facilities where boats and other watercraft are sold or made available to rent.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
General commercial, small	C	X	X	X	X	X	X	X	P	P	P	P	P	P	C	C	C
General commercial, large	C	X	X	X	X	X	X	X	P	P	P	P	X	X	C	C	C
Sales and Rental Goods, Merchandise or Equipment - With less than 5,000 square feet and less than 20 percent of the gross floor area of outside merchandising of goods - Miscellaneous									1	1	1	1	1	1	3N	3N	3
Sales and Rental Goods, Merchandise or Equipment - With less than 5,000 square feet and less than 20 percent of the gross floor area of outside merchandising of goods – Marine merchandise and equipment									1,3	1,3	1,3	1,3	1	1	1,3	3N	3
Storage and display of goods with greater or equal to 5,000 square feet and/or 20 percent of the gross floor area of outside merchandising of goods									1,3	1,3	1,3	1,3			3N	3N	3
Nurseries, commercial greenhouses – Retail sales	3	3	3	3	3	3	3	3	1,3	1	1V	1V	1,3	1,3			1
Veterinary clinic	3	3	3						3	1,3	3	3	3	3	1N3N	1N3N	1
Day animal services, grooming, walking, day care	3	3	3	3	3				3	3	3	3	1,3	1,3			1,3
Drop off and pickup only, no onsite laundry or dry cleaning process								1,3	1,3	1,3	1,3	1,3	1,3	1,3	1N3N	1N3N	1,3
Funeral home	3	3	3	3	3	3			1,3	1	3	3	1,3	1,3			

N = Use must be water-dependent, water-related, or water-oriented

General commercial means an indoor commercial establishment that provides goods and services to the general public which involves frequent visits by customers. Includes retail stores where merchandise is stored and displayed for sale, banks, funeral parlors, customer-serving dry cleaners and laundromats (but not commercial laundry), household item repairs, veterinary clinics and dog groomers (with no overnight boarding), tattoo/piercing parlors, hair salons, nail salons, health spas, customer-serving print shops, and other similar uses. Excludes places of employment that do not provide on-site services directly to customers (see offices), facilities that provide medical services, establishments primarily focused on indoor recreation, primarily serve alcohol, or primarily sell prepared food and/or beverages.

General commercial, large means a general commercial establishment that is more than 10,000 square feet

General commercial, small means a general commercial establishment that is 10,000 square feet or less

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Marijuana retail store	C	X	X	X	X	X	X	X	C	C	C	C	C	C	C	C	C
Marijuana retail store	3								3	3	3	3	3	3	3	3	3

Marijuana retail store means an entity that purchases marijuana from marijuana cultivation facilities, purchases marijuana and marijuana products from marijuana product manufacturing facilities, and sells marijuana and marijuana products to consumers

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Offices, small	X	C	C	C	C	C	C	C	P	P	P	P	P	P	P	X	X
Offices, medium	X	X	X	X	X	C	C	C	P	P	P	P	P	P	P	X	X
Offices, large	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	X	P
Offices of not more than 1,000 square feet		3	3	3	3	3	3	3	1	1	1	1	1	1	1N		
Offices greater than 1,000 but not more than 2,500 square feet						3	3	3	1	1	1	1	1	1	3N		
Offices greater than 2,500									1,3	1,3	1,3	1,3	1,3	1,3	1N3N		3S

N = Use must be water-dependent, water-related, or water-oriented

S = Limited to lots directly fronting on Glacier Highway West of Industrial Boulevard.

Offices means places of employment occupied by a business providing professional services. Includes offices for accountants, architects, insurance agents, attorneys, engineers, real estate agents, artist studios, and other similar professions. Excludes businesses that provide regular service to frequent walk-in customers (See general commercial), medical offices (see medical offices and clinics), governmental offices (see government facility), and art galleries that are primarily intended to display saleable art and attract retail sales (see general commercial/retail – indoor). Office space that is incidental and subordinate to a principal use is not considered an “office” use. For example, administrative offices at a manufacturing facility are not considered a separate or stand-alone office use.

Offices, large means an office of more than 2500 square feet.

Offices, medium means an office of 1000 to 2500 square feet.

Offices, small means an office of less than 1000 square feet.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Restaurants, small	C	X	X	X	X	C	C	C	P	P	P	P	P	P	P	X	P
Restaurants, large	C	X	X	X	X	X	X	X	P	P	P	P	P	P	P	C	C
Drinking establishments	X	X	X	X	X	X	X	X	C	P	C	C	C	C	C	C	C
Mobile food service																	
Small restaurants, less than 1,000 ft2 without drive through service	3T					3	3	3	1	1	1	1	1	1	1N		3
Restaurants, bars without drive through service	3T								1,3	1	1,3	1,3	1,3	1,3	1N3N	3N	3
Restaurants, coffee stands with drive through service									1,3	1		3			1N3N	3N	3
Seasonal open air food service without drive through	3								1,3	1	1,3	1,3	1,3	1,3	1N3N	3N	

N = Use must be water-dependent, water-related, or water-oriented

T = Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.

Restaurants mean establishments where food and beverages may be consumed on the premises, taken out, or delivered which includes sit-down restaurants, cafes, cafeterias, coffee shops, delicatessens, fast-food restaurants, sandwich shops, pizza parlors, snack bars, and sites intended to host mobile food services (i.e., food truck courts). Restaurants do not include catering services and ghost kitchens that do not sell food or beverage for on-site consumption, or establishments that primarily serve alcoholic beverages (see drinking establishments).

Restaurants, small means a restaurant less than 1000 square feet.

Restaurants, large means a restaurant 1000 square feet or greater.

Drinking establishments means an establishment like bars, clubs, lounges, breweries, and distilleries primarily serving alcoholic beverages for consumption on the premises which may also include food, recreation, or entertainment services that are incidental to the consumption of such beverages.

Mobile food service means a self-contained food service establishment that is designed to be readily moveable from location to location, without being permanently affixed to any site or permanently connected to any water or sewer utility service.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Vehicle sales and rental	X	X	X	X	X	X	X	X	C	P	C	C	X	X	X	X	C
Motor vehicle, mobile home sale or rental									1,3	1,3	3	3					1,3

Vehicle sales and rental means retail or wholesale businesses that sell, rent, and repair automobiles such as cars, trucks, motorcycles, scooters, and recreational vehicles.

Industrial

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Crematorium	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	P
Crematorium	3																1,3

Crematorium means a facility that reduces human remains via processes such as cremation, alkaline hydrolysis, or other methods allowed by state and federal law.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Heavy commercial	C	X	X	X	X	X	X	X	X	C	X	X	X	X	C	P	P
Parking of vehicles or storage of equipment outside enclosed structures where they are owned and used by the user of the lot and parking and storage is more than a minor and incidental use of the lot	1,3	3								1,3					1N3N	1N3N	1
Day animal services, grooming, walking, day care	3	3	3	3	3				3	3	3	3	1,3	1,3			1,3
Full service onsite laundry and/or dry cleaning									3	1,3	3	3	1,3	1,3	3N	1N3N	1,3

N = Use must be water-dependent, water-related, or water-oriented

Heavy commercial means a commercial establishment providing goods and services to other businesses and/or engaged in heavy commercial activities that could impact neighboring properties. Includes contractor supply businesses, building contractors, large equipment repair, heavy equipment storage, pipe yards, commercial dry cleaning/laundry services, security services, custodial services, business-serving printers, taxi and delivery services, private ambulance dispatch services, property maintenance contractors, plumbing supply stores, dog kennels and day care, dry boat storage, warehouses, self-storage facilities, and other similar businesses. Products and services may be provided to the general public only on a limited, secondary basis

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Manufacturing, light	C	X	X	X	X	X	C	C	P	P	C	C	C	C	P	P	P
Manufacturing, heavy	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C	C
Marijuana product manufacturing facility	C	X	X	X	X	X	X	X	X	C	C	X	X	X	X	X	P
Light manufacturing	3T						3	3	1,3	1,3	1,3	1,3	1,3	1,3	1N3N	1N3N	1,3
Medium manufacturing	3T									3	3	3			3N	1N3N	1,3
Heavy manufacturing	3T	3Q														3N	3
Marijuana product manufacturing facility	3AC									3	3						3

N = Use must be water-dependent, water-related, or water-oriented

Q = Must be in conjunction with an approved state or municipal public road construction project, and must be discontinued at the completion of the project. Road construction by private parties for subdivision development is excluded except as provided in this title. Rock crushed on-site must be used on-site. Crushing shall be limited to 8:00 a.m.—5:00 p.m. unless the director authorizes otherwise.

T = Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.

AC = Use is prohibited within 1,000 feet of recognized neighborhood association established in accordance with CBJ chapter 11.35.

Manufacturing, heavy means the processing and/or fabrication of materials having the potential to produce noise, dust, glare, odors, or vibration beyond the owner's property line or that may be offensive or obnoxious on adjacent properties. This category includes uses that require storage of large volumes of volatile, highly flammable, toxic, noxious, or explosive substances.

Manufacturing, light means the processing and/or fabrication of materials or products where no process involved will produce noise, vibration, air pollution, fire hazard or noxious emission that will disturb or endanger neighboring properties.

Marijuana product manufacturing facility means an entity that purchases marijuana; manufactures, prepares, and packages marijuana products; and sells marijuana and marijuana products to other marijuana product manufacturing facilities and to retail marijuana stores, but not to consumers.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Waste Management	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C
Sanitary landfill	3																3
Recycling operations - Sorting, storage, preparation for shipment occurring outside an enclosed structure																1N	1

N = Use must be water-dependent, water-related, or water-oriented

Waste management means a site for landfill facilities, solid waste transfer stations, recycling operations, junk yards, commercial compost operations, and other methods of sorting, storing, and processing waste products.

Commercial compost operations means a facility that collects and stores organic waste to turn into compost. Excludes households and businesses composting their own organic waste on-site.

Junkyard means a lot or portion of a lot which is used for the purpose of the outdoor storage, handling, dismantling, wrecking, keeping, or sale of more than two unregistered, discarded, wrecked, or abandoned airplanes, appliances, vehicles, boats, building and building materials, machinery, equipment, or parts thereof, including scrap metals, wood, lumber, plastic, fiber, or other tangible materials

Landfill means a site for solid waste disposal.

Recycling operations means a facility that receives, sorts, stores and/or processes recyclable materials.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Research and development	C	X	X	X	X	X	X	X	P	P	C	C	C	X	P	P	P
Marijuana testing facility	X	X	X	X	X	X	X	X	P	P	P	P	X	X	X	X	P
Research, laboratory uses	3T								1,3	1,3	1,3	1,3	1,3		1N3N	1N3N	1,3
Marijuana testing facility	3								3	3	3	3					3

N = Use must be water-dependent, water-related, or water-oriented

T = Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.

Research and development means a facility for research and development by scientists, engineers, and others into the design and testing of natural resources; electrical, electronic, magnetic, optical, pharmaceutical, chemical, and biotechnology components; and products in advance of product manufacturing. This use classification includes assembly of related products from parts produced off site, where the manufacturing activity is secondary to the research and development activities. Excludes marijuana testing facilities.

Marijuana testing facility means an entity that analyzes and certifies the safety and potency of marijuana.

Public and Semi-Public

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Airport	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C
Airport	3																1,3
Heliports, helipads	3									3					3N	3N	3

N = Use must be water-dependent, water-related, or water-oriented

Airport means facilities for the takeoff and landing of airplanes and helicopters and other associated uses which may include runways, helipads, aircraft hangars, public terminal buildings, parking lots and structures, air freight terminals, baggage handling facilities, public transportation facilities, fueling facilities, aircraft maintenance, storage, airport operations, air traffic control, retail and food sales, airport administrative facilities, and communications facilities.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Cemetery	C	C	C	C	C	C	C	C	C	C	X	X	X	X	X	X	X
Cemetery	1,3	3	3	3	3	3	3	3	3	3							

Cemetery means an establishment primarily engaged in operating sites and structures reserved for the interment of human or animal remains.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Civic institution, small	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	C	P
Civic institution, large	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Churches, synagogues, temples	3T	3	3	3	3	3	3	3	1,3	1,3	1,3	1,3	1,3	1,3	1N3N	3N	1,3
Libraries, museums, art galleries	3T	3	3	3	3	3	3	3	1,3	1,3	1,3	1,3	1,3	1,3	3N		
Social, fraternal clubs, lodges, union halls, yacht clubs	3T								1,3	1,3	1,3	1,3	1,3	1,3	1N33N	3N	1,3
Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component	3	3							3	3		3			3N		3
Visitor, cultural facilities related to features of the site	3	3							3	3	3	3	3	3	3N		

N = Use must be water-dependent, water-related, or water-oriented

T = Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.

Civic institution means institutions that support and contribute to the cultural development of the community and provide community-serving programs and services on-site. Includes libraries, museums, performing arts centers, aquariums, zoos, environmental education centers, non-profit art centers and galleries, botanical gardens, visitor centers, cultural facilities, non-commercial places of assembly (religious facilities, social clubs, union halls, yacht clubs, etc.) and other similar uses. Excludes government facilities.

Civic institution, large means civic institutions larger than 5000 sq ft in floor area.

Civic institution, small means civic institutions with less than 5000 sq ft in floor area.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Colleges and trade schools	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Trade, vocational schools, commercial schools	3T								3	3	3	3	3		3N	3N	3
Colleges, universities	3T	3	3	3	3	3	3	3	3	3	3	3	3	3	3N	3N	3

N = Use must be water-dependent, water-related, or water-oriented

T = Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.

Colleges and trade schools means institutions of higher education which grant degrees and professional certificates such as junior colleges, technical and trade schools, and universities. Excludes personal instructional facilities and tutoring services.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Day care facility, small	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X
Day care facility, large	C	C	C	C	C	C	C	C	C	P	P	P	P	C	X	X	X
Child; 12 or fewer children under the age of 12	1	1	1	1	1	1	1	1	1	1	1	1	1	1			
Adult; 12 or fewer people, 12 years and older	1	1	1	1	1	1	1	1	1	1	1	1	1	1			
Day care centers						3	3	3	1,3	1,3	1,3	1,3	1,3	1,3			
Child care centers	3	3	3	3	3	3	3	3	1,3	1,3	1,3	1,3	1,3	1,3			

Day care facility means a facility that provides nonmedical care and supervision of children or adults for periods of less than 24 hours. Includes nursery schools, day nurseries, childcare centers, infant day care centers, cooperative day care centers, adult day programs, and similar uses. Day care facilities may be operated in conjunction with a school or church facility, or as an independent land use

Day care facility, large means a day care facility serving more than 12 people.

Day care facility, small means a day care facility serving 12 people or less.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Government facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Elementary and secondary schools including associated grounds and other facilities		3	3	3	3	3	3	3	3	3	3	3	3	3			
Libraries, museums, art galleries	3T	3	3	3	3	3	3	3	1,3	1,3	1,3	1,3	1,3	1,3	3N		
Correctional facilities	3	3	3	3	3	3	3	3	3	3	3	3					
Fire, police, ambulance	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3N	3N	1,3
Post office	3	3	3	3	3	3	3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	3N	3N	1,3
Public works facility	3	3	3	3					3	3							1,3

A government facility may be considered in any zone district through a conditional use permit process – this would partially negate the need for CSPs under 49.15.580

N = Use must be water-dependent, water-related, or water-oriented

T = Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.

Government facilities means a facility operated by a governmental agency providing services to the general public. Includes governmental offices, elementary and secondary schools, public recreational facilities, public libraries, community centers, public meeting spaces, civic auditoriums, fire stations, police stations, dispatch facilities, post offices, correctional facilities, vehicle storage, and other similar facilities. Excludes military facilities, parks and playgrounds (see parks and playgrounds), public utilities (see public utility), and airports.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Transit facility	X	X	C	C	C	C	C	C	C	C	C	C	C	C	C	X	C
Transit center			3	3	3	3	3	3	1,3	1,3	1,3	1,3	1,3	1,3	3		1,3
Transit station		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Transit facility means a building or facility adjacent to an area where two or more Capital Transit vehicles stop for the purposes of layover, transfer, or route termination. A transit facility will typically include one or more of the following: information kiosk, vending, snack shop, break room, police substation, bike storage lockers or racks, indoor waiting area, covered platform, private restrooms, public restrooms, and other amenities supporting transit operations. Excludes enclosed and unenclosed transit stops along the right-of-way.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Utilities, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utilities, major	C	C	C	C	C	C	C	C	C	C	X	X	C	C	C	C	C
Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored - Snow storage basin - Neighborhood, less than 1/2 acre	3	3	3Z	3Z	3Z	3Z	3Z	3Z	3Z	1			3Z	3Z	3Z	1	1
Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored - Snow storage basin - Area wide, over 1 acre	3	3Z	3Z							3Z						3	3
Minor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Intermediate	3	3	3	3	3	3	3	3	3	1,3	3	3	3	3	1,3	1	1
Major	3	3	3	3	3	3	3	3	3	3			3	3	3	3	3

Utilities means all structures involved in the generation, transmission or distribution of electricity, gas, steam, water, sewage, or telecommunications.

Utilities, major means utilities that produce noise, dust, glare, odors, light, glare or vibration that may be offensive or obnoxious on adjacent properties.

Utilities, minor means utilities which do not produce noise, vibration, air pollution, fire hazard, glare or noxious emission which will disturb or endanger neighboring properties. This category includes most underground utilities.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Hospital	X	X	X	X	X	X	X	X	C	C	C	C	X	X	X	X	X
Hospital									3	3	3	3					

Hospital means facilities providing medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis, and including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors. May include facilities for the takeoff and landing of helicopters

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Medical offices and clinics, small	X	X	X	X	X	X	C	C	P	P	P	P	P	P	X	X	X
Medical offices and clinics, large	X	X	X	X	X	X	X	X	C	C	C	C	C	C	X	X	X
Health care clinics, other medical treatment facilities providing out- patient care							3	3	1,3	1,3	1,3	1,3	1,3	1,3			

Medical offices and clinics means a facility where patients are admitted for examination and medical treatment by one or more physicians, dentists or psychologists and where patients are not usually lodged overnight.

Medical offices and clinics, large means medical offices and clinics of more than 5000 square feet.

Medical offices and clinics, small means medical offices and clinics of 5000 sq feet or less.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Military facilities	C	C	C	X	X	X	X	X	C	C	X	X	X	X	C	C	C
Military reserve, National Guard centers	3	3	3						3	3					3N	3N	3

N = Use must be water-dependent, water-related, or water-oriented

Military facilities means operational facilities operated by a military organization (Army, Air Force, Navy, Marines, Space Force, or Coast Guard). May include offices, storage of equipment and ammunition, housing for military members, maintenance shops, and other uses required by the military for their operations.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Parking lots and structures	X	X	X	X	X	X	X	X	C	P	C	C	C	C	X	X	P
Automobile parking garages or parking lots not related to a principal use on the lot									3	1	1,3	1,3	1,3	1,3			1
Park and ride not associated with transit station	3	3	3	3	3	3	3	3	1	1	3	3		3			1

The park and ride is not reflected in the “parking lots and structures” use table as this type of parking is more likely to be an accessory use to something else

Parking lots and structures means surface lots and structures offering parking when such use is not incidental to another on-site activity. Includes park and ride facilities.

Park and ride means a parking and loading facility where commuters are provided space to park vehicles and to board transit vehicles. A park and ride facility may be located with a transit center or transit station.

Residential

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Single-unit dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Single-family detached, one dwelling per lot	1	1	1	1	1	1	1	1	1	1	1	1					
Single-family detached, two dwellings per lot	1	1	1														

Single-unit dwelling means a dwelling unit that is designed for occupancy by one household. A single-unit dwelling may be collocated on a lot with another dwelling, attached to an accessory dwelling unit (where permitted), or attached to other single-unit dwellings on abutting lots through common walls (i.e., a townhouse).

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Two-unit dwelling	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	X	X
Duplex	1	1	1	1		1	1	1	1	1	1	1			1		
Common wall – two dwelling units				1	1	1	1	1									

Two-unit dwelling means a residential building containing two dwelling units, both of which are located on a single parcel (also referred to as a “duplex”). The dwelling units are attached and may be located on separate floors or side-by-side. Excludes accessory dwelling units.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Multi-unit dwelling	X	X	X	X	C	P	P	P	P	P	P	P	P	P	C	X	X
Multifamily dwellings						1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	3		
Common wall – Three or more dwelling units					1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3			

Multi-unit dwelling means three or more attached dwelling units (i.e., triplex, fourplex, etc.) on a single lot, three or more detached dwelling units on a single lot, or three or more attached dwelling units on separate lots (i.e., townhouses). Includes units side-by-side, units stacked vertically, and one or more units occupying the same site as non-residential uses (mixed-use development). Common types of multi-unit residential include condominiums, townhouses, detached residential units, and apartment buildings. Excludes single-unit dwellings and two-unit dwellings with accessory dwelling units.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Shared housing, small	C	C	C	C	C	P	P	P	P	P	P	P	P	P	C	X	X
Shared housing, large	C	C	C	C	C	C	C	C	C	C	P	P	C	C	C	X	X
Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, transitional housing, and temporary residences. Owner or manager must live on site.	3	3	3	3	3	1,3	1,3	1,3	1,3	1,3	1	1	1,3	1,3	3N		
Single room occupancies with private facilities						1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3	1,3		

N = Use must be water-dependent, water-related, or water-oriented

Shared housing means shared living quarters with or without separate kitchen or bathroom facilities for each room or unit, offered for rent to permanent or semi-transient residents for long-term occupancy (30 days or more). Includes rooming and boarding houses, single-room occupancy housing, dormitories, convents and monasteries, and other types of organizational housing. Excludes commercial lodgings, bed and breakfast inns, short term residential rentals, non-medical care housing, and medical care housing.

Shared housing, large means a shared housing facility with more than five rentable rooms

Shared housing, small means a shared housing facility with five or less rentable rooms.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Non-medical care housing, small	C	C	C	C	C	C	P	P	P	P	P	P	P	P	X	X	X
Non-medical care housing, large	C	C	C	C	C	C	C	C	C	P	P	P	P	P	X	X	X
Child care residence, 6 to 9 children under 18 years of age		3	3	3	3	3	3	3	3	3	3	3	3	3			
Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, transitional housing, and temporary residences. Owner or manager must live on site.	3	3	3	3	3	1,3	1,3	1,3	1,3	1,3	1	1	1,3	1,3	3N		

N = Use must be water-dependent, water-related, or water-oriented

Non-medical care housing means a residential facility that provides non-medical social and personal care for residents. Includes residential care facilities for the elderly, facilities for individuals with disabilities, alcoholism or drug abuse recovery or treatment facilities, supportive housing, transitional housing, and other similar facilities

Non-medical care housing, large means a non-medical care housing facility with 6 or more residents.

Non-medical care housing, small means a non-medical care housing facility with 5 or less residents.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Medical care housing, small	X	C	C	C	C	C	C	C	P	P	P	P	P	P	X	X	X
Medical care housing, large	X	C	C	C	C	C	C	C	C	C	C	C	C	C	X	X	X
Assisted living		3	3	3	3	3	3	3	3	1,3	1,3	1,3	1,3	1,3			
Sobering centers									3	3	3	3					

Medical care housing means a residential facility, licensed as a skilled nursing facility by the State of Alaska, that provides 24-hour medical, convalescent or chronic care to individuals who are unable to care for themselves by reason of advanced age, chronic illness, or infirmity. Excludes facilities providing non-medical social and personal care to residents (see non-medical care housing)

Medical care housing, large means a medical care housing facility with 6 or more residents

Medical care housing, small means a medical care housing facility with 5 or less residents

Tourism, Recreation, and Entertainment

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Cinemas and theaters, small	C	X	X	X	X	X	C	C	P	P	P	P	P	P	C	X	C
Cinemas and theaters, large	X	X	X	X	X	X	X	X	C	P	P	P	C	C	C	X	C
Indoor activity conducted entirely within building or substantial structure - Theaters seating for 200 or fewer	3T						3	3	1	1	1	1	1,3	1,3	3N		3
Indoor activity conducted entirely within building or substantial structure - Theaters seating from 201 to 1,000									3	1	1	1	1,3	1,3	3N		3
Indoor activity conducted entirely within building or substantial structure - Coliseums, stadiums, and other facilities in the 6.100 classification seating more than 1,000 people										3	3	3			3N		

N = Use must be water-dependent, water-related, or water-oriented

T = Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.

Cinemas and theaters means facilities for the indoor display of motion pictures or live performances such as plays, music, and standup comedy.

Cinemas and theaters, large means cinemas and theaters with 200 seats or more.

Cinemas and theaters, small means cinemas and theaters with less than 200 seats.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Commercial lodging, small	C	C	X	X	X	X	X	X	P	P	P	P	P	P	C	C	X
Commercial lodging, large	C	C	X	X	X	X	X	X	C	C	C	C	C	C	C	C	X
Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, transitional housing, and temporary residences. Owner or manager must live on site.	3	3	3	3	3	1,3	1,3	1,3	1,3	1,3	1	1	1,3	1,3	3N		
Hotels, motels	3								1,3	1,3	1,3	1,3	1,3	1,3	3N	3N	
Resort, lodge	3	3															

N = Use must be water-dependent, water-related, or water-oriented

Commercial lodging means a commercial establishment providing overnight accommodations to guests for 30 consecutive calendar days or less. Commercial lodging establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests and the general public. Includes hotels, motels, hostels, resorts, lodges, and other similar commercial establishments. Does not include short term residential rentals, RV parks or campgrounds.

Commercial lodging, large means a commercial lodging with more than five rentable rooms.

Commercial lodging, small means a commercial lodging with five or less rentable rooms.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Indoor commercial recreation, small	X	X	X	C	C	C	C	C	P	P	P	P	P	P	X	X	C
Indoor commercial recreation, large	X	X	X	C	C	C	C	C	C	C	C	C	C	C	X	X	C
Indoor activity conducted entirely within building or substantial structure - Bowling alleys, billiard, pool halls									1,3	1,3	1,3	1,3	1,3	1,3			3
Indoor activity conducted entirely within building or substantial structure - Tennis, racquetball, squash courts, skating rinks, exercise facilities, swimming pools, archery ranges				3	3	3	3	3	1,3	1,3	1,3	1,3	1,3	1,3			3

Indoor commercial recreation means a privately-owned commercial facility providing indoor recreation, amusement, and entertainment services. Includes video arcades, tabletop gaming, escape rooms, bowling alleys, skating rinks, indoor pickleball courts, indoor mini-golf, indoor batting cages, physical fitness centers, and other similar uses. Excludes businesses primarily devoted to serving alcoholic beverages (drinking establishments) or primary devoted to selling prepared food and/or non-alcoholic beverages (see restaurants) for consumption by guests on the premises.

Indoor commercial recreation, large means an indoor commercial recreation facility greater than 10,000 square feet.

Indoor commercial recreation, small means an indoor commercial recreation facility less than 10,000 square feet.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Indoor shooting range	C	X	X	X	X	X	X	X	X	C	X	X	X	X	X	X	C
Outdoor shooting range	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C
Indoor activity conducted entirely within building or substantial structure - Indoor shooting range	1,3									3							3
Outdoor activity conducted outside enclosed buildings or structures - Shooting ranges	3																3

Shooting range, indoor means a facility located entirely within an enclosed building that is designed for the safe practice of shooting with firearms or archery equipment

Shooting range, outdoor means an outdoor facility, which may include enclosed or semi-enclosed structures, that is designed for the safe practice of shooting with firearms or archery equipment.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Motorized vehicle racing tracks	C	X	X	X	X	X	X	X	X	C	X	X	X	X	X	X	C
Off-highway vehicle park	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	C
Outdoor activity conducted outside enclosed buildings or structures - Automobile, motorcycle racing tracks; off- highway vehicle parks	3									3							3

Motorized vehicle racing track means an indoor or outdoor facility designed for motorized vehicles like go-karts, automobiles, dirt bikes, and motorcycles to race in competitive events, train skills, or drive recreationally. Facilities typically include seating for spectators.

Off-highway vehicle park means a facility used for the recreational operation of off-highway vehicles such as all-terrain vehicles (ATVs), motorcycles, four-wheel drive vehicles, and snowmachines

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Outdoor commercial recreation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	X	C
Outdoor activity conducted outside enclosed buildings or structures - Recreational facilities such as golf, country clubs, swimming, tennis courts not constructed pursuant to a permit authorizing the construction of a school	3	3	3	3	3	3	3	3	3	1,3			1,3	1,3	3N		3
Outdoor activity conducted outside enclosed buildings or structures - Miniature golf courses, skateboard parks, water slides, batting cages	3	3	3	3	3	3	3	3	3	1,3	3	3	1,3	1,3	3N		3

N = Use must be water-dependent, water-related, or water-oriented

Outdoor commercial recreation means a privately-owned commercial facility providing outdoor recreation, amusement, and entertainment services. Includes commercial batting cages, outdoor swimming pools, driving ranges, tennis courts, golf courses, miniature golf, bicycle pump tracks, and other similar uses. Excludes motorized vehicle racing tracks, off-highway vehicle parks, outdoor shooting ranges, and public parks and playgrounds

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Outdoor entertainment	X	X	X	X	X	X	X	X	X	C	C	C	X	X	C	X	X
Indoor activity conducted entirely within building or substantial structure - Coliseums, stadiums, and other facilities in the 6.100 classification seating more than 1,000 people										3	3	3			3N		

N = Use must be water-dependent, water-related, or water-oriented

Outdoor entertainment means predominantly spectator uses, conducted in open or partially enclosed or screened facilities. Typical uses include sports stadiums and arenas, racetracks, amphitheaters, and drive-in theaters

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Parks and playgrounds, small	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	X
Parks and playgrounds, large	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	X
Natural area parks																	
Outdoor activity conducted outside enclosed buildings or structures - Parks with improved facilities, not approved in conjunction with a major subdivision - Capacity for up to 20 people	1T	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3N	
Outdoor activity conducted outside enclosed buildings or structures - Capacity for more than 20 people	3T	3	3	3	3	3	3	3	3	3	3	3	3	3	3N	3N	

N = Use must be water-dependent, water-related, or water-oriented

T = Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.

Natural area park means a lot owned by a government and characterized by areas of natural quality designed to serve the entire community by providing fish and wildlife habitat, open space/natural areas, access to water, and opportunities for passive and dispersed recreation activities. Development is prohibited except for structures, roads, and trails necessary for public use, education, maintenance, and protection of the resource.

Parks & playgrounds means public spaces that may include playground equipment, gardens, landscaping, outdoor recreation facilities (i.e., athletic fields, picnic areas, tennis courts, pickleball courts, basketball courts, golf courses, seasonal ice rinks, etc.), and other similar outdoor facilities.

Parks & Playgrounds, large means parks & playgrounds with capacity over 20 people.

Parks & Playgrounds, small means parks & playgrounds with capacity for less than 20 people.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Recreational vehicle parks and campgrounds	C	C	C	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Recreational vehicle parks	3F	3F	3F														
Campgrounds	1,3	3															

If an RV park is ok, a campground should also be ok

F = See special use regulations for recreational vehicles, chapter 49.65, article IV. This use allowed by service area designation not zoning district.

Recreational vehicle parks and campgrounds means establishments where two or more recreational vehicle spaces or camp sites are rented, or held out for rent, for overnight stays for thirty days or less. Recreational vehicle parks and campgrounds may provide additional services such as bathrooms, recreational facilities, and restaurants.

USE	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
Trams, gondolas, and zip lines	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Outdoor activity conducted outside enclosed buildings or structures - Aerial conveyances and appurtenant facilities	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3N	3N	3

Trams, gondolas, and zip lines means aerial conveyances which include aerial trams, gondolas, ziplines, and other systems for transporting people from one point to another point above the ground. Appurtenant facilities include supporting infrastructure such as stations, towers, and related equipment necessary for operation of the aerial conveyance.

Rob Dumouchel

From: domadmin@juneau.org
Sent: Wednesday, April 8, 2026 4:44 PM
To: Rob Dumouchel
Subject: New submission from Manager - Title 49 Suggestions

EXTERNAL E-MAIL: BE CAUTIOUS WHEN OPENING FILES OR FOLLOWING LINKS

Specific Chapter/Section of Title 49

Industrial zoning districts and use tables related to manufacturing (including definitions and permitted/conditional uses)

What is the issue/problem/inefficiency/opportunity within this chapter/section?

The current Title 49 revisions appear to reduce or eliminate a clear pathway for medium-scale manufacturing within existing industrial and mixed-use zones.

This creates a structural gap between small-scale/light industrial uses and larger industrial operations, leaving no viable category for businesses that fall in between. As a result, otherwise compatible and responsibly operated businesses may be excluded due to overly broad use restrictions rather than evaluated on performance.

This approach risks reinforcing a tourism-dependent economy by limiting opportunities for year-round, diversified economic activity. It also introduces uncertainty for businesses that could operate successfully under reasonable, measurable conditions.

There is an opportunity to improve the code by shifting from categorical exclusion toward performance-based evaluation, allowing appropriate uses while still protecting surrounding properties.

How would you propose improving Title 49 relevant to this submittal?

- Reinstate a clearly defined “medium manufacturing” or equivalent use category to bridge the gap between light and heavy industrial uses
- Establish objective, measurable performance standards (e.g., noise, traffic, emissions, hours of operation) that allow compatibility to be evaluated based on impact rather than use type alone
- Expand the use of conditional use permitting to allow case-by-case review of medium-scale operations, rather than broadly prohibiting them
- Provide clear guidance and predictability so businesses can understand what is allowed and what standards must be met

These changes would maintain appropriate protections for surrounding uses while supporting economic resilience and diversification.

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