



## ALTERNATIVE DEVELOPMENT PERMIT APPLICATION D18 - Residential Uses Only

*NOTE: This form must be accompanied by a BUILDING PERMIT APPLICATION or other land use application.*

Property Address: \_\_\_\_\_

Parcel code number: \_\_\_\_\_

**Alternative Development Proposal Summary: Applicant should fill out the "ACTUAL" column and provide cardinal direction for "Setbacks, linear feet."**

| Standard                            | D18   | ADOD  | ACTUAL |
|-------------------------------------|-------|-------|--------|
| Lot size, square feet               |       |       |        |
| • Single-family home or Common Wall | 5,000 | 3,000 |        |
| • Duplex                            | 5,000 | 4,500 |        |
| Lot width, linear feet              | 50    | 25    |        |
| Vegetative Cover, percentage        | 30    | 15    |        |
| Structure Height, linear feet       |       |       |        |
| • Permissible uses                  | 35    | 35    |        |
| • Accessory uses                    | 25    | 25    |        |
| <b>Setbacks, linear feet</b>        |       |       |        |
| Front Direction:                    | 20    | 3     |        |
| Rear Direction:                     | 10    | 3     |        |
| Side Direction:                     | 5     | 3     |        |
| Side Direction:                     | 5     | 3     |        |
| Street Side Direction:              | 13    | 3     |        |
| Other Direction:                    |       | 3     |        |
| Other Direction:                    |       | 3     |        |
| <b>TOTAL MINIMUM</b>                |       | 20    |        |

|   |                         |
|---|-------------------------|
| Is lot size <u>less than</u> 3,000 square feet?    Yes    No  |                         |
| If "Yes": ( _____ ÷ 3,000) x 20 = _____<br><div style="display: flex; justify-content: space-between; width: 100%;"> <span>Lot Size</span> <span><b>TOTAL MINIMUM SETBACK (cannot be less than 16 feet)</b></span> </div> |                         |
| Has this property had an ADOD in the past?<br>Yes    No   | If yes, provide number: |
| Has this property had a variance in the past?<br>Yes    No  | If yes, provide number: |
| Has this property had a nonconforming certification? **<br>Yes    No  | If yes, provide number: |

**\*\* (NOTE: A nonconforming certification may be required prior to further development)**

**LANDOWNER SIGNATURE REQUIRED: Landowner signatures must match the Assessor's Database.**

I acknowledge that, by participating in the Alternative Development Overlay District, I am committing to the lot dimensional standards as modified in CBJ 49.70 Article XII.

\_\_\_\_\_  
Landowner/Title (signature)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Landowner/Title (signature)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

**NOTES ON CBJ 49.70 Article XII:**

- This article applies to property within the Downtown Juneau Alternative Development Overlay District (ADOD) boundary as shown on the map entitled Serial No. 2021-36, Appendix A.
- Participation in the Downtown Juneau ADOD to facilitate conforming residential development is optional.
- Property subject to or permitted by this article is limited to residential uses only.
- This article specifically modifies certain dimensional standards. Unless noted in this section, all remaining requirements of the underlying zoning district apply.
- This article does not modify permissible uses or the processes outlined in chapter 49.15, article II.
- When a landowner chooses to develop according to Downtown Juneau ADOD standards, the development must conform to all the standards outlined in sections 49.70.1230 and 49.70.1240.
- Downtown Juneau ADOD standards may be applied to a new subdivision within the ADOD boundary.
- Existing nonconforming lots and structures may be further developed following Downtown Juneau ADOD standards. Expansion of nonconforming structures must meet either the Downtown Juneau ADOD standards or the underlying zoning standards. The two standards cannot be combined.

-----DEPARTMENT USE ONLY BELOW THIS LINE-----

Planner review for nonconformity (initials): \_\_\_\_\_

Is a nonconforming certification required for this property?      YES      NO

If completed or assigned, NCC number: \_\_\_\_\_

Land use permit associated with this application: \_\_\_\_\_

Is the property within the ADOD boundaries?      YES      NO

If "no," notify the applicant that they will not be able to participate in the ADOD. Initials: \_\_\_\_\_