Agenda

Planning Commission - Special Meeting
City and Borough of Juneau

July 13, 2021
Virtual Meeting Only
6:30 PM

This virtual meeting will be held by video and telephonic participation only. To join the webinar, paste this URL into your browser: https://juneau.zoom.us/j/92097499673. To participate telephonically, call: 1-346-248-7799 or 1-669-900-6833 or 1-253-215-8782 or 1-312-626-6799 or 1-929-436-2866 or 1-301-715-8592 and enter Webinar ID: 920 9749 9673.

I. ROLL CALL

II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

IV. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

VI. ITEMS FOR RECONSIDERATION

VII. CONSENT AGENDA

VIII. UNFINISHED BUSINESS

IX. REGULAR AGENDA

A. AME2021 0007: Proposed text amendment to CBJ Land Use Code Title 49 to remove the lot depth requirement for all new lots regardless of zoning district - RECOMMENDED TO THE ASSEMBLY FOR APPROVAL WITH AMENDMENTS

X. BOARD OF ADJUSTMENT

XI. OTHER BUSINESS

A. Amended Rules of Order Regarding COVID-19 for 2021 - ADOPTED

XII. STAFF REPORTS

XIII. COMMITTEE REPORTS

XIV. LIAISON REPORT

XV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

XVI. PLANNING COMMISSION COMMENTS AND QUESTIONS

XVII. EXECUTIVE SESSION

XVIII. SUPPLEMENTAL MATERIALS

A. Additional Materials for July 13, 2021 Special Planning Commission

XIX. ADJOURNMENT

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

DATE: July 7, 2021

TO: Michael LeVine, Chair, Planning Commission

BY: Allison Eddins, Planner II

THROUGH: Jill Maclean, Director, AICP

PROPOSAL: Proposed text amendment to CBJ Land Use Code Title 49 to remove the lot depth requirement for all new lots regardless of zoning district

STAFF RECOMMENDATION: Adopt the Director's analysis and findings and recommend the Assembly adopt the proposed text amendment to remove lot depth requirements.

KEY CONSIDERATIONS FOR REVIEW:

- References to minimum lot depth requirements will be removed or amended in Title 49.
- Allowances will be made for rear yard setback reductions. This will be similar to rear yard setback reductions currently allowed for lots that have a substandard lot depth.

GENERAL INFORMATION	
Applicant	City & Borough of Juneau
Initiated By	Community Development Department
Property Affected	Borough-wide

CODE AMENDED	
49.15.422	Public Use Lots (Amended)
49.15.423	Panhandle Lots (Amended)
49.25.400	Table of Dimensional Standards (Amended)
49.25.410	Lot Dimensions (Repealed and reserved. Definitions moved to 49.80)
49.25.430 (J)	Yard Setbacks (Amended)
49.25.430 (K)	Existing Substandard Setbacks (Amended)
49.65.320	Mobile Home Subdivision (Amended)

ALTERNATIVE ACTIONS:

1. **Amend:** modify the proposed ordinance and recommend approval to the Assembly.
2. **Deny:** recommend denial of the proposed ordinance to the Assembly. Planning Commission must make its own findings.
3. **Continue:** continue the hearing to a later date if determined that additional information or analysis is needed to make a decision, or if additional testimony is warranted.

ASSEMBLY ACTION REQUIRED:

Assembly action is required for this text amendment. The Commission's recommendation will be forwarded to the assembly for final action.

STANDARD OF REVIEW:

- Quasi-legislative decision
- Requires five (5) affirmative votes for approval
- Code Provisions:
  - 49.10.170(d)

The Commission shall hear and decide the case per *49.10.170(d) Planning Commission Duties.* *The commission shall make recommendations to the assembly on all proposed amendments to this title, zonings and rezoning, indicating compliance with the provisions of this title and the comprehensive plan.*

DISCUSSION

Introduction – CBJ's proposal to remove the minimum lot depth requirement will allow for greater flexibility and opportunities for infill subdivisions without the need for a Variance. Maintaining minimum lot size and lot width requirements provides minimum standard, balancing the need for housing opportunities while providing the same lot size and setbacks as existing developments.

Background – Lot depth is defined in CBJ 49.80 as *the average distance measured from the front lot line to the rear lot line.* Minimum lot depth measurement is based on the zoning district. Minimum lot depths range from 150 feet in D1 (single-family) to 60 feet in Industrial. These minimum standards have changed over time. The result today is lots that are nonconforming under current zoning, and lots that cannot be further subdivided due to not meeting lot depth standard. Platting waivers and Variances to lot dimensions were common practice in Juneau for decades. The platting waiver process was repealed in 1987 and Variance criteria were amended most recently in 2018. Nonconforming lots, regardless of lot size, cannot be further subdivided if the result would be another nonconforming lot (this is known as aggravating the nonconforming situation). This hinders the platting of infill subdivisions and future housing development.

Section Amended – A draft ordinance can be found in Attachment A. The proposed ordinance amends the following sections:

- 49.15.422 - Public use lots will be amended to remove the reference to lot depth.
- 49.15.423 – Panhandle lots will be amended to remove the requirement that the panhandle portion of the lot be no longer than one and one half times the minimum lot depth of the zoning district. A table that displays the maximum length of panhandles will be inserted.
- 49.25.400 – Table of dimensional standards will be amended to remove the minimum lot depth requirement from all zoning districts.
- 49.25.410 – Lot dimensions will be repealed and reserved. Lot dimension definitions will be moved to 49.80.
- 49.25.430 (J) – Yard setbacks for substandard lots will be amended to remove the rear yard setback reduction for lots that are substandard for lot depth.
- 49.25.430 (K) – Existing substandard setbacks will be amended to allow a new building to have a rear yard setback equal to the average rear yard setback of the three closest adjacent buildings.
- 49.65.320 – Mobile home subdivision will be amended to remove the minimum lot depth requirement for mobile home lots.

COMPLIANCE WITH TITLE 49

TITLE 49 – The proposed text amendment complies with CBJ Title 49 Land Use Code. Additionally, the proposed amendment should not create any inconsistencies in Title 49.

COMPLIANCE WITH ADOPTED PLANS

The 2013 Comprehensive Plan does not speak directly to lot depth requirements. However, there are several policies that encourage infill subdivisions within established neighborhoods and increased housing development.

2013 COMPREHENSIVE PLAN – The proposed text amendment is in compliance with the 2013 Comprehensive Plan.			
Chapter	**Page No.**	**Item**	**Summary**
4	38	Policy 4.3	*TO DESIGNATE ON LAND USE MAPS AN ADEQUATE SUPPLY OF BUILDABLE LAND WITHIN THE URBAN SERVICE AREA, AND PARTICULARLY ALONG TRANSIT CORRIDORS, FOR RESIDENTIAL USE AT DENSITIES THAT CAN PRODUCE HOUSING AFFORDABLE TO ALL ECONOMIC GROUPS.*
4	41	Policy 4.8	*TO BALANCE THE PROTECTION AND PRESERVATION OF THE CHARACTER AND QUALITY OF LIFE OF EXISTING NEIGHBORHOODS WITHIN THE URBAN SERVICE AREA WHILE PROVIDING OPPORTUNITIES FOR A MIXTURE OF NEW HOUSING TYPES.*
10	129	Policy 10.1	*TO FACILIATE AVAILABILITY OF SUFFICIENT LAND WITH ADEQUATE PUBLIC FACILITIES AND SERVICES FOR A RANGE OF HOUSING TYPES AND DENSITIES TO ENABLE THE PUBLIC AND PRIVATE SECTORS TO PRVIDE AFFORDABLE HOUSING OPPORTUNITIES FOR ALL JUNEAU RESIDENTS.*
10	130	Policy 10.2	*TO ALLOW FLEXIBILITY AND A WIDE RANGE OF CREATIVE SOLUTIONS IN RESIDENTIAL AND MIXED USE LAND DEVELOPMENT WITHIN THE URBAN SERVICE AREA.*
10	131	Policy 10.3	*TO FACILITATE RESIDENTIAL DEVELOPMENTS OF VARIOUS TYPES AND DENSITIES THAT ARE APPROPRIATELY LOCATED IN RELATION TO SITE CONDITIONS, SURROUNDING LAND SUES, AND CAPACITY OF PUBLIC FACILITIES AND TRANSPORTATION SYSTEMS.*

AGENCY REVIEW

At time of writing this staff report, no agency comments were received.

PUBLIC COMMENTS

At time of writing this staff report, no public comments were received.

FINDINGS

1. ***Does the proposed text amendment comply with the Comprehensive Plan and other adopted plans?***

   Analysis: The proposed amendment balances the varied Comprehensive Plan policies and is generally consistent with the overall vision.

   Finding: Yes. The proposed text amendment complies with the 2013 Comprehensive Plan.

2. ***Does the proposed text amendment comply with Title 49 – Land Use Code?***

   Analysis: The proposed amendment was drafted with the purpose and intent of Title 49 taken into account. If approved as drafted, it will be consistent with the above purpose of Title 49.

   Finding: Yes. The proposed development complies with the purpose and intent of Title 49. Additionally, the proposed amendments should not create any inconsistencies within the code.

RECOMMENDATION

Staff recommends the Planning Commission adopt the Director's analysis and findings, and recommend the Assembly **ADOPT** the proposed text amendment to remove lot depth requirements.

STAFF REPORT ATTACHMENTS

Item	Description
Attachment A	Proposed Ordinance – Will be included in Additional Materials

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
COMMUNITY DEVELOPMENT

(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

DATE: July 7, 2021

TO: Michael Levine, Planning Commission Chair

FROM: Allison Eddins, Planner A. Eddins

CASE NO.: AME2021 0007

RE: Lot depth draft ordinance

As of the date of this memo, the draft ordinance is still under review by the CBJ Law Department. It will be included in the Additional Materials packet delivered to the Planning Commission on Friday, July 9, 2021.

AME2021-0007

A text amendment to Title 49 Table of Dimensional Standards to remove lot depth requirement in all zoning districts.

Staff Recommendation: Forward the proposed text amendment with a recommendation of **APPROVAL** to the Assembly.

Planning Commission Regular Meeting – July 13, 2021

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Why remove lot depth requirement?

- Numerous oversized lots around the borough are nonconforming for lot depth.
- This limits infill housing development especially in single-family zoning districts.
- Increasing the housing stock is a priority for the Assembly.
- Maintaining minimum lot size and lot width provides a minimum standard, balancing the need for housing while maintaining neighborhood character.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Text Amendment Summary

- **49.15.422** - Public use lots will be amended to remove the reference to lot depth.
- **49.15.423** – Panhandle lots will be amended to remove the requirement that the panhandle portion of the lot be no longer than one and one half times the minimum lot depth of the zoning district. A table that displays the maximum length of panhandles will be inserted.
- **49.25.400** – Table of dimensional standards will be amended to remove the minimum lot depth requirement from all zoning districts.
- **49.25.410** – Lot dimensions will be repealed and reserved. Lot dimension definitions will be moved to 49.80.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Text Amendment Summary (cont.)

- **49.25.430 (J)** – Yard setbacks for substandard lots will be amended to remove the rear yard setback reduction for lots that are substandard for lot depth.
- **49.25.430 (K)** – Existing substandard setbacks will be amended to allow a new building to have a rear yard setback equal to the average rear yard setback of the three closest adjacent buildings.
- **49.65.320** – Mobile home subdivision will be amended to remove the minimum lot depth requirement for mobile home lots.

Public and Agency Comment

No public or agency comments have been received.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Findings

1. The text amendment complies with the Comprehensive Plan and other adopted plans.

2. The text amendment conforms to the purpose and intent of Title 49 land use code. The text amendment should not create any inconsistencies within the code.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Recommendation

Staff recommends the Planning Commission adopt the Director's analysis and findings, and recommend the Assembly **ADOPT** the proposed text amendment to remove lot depth requirements.

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

QUESTIONS

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

Planning Commission
(907) 586-0715
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www.juneau.org/plancomm
155 S. Seward Street • Juneau, AK 99801

PLANNING COMMISSION
NOTICE OF RECOMMENDATION

Date: July 16, 2021
Case No.: AME2021 0007

City and Borough of Juneau
City and Borough Assembly
155 South Seward Street
Juneau, AK 99801

Proposal:	Planning Commission Recommendation to the City and Borough Assembly regarding a text amendment to update Title 49 to remove the lot depth requirement for all new lots regardless of zoning district.
Property Affected:	Borough-wide
Legal Description:	N/A
Parcel Code Number:	0
Hearing Date:	July 13, 2021

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated July 7, 2021, and recommended that the City and Borough Assembly adopt staff's recommendation for a text amendment to update Title 49 to remove lot depth requirements as amended at the hearing:

1. Change CBJ 49.15.423(a)(1)(c) to state that the panhandle portion of the lot shall not be longer than 300 feet and delete the line "and distance provided below" and the following table.

2. Edit page five, line 15 (CBJ 49.25.430(4)(j) to add "street side" to setbacks that can be reduced. The ordinance would be edited to read "corresponding side, street side, and rear setbacks".

Attachments: July 7, 2021 memorandum from Allison Eddins, Community Development, to the CBJ Planning Commission regarding AME2021 0007.

This Notice of Recommendation constitutes a recommendation of the CBJ Planning Commission to the City and Borough Assembly. Decisions to recommend an action are not appealable, even if the recommendation is procedurally required as a prerequisite to some other decision, according to the provisions of CBJ 01.50.020 (b).

Nathaniel Dye for Michael LeVine, Chair
Planning Commission

7/27/2021
Date

Chelsea Wallace
Filed With City Clerk

7/27/2021
Date

cc: **Plan Review**

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this recommended text amendment. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.

Suspension of Planning Committee Rules of Procedure in response to Federal, State, and Local Declarations of Emergency Due to COVID-19.

WHEREAS, COVID-19 or coronavirus is a contagious virus that is actively spreading across the world, including in the United States; and,

WHEREAS, Declarations of Emergency at the Federal, State, and Local level have been enacted; and

WHEREAS, the Governor and Assembly have issued multiple Health Mandates and Resolutions requiring social distancing and restricting group gatherings; and

WHEREAS, the Planning Commission is reviewing proposed agendas to ensure that meetings occur only regarding essential business; and

WHEREAS, consistent with State and Local guidance the Assembly, advisory boards, commissions, and committees have temporarily moved to telephonic participation to ensure the safety of our community; and

WHEREAS, upon balancing the health risks of COVID-19 and transparent government principles, the Planning Commission finds it necessary to temporarily change to how public meetings are conducted;

NOW, THEREFORE, THE PLANNING COMMISSION SUSPENDS AND MODIFIES ITS RULES OF PROCEDURE EFFECTIVE June 30, 2021 THROUGH August 23, 2021; AS SET FORTH BELOW.

The following Rule are Suspended:
Rules 9(F), 10(A)(3), 10(B)(2)(a), 10(B)(3), 16(A), and 16(B).

The Suspended Rules are Replaced by the Following Process:

1. Remote participation is mandatory for any commissioners and members of the public attending the meeting;
2. The remote connection information will be provided to the Commission and the public with the Agenda Packet, and will be published online;
3. Members of the public wishing to comment on non-agenda items are encouraged to join remotely within five (5) minutes of the meeting start time to ensure their testimony is taken;
4. Materials must be submitted electronically to CDD no later than the Thursday before the meeting, if it is not possible to submit materials electronically, the applicant is directed to call CDD to arrange delivery of materials;
5. Written public comment must be received via email by 12pm the Friday prior to the scheduled Planning Commission meeting. Members of the public may call in or join the online platform to provide verbal comment during the public hearing.

_____
Michael LeVine, Planning Commission Chair

Additional Materials

Special Planning Commission Meeting

Virtual Meeting Only
6:30pm
Meeting Date: July 13, 2021

1. **Amended Rules of Order Draft**

2. **AME2021 0007:**
    a. Draft Ordinance

Suspension of Planning Committee Rules of Procedure in response to Federal, State, and Local Declarations of Emergency Due to COVID-19.

WHEREAS, COVID-19 or coronavirus is a contagious virus that is actively spreading across the world, including in the United States; and,

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_____
Michael LeVine, Planning Commission Chair

Presented by:
Presented:
Drafted by: R. Palmer III

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2021-28 vPC

An Ordinance Amending Title 49, the Land Use Code, related to Minimum Lot Depth.

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Section. CBJC 49.15.422 Public use lots, is amended to read:

49.15.422 Public use lots.

The director for minor subdivisions, or the commission for major subdivisions, may waive the dimensional standards of the public use lot for minimum lot size and~~,~~ lot width~~, and lot depth~~ as set forth in CBJ 49.25.400, for lot frontage and access requirements as set forth in CBJ 49.15.420, and the provision of public improvements as set forth in CBJ 49.35, if the proposed use of the lot is for open space, natural area park, public or private utilities, conservation lot, or similar use, and if the following requirements are met:

(1) The director or the commission finds that there is no public purpose or need that would be served by requiring the parcel to meet these code provisions and that the provisions are not applicable for the proposed public or quasi-public use of the lot;

(2) Restriction of building development, further subdivision, and other limitations or restrictions shall be noted on the plat in accordance with CBJ 49.15.412;

(3) For uses restricted from any building development, the land must be put into some form of permanent protected status through the use of conservation easements, deed restriction, or other instruments to assure building development will not occur where prohibited; and

(4) Unless otherwise provided, the minimum yard setback requirements may not be waived with respect to lots abutting the public use lot.

Section 3. Amendment of Section. CBJC 49.15.423 Panhandle lots, is amended to read:

49.15.423 Panhandle lots.

(a) Panhandle lots may be created by subdivision under this section if the new lots meet the following requirements:

(1) *Dimensional requirements.*

(A) The front and panhandle lots must meet all the dimensional and area requirements of this title.

(B) No part of the panhandle portion of the lot shall be less than 20 feet wide.

(C) The panhandle portion of the lot shall not be longer than the distance provided below: ~~300 feet in D-1 zones and one and one-half times the minimum lot depth in other residential zoning districts~~.

District	Feet
RR	225
D-1	300
D-3	150
D-5	127.5
D-10SF	127.5
D-10	127.5

D-15	120
D-18	120
MU	120
MU2	120
LC	120
GC	90
WC	90
WI	90
I	90

(D) No buildings are allowed to be built or placed in the panhandle portion of the lot.

(E) In a D-1 zoning district, 30 feet of the width of the panhandle of the rear lot may be used in determining the width of the front lot.

(F) The lot width for the panhandle lot shall be the distance between its side lot lines measured behind the back lot line of the front lot.

…

Section 4. Amendment of Section. CBJC 49.25.400 Minimum dimensional standards, is amended to read:

49.25.400 Minimum dimensional standards.

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

TABLE 49.25.400

TABLE OF DIMENSIONAL STANDARDS

[See Exhibit A for the Table of Dimensional Standards]

Notes:

…

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

    (a) Minimal lot area includes 50% of adjacent alley (see graphic).

    (b) Reserved. ~~Minimal lot depth includes 50% of the width of adjacent alley.~~

    (c) Minimum front yard setback of ten feet.

Section 5. Amendment of Section. CBJC 49.25.410 Lot dimensions, is amended to read:

49.25.410 Reserved ~~Lot dimensions~~.

~~As used in the table of dimensional standards:~~

~~(a) *Lot width* means the horizontal distance between the side lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required building setback line.~~

~~(b) *Lot depth* means the distance measured from the front lot line to the rear lot line.~~

~~(c) *Lot coverage* means the percentage of lot area that is occupied by all buildings on the lot, each measured at the outside of those exterior walls of the floor having the greatest horizontal dimensions.~~

Section 6. Amendment of Section. CBJC 49.25.430 Yard setbacks, is amended to read:

49.25.430 Yard setbacks.

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

…

(4) *Projections into required yards.*

…

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

(K) *Existing substandard setbacks.* A new building may have a front yard setback equal to the average front yard setback of the three closest adjacent buildings, or a street side yard setback equal to the average street side yard setback of the three closest adjacent buildings, or a rear yard setback equal to the average rear yard setback of the three closest adjacent buildings. The average calculation shall be made using one building per lot. If any of the three buildings used in the averaging calculation

is located a greater distance from the required setback, then the required front yard setback or street side yard setback or rear yard setback shall be used to calculate the average. An existing building located on the subject lot may be used as one of the three buildings to calculate the setback determination.

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

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

…

Section 7. Amendment of Section. CBJC 49.65.320 is amended to read:

49.65.320 Mobile home subdivision.

(a) *Purpose.* Mobile home subdivisions meeting the requirements of this article and the zoning code may be approved. It is the intent of the City and Borough to provide for subdivisions in which lots may be created which are more in scale with the requirements for mobile homes.

(b) *Applicability and scope.* The following section applies to the development of a mobile home subdivision which is a use allowed in the D-5, and D-10 SF residential districts, D-10, D-15 and D-18, multifamily residential districts.

(c) *Density.* A mobile home subdivision must comply with the density requirement of the district in which it is located, irrespective of the minimum lot size.

(d) *Permit procedure.* A mobile home subdivision shall be approved under the conditional use permit procedure if it meets all requirements applicable to a major subdivision, as modified by this section.

(e) *Special standards.*

(1) *Tract size.* The minimum tract size which may be submitted for subdivision under this section shall be five acres.

(2) *Dimensional standards.* Dimensional standards are:

(A) Minimum lot size, 4,700 square feet;

(B) Minimum width of lot at front building line, 47 feet;

(C) Reserved~~Minimum lot depth, 100 feet~~;

(D) Maximum lot coverage, 50 percent;

(E) Maximum building height, 35 feet;

(F) Minimum front yard setback, 15 feet;

(G) Minimum rear yard setback, 15 feet;

(H) Minimum side yard setback, 7½ feet.

…

Section 8. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2021.

_____
Beth A. Weldon, Mayor

Attest:

_____
Elizabeth J. McEwen, Municipal Clerk

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