



TITLE 49 AD HOC ADVISORY COMMITTEE AGENDA

June 2, 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. 2026-05-06_Title49_Minutes - Draft

F. AGENDA TOPICS

1. Discussion regarding Chapter 49.35 – Public & Private Improvements. Staff will be seeking experiences and opinions related to the standards in this chapter related to streets, water systems, sanitary systems, drainage, public access, and utilities.
2. Wrap up of discussion regarding the table of permissible uses (TPU) and definitions discussion begun at the April 9, 2026 Committee meeting and continued at the May 6th Committee meeting.

G. STAFF REPORTS

H. COMMITTEE MEMBER COMMENTS AND QUESTIONS

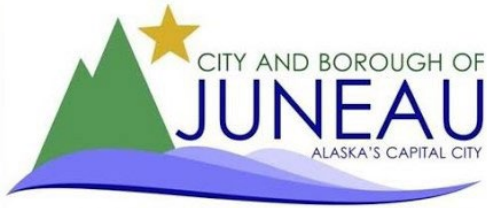
1. Open discussion on Title 49 rewrite, including process, public engagement, and specific questions with project staff

I. SUPPLEMENTAL MATERIALS

1. Title 49 rewrite webform comments

J. 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 MINUTES

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

Chairperson Greg Smith called the meeting to order at 12:02pm

B. LAND ACKNOWLEDGEMENT – Read by Greg Smith

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, Corey Baxter, Bill Heumann

Committee Members Absent: Rich Harris, Lorraine DeAsis

Staff Present: Rob Dumouchel, Special Projects Planning Manager; Kevin Allen, Meeting Clerk; Greg Morris, Deputy Lands Manager

D. APPROVAL OF AGENDA - Approved

E. APPROVAL OF MINUTES

1. 2026-04-09_T49_Minutes-Draft

Minutes approved without objection

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.**

Mr. Dumouchel resumed the conversation regarding the TPU on page 15 of the new and old use table comparison document.

Public and Semi-Public

Chair Smith had questions regarding civic institutions and how they would be allowed or not allowed in residential areas and concerns about other types of businesses that would potentially be less impactful that aren't allowed in the current proposal. Mr. Pedersen noted that some of these uses would likely fail to get a conditional use permit in many cases and worried about the applicant's expectations and experience. Mr. Dumouchel discussed some existing examples in downtown and offered downgrading some zones to not allowed for civic institutions if that was something the Committee wanted to suggest. Also available is an opportunity to split off specific parts of civic institution into their own category. Mr. Heumann pointed out that the developers likely to take on these kinds of

projects are likely to be more sophisticated and aware of the challenges in proposing a civic institution in a more residentially focused area. Mr. Heumann also had questions regarding the conditional requirement for civic institutions in the Waterfront Industrial zoning district. Mr. Dumouchel responded that it was a purposeful choice to protect limited waterfront industrial land from uses that are not industrial.

Mr. Heumann asked why day care facilities are not allowed in WC, WI, and I zoning districts and pointed out cases where they would be allowed. Mr. Dumouchel indicated that day care would likely be reasonable and approvable as an accessory use in those districts, but not as a primary use.

Mr. Dumouchel laid out a way to use conditional government facilities reviews to replace the State and City and Borough project review (49.15.580) for CBJ projects that are approved and funded by the Assembly. Mr. Pedersen agreed with that approach and noted that the reviews under the current code are sometimes awkward and timed in a way that constrains the Planning Commission from making recommendations.

Mr. Smith had a question about transit stops which aren't part of the transit facility definition. Mr. Dumouchel answered that the intent would be that a transit stop is something Public Works would approve as an addition to a right-of-way and not a standalone land use.

While discussing utilities, Mr. Heumann had concerns regarding light and noise and how we determine what is too much. Mr. Dumouchel reminded the Committee about the discussions held at a prior meeting about outdoor lighting that would probably take care of the light issue. He also pointed out that noise standards exist in Title 36 but it probably needs an update to be more useful. Mr. Pedersen also had concerns that if the definition was applied too strictly it would lead to reasonable utility facilities being denied. Mr. Smith asked about how wireless towers fits into this. Mr. Dumouchel noted that there is a separate chapter for wireless communications facilities that would be updated later in the project.

Mr. Heumann had concerns about how the medical offices and clinics use is distributed throughout the zone districts. He thinks there's a lot of benefit to having some basic business amenities in neighborhoods is good for the people who live there. Mr. Dumouchel discussed how classic Euclidian zoning created that separation of uses for many decades and we're now trying to go back to more mixed use neighborhoods. He also noted that the comprehensive plan has been talking about this conceptually as well. Mr. Smith brought up the question of whether size is the best way to differentiate impact levels.

Regarding military facilities, Mr. Heumann asked about military housing. Mr. Dumouchel said that the intent was that military housing is just housing unless it is a secured military facility with other non-housing elements. Mr. Heumann is worried that future planners may interpret the use too strictly and restrict the ability for the Coast Guard to build housing in residential zones.

Residential

Mr. Dumouchel gave an overview of how residential uses were reworked into a shorter list of uses that can be used more broadly. The intent is that zoning will set the density

and then developers can use the short list of residential uses to develop attached or detached structures up to those limits

Mr. Heumann pointed out that WC, WI, and I were missing an indication as to what was allowed or not allowed for single-unit dwellings. Mr. Dumouchel noted that the intent was that single-unit dwellings would not be allowed. Mr. Dumouchel discussed how nonconforming code typically does not allow a nonconforming use to become more nonconforming. The concept of a carve out for housing is interesting, but Mr. Dumouchel wasn't sure if or how that could be structured in a future version of Title 49. Mr. Heumann had further questions as to whether an existing nonconforming housing development would be able to expand or not. He also asked about how many structures could be placed on a parcel. Mr. Dumouchel indicated that multiple structures within existing dimensional standards would be allowed, but there may be some things that need to change in Chapter 49.35 public and private improvements related to private shared access.

Mr. Pedersen stated that he likes the direction the residential section is going regarding multiple detached dwellings on one lot.

Mr. Heumann pointed out that the protection of less dense zoning districts from medical care housing seems unnecessary and unfair. Mr. Dumouchel agreed and based on the consensus of the committee will make medical care and non-medical care housing principally permitted through all residential zoning districts.

Tourism, Recreation, and Entertainment

Mr. Heumann continued to advocate for more uses to be allowed in lower density residential areas if they're allowed in denser residential areas.

During this section, a committee member needed to leave which broke the quorum. Any remaining discussion on this topic will be on a future agenda.

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

There being no further business to come before the committee, meeting adjourned at 1:06pm.

Chapter 49.35 - PUBLIC AND PRIVATE IMPROVEMENTS

Footnotes:

--- (1) ---

Cross reference— *Public ways and property, CBJ Code tit. 62.*

ARTICLE I. - GENERALLY

49.35.110 - Purpose.

The purpose of this chapter is to:

- (1) Establish design and development criteria for public and private improvements; and
- (2) Outline the procedures and responsibilities of the developer for furnishing plans and completing the improvements.

(Serial No. 87-49, § 2, 1987; Serial No. 2016-26(b), § 6, 4-3-2017, eff. 5-3-2017)

49.35.120 - Improvements; generally.

- (a) The developer must install all of the required improvements within the boundaries of the development, and may be required to make improvements beyond the development boundary in order for all of the improvements to function properly. In addition, improvements must be designed and constructed to provide for future extension to adjoining lands.
- (b) If a publicly maintained street serves an area outside the roaded service area boundary as a result of a subdivision, the roaded service area boundary, and if appropriate, the fire service area, shall be extended to include the roaded area and newly created subdivision.

(Serial No. 87-49, § 2, 1987; Serial No. 95-27, § 5, 1995; Serial No. 2002-20, § 2, 8-5-2002; Serial No. 2015-03(c)(am), § 21, 8-31-2015; Serial No. 2016-26(b), § 7, 4-3-2017, eff. 5-3-2017)

49.35.130 - Standard specifications.

- (a) Compliance with specifications. Except as otherwise provided, all subdivision improvements shall be in accordance with the latest revision of the City and Borough subdivision standard specifications and details on file in the engineering and public works department.
- (b) The director of engineering and public works may prescribe different or additional standards if unusual or unforeseen conditions exist in a particular development, and the alternative meets or exceeds the intent of the original standard.
- (c)

Change of standards. Prior to a substantial change in the standards generally applicable to required subdivision improvements, the director of engineering and public works or the director of engineering and public works' designee shall hold a public hearing on the proposed change. The hearing shall be preceded by ten days' published notice. The standards may be changed in response to comments received at the hearing or received at any other time prior to the effective date. The standards shall become effective 30 days after the first notice of the hearing is published. The manager may shorten the notice period or waive the requirement for a hearing and may specify an earlier effective date if the manager finds an emergency exists or that other conditions warrant such action. If the hearing is held with less than three days' published notice, a second hearing preceded by ten days' published notice shall be held.

(Serial No. 87-49, § 2, 1987; Serial No. 92-09, § 2, 1992; Serial No. 99-34, § 5, 1-24-2000; Serial No. 2002-20, § 3, 8-5-2002; Serial No. 2015-03(c)(am), § 22, 8-31-2015)

49.35.140 - Construction plans.

- (a) *Generally.* The developer must submit construction plans for all proposed public improvements and associated private improvements and utilities within and outside the proposed development's boundary.
- (b) *Construction plan submittal.*
 - (1) *Plan sets.* Prior to submittal of the final plat, and before the start of any construction, the developer must furnish to the City and Borough Permit Center complete sets of construction plans, profiles, details, and special construction provisions for all existing and proposed improvements. The director of engineering and public works shall determine the number of plan sets to be submitted. Plan sets will be forwarded to the appropriate City and Borough departments and agencies.
 - (2) *Engineer's stamp.* Construction plans must be stamped by the professional engineer licensed in the State of Alaska who is responsible for the improvement designs. Multiple engineer stamps are required for plans with multiple discipline designs, e.g., civil, electrical, structural engineering.
- (c) *Construction plan—Details.*
 - (1) *Size.* All construction plans shall be submitted on 22- by 34-inch sheets. The director of engineering and public works may approve alternative sheet sizes.
 - (2) *Information.* The drawings must contain the following information:
 - (A) Name of subdivision.
 - (B) Type of work.
 - (C) Date.
 - (D) Name of engineer preparing the drawings and the engineer's stamp.

- (E) Space for approval signature by the director of engineering and public works.
- (F) A north arrow and scale.
- (3) *Scale*. Horizontal scale must be one inch equals 50 feet or greater. Vertical scale must be one inch equals five feet or less with a minimum scale of one inch equals ten feet. The director of engineering and public works may approve alternative scales.
- (4) *Benchmarks*. The locations, elevations and description of datum of permanent benchmarks must be shown.
- (5) *Street profiles*. Profiles of streets shall indicate finished and existing grades for centerline of the street and shall extend a minimum of 200 feet beyond the limits of the proposed project or, if intersecting an existing street, extend to the far side of the existing street.
- (6) *[Details to be included.]* Plans and profiles, where applicable, shall include location, elevation, size, materials, and all other details of the proposed improvements.
- (7) *[Complete data.]* Complete survey data must be shown for all horizontal and vertical curves.
- (8) *[Location of utilities.]* Construction plans shall include the location of all existing and proposed utilities.
- (d) *As-built drawings*. The developer, upon completion of required improvements, must submit a reproducible and digital format copy of as-built plans unless otherwise required by the director of engineering and public works.

(Serial No. 87-49, § 2, 1987; Serial No. 2015-03(c)(am), § 23, 8-31-2015)

ARTICLE II. - STREETS

Footnotes:

--- (2) ---

Cross reference— *Public ways and property, CBJ Code tit. 62.*

DIVISION 1. - IN GENERAL

49.35.210 - Street system.

- (a) *[In general.]* Subdivision street systems shall be designed for the most advantageous development of the entire neighborhood area and shall meet the following criteria:
 - (1) The street system shall provide for connecting streets into adjoining unsubdivided lands.
 - (2) Subdivision street systems shall be designed to maximize the number of connecting streets in a given area in order to reduce the volume of traffic and traffic delays on major streets (arterials and major collectors), to minimize bypass and through trips on residential streets,

and to increase the number of local street connections facilitating safer bicycle and pedestrian travel.

(3) Traffic calming should be taken into account in street layout and design.

(b) *Major and minor arterials.* Except as provided in subsection (3) of this section, if a new subdivision involves frontage along an arterial street:

(1) The plat shall note that no lots shall access directly onto the arterial;

(2) Access shall be provided onto an interior access street or a separate frontage road.

(3) A parcel of land with less than 500 feet of frontage on a street, or with less than 350 feet in depth may be subdivided so as to allow access directly onto a minor arterial street if all of the following conditions are met:

(A) All of the resulting lots must meet the minimum lot area standard for a single-family dwelling in the D-1 zoning district (36,000 square feet).

(B) All of the lots must share a common access point and further subdivision of the newly created lots is not allowed.

(C) Common access to all lots is required and back out parking is prohibited. The applicant must submit a plan that shows the feasibility of off street parking for all lots and an adequate area for a turnaround to prevent back out parking.

(D) The applicant must provide assurance in the form of an easement, plat note, and a maintenance agreement that is recorded with the subdivision, all of which must be acceptable to the director, that ensures the required common access will be constructed and maintained by the property owners.

(E) The proposed subdivision must meet all other applicable subdivision standards and requirements.

(c) *Collector streets.* Collector streets in adjoining subdivisions shall be continued in the new subdivision as needed.

(1) *Major collectors.* Except as provided in subsection (C) of this section, if a new subdivision involves frontage along a major collector street:

(A) The plat shall note that no lots shall access directly onto the major collector.

(B) Access shall be provided onto an interior access street or a separate frontage road.

(C) Exception a parcel of land with less than 500 feet of frontage or less than 350 feet of depth may be subdivided so as to allow access directly onto a major collector street.

(2) *Minor collectors.* Access for lots is allowed directly onto minor collector streets if no other restrictions apply.

(Serial No. 87-49, § 2, 1987; Serial No. 95-27, § 6, 1995; Serial No. 2002-20, § 4, 8-5-2002; Serial No. 2015-03(c) (am), § 24, 8-31-2015)

49.35.220 - Street names.

- (a) *New streets.* Street names must be unique in order to avoid confusion. When streets are extended, the name must remain the same for the new segment. Proposed street names shall be shown on preliminary plats. The names of streets fronting 13 or fewer lots shall be approved by the director through the minor subdivision processes. The names of streets fronting more than 13 lots shall be approved by the commission at the time of preliminary plat approval for major subdivisions.
- (b) *Existing streets.* The commission shall approve applications to change the name of any existing public street or right-of-way.
- (1) *Application.* The application must be on a form provided by the department and accompanied by:
- (A) The application fee.
- (B) Signed letters of approval from a majority of property owners whose properties have access to the public street proposed for the name change.
- (2) *Procedure.* After public hearing, the commission shall review the proposed street name change for consistency with this section, and, upon a finding that the change is consistent with this section and that the majority of property owners whose properties have access to the public street proposed for the name change approve of the change, shall approve the application.
- (3) *Sign replacement.* If the name change is approved, the applicant shall be responsible for replacing all existing street name signs as specified by the department.

(Serial No. 87-49, § 2, 1987; Serial No. 95-27, § 7, 1995; Serial No. 2015-03(c)(am), § 25, 8-31-2015)

49.35.230 - Roadway classification map.

There are adopted roadway classification maps A—D, dated June 5, 2006, as the same may be amended from time to time by ordinance. These maps set forth the classification of streets and roadways within the CBJ. The roadway classification maps will govern references to streets in this title.

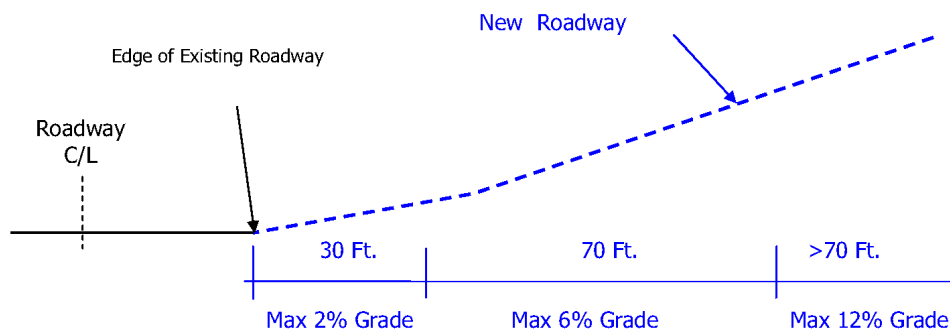
(Serial No. 2015-03(c)(am), § 26, 8-31-2015)

Editor's note— Sec. 26 of Serial No. 2015-03(c)(am), adopted Aug. 31, 2015, repealed and reenacted § 49.35.230 in its entirety to read as herein set out. Former § 49.35.230 pertained to design criteria and derived from Serial No. 87-49, 1987; and Serial No. 95-27, 1995.

49.35.240 - Improvement standards.

- (a) *Right-of-way widths.* The minimum right-of-way width of proposed streets is as follows:
- (1) Arterials: 100 feet; minor, 80 feet.
 - (2) Collectors: 60 feet.
 - (3) Streets other than arterials and collectors: 60 feet.
 - (4) Cul-de-sacs: temporary or permanent turnaround: a diameter of 120 feet.
 - (5) Alleys: 20 feet.
 - (6) Stairways and other non-motorized access routes: 15 feet.
 - (7) Half streets. Whenever there exists a dedicated or platted half street or alley adjacent to the tract of land to be developed, the other half of the street or alley must be platted, dedicated, and the entire street or alley constructed to current improvement standards.
 - (8) Substandard width. Any previously platted right-of-way with less than the minimum standards identified for the traffic generated shall be improved to meet the minimum requirements established by this title.
- (b) *Right-of-way minimum width reductions.* The director may reduce minimum right-of-way width requirements:
- (1) For a collector, the right-of-way width may be reduced by up to ten feet.
 - (2) For streets with less than 500 average daily trips, or a privately maintained access road in a right-of-way, the width may be reduced by up to 25 feet.
 - (3) Where the dedicated right-of-way abuts and runs parallel to an exterior property line, will serve as a half-street, and will be developed as a low volume street or a driveway in a right-of-way, the width may be reduced by up to 30 feet.
 - (4) Alleys and stairway right-of-ways may be reduced by up to five feet.
 - (5) The director shall make written findings supporting right-of-way minimum width reductions granted under this section. The director's findings shall state that:
 - (A) The applicant has provided room for electric utility features and demonstrates that if the road is upgraded in the future to include additional sidewalks that there is sufficient right-of-way for construction of the sidewalks without need for retaining walls over two feet in height.
 - (B) There is sufficient right-of-way or easements to allow for drainage improvements required by construction of the sidewalks.
 - (C) That any driveways shall be constructed to accommodate the elevations of future sidewalks.
 - (D) No additional right-of-way width will be required in order to provide for sufficient access to abutting lands.

- (E) There is sufficient room for snow storage.
- (c) *Sight distance.* Sight distances for intersection, passing and stopping must be in accordance with the specifications set forth in "A Policy on Geometric Design of Highways and Streets".
- (d) *Street grades.* Street grades are as follows:
- (1) *Maximum.* Grades on arterial streets must not exceed six percent. Grades on other streets must not exceed 12 percent.
 - (2) *Minimum.* The minimum grade for all streets is one-half percent.
 - (3) *Cross slope.* The minimum cross slope on all streets is three percent.
 - (4) *Exception.* Grades for all streets in hillside areas may be increased under certain circumstances according to chapter 49.70, article II, hillside development.
- (e) *Intersections.*
- (1) *Corner sight distance.* Corner sight distance must be in accordance with CBJ 49.35.240, however, in no case shall the sight distance be less than 200 feet.
 - (2) *Intersection angle.* Intersections of right-of-way lines must not be less than 60 degrees. The intersection of the centerline of the constructed roadway must not be less than 80 degrees.
 - (3) *Grade.* The grade for the approach leg of a new roadway at an intersection must not exceed two percent for the first 30 feet, measured from the edge of the existing roadway. The grade for the next 70 feet of the new roadway must not exceed six percent (See Figure 1).

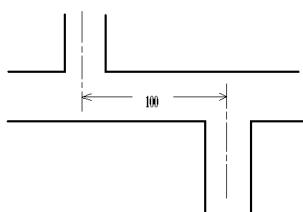


Maximum Grades at the Intersection of a New Roadway

Figure 1

- (4) *Adjustment to grade.* In certain circumstances, the director of engineering and public works may require the centerline grade to be adjusted to ensure the grades along the edge of the intersecting street do not exceed the maximum grades listed above.
- (5) *Alignment.* A proposed street that will intersect with an existing cross street shall, whenever practicable, align with an existing street intersection on the opposite side of the cross street. Street jogs that have center line offsets of less than 100 feet, shall not be permitted (See

Figure 2).



Street jogs shall be no less than 100' apart, measured from the center of the street.

Figure 2

(f) *Curves.*

- (1) *Design.* Curves shall be designed in accordance with "A Policy on Geometric Design of Highways and Streets."
- (2) *Vertical curve.* The minimum length of vertical curves is 200 feet unless otherwise approved by the director of engineering and public works.

(g) *Cul-de-sacs.*

- (1) *Length.* Streets designed to have one end permanently closed shall be no more than 600 feet and not less than 150 feet in length measured from the center of the intersection to the radius point of the turnaround. The director for minor subdivisions, and the commission for major subdivisions, may authorize a longer or shorter cul-de-sac if it is found that the unique characteristics of the site warrant modification to the length.
- (2) *Temporary cul-de-sacs.* Temporary cul-de-sacs will be allowed where a street can practically be extended to provide for connecting streets into an adjoining undeveloped land, is located in a right-of-way or in an easement for public access, and if the following are met:
 - (A) The temporary portions of the cul-de-sac shall be easements on the plat rather than as dedicated right-of-way. Such easements shall allow for public access and maintenance as if it were dedicated right-of-way until such time the easements are vacated. The easements shall not contribute towards lot area.
 - (B) All of the cul-de-sac must be constructed to permanent street construction standards except as noted in (G) below.
 - (C) The CBJ will record a release of the easements for the temporary portions of the cul-de-sac at the state recorder's office at Juneau at the time the cul-de-sac is removed and the street improvements have been extended.

- (D) Easement lines for the temporary cul-de-sac will be considered front property lines for determining building setbacks.
- (E) All improvements, including utilities and private driveways, must be designed to accommodate the eventual extension of the street and reversion of the temporary cul-de-sac to adjoining properties. The construction plans shall demonstrate those improvements connecting through a temporary cul-de-sac will still comply with CBJ standards after the temporary cul-de-sac is removed.
- (F) Temporary cul-de-sacs must provide required access and minimum frontage on a publically maintained right-of-way to all lots using the cul-de-sac as access. If the cul-de-sac is not extended to the adjoining property, the maximum length of an unconstructed right-of-way between the temporary cul-de-sac and the adjoining property shall be the minimum lot width for the zoning district. If the right-of-way is located in more than one zoning district, the shortest minimum lot width shall be used. The right-of-way between the constructed temporary cul-de-sac and the adjoining property shall be subject to the stub street requirements of this Title (See Figure 3).

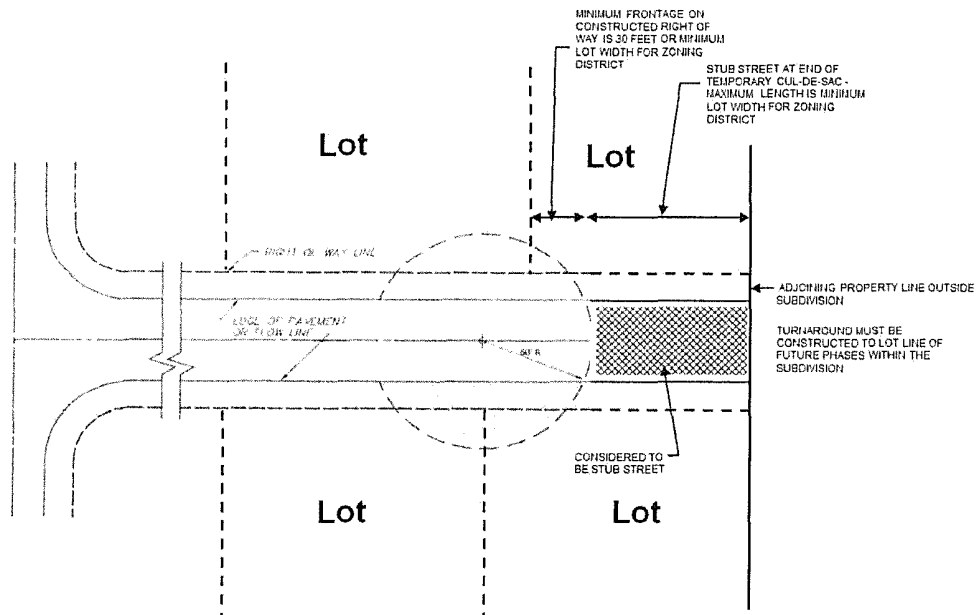


Figure 3

- (G) The temporary cul-de-sac may be located on property within the subdivision intended for future subdivision phases in conjunction with a platted right-of-way. It may also be located outside the subdivision boundary entirely within an easement (See Figure 4). If the temporary cul-de-sac is constructed on property outside of the subdivision boundary, then curb, gutter, and sidewalks are not required for the temporary cul-de-sac.

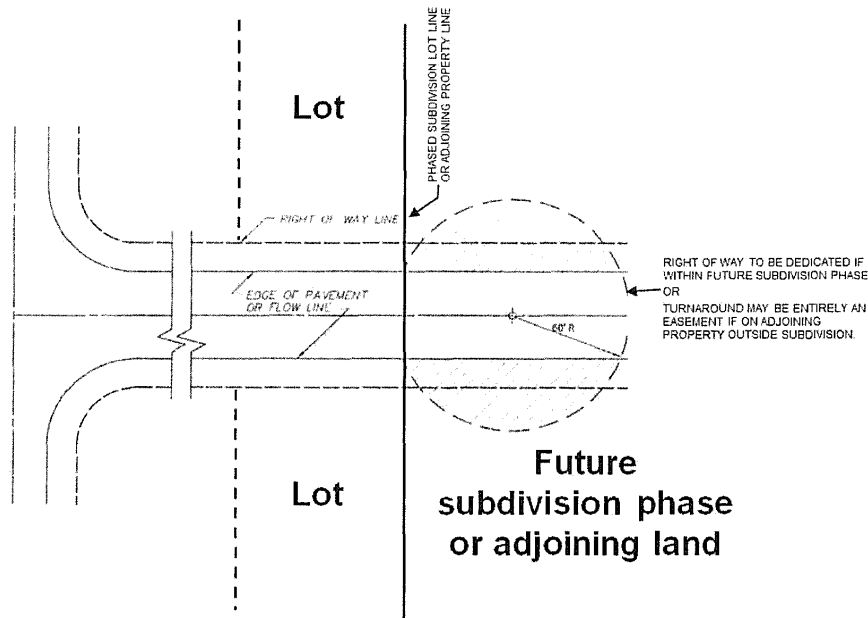


Figure 4

- (H) The plat shall include the following note "Temporary cul-de-sac easement shall be vacated upon extension of street unless the director determines all or a portion of the cul-de-sac may remain."
- (I) When the developer of adjoining property is required to connect to the temporary cul-de-sac, the temporary portions of the cul-de-sac shall be removed. The director, after considering public safety, costs, and recommendations of the director of engineering and public works department and of the fire marshal, shall determine if the developer may leave all or part of the temporary portions of the cul-de-sac. If any temporary cul-de-sac portion is removed, then the resulting constructed right-of-way shall conform to CBJ standards.
- (3) *Hammerhead turnarounds.* Hammerhead turnarounds may be built in lieu of a temporary cul-de-sac, upon approval by the director of engineering and public works.
- (h) *Streets construction standards.*
 - (1) *Arterials.* The subdivider is not responsible for the construction of arterial streets, but may be required to dedicate the necessary right-of-way during the platting process.
 - (2) *Other streets.* Other than arterials, street shall comply with the following:

Table 49.35.240 Table of roadway construction standards

Avg. Daily Trips (ADT)	Adopted Traffic Impact Analysis Required	Sidewalks	Travel Way Width	Street Lights	Width	Paved Roadway Required	Publicly Maintained
≥ 500	Yes	Both sides	26 ft.	At all intersections	60 ft. Public ROW ⁱⁱ	Yes	Yes
212 to 499	Maybe	One side	24 ft.	At all intersections	60 ft. Public ROW ⁱⁱ	Yes	Yes
0 to 211	No	Not required	22 ft.	At intersection of subdivision streets and external street system	60 ft. Public ROW ⁱⁱ	Yes	Yes
0 to 211	No	Not required	20 ft. ⁱ	At intersection of subdivision streets and external street system	60 ft. Public ROW ⁱⁱ	No, if outside the urban service area	No
0 to 70	No	Not required	20 ft. ⁱ	No	50 ft. private easement	No ⁱⁱⁱ	No

ⁱ Or as required by the Fire Code at CBJ 19.10.

ii ROW width may be reduced as prescribed at CBJ 49.35.240.

iii Except as provided by CBJ 49.35.262(b)(9).

- (3) *Signs and markings.* The subdivider must install street name signs, traffic control signs, and traffic control pavement markings in accordance with approved plans and the requirements of the current issue of the Manual on Uniform Traffic Control Devices, including the current Alaska Traffic Manual Supplement, published by the Alaska Department of Transportation and Public Facilities.
- (i) *Street waivers.* The director, after considering the recommendations of the director of the engineering and public works department and of the fire marshal, may waive the following and no other street improvement requirements:
- (1) Right-of-way relocation. If a plat is submitted for the purpose of relocating a right-of-way, the director may waive all or some of the construction requirements under the following conditions:
- (A) The proposed relocation will improve access to abutting or neighboring property not otherwise adequately served.
 - (B) The subdivider has provided sufficient engineering information to demonstrate to the director of engineering and public works the feasibility of constructing a public street at the location of the relocated right-of-way.
 - (C) The relocated right-of-way and the resulting subdivision layout will conform to all the other standards of this chapter.
 - (D) The improvements required in the new right-of-way will not be less than those in the existing right-of-way.
 - (E) No additional lots are being platted.
- (2) *Stub streets.*
- (A) The director for minor subdivisions and the commission for major subdivisions may waive the full construction of a roadway within a right-of-way that is required to provide access to a bordering property, and does not provide required access to any lot within the subdivision. A developer requesting a stub street waiver shall demonstrate in the construction plans that a street can reasonably be constructed to CBJ standards in the right-of-way. The commission or director may require provision of a roadbed, utility line extensions, or other appropriate improvements (See Figure 5).

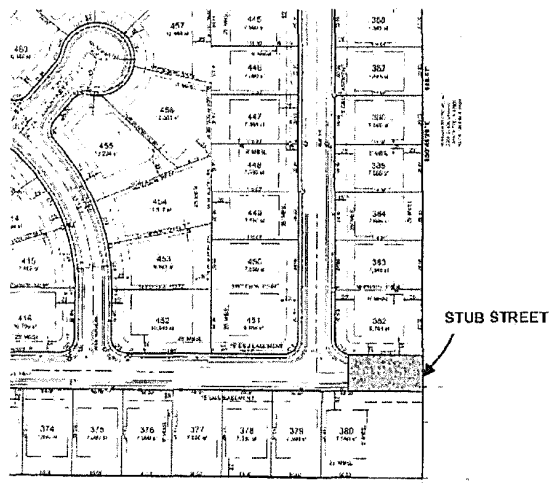


Figure 5

- (B) Reserved.
- (C) When the developer of adjoining property is required to connect to the stub street, then the developer of the adjoining property will be required to construct the stub street to City and Borough standards at the time.
- (3) *Remote subdivisions accessible by navigable water.* The commission and the director may waive roadway improvements and other street construction requirements for remote subdivisions accessed solely by navigable water.
- (4) *Roadway construction standards waivers.* Roadway construction standards identified in Table 49.35.240 may be waived in accordance with this subsection for any street reconstruction project, not including routine maintenance; or any new street construction project located in a right-of-way platted before 1987. Waivers shall be in writing.
- (A) Roadway construction standards may be waived by the director if:
- (i) The existing roadway does not comply with the roadway construction standards identified in Table 49.35.240;
 - (ii) There are unique circumstances that make compliance with the requirements of the table unreasonable;
 - (iii) The proposed project will not aggravate the intent of the requirements of this chapter; and
 - (iv) The proposed project complies with the American Association of State Highway and Transportation Officials' guidelines.
- (B) Roadway construction standards may be waived by the commission if:
- (i) The existing roadway does not comply with the roadway construction standards identified in Table 49.35.240;
 - (ii)

There are unique circumstances that make compliance with the requirements of the table unreasonable;

- (iii) The proposed project will not aggravate the intent of the requirements of this chapter; and
 - (iv) Unique circumstances make compliance with the American Association of State Highway and Transportation Officials' guidelines unreasonable, and the commission requires sufficient safeguards to protect public health, safety, and welfare under the circumstances.
- (j) *Pioneer path standards.* The following standards shall apply to remote subdivisions accessed by pioneer paths.
- (1) Interior access shall be provided solely by pioneer path in a right-of-way. The right-of-way width of a pioneer path within a remote subdivision shall be 60 feet.
 - (2) Grades for pioneer paths must not exceed 18 percent. The maximum cross slope grade must not exceed five percent.
 - (3) The width of a pioneer path shall not exceed 54 inches of tread, and must be located within a six-foot corridor.
 - (4) Pioneer paths shall be designed and constructed to prohibit vehicular traffic wider than 48 inches from using the path, which may include the use of boulders, bollards, or any other similar structure.
- (k) *Responsibility for improvements.* Unless otherwise provided, it shall be the responsibility of the subdivider to pay the cost of all right-of-way and street improvements caused by any development, as determined by the director.

(Serial No. 87-49, § 2, 1987; Serial No. 88-30, § 2, 1988; Serial No. 2002-20, § 5, 8-5-2002; Serial No. 2006-15, § 8, 6-5-2006; Serial No. 2010-41, § 2, 1-10-2011; Serial No. 2015-03(c)(am), § 27, 8-31-2015; Serial No. 2016-26(b), 4-3-2017, eff. 5-4-2017; Serial No. 2018-08, § 2, 3-5-2018, eff. 4-5-2018; Serial No. 2019-08, § 2, 4-22-2019, eff. 5-23-2019)

49.35.250 - Access.

- (a) *Principal access to the subdivision.* Except as provided below, the department shall designate one right-of-way as principal access to the entire subdivision. Such access, if not already accepted for public maintenance, shall be improved to the applicable standards for public acceptance and maintenance. It shall be the responsibility of the subdivider to pay the cost of the right-of-way improvements.
 - (1) *Principal access to remote subdivisions.* The department shall designate the principal access to the remote subdivision. Such access may be by right-of-way.

(b)

Publicly maintained access within a subdivision. Unless otherwise provided in this section or in 49.15.420(a) (1), all lots must satisfy the minimum frontage requirement and have direct and practical access to the right-of-way through the frontage. The minimum frontage requirement on a right-of-way is 30 feet or the minimum lot width for the zoning district or use as provided in CBJ 49.25.400. These requirements for frontage and access can be accomplished by:

- (1) Dedication of a new right-of-way with construction of the street to public standards. This street must connect to an existing publicly maintained street;
 - (2) Use of an existing publicly maintained street;
 - (3) Upgrading the roadway within an existing right-of-way to public street standards. This existing right-of-way must be connected to another publically maintained street; or
 - (4) A combination of the above.
- (c) *Privately maintained access within a subdivision.* Lots shall front and have direct access to a publically maintained street except as:
- (1) *Privately maintained public access.* A subdivision may create new lots served by a privately maintained access within a public right-of-way not maintained by an agency of government as provided by CBJ 49.35, article II, division 3. All lots must have either a minimum of 30 feet of frontage on a right-of-way, or the minimum lot width for the zoning district or use as provided in CBJ 49.25.400.
 - (2) *Private shared access.* A lot in a subdivision is exempt from having the minimum frontage on a public right-of-way when a shared access is approved pursuant to CBJ 49.35, article II, division 2. All lots served by a shared access shall have a minimum of 30 feet of frontage on the shared access.
- (d) *Remote subdivisions accessible by navigable waterbodies.* All lots in a remote subdivision solely accessible by navigable waterbodies must have a minimum of 30 feet of frontage on, and direct and practical access to, either the navigable water or a right-of-way. The right-of-way must have direct and practical access to the navigable water.
- (e) *Access within remote subdivisions accessible by pioneer paths.* All lots must either have direct and practical access with a minimum of 30 feet of frontage on the right-of-way, or the minimum lot width for the zoning district or use as provided in CBJ 49.25.400.

(Serial No. 2016-26(b), § 9, 4-3-2017, eff. 5-3-2017)

DIVISION 2. - PRIVATE SHARED ACCESS

49.35.260 - Purpose.

Shared access serving four or fewer lots without frontage on a right-of-way may be constructed within a private easement consistent with this division.

(Serial No. 2016-26(b), § 10, 4-3-2017, eff. 5-3-2017)

49.35.261 - Application.

An applicant must submit the following to request shared access:

- (1) A preliminary plan and profile of the proposed shared access; and
- (2) A proposed access easement, drainage and utility agreement.

(Serial No. 2016-26(b), § 10, 4-3-2017, eff. 5-3-2017)

49.35.262 - Standards.

- (a) *Agency review.* The director shall forward the complete application to the fire department and to the engineering and public works department for review.
- (b) *Approval criteria.* The director may approve a subdivision, with or without conditions, that has a shared access if all of the following criteria are met:
 - (1) The shared access will be located in a private easement completely on the lots served.
 - (2) The shared access serves four or fewer lots. If a subsequent common wall residential subdivision is intended to be served by shared access, the common wall parent lot shall count as two lots.
 - (3) The shared access does not endanger public safety or welfare.
 - (4) The shared access complies or can be improved to comply with the emergency service access requirements of CBJ 19.10.
 - (5) The use of each lot served by the shared access shall be limited to one single-family residence and an accessory apartment.
 - (6) The total average daily trips resulting from the subdivision shall not exceed 70.
 - (7) Shared access is only allowed in RR and D-1, D-3, D-5, and D-10 SF zoning districts defined by CBJ 49.25.210.
 - (8) Shared access is prohibited if the subdivision abuts a parcel that does not have alternative and practical frontage on a publicly maintained right-of-way.
 - (9) The portion of the shared access in the right-of-way shall be paved or surfaced with materials consistent with the adjacent public roadway. The length of the portion of the shared access in the right-of-way shall consist of a minimum two-foot apron or as required by the governing agency of the right-of-way.

(10) Lots must meet the minimum standards for the zone district according to the table of dimensional standards excluding the shared access easement. A buildable area must exist without the need for a variance.

(c) *Approval process.*

- (1) Upon preliminary plat approval by the director, the applicant shall construct the shared access pursuant to the corresponding standard in Table 49.35.240 for a roadway with zero to 70 average daily trips. A financial guarantee cannot be used as a condition of construction.
- (2) The shared access easement shall be recorded.
- (3) The following shall be noted on a plat or in a recorded decision that contains a shared access:
 - (i) The private easement is for access, drainage, and if applicable utilities, and shall be specifically identified.
 - (ii) The owner(s) of the lots served by the private access easement acknowledge the City and Borough is not obligated and will not provide any maintenance or snow removal in the private easement.
 - (iii) The owner(s) of the lots served by the private access easement shall be responsible and liable for all construction and maintenance of the shared access from the edge of the publicly maintained travel lane.
 - (iv) Except a subsequent common wall subdivision depicted on this plat, the lots served by the private access easement are prohibited from subdividing unless the access is upgraded to a public street, dedicated to, and accepted by the City and Borough.
 - (v) Owner of a lot served by the private access easement shall automatically abandon all rights to and usage of the private access easement except for utilities, if any, if a publicly maintained street serves that lot.
 - (vi) A lot with frontage on a public street and on the shared access is prohibited from having vehicular access to the public street except through the shared access.

(Serial No. 2016-26(b), § 10, 4-3-2017, eff. 5-3-2017; Serial No. 2020-11, § 2, 4-27-2020, eff. 5-28-2020)

49.35.263 - Other shared access requirements.

- (a) If a shared access is approved, the applicant must apply for and receive a right-of-way permit to construct the shared access.
- (b) If the director determines that a street sign is required for a health, safety, or welfare reason, the applicant shall install a street sign provided by the City and Borough at the applicant's expense.
- (c) The front yard setback shall be measured from the shared access easement.
- (d)

The width of the shared access easement may be reduced up to 20 feet if the director finds there is sufficient area for the provision of utilities, drainage, snow storage, and that it is unlikely for the shared access easement to expand in the future to a public street.

- (e) The director shall determine the placement location of mailboxes. The director may require additional improvements and design changes to enable efficient mail delivery and minimize traffic interferences.
- (f) The standards identified in this article do not apply to any preexisting shared access previously permitted by the department.

(Serial No. 2016-26(b), § 10, 4-3-2017, eff. 5-3-2017)

DIVISION 3. - PRIVATELY MAINTAINED ACCESS IN A RIGHT-OF-WAY

49.35.270 - Purpose.

A privately maintained access road serving 13 or fewer lots located outside the urban service area may be constructed within a public right-of-way and constructed to less than full public street construction standards.

(Serial No. 2016-26(b), § 11, 4-3-2017, eff. 5-3-2017)

49.35.271 - Application.

On a preliminary plat application, the applicant must submit the following to request approval for a privately maintained access in a right-of-way:

- (1) A preliminary plan and profile of the proposed privately maintained access road and any proposed public or private utilities; and
- (2) A proposed access agreement as required by 49.35.272.

(Serial No. 2016-26(b), § 11, 4-3-2017, eff. 5-3-2017)

49.35.272 - Access agreement.

- (a) An access agreement must be executed between the City and Borough and all property owners proposed to be served by a privately maintained access road. The agreement must identify the parties and the property, all signatures must be notarized, and the agreement must include the following provisions:
 - (1)

In exchange for the grantee not being required to construct a road that can be accepted for maintenance by the City and Borough, and for the City and Borough not being responsible for maintaining the privately maintained access road, the parties execute this agreement with the intent for it to run with the land and bind all heirs, successors, and assigns consistent herein;

- (2) The grantee acknowledges that the City and Borough is not obligated to provide any maintenance, including snow removal, for the privately maintained access. The grantee is required to arrange for year-round reasonable maintenance for the privately maintained access, including snow removal, sufficient to meet weather conditions and to allow for safe vehicular traffic;
- (3) The grantee and the grantee's heirs, successors, and assigns will defend, indemnify, and hold harmless the City and Borough from any claim or action for any injury, loss, or damage suffered by any person arising from the location, design, maintenance, or use of the privately maintained access;
- (4) The grantee will ensure that use of the privately maintained access road will not block vehicular or pedestrian access by the public in the right-of-way;
- (5) The City and Borough will have unimpeded access in the right-of-way.
- (6) The grantee is required to arrange for maintenance of the right-of-way. The grantee and the grantee's heirs, successors, and assigns will maintain the privately maintained access road and public right-of-way according to the conditions established in this agreement;
- (7) The City and Borough will record a copy of the agreement, at the grantee's expense, with the state recorder's office for each lot or parcel of land either, in the case of existing lots, those adjoining the segment of right-of-way in which the privately maintained access is to be located; or, in the case of lots created by subdivision and served by the privately maintained access, those lots so created;
- (8) The owners of the lots subject to this agreement are required to pay for right-of-way upgrades when existing or proposed development served by the privately maintained access exceeds 211 average daily trips as determined by the director;
- (9) The owners of the lots subject to this agreement are prohibited from subdividing unless the privately maintained access is upgraded or all the property owners served by the privately maintained access execute a new access agreement;
- (10) Any development that increases the estimated traffic above 211 average daily trips, as determined by the director, shall pay a proportionate share of the costs of the right-of-way upgrades, which will offset the costs imposed on the existing owners served by the privately maintained access. The proportionate share shall be the percentage increase in average daily trips;
- (11)

The owners of the lots subject to this agreement authorize the City and Borough to amend this access agreement by adding a new owner only upon presentation of a written and fully executed maintenance agreement between all the existing property owners subject to the original access agreement and the new property owner proposing to be served by the existing privately maintained access. Any amended access agreement supersedes an existing access agreement. After recording, the new access agreement shall be sent to all the owners subject to it; and

- (12) The owners agree to maintain in full force and effect any insurance policy required by the City and Borough until and unless the roadway is accepted for maintenance by the City and Borough.
- (b) Prior to the City and Borough executing the access agreement:
 - (1) The owners of the lots subject to the agreement shall create an owner's association for the purpose of continuing the duties contained in the agreement; and
 - (2) The association shall obtain liability insurance of a type and in the amount deemed necessary by the City and Borough to provide coverage for claims arising out of or related to the use, occupancy, and maintenance of the privately maintained access road. The City and Borough shall be named as an additional insured on any required policy.

(Serial No. 2016-26(b), § 11, 4-3-2017, eff. 5-3-2017)

49.35.273 - Standards.

- (a) *Agency review.* The director shall forward the complete application to the fire department and to the engineering and public works department for review.
- (b) *Approval criteria.* A subdivision may be approved, with or without conditions, with privately maintained access in a public right-of-way if all of the following criteria are met:
 - (1) The subdivision is located outside of the Urban Service Boundary;
 - (2) The proposed privately maintained access would abut and provide access to 13 or fewer lots each limited to a single-family residence, or the proposed access road could serve 13 or fewer lots;
 - (3) The proposed privately maintained access will be located in a public right-of-way that has not been accepted for public maintenance;
 - (4) The proposed privately maintained access does not endanger public safety or welfare;
 - (5) The proposed privately maintained access will be improved to provide for emergency service access;
 - (6) A privately maintained access shall only serve property in which the maximum allowable residential density uses do not exceed 211 average daily trips as determined by the director; and

- (7) Property served by the privately maintained access shall include accessory apartment traffic, if allowed with or without a conditional use permit, even if accessory apartments are not currently proposed.
- (8) Privately maintained access is prohibited unless:
- (A) The abutting parcels have alternative and practical frontage on a publicly maintained right-of-way; or
 - (B) The property owners of all abutting parcels are signatories of the access agreement required by CBJ 49.35.272.
- (c) *Approval process.*
- (1) All of the requirements of this Title and the conditions identified in the preliminary plat notice of decision have been satisfied.
 - (2) Area for the right-of-way has been dedicated to the City and Borough. The privately maintained access has been constructed consistent with corresponding standard in 49.35.240 for a roadway with zero to 211 average daily trips.
 - (3) The access agreement is recorded prior to recording the final plat.
 - (4) The director may impose conditions necessary for public, health, safety, and welfare upon approving the subdivision.

(Serial No. 2016-26(b)), § 11, 4-3-2017, eff. 5-3-2017)

49.35.274 - Other requirements.

- (a) If a preliminary plat with a privately maintained access in the public right-of-way is approved, the applicant must apply to the engineering and public works department for a permit to construct the privately maintained access as required by CBJ 62.05, accompanied by final construction plans. Additional fees and bonding may be required for final plan review, inspection, and construction of the access road and utilities.
- (b) The applicant shall install a street sign, to be provided by the City and Borough, which shall indicate that the privately maintained access is not maintained by the City and Borough.
- (c) The director shall determine the placement location of mailboxes. The director may require additional improvements and design changes to enable efficient mail delivery and minimize traffic interferences.

(Serial No. 2016-26(b)), § 11, 4-3-2017, eff. 5-3-2017)

ARTICLE III. - WATER SYSTEM

Footnotes:

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Cross reference— *Utilities, CBJ Code tit. 75.*

49.35.310 - Water systems.

- (a) *[All new development.]* For new development, the developer must construct a public water system that provides for daily water supply and fire protection needs if the following criteria are met:
- (1) If development of five or more lots is proposed within 500 feet of an existing public water system; or
 - (2) If development of four or fewer is proposed within 200 feet of an existing public water system.
- (b) *Nonresidential development.* The developer must provide an evaluation by an Alaska-licensed engineer and submit the written evaluation to the director of engineering and public works for review and approval to determine the specific quantity and distribution requirements.
- (c) *Distance.* For the purpose of this section, distance is measured as the radial distance from the closest water main to the nearest point of the subdivision boundary.
- (d) *Fire protection.* Fire protection requirements are based on whether the development is located within or outside the fire protection service area. All public water distribution systems constructed according to subsections (a) or (b) of this section must be sized and constructed to meet fire flow and hydrant requirements, and provide the necessary fire flows for fire protection. All improvements must be constructed according to the International Fire Code (IFC). The director of engineering and public works and the City and Borough fire marshal must approve all plans.
- (e) *Private water systems required.* If a proposed development is located at greater distances from the existing public water system than specified in subsection (a), and the developer chooses to not connect to the public system, the developer must construct a water system that provides for daily water supply and fire protection needs according to the following:
- (1) Development of five or more lots.
 - (A) For development of five more lots, the developer must construct a water system adequate to supply water for daily use. There are two types of systems the developer may construct:
 - (i) *Community water system.* A developer can choose to construct a community water system if the following requirements are met:
 - a. The community system meets the quantity standards specified by this section.
 - b.

Any proposed water system must be approved by the Alaska Department of Environmental Conservation and any other agency having jurisdiction. The developer must submit proof of approval to the department.

- c. All improvements must meet the City and Borough standards for construction of public water systems. The community system must provide a separate service to the boundary of each proposed lot.
 - d. The developer must submit the appropriate documents that show the continued maintenance of the community water system is guaranteed. The City and Borough may review and comment on the documents, but is not responsible for their content or enforcement of any provisions.
- (ii) *Individual wells.* A developer can also choose the option of individual wells to supply daily water needs, if the following requirements are met:
- a. The developer must clearly demonstrate to the satisfaction of the director of engineering and public works, through test wells, draw down tests, and other suitable methods, that the quantity standards specified in this section can be met for all proposed lots.
 - b. The proposed source and supply system must be approved by the Department of Natural Resources and other agencies having jurisdiction. Proof of the approval must be submitted to the department.
- (B) Quantity requirements for development of five or more lots are as follows:
- (i) *Residential use.* The proposed source and system for residential use must be capable of producing and delivering not less than 75 gallons per capita per day and a peak hour factor of 150 percent.
 - (ii) *Nonresidential development.* To determine quantity and distribution requirements for nonresidential development, the developer must provide an evaluation by an engineer licensed in the State of Alaska and submit the written evaluation to the director of engineering and public works for review and approval.
 - (iii) *Water rights.* The developer must show proof that the appropriate permit to appropriate water has been obtained from the State of Alaska for water rights for the source of water being proposed for use in the development.
- (C) Fire protection. For a development of five or more lots proposed within the fire service area and not connecting to the public water system, the developer must construct a water supply system that will provide adequate fire protection. This distribution system must meet all the requirements of CBJ 49.35.310(d) above and may be separated or combined with the domestic water supply system.
- (2) *Development of four or fewer lots.*
- (A)

Neither a community water system, nor individual wells are required if the development is of four or fewer lots.

(B) Fire protection requirements will be determined at the time the individual lots are developed.

(3) *Exception for remote subdivisions.* This section does not apply to remote subdivisions, unless the subdivider of the remote subdivision chooses to provide potable water or a public water system is available and the subdivision falls within the criteria outlined in subsection (a).

(Serial No. 87-49, § 2, 1987; Serial No. 99-34, § 6, 1-24-2000; Serial No. 2003-02, § 2, 2-10-2003; Serial No. 2015-03(c)(am), § 28, 8-31-2015)

49.35.320 - Reserved.

Editor's note— Sec. 29 of Serial No. 2015-03(c)(am), adopted Aug. 31, 2015, repealed and reserved § 49.35.230, which pertained to fire flow, and derived from Serial No. 87-49, 1987.

49.35.330. - Reserved.

Editor's note— Serial No. 2006-15, § 9, adopted June 5, 2006, effective July 6, 2006, repealed § 49.35.330, which pertained to the municipal water system plan. See also the Code Comparative Table.

49.35.340 - Oversizing lines.

When the subdivider is required to install connecting lines, to increase the size of existing public lines, or to install a distribution system as part of a subdivision proposal, the director for minor subdivisions and the commission for major subdivisions, after reviewing a recommendation from the director of engineering and public works, may require any or all parts of such installation to be oversized if the director of engineering and public works finds it likely that within the expected life of the new construction an increase in capacity will be required to serve other areas.

(Serial No. 87-49, § 2, 1987; Serial No. 2015-03(c)(am), § 30, 8-31-2015)

ARTICLE IV. - SANITARY SYSTEMS

Footnotes:

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Cross reference— *Utilities, CBJ Code tit. 75.*

49.35.410 - Sewer systems.

- (a) For new development, the developer must construct a public sewer system connecting to the existing public sewer system if the following criteria are met:
- (1) If development of five more lots is proposed within 500 feet of an existing public sewer system.
 - (2) If development of four or fewer lots is proposed within 200 feet of an existing public sewer system.
 - (3) For the purpose of this section, distance is measured as the radial distance from the closest sewer main to the nearest point of the boundary of the proposed subdivision.
- (b) If a proposed development is located at greater distances from the existing public sewer system than specified above, unless the developer chooses to connect to the public system, then a private system is required. Either of the following acceptable private systems may be installed:
- (1) *Community and cluster wastewater systems.* Community wastewater systems, which have shared collection, treatment, and disposal and cluster wastewater systems, which have individual on-site treatment with a shared collection and disposal system are acceptable if the following requirements are met:
 - (A) The developer must provide a report and certification by a registered, qualified engineer licensed by the State of Alaska, which clearly shows that the proposed community or cluster wastewater system will operate satisfactorily, and how it will meet all other state and federal standards, to the satisfaction of the director of engineering and public works.
 - (B) The director of engineering and public works must review the report and make a recommendation to the commission. The director of engineering and public works will not make independent findings, but will make a recommendation as to the adequacy of the methodology and data provided in the report.
 - (C) All improvements must meet the City and Borough standards of construction for public sewer systems.
 - (D) The proposed wastewater systems must be approved by the Alaska Department of Environmental Conservation and any other agencies having jurisdiction. Proof of approval must be submitted to the department.
 - (2) *On-site wastewater systems.* Wastewater systems, which have individual on-site treatment and individual on-site disposal shall be acceptable if all the following requirements are met:
 - (A) The developer must provide a report and certification by a registered, qualified engineer or geologist licensed by the State of Alaska, which clearly shows that the proposed lots are large enough and have existing soils of sufficient permeability to permit the construction of on-site wastewater treatment and disposal systems.
 - (B)

The director of engineering and public works shall review the report and make a recommendation to the director for minor subdivisions and to the commission for major subdivisions. The director of engineering and public works will not make independent findings but will make a recommendation as to the adequacy of the data provided and of the methodology proposed in the report for wastewater treatment and disposal.

(C) If adequate soils are not available onsite, the applicant can propose alternative methods for individual on-site wastewater systems. Alternative methods may include mound systems, marine outfalls, or other suitable wastewater systems. Review and approval of a proposal under this section must meet the applicable requirements of subsections (i) and (ii) of this section.

(c) *Residential wastewater systems—Property owner responsibility.* The responsibilities of individual property owners for their individual wastewater systems are as follows:

- (1) *Permitting.* All the owners of lots in new minor and major residential subdivisions using cluster or on-site wastewater systems must obtain a City and Borough on-site wastewater treatment and disposal system (OWTDS) permit from the engineering and public works department, and have completed construction and inspection of the system prior to issuance of any certificate of occupancy. The requirements for obtaining a wastewater treatment and disposal system permit, and the permit fees, shall be established by regulations issued by the manager pursuant to CBJ 01.60.
- (2) *Limited maintenance contract required.* In addition, the property owners in new residential minor and major subdivisions shall be required to enter into a contract with the department of public works or its designee for inspection, monitoring, and treatment plant pumping of the private wastewater facility. All other maintenance of the wastewater system is the responsibility of the property owner.
- (3) *Violation of this section is an infraction.*

(d) Compliance with (b) of this section does not exempt the developer or individual property owners from meeting all requirements of the Alaska State Department of Environmental Conservation regarding approval of wastewater systems.

(Serial No. 87-49, § 2, 1987; Serial No. 2003-02, § 3, 2-10-2003; Serial No. 2015-03(c)(am), § 31, 8-31-2015)

49.35.420 - Oversizing lines.

When the subdivider is required to install connecting lines, to increase the size of existing public lines, or to install a distribution system as part of a subdivision proposal, the director for minor subdivisions and the commission for major subdivisions, after reviewing a recommendation from the director of engineering and

public works, may require any or all parts of such installation to be oversized if the director of engineering and public works finds it likely that within the expected life of the new construction an increase in capacity will be required to serve other areas.

(Serial No. 87-49, § 2, 1987; Serial No. 2015-03(c)(am), § 32, 8-31-2015)

49.35.430 - Reserved.

Editor's note— Sec. 33 of Serial No. 2015-03(c)(am), adopted Aug. 31, 2015, repealed and reserved § 49.35.430, which pertained to private treatment systems, and derived from the 1970 Code; Serial No. 87-49, 1987; and Serial No. 2005-16(b), adopted June 13, 2005.

ARTICLE V. - DRAINAGE

Footnotes:

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Cross reference— *Utilities, CBJ Code tit. 75.*

49.35.510 - Drainage plan.

- (a) *[Plan required.]* The developer must provide a total surface drainage plan, prepared by a civil engineer licensed to practice in the State of Alaska, for approval by the director of engineering and public works. The plan must show all drainage facilities, and must include:
- (1) The calculated increase in stormwater runoff resulting from the proposed development as well as the runoff from the total drainage area(s) associated with the site. Runoff calculation shall be based on a fully developed subdivision and a 25-year storm event.
 - (2) An evaluation of existing drainage ways and structures located between the development and the receiving water body shall verify that the existing drainage ways can accommodate the increased runoff.
 - (3) All public and any required private drainage facilities.
 - (4) A demonstration of how drainage from the proposed subdivision will outlet into an established drainage channel, unless an alternative drainage way is approved by the director of engineering and public works.
- (b) *Easements.* All development must be provided with necessary drainage easements, and drainage facilities adequate to prevent increased surface or subsurface runoff to abutting properties.
- (c)

Drainage systems required. The developer must install all on and off-site improvements necessary to deal with increases in or changes to existing flows as shown on the approved drainage plan.

- (d) *Construction timing.* Any drainage improvements required by this section must be constructed and approved prior to or at the same time as the completion of any street construction.

(Serial No. 87-49, § 2, 1987; Serial No. 95-27, § 9, 1995; Serial No. 2002-20, § 6, 8-5-2002; Serial No. 2015-03(c)(am), § 34, 8-31-2015)

49.35.520 - Systems required.

The developer shall install all on and off-site improvements shown on the plan except as otherwise noted.

(Serial No. 87-49, § 2, 1987)

49.35.530 - Reserved.

Editor's note— Sec. 35 of Serial No. 2015-03(c)(am), adopted Aug. 31, 2015, repealed and reserved § 49.35.530, which pertained to municipal planned area drainage systems, and derived from Serial No. 87-49, 1987.

49.35.540 - Reserved.

Editor's note— Sec. 36 of Serial No. 2015-03(c)(am), adopted Aug. 31, 2015, repealed and reserved § 49.35.540, which pertained to easements, and derived from Serial No. 87-49, 1987.

ARTICLE VI. - PUBLIC ACCESS

Footnotes:

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Editor's note— Sec. 37 of Serial No. 2015-03(c)(am), adopted Aug. 31, 2015, repealed and reenacted art. VI to read as herein set out. Former art. VI pertained to pedestrian access, consisted of §§ 49.35.610—49.35.630, and derived from Serial No. 87-19, 1987; and Serial No. 2002-20, adopted Aug. 5, 2002.

49.35.610 - Pedestrian and bicycle access in the roaded service area.

- (a) *Shared use pathways.* Shared-use pathways for pedestrian and bicycle use within the roaded service area may be required through blocks longer than 600 feet, or where deemed necessary to provide reasonable circulation within and between residential areas, or to provide access to

schools, playgrounds, shopping centers, transportation or other community facilities according to the following:

- (1) *Shared-use pathway width.* The width of a shared use path must not be less than ten feet.
 - (2) *Construction standards.* Shared-use pathways, where required, must be constructed according to the Alaska Department of Transportation and Public Facilities preconstruction manual on "Bicycle Ways." The director of engineering and public works may approve alternative construction when deemed appropriate to the conditions of the site.
 - (3) *Right-of-way width.* A shared-use pathway must be located in dedicated right-of-way with a minimum width of 15 feet. The width of the right-of-way may be modified by the director for minor subdivisions and by the commission for major subdivisions, to accommodate the width of the fully constructed pathway and/or topographic features of the site.
 - (4) *Construction timing.* Shared-use pathways must be constructed prior to occupancy of any dwellings on lots located adjacent to the pathway, or at the time of all subdivision improvements are accepted by the City and Borough, whichever comes first.
- (b) *Sidewalks.* The subdivider shall construct sidewalks according to table 49.35.240 in any residential subdivision, in all streets furnished with curbs and gutters, and in any commercial subdivision within the urban service area.
- (1) *Minimum width.* The minimum width of sidewalks is five feet.
 - (2) *Waiver.* The director, after consulting with the director of engineering and public works, may waive the requirement for sidewalks and allow alternative pedestrian improvements to be constructed upon a written finding that the alternative will:
 - (A) Take advantage of natural features of the site or implement the Juneau Non-Motorized Transportation Plan; and
 - (B) Provide a safety, quality, and functional equivalent to the requirement being waived.

(Serial No. 2015-03(c)(am), § 37, 8-31-2015)

49.35.620 - Streams and bodies of water.

The developer shall convey such easements or make such dedications as may be made necessary in order to provide public access to all streams and public bodies of water.

(Serial No. 2015-03(c)(am), § 37, 8-31-2015)

49.35.630 - Trailhead dedications or easements.

The developer shall convey such easements or make such dedications as may be made necessary in order to provide public access to existing trails.

(Serial No. 2015-03(c)(am), § 37, 8-31-2015)

49.35.640 - Acceleration and deceleration lanes.

- (a) If a driveway serves right-turning traffic from a parking area providing 200 or more parking spaces, and the road has a peak-hour traffic volume exceeding 750 vehicles per hour, an acceleration lane at least 200 feet long and at least ten feet wide measured from the driveway to the acceleration lane shall be provided.
- (b) If a driveway serves as an entrance to a land development providing 100 or more parking spaces, a deceleration lane shall be provided for traffic turning right into the driveway from the road. The deceleration lane shall be at least 200 feet long and at least 13 feet wide measured from the road curb radius. A minimum 35-foot curb return radius shall be used from the deceleration lane in the driveway.

(Serial No. 2015-03(c)(am), § 37, 8-31-2015)

ARTICLE VII. - UTILITIES

Footnotes:

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Cross reference— *Utilities, CBJ Code tit. 75.*

49.35.710 - Underground utilities. (Reserved)

Cross reference— Public utility transmission facilities, CBJ Code ch. 62.40.

49.35.720 - Utility access.

- (a) Public rights-of-way or easements, together with the right of ingress and egress, shall be provided where necessary for public utilities. Where easements are required, and approved for public water systems, sanitary sewers, storm drainage facilities, or other similar public uses, the following requirements apply:
 - (1) *Width*. All easements must be accessible for maintenance and must have adequate space within the easement to accomplish maintenance, excavation, and stockpiling of material. The minimum width for a public easement that does not abut a public right-of-way is 20 feet, unless otherwise required by the director of engineering and public works.
 - (2) *Surface*. Easements shall be graded and compacted to provide a suitable surface for access and maintenance.
 - (3)

Restricted access. Where easements adjoin a public street, the director of engineering and public works may require improvements to prevent access by the public.

- (b) The director or planning commission shall require easements to be shown on a plat that grants access or other rights in the favor of certain properties. These private easements are not dedicated to or maintained by the public and must be noted as such on the plat.
- (c) A note must be added to the plat stating the purpose of the easement, the grantee of the easement, restrictions on the easement use, and whether the easement is permanent or temporary, or private or public.

(Serial No. 2015-03(c)(am), § 38, 8-31-2015)

49.35.730 - Construction plans.

Construction plans required under this chapter shall include the location of all existing and proposed utilities.

(Serial No. 87-49, § 2, 1987)

ARTICLE VIII. - BUILDING STANDARDS

49.35.800 - Sustainable building standards for construction and renovation of buildings.

- (a) *New construction and renovation of existing buildings and facilities by the City and Borough.* The City and Borough shall construct and renovate its public facilities and buildings to sustainable building standards through the use of the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) rating system, and shall be responsible for ensuring that public facilities and buildings meet the requirements as set out in this section and are operated accordingly.
 - (1) LEED shall be the quantitative measurement for how well standards are met;
 - (2) All public facilities and buildings utilizing municipal funds and costing over \$5,000,000.00 (either general or bonded), including new private construction for Municipal leasing or renting, shall be designed and constructed in such a fashion as to achieve a minimum level of LEED Certified;
 - (A) The City and Borough Engineering Department shall determine if attainment of specific LEED credits will be required within the credits pursued for LEED Certification. These required credits shall be documented in CBJ policy and shall be reviewed and updated each time a new version of the LEED standard is issued. Such update shall occur within three months of the issuance of a new LEED standard.

- (b) *Application.* The sustainable building standards for municipal buildings and facilities, including but not limited to, the Juneau School District, the Juneau International Airport, and Bartlett Regional Hospital, shall apply to facilities and buildings where the principal use is regularly occupied space, including, but not limited to, buildings occupied for office, retail, classroom, healthcare, or assembly purposes.
- (1) As used in this section, occupied means a facility or building whose primary purpose is for people to work, assemble, or intend to remain within to perform functions (other than routine maintenance) of the principal use of the building. Industrial facilities, such as maintenance, warehouse, and vehicle storage, are excluded from this section.
- (c) *Exception procedure.* If the Manager, with the consent of the Assembly, after consideration of the recommendation of the Sustainability Commission, determines that it would not be economically feasible to satisfy the prerequisites for LEED Certification in the case of a specific project, that project shall be exempt from the requirement for LEED Certification.
- (d) *Effective date.* This ordinance shall become effective on July 1, 2011. Existing projects with fully executed contracts for design services on the effective date shall be exempt from this ordinance.

(Serial No. 2010-42, §§ 2—4, 1-10-2011, eff. 7-1-2011)

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.