

Presented by: The Manager
Introduced: 10/16/2017
Drafted by: A.G. Mead

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2017-25

An Ordinance Amending the Land Use Code Relating to Panhandle Subdivisions.

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. CBJ 49.15.423 Panhandle lots, is amended to read:

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

(1) *Lot 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 300 feet in D-1 zones or one and one-half times the minimum lot depth in other residential zoning districts.

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

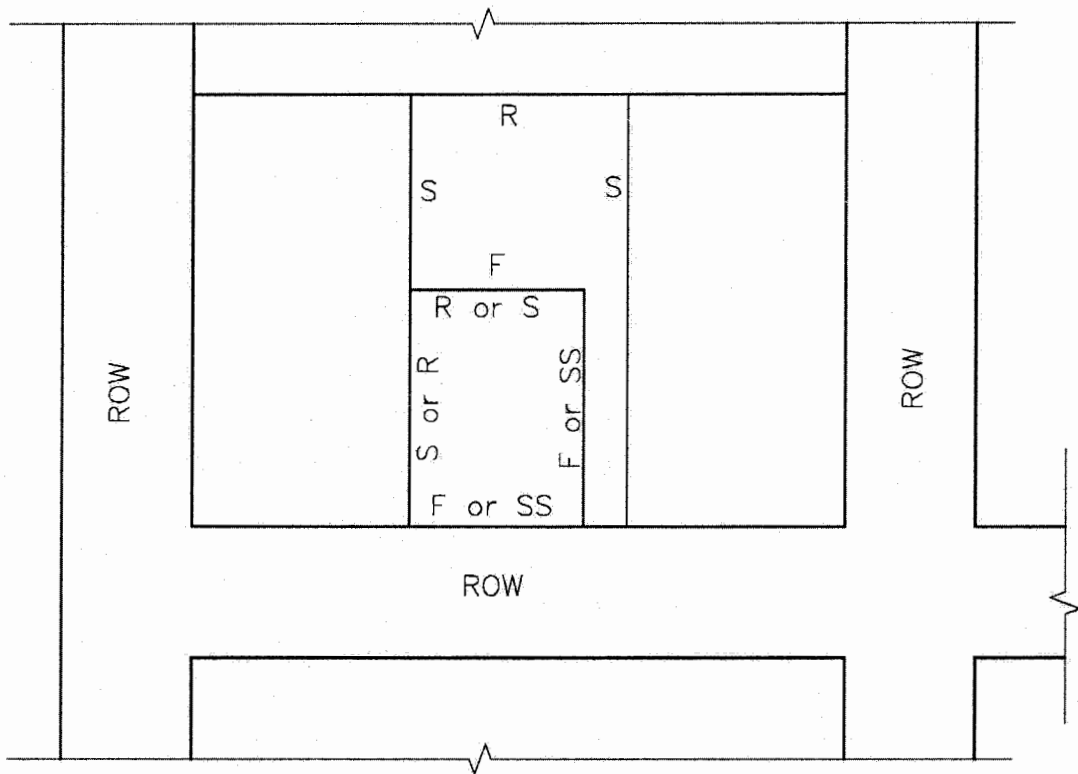
(E) In a D-1 zoning district, 30 feet of the width of the panhandle of the rear lot may be used in determining the width of the front lot.

(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.

(2) *Setbacks.*

(A) A lot fronting on a right-of-way may establish a front yard setback or a street side yard setback adjoining the right-of-way or the panhandle. (See Figure 1)

(B) The front yard setback for the panhandle lot shall be measured from behind the back lot line of the front lot. (See Figure 1)



LEGEND:

- F - FRONT
- R - REAR
- ROW - RIGHT OF WAY
- S - SIDE
- SS - STREET SIDE

Figure 1

(3) *Access and parking.*

(A) Access for the lots shall be located in the panhandle. A lot fronting a right-of-way may have a separate and additional access if approved by the government entity that controls the right-of-way. Access to each lot shall be designated on the plat in the form of an easement.

(B) Off street parking shall be provided in an amount sufficient to meet the requirements of CBJ 49.40, article II.

(C) A driveway and parking plan that shows the feasibility of off-street parking shall be submitted and approved by the director prior to recording the plat.

(D) Back out parking is prohibited unless approved by the director.

(E) The applicant must provide assurance in the form of an easement, plat note referencing the maintenance agreement, and a maintenance agreement that is recorded with the subdivision, on forms acceptable to the director, ensuring the required access and parking areas will be constructed and maintained by all future property owners.

(F) Any portion of a driveway not located in a public right-of-way shall comply with emergency service access as required by CBJ 19.10. A profile of the proposed driveway centerline shall be submitted as part of the plat application, and must meet Alaska Department of Transportation and Public Facilities or CBJ driveway standards, as appropriate based on ownership of the right-of-way.

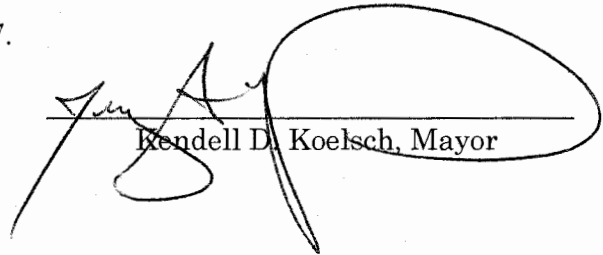
(G) Existing driveways and access points not meeting the requirements of this section must be abandoned, and improvements thereto removed and relocated prior to plat recordation.

(H) The portion of the driveway in the right-of-way or the first 20 feet from the edge of the public roadway shall be paved, whichever length is greater.

(b) No lot resulting from a panhandle subdivision may be further divided into another panhandle subdivision.


Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this 6th day of November, 2017.



Rendell D. Koelsch, Mayor

Attest:



Laurie J. Sica, Municipal Clerk