

Agenda

Planning Commission - Ad Hoc Committee City and Borough of Juneau

April 13, 2018
Auke Bay Implementation Ad Hoc Committee Meeting
12:00 PM

- I. ROLL CALL
- II. APPROVAL OF AGENDA
- III. APPROVAL OF MINUTES
 - A. March 22, 2018 Draft Minutes Auke Bay Area Plan Implementation Ad Hoc Committee
- IV. AGENDA TOPICS
 - A. Auke Bay Zoning Alternatives
- V. COMMITTEE MEMBER COMMENTS AND QUESTIONS
- VI. ADJOURNMENT

Planning Commission Ad Hoc Auke Bay
Implementation Committee

Thursday, March 22, 2018

1:30-2:30 PM

Marine View Building

4th Floor Large Conference Room

Call to order 1:41

I. Roll Call

Planning Commission

Paul Voelckers, Acting Chair

Dan Hickok

Nathaniel Dye

Assembly Member Loren Jones

Staff

Beth McKibben, Planning Manager, CDD

Teri Camery, Senior Planner, CDD – via telephone

Brenwynne Grigg, Administrative Officer, CDD

Bhagavati Braun, Administrative Assistant, CDD

Rob Palmer, Law Department

II. Approval of Agenda

Approved

III. Approval of Minutes

A. February 22, 2018 Draft Minutes

Approved

IV. Agenda Topics

Mr. Voelckers gave an overview of the previous efforts of this Committee in relation to the adopted Auke Bay Area Plan, and outline the purpose for the agenda items below. He noted that a conversation with the area property owners is forthcoming.

A. Traditional Town Center Potential Uses

Ms. McKibben gave an overview of the Traditional Town Center (TTC) designation and how this group is looking at it. She stated that TTC could be applicable around the borough and overlays could be created for the specific needs of different areas. This approach could be used in Auke Bay and other areas of the Borough. Some elements that might be specific to Auke Bay include street furniture and some marine uses on the channel side of Glacier Highway. Ms. McKibben stated that this is a good solution because it makes the code work smarter, not harder, and

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allows better alignment between our code and the Comprehensive Plan. Ms. McKibben reviewed the chart briefly, outlining changes from the previous meeting.

Mr. Voelckers asked Ms. McKibben to expand on the Mixed Use 2 (MU2) zoning district which has no setbacks and clarify how it relates to TTC.

Ms. McKibben again mentioned the floating setback in TTC. The front setback would be 0-20 feet which provides flexibility for the developer, allows them flexibility in deciding the most practical use of the property, provide some flexibility in parking, and create visual consistency throughout the district.

Mr. Dye asked if the extra space, from the floating setbacks, would then change setbacks on other sides of the property. Ms. McKibben answered that the TTC zoning is not fully fleshed out, and that staff were trying to stay close to what we currently have, she asked the Committee members to give staff guidance to move forward.

Mr. Voelckers asked if perhaps a zone like Mixed Use (MU) or MU2 could accomplish the same thing as TTC, such as encourage building faces to be near the front of the property. He added that there may be other strategies for this outcome than focusing on setbacks. Ms. McKibben agreed, citing vegetative cover and other elements as tools to reach that desired outcome. Mr. Voelckers asked further if it would be possible to use one of the existing zoning districts and put an overlay on it instead of creating a new district. Ms. McKibben replied that that could be an option. She continued that there are a few things that the Comprehensive Plan calls for in a TTC zone that merit creating a new district, but MU could be used as a starting point. TTC could bring out some new concepts to consider or incentivize mixed used development.

Mr. Voelckers stated that in the zoning standards chart there seem to be only minor differences between MU and TTC. The Committee asked staff to consider the question what are the advantages to creating a new zone with an overlay versus using an existing zone (MU or MU2) and creating an overlay for specific areas? Suggesting a memo comparing the two approaches. The Committee looked at the zoning standards chart, specifically lot coverage and vegetative coverage. Ms. McKibben stated that the Auke Bay Area Plan calls for landscaping and vegetative covering so this should be considered in this process.

Mr. Hickok clarified that not every overlay has a sunset period, so a potential overlay could be in place in perpetuity. He continued that flexibility is important. The view is very important to the Auke Bay Area and it should be protected.

The Committee asked what coverage might mean for some of the large lots in this area, would the lots have to be subdivided before they could be developed with a 45-90% lot coverage requirement? A 200,000 square foot lot would have to have a very large building to meet that lot coverage.

Mr. Hickok asked what the vegetative coverage for the new parking lot at the harbor is, for a reference of what percentage coverage looks like. Staff replied that they didn't have the number on hand but would find out.

Ms. McKibben stated that the Auke Bay Area Plan called for landscaping and vegetative cover, the Comprehensive Plan may speak to those items as envisioned in TTC areas, this would be an important area to look at in comparisons as well. Ms. Camery added that an analysis of TTC is included in the staff report for AME2018 0002.

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Mr. Voelckers asked Carla Hart, a member of the public who was on the steering Committee and was present at the meeting, if she would like to add thoughts at this time. Ms. Hart echoed the sentiment that vegetative coverage was an important element outlined in the charrettes, and that they wanted surfaces not to all be hard. She added the idea that screening for parking could be made of vegetation versus hard fencing. She voiced concerns about losing the “heart of the plan”. Mr. Voelckers replied with questions about proscriptive language, asking how the code might allow flexibility while also leading to a design aesthetic that the community has stated they want.

Mr. Voelckers suggested that the forthcoming comparison between MU, MU2, and TTC go into some detail on vegetative cover, landscaping, minimum and maximum lot coverage, and look at density issues. Specifically how the density should be concentrated, and how desired density can be diminished for properties that are further from the “village center.”

Discussion ensued about where the TTC designation, or the “village center” should be including looking at some of the maps that were included in the plan. Ms. Hart voiced concern about the recent proposed rezone (AME2018 0002), stating that she didn’t imagine the TTC or village area to extend as far west as that proposal. Staff and Committee members agreed that rezoning an area where development already exists is a difficult task that they do not take lightly.

Ms. McKibben asked how comfortable the Committee Members were with the idea of creating a zone that uses concepts not currently used in Juneau. The Committee members voiced that they would be happy to consider new ideas, as long as they will suit the community well.

Walkability, parking in back, encouraging development, Glacier Highway (as a street that is not pedestrian friendly), and practicability of requirements, and working with current property owners were concerns brought forth by Commissioners at this time.

B. Dimensional Standards

V. Committee Member Comments and Questions

VI. Adjournment



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Date: April 11, 2018
To: Auke Bay Implementation Ad Hoc Committee
From: Allison Eddins, Community Development
Subject: Auke Bay Re-Zone Alternatives

The Auke Bay Implementation Ad Hoc Committee formed in January 2018 with the mission of implementing the Auke Bay Area Plan (ABAP). The Committee has met four times since January and has discussed possible zoning changes that would better reflect the vision and land use goals put forward in the ABAP. These discussions have focused on three alternatives which are discussed below. It is staff's hope that this memo will help facilitate a productive discussion and clear path forward.

Alternative #1: Creating two new zoning districts – Neighborhood Commercial (NC) and Marine Commercial (MC)

- These two zoning district were originally proposed by staff in 2016.
- Neighborhood Commercial (NC) is intended for a mix of commercial and residential uses with densities at 50 units per acre. Staff recommended rezoning the uphill side of the Auke Bay Hub to NC.
- Marine Commercial (MC) is intended for a mix of uses with densities at 30 units per acre. Development should maximize water views and marine-related amenities, such as docks, sea walks, and outdoor seating are encouraged. Staff recommended rezoning the waterfront of the Auke Bay Hub to MC.
- Both NC and MC would have floating setbacks 0'-20'. For NC 20' is the maximum setback from a front lot line.
- NC would have a height restriction of 45' while MC would be 35'.
- Both zoning districts allow parking reductions for multi-family residential.
- Both districts require screening of utilities, unenclosed trash and recycling receptacles, loading bays, drive-thrus, and above ground oil and pellet storage.
- Parking lots have specific screening and design requirements.
- Both zoning districts require design standards that include housing densities that support transit uses, interesting building façade features, pedestrian-oriented infrastructure and building located near and facing streets.
- The zoning districts include the Auke Bay specific design standards thus eliminating the need for an overlay district.

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Alternative #2: Mixed Use or Mixed Use 2 with an Auke Bay Overlay

- MU and MU2 zoning districts are meant to encourage downtown-type development.
- Both MU and MU2 have high densities at unlimited and 80 units/acre respectively, putting an emphasis on residential development.
- MU has no height limit for buildings; MU2 has a 45' height limit. This is not conducive to protecting Auke Bay view sheds especially along the waterfront.
- MU has no vegetative cover requirements, no maximum lot coverage, and no minimum setbacks. This is not compatible with the maintenance of light, air, and open space that the Auke Bay Area Plan recommends.
- Due to the standards regarding lot coverage and setbacks, providing on-site parking can be challenging. With the close proximity of on-street parking and public parking garages, development in MU and MU2 is encouraged to provide a reduced number of parking spaces through the parking overlay districts. Applying the same lot coverage and setback requirements for Auke Bay would create the same parking challenges without providing off-site parking alternatives.
- MU and MU2 allow uses that are not suitable for Auke Bay, as articulated by the Auke Bay Area Plan Steering Committee, including large retail and office uses, motor vehicle and motor home sales, recycling centers, marijuana testing facilities, correctional centers, and reclamation landfills.
- Other uses that are suitable for Auke Bay are not allowed in MU and MU2, including boat sales and rentals, boat repair and maintenance, and marine commercial facilities.
- In order to have zoning consistent with the Auke Bay Area Plan an overlay district would need to address the following items:
 - View sheds
 - Parking requirements
 - Parking lot location and design
 - Screening/Landscaping
 - Street furnishing
 - Building design standards
 - Lot coverage
 - Setbacks
 - Vegetative Coverage
 - Building heights
 - Density

Alternative #3: Create a new zoning district with an Auke Bay Overlay

- The intent of the new district could promote mixed-use and neighborhood-scale development, with flexible regulations for setbacks and parking all within a walkable pedestrian-oriented environment.
- A new district could set density limits that would encourage multi-family development while still maintaining a village-type feel. Density bonuses could be provided for mixed-use development.
- Dimensional standards, such as setbacks, lot coverage, and height limits, could promote small-scale, compact development while still protecting view sheds.
- Minimum parking requirements could be reduced within the new zoning district, joint use parking could be encouraged, and off-site parking could be allowed where public parking alternatives existing.
- New parking lots could be required to be located in the rear. This could encourage pedestrian activity between uses and create more pedestrian oriented streetscapes.
- A new zoning district could allow only those uses that are suitable for neighborhood-scale commercial development as envisioned in the Auke Bay Area Plan and as recommend in the Traditional Town Center land use designation.
- In order to have zoning consistent with the Auke Bay Area Plan an overlay district would need to address the following items:
 - View sheds
 - Parking lot design
 - Screening/Landscaping
 - Street furnishing
 - Building design standards

Staff recommends creating a new zoning district that would accomplish most of the land use goals of the Auke Bay Area Plan. Staff does not recommend creating a zoning district that is so specific to Auke Bay that it would not work in other areas of the borough. Land use and design regulations that are Auke Bay specific should be addressed in an overlay district.

1 Purpose

2 The purpose the new zoning district is to encourage the development of lively, mixed use
 3 neighborhoods that are compact and walkable. It is intended that this area will be a primary focus of
 4 community activity for the surrounding neighborhoods.

5 More specifically, the new district is meant to:

- 6 a. Promote the development of small scale commercial uses within walking distance of medium to
 7 high density residential neighborhoods.
- 8 b. Provide flexible regulations regarding setback and parking requirements.
- 9 c. Encourage the creation of a semi-compact village like setting.

10 Definition

11 The new zoning district should be characterized by medium to high density residential and non-
 12 residential land uses around civic uses, major employment centers, public transit corridors, as well as
 13 other areas suitable for a mixture of retail/commercial, office, and residential uses. Residential and non-
 14 residential uses should/shall be combined within a single structure. Ground floor retail should/shall face
 15 roads with parking behind and housing above.

16 Table of Permissible Uses

	Use Description		LC	GC	MU	MU2	New Zoning District
1	RESIDENTIAL						
1.1	Single-family dwellings						
	1.11	Single-family detached, one dwelling per lot	1	1	1	1	1
	1.12	Single-family detached, two dwellings per lot					
	1.13	Single-family detached, accessory apartment ^x	1, 3	1, 3	1, 3	1, 3	1, 3

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	Use Description		LC	GC	MU	MU2	New Zoning District
	1.14	Single-family detached, two dwellings per lot, accessory apartments ^x					
1.2	Duplex		1	1	1	1	
1.3	Multifamily dwellings		1, 3	1, 3	1, 3	1, 3	1,3
1.5	Child and Day care homes						
	1.51	Child; 12 or fewer children under the age of 12	1	1	1	1	1
	1.52	Reserved					
	1.53	Adult; 12 or fewer people, 12 years and older	1	1	1	1	1
	1.54	Reserved					
1.55	Child care residence, 6 to 9 children under 18 years of age		3	3	3	3	3
1.6	Miscellaneous, rooms for rent situations						
	1.61	Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, transitional housing, and temporary residences. Owner or manager must live on site.	1, 3	1, 3	1	1	1,3
	1.62	Hotels, motels	1, 3	1, 3	1, 3	1, 3	1,3

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	Use Description		LC	GC	MU	MU2	New Zoning District
	1.63	Single room occupancies with private facilities	1, 3	1, 3	1, 3	1, 3	1, 3
1.7	Home occupations		1	1	1	1	1
1.8	Mobile homes						
	1.81	Residential mobile homes on individual lots ^E					
	1.815	Caretakers mobile homes on individual lots ^E	3	3	3	3	3
	1.82	Mobile home parks ^E	3	3			
	1.83	Mobile home subdivision ^E	3	3			
	1.84	Recreational vehicle parks ^F					
1.9	Common wall development						
	1.91	Two dwelling units					
	1.911	Accessory apartments ^X	1, 3	1, 3	1, 3	1, 3	1, 3
	1.92	Three or more dwelling units	1, 3	1, 3	1, 3	1, 3	1,3
	1.93	Two dwelling unit structures allowed under special density considerations, subsections 49.25.510(h)	3			3	

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	Use Description	LC	GC	MU	MU2	New Zoning District
2	SALES AND RENTAL GOODS, MERCHANDISE OR EQUIPMENT ^G					
2.1	With less than 5,000 square feet and less than 20 percent of the gross floor area of outside merchandising of goods					
	2.11	<i>Reserved</i>				
	2.12	Miscellaneous	1	1	1	1
	2.13	Marine merchandise and equipment	1, 3	1, 3	1, 3	1, 3
	2.14	Personal Services (spas, hair/nail salons, etc.)				1,3
2.2	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	
2.3	Marijuana retail store	3	3	3	3	3
3	PROFESSIONAL OFFICE, CLERICAL, RESEARCH, REAL ESTATE, OTHER OFFICE SERVICES ^G					
3.05	Offices of not more than 1,000 square feet	1	1	1	1	1
3.1	Offices greater than 1,000 but not more than 2,500 square feet	1	1	1	1	1
3.2	<i>Reserved</i>					
3.3	Research, laboratory uses	1, 3	1, 3	1, 3	1, 3	1,3

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	Use Description	LC	GC	MU	MU2	New Zoning District
4	MANUFACTURING, PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING, ASSEMBLING OF GOODS ^G					
4.05	Light manufacturing	1, 3	1, 3	1, 3	1, 3	1,3
4.07	Medium manufacturing		3	3	3	
4.1	Heavy manufacturing					
4.15	Rock crusher					
4.2	Storage of explosives and ammunition					
4.21	Seafood processing					
4.22	Marijuana product manufacturing facility		3	3		
5	EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES					
5.1	Schools					
	5.11	Elementary and secondary schools including associated grounds and other facilities	3	3	3	3
	5.12	Trade, vocational schools, commercial schools	3	3	3	3
	5.13	Colleges, universities	3	3	3	3
5.2	Churches, synagogues, temples					
		1, 3	1, 3	1, 3	1, 3	1,3

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	Use Description	LC	GC	MU	MU2	New Zoning District
5.3	Libraries, museums, art galleries	1, 3	1, 3	1, 3	1, 3	1,3
5.4	Social, fraternal clubs, lodges, union halls, yacht clubs	1, 3	1, 3	1, 3	1, 3	1,3
6	RECREATION, AMUSEMENT, ENTERTAINMENT					
6.1	Indoor activity conducted entirely within building or substantial structure					
	6.11 Bowling alleys, billiard, pool halls	1, 3	1, 3	1, 3	1, 3	1, 3
	6.12 Tennis, racquetball, squash courts, skating rinks, exercise facilities, swimming pools, archery ranges	1, 3	1, 3	1, 3	1, 3	1, 3
	6.13 Theaters seating for 200 or fewer	1	1	1	1	1
	6.135 Theaters seating from 201 to 1,000	3	1	1	1	3
	6.14 Coliseums, stadiums, and other facilities in the 6.100 classification seating more than 1,000 people		3	3	3	
	6.15 Indoor shooting range		3			
6.2	Outdoor activity conducted outside enclosed buildings or structures					

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	Use Description	LC	GC	MU	MU2	New Zoning District
	6.21 Recreational facilities such as golf, country clubs, swimming, tennis courts not constructed pursuant to a permit authorizing the construction of a school	3	1, 3			3
	6.22 Miniature golf courses, skateboard parks, water slides, batting cages	3	1, 3	3	3	3
	6.24 Automobile, motorcycle racing tracks; off-highway vehicle parks		3			
	6.25 <i>Reserved</i>					
	6.26 Open space	1	1	1	1	1
	6.262 Parks with improved facilities, not approved in conjunction with a major subdivision					
	6.264 Capacity for up to 20 people ^w	1	1	1	1	1
	6.266 Capacity for more than 20 people ^w	3	3	3	3	3
	6.27 Aerial conveyances and appurtenant facilities	3	3	3	3	3
	6.28 Shooting ranges					

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	Use Description	LC	GC	MU	MU2	New Zoning District
7	INSTITUTIONAL DAY OR RESIDENTIAL CARE, HEALTH CARE FACILITIES, CORRECTIONAL FACILITIES					
7.1	Hospital	3	3	3	3	
7.15	Health care clinics, other medical treatment facilities providing out-patient care	1, 3	1, 3	1, 3	1, 3	1, 3
7.2	Assisted living	3	1, 3	1, 3	1, 3	1, 3
7.3	Day care centers	1, 3	1, 3	1, 3	1, 3	1, 3
7.31	Child care centers	1, 3	1, 3	1, 3	1, 3	1, 3
7.5	Correctional facilities	3	3	3	3	
8	RESTAURANTS, BARS, NIGHTCLUBS					
8.05	Small restaurants, less than 1,000 ft ² without drive through service	1	1	1	1	1
8.1	Restaurants, bars without drive through service	1, 3	1	1, 3	1, 3	1,3
8.2	Restaurants, coffee stands with drive through service	1, 3	1		3	1,3
8.3	Seasonal open air food service without drive through	1, 3	1	1, 3	1, 3	1,3
9	BOAT OR MOTOR VEHICLE, SALES AND SERVICE OPERATIONS					
9.05	Motor vehicle, mobile home sale or rental	1, 3	1, 3	3	3	
9.1	Motor vehicle repair and maintenance, including body work		3			1,3
9.2	Automotive fuel station	3	1			1,3

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	Use Description	LC	GC	MU	MU2	New Zoning District
9.3	Car wash	3	1			1,3
9.4	Boat sales or rental	3	1			1,3
9.45	Boat repairs and maintenance		3			1,3
9.5	Marine fuel, water sanitation					1, 3
9.6	Marine commercial facilities including fisheries support, commercial freight, passenger traffic					1,3
10	STORAGE, PARKING, MOORAGE					
10.1	Automobile parking garages or parking lots not related to a principal use on the lot	3	1	1, 3	1, 3	1,3
10.2	Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored					
	10.21 All storage within completely enclosed structures	3	1	1 ^u , 3 ^u	1 ^u , 3 ^u	
	10.22 General storage inside or outside enclosed structures		1, 3			
	10.23 Snow storage basin					
	10.232 Neighborhood, less than ½ acre	3 ^z	1			1
	10.235 Regional, ½ to 1 acre	3 ^z	3			
	10.237 Area wide, over 1 acre		3 ^z			

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	Use Description		LC	GC	MU	MU2	New Zoning District
10.3	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			
10.4	Temporary contractor's storage connected with construction project off-site for a specified period of time		3	1, 3	3	3	3
10.5	Moorage						
	10.51	Public, commercial	3	3	3	3	1, 3
	10.52	Private	1, 3	1, 3	1, 3	1, 3	1, 3
10.6	Floating structures supporting seasonal, commercial recreation						1,3
11	MATERIALS SALVAGE YARDS, WASTE MANAGEMENT						
11.1	Recycling operations						
	11.11	Enclosed collection structures ⁰ of less than 80 square feet total and less than six feet in height	1	1	1	1	1
	11.12	Enclosed structures for recyclable materials collection	1 ^P , 3 ^P	1 ^P , 3 ^P	3	3	
	11.13	Sorting, storage, preparation for shipment occurring outside an enclosed structure					

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	Use Description	LC	GC	MU	MU2	New Zoning District
11.2	Reclamation landfill not associated with a specific use	1, 3	1, 3	1, 3	1, 3	
11.3	Sanitary landfill					
12	SERVICES AND ENTERPRISES RELATED TO ANIMALS					
12.1	Veterinary clinic	3	1, 3	3	3	1,3
12.2	Kennel	3	3			
12.25	Day animal services, grooming, walking, day care	3	3	3	3	1,3
12.3	Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component	3	3		3	3
12.31	Wild animal rehabilitation facilities without a visitor component	3	3			
12.4	Horseback riding stables, dog team yards	3	3			
13	EMERGENCY SERVICES					
13.1	Fire, police, ambulance	3	3	3	3	3
14	AQUACULTURE, AGRICULTURE, SILVICULTURE, MINING, QUARRYING OPERATIONS, SPRING WATER BOTTLING					
14.1	Aquaculture	3	3	3	3	3
14.15	Weirs, channels, and other fisheries enhancement	1, 3	1, 3	1, 3	1, 3	1,3
14.2	Commercial agricultural operations					

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	Use Description	LC	GC	MU	MU2	New Zoning District
	14.21 Excluding farm animals	3	3			
	14.22 Including farm animals ^M					
	14.23 Stabling of farm animals _M	3	3			
	14.24 Marijuana cultivation (500 square feet or more under cultivation)	3	3			
	14.245 Marijuana cultivation (fewer than 500 square feet under cultivation)	3	3			
14.25	Personal use agriculture					
	14.253 Hens, 6 maximum	1	1	3	3	1
14.3	Silviculture and timber harvesting ^J					
14.4	Mining operations					
14.5	Sand and gravel operations ^I	3	3			
14.8	Spring water bottling	3	3			
15	MISCELLANEOUS PUBLIC AND SEMIPUBLIC FACILITIES					
15.1	Post office	1, 3	1, 3	1, 3	1, 3	1,3
15.2	Airport					
15.4	Military reserve, National Guard centers	3	3			3
15.5	Heliports, helipads		3			
15.6	Transit facilities					
	15.61 Transit center	1, 3	1, 3	1, 3	1, 3	1,3
	15.62 Transit station	1	1	1	1	1

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	Use Description	LC	GC	MU	MU2	New Zoning District
	15.63 Park and ride not associated with transit station	1	1	3	3	3
15.7	Public works facility	3	3			3
16	DRY CLEANER, LAUNDROMAT					
16.1	Drop off and pickup only, no onsite laundry or dry cleaning process	1, 3	1, 3	1, 3	1, 3	1,3
16.2	Full service onsite laundry and/or dry cleaning	3	1, 3	3	3	1,3
17	UTILITY FACILITIES					
17.1	Minor	1	1	1	1	1
17.15	Intermediate	3	1, 3	3	3	1, 3
17.2	Major	3	3			3
17.3	Driveways and private roads					
18	TOWERS AND RELATED STRUCTURES					
18.100 _{AA}	Towers and antennas 35 feet or less	1	1	1	1	1
18.200 _{AA}	Towers and antennas 35 to 50 feet	1	1	1	1	3
18.300 _{AA}	Towers and antennas more than 50 feet in height	3	3	3	3	3
18.4	Amateur (ham) radio towers and antennas more than 35 feet in height ^R	1	1	1	1	1
18.5	Wireless Communication Facilities					

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	Use Description	LC	GC	MU	MU2	New Zoning District
19	OPEN AIR MARKETS, NURSERIES, GREENHOUSES					
19.1	Open air markets (farm, craft, flea, and produce)	1, 3	1	1, 3	1, 3	1,3
19.2	Nurseries, commercial greenhouses					
	19.21 Retail sales	1, 3	1	1 ^v	1 ^v	1,3
	19.22 Nonretail sales	1, 3	1	1 ^v	1 ^v	
	19.23 Marijuana cultivation (500 square feet or more under cultivation)	3	3			
	19.24 Marijuana cultivation (fewer than 500 square feet under cultivation)	3	3			
20	CEMETERY, CREMATORIUM, MORTUARY					
20.1	Cemetery	3	3			
20.2	Crematorium					
20.3	Funeral home	1, 3	1	3	3	3
21	VISITOR-ORIENTED, RECREATIONAL FACILITIES					
21.1	Resort, lodge					
21.2	Campgrounds					
21.3	Visitor, cultural facilities related to features of the site	3	3	3	3	3
22	TEMPORARY STRUCTURES ASSOCIATED WITH ONSITE CONSTRUCTION					
22.1	Temporary structures used in connection with construction	1	1	1	1	1

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31 **Density**

Zoning District	Maximum Dwelling Units/Acre
RR	Density determined by minimum lot size in section 49.25.400 and special density requirements in section 49.25.510 .
D1	Density determined by minimum lot size in section 49.25.400 and special density requirements in section 49.25.510.
D3	Density determined by minimum lot size in section 49.25.400 and special density requirements in section 49.25.510.
D5	Density determined by minimum lot size in section 49.25.400 and special density requirements in section 49.25.510.
D10	10 units per acre
D10 SF	Density determined by minimum lot size in section 49.25.400 and special density requirements in section 49.25.510.
D15	15 units per acre
D18	18 units per acre
MU	No maximum density
MU2	80 units per acre
LC	30 units per acre
GC	50 units per acre
WC	18 units per acre
TTC	50 units per acre (Overlay district have special density standards)

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33 **Table of Dimensional Standards**

Zoning Regulations			MU	MU2	LC	GC	New Zoning District
Minimum Lot Size ¹							
	Permissible Uses		4,000	4,000	2,000	2,000	6,000
		Bungalow ⁹					?
		Duplex					
		Common Wall Dwelling		2,500			
		Single-family detached, two dwellings per lot					
Minimum lot width			50'	50'	20'	20'	50'
	Bungalow ⁹						?
	Common wall dwelling			20'			
Minimum lot depth			80'	80'	80'	60'	No minimum
Maximum lot coverage							
	Permissible uses		None	80%	None	None	80%
	Conditional uses		None	80%	None	None	80%
Maximum height permissible uses			None	45' ⁴	45'	55'	35' 11
	Accessory		None	35'	35'	45'	25' 11
	Bungalow ⁹						?
Minimum front yard setback ³			0'	5' ^{5,8}	25'	10'	0-10'
Minimum street side yard setback			0'	5'	17'	10'	0-10'
Minimum rear yard setback ³			0'	5'	10'	10'	30' (reinforce parking in rear)
Minimum side yard setback ³			0'	5'	10'	10'	5' (help protect view sheds)
	Common wall dwelling			5' ⁷			

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35 **Note 11 – Through the CUP process a building maybe awarded a height bonus of up to 10 ft. Needs**
 36 **criteria**

37 **Vegetative Cover**

Zoning District	Percentage of lot in vegetation
D1, D3, & D5	20%
D10 SF	15%
D10, D15 & D18	30%
MU2	5%
MU	NONE
LC	15%
GC	10%
WC	10%
WI	5%
I	5%
Convenience store overlay	20%
TTC	20%

38 **Minimum parking requirements**

39 All permitted uses within the new zoning district must provide 80 percent of the parking space required
 40 for each use in CBJ 49.40.210.

41 Common shared parking facilities are encouraged. Required parking may be accommodated off-site,
 42 shared parking facilities provided they are within 500 feet of the buildings where the uses are located.

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Auke Bay Overlay Standards

Screening

The purpose of this section is to preserve and enhance the aesthetic values of the Auke Bay neighborhood by minimizing views of specific activities or specific parts of property or structure from streets, pedestrian ways and mapped view sheds.

The following shall be screened or otherwise hidden from abutting streets, public pedestrian pathways, and mapped view sheds in the Auke Bay Area Plan, on all commercial and multi-family properties (or ALL properties).

- a) Unenclosed recycle and trash receptacles
- b) Above ground oil, gas, water or wood pellet storage containers
- c) Freestanding utility, mechanical and electrical boxes

Screening shall consist of at least one of the following:

- a) vegetation
- b) sight obscuring fence or wall
- c) murals

Parking and Circulation

Parking lot standards

New or expanded (?) parking lots shall be located to the rear or the street side (?) of the lot.

Parking shall be located in the rear or side of the building unless approved by the Director.

No new parking lot shall be created nor any existing parking lot expanded in the front of a building unless the Planning Commission determines that parking in front of the building would be acceptable for either of the following reasons:

The parking lot layout shall accommodate pedestrian circulation from the edge of the parking lot to the entrance of the buildings. Pedestrian crosswalks shall be provided, shall be distinguished by textured paving, brick pavers or some other means, and shall be integrated into the sidewalk network where possible.

Parking lot design

Where buildings face the water, parking shall be along the right of way unless approved by the Director.

(Need to create criteria)

Parking shall be screened with live vegetation, decorative sight obscuring fence.

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74 **Landscaping**

75 **View shed/Building Heights**

76 Any building with a desired height over 35' shall require an approved Conditional Use Permit

77 **Building Design Standards (pull general concepts from 2016 draft) (Homer design guidelines may be**
78 **helpful)**

DRAFT