



Alternative Development Overlay District

Review of Proposed Standards

December 5th and 7th, 2019

Public Comment

Please submit initial comments by 4:30 pm on January 24, 2020.

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Questions? Please call 586-0770 and ask for Irene, Laurel, or Amy.

Comparison of Current Code and Proposed Amendments

Fill in the blanks below to get started!

My property's current zoning is: _____

My property's current lot size is: _____

Introduction

Every lot in Juneau is assigned a zoning district. Each district requires that lots and the buildings on them meet certain dimensional standards. For example, in the D5 district, a house must be no closer than five feet to a side property line. Dimensional standards affect safety, neighborhood harmony, and other aspects of community welfare.

However, lots within ADOD may meet special standards unique to ADOD, regardless of their assigned zoning district. This is because the underlying zoning district repeatedly contradicts existing development patterns. Such is the case for much of downtown Juneau in ADOD. The underlying zoning district requires buildings to be more spread apart, but in reality, downtown buildings tend to be closer together.

Currently, lots in ADOD can seek reduced dimensional standard approval from the Planning Commission. However, this is a costly process in terms of time and money.

Community Development Department is working on changing that. Proposed amendments would continue to allow for more spatially dense development, but make it less time and cost intensive than the process currently in place.

Minimum Lot Area

The table below compares proposed ADOD minimum lot size to existing minimum lot size in the various zoning districts. Lot sizes are shown in square feet.

Structure	Current					Proposed
	D5	D10	D15	D18	LC	ADOD
Single Family Home	7,000	6,000	5,000	5,000	2,000*	3,000
Common Wall Dwelling	7,000	5,000	3,500	2,500		3,000
Duplex	10,500	8,712	5,808	4,840		4,500

* Light Commercial has a minimum lot size of 2,000 square feet for permissible uses, which includes residential development.

Lot Width, Depth and Coverage

FEATURE	Current					Proposed
	D5	D10	D15	D18	LC	ADOD
Lot width	70'	50'	50'	50'	20'	25'
<i>Bungalow</i>	35'	25'	25'	25'		25'
<i>Common wall dwelling</i>	60'	40'	30'	20'		25'
Lot depth	85'	85'	80'	80'	80'	25'
Vegetative cover	20%	30%	30%	30%	15%	15%
Lot coverage	50%	50%	50%	50%	No Max	50%

Structure Height

Height	Current		Proposed
	D5, 10, 15, 18	LC	ADOD
Permissible uses	35'	45'	35'
Accessory uses	25'	35'	25'
Bungalow	25'		

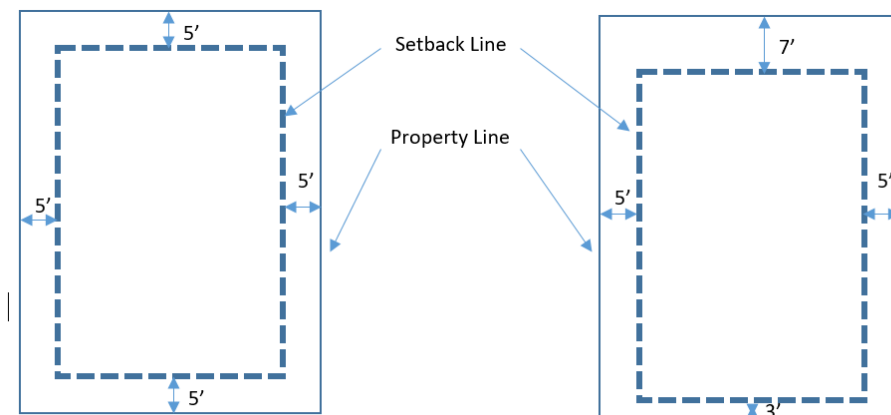
Structure Setbacks

Current setbacks:

YARD	D5	D10	D15	D18	LC*
Front	20'	20'	20'	20'	25'
Street Side	13'	13'	13'	13'	17'
Side	5'	5'	5'	5'	10'
Common Wall Dwelling Side	10'	3'	5'	5'	
Rear	20'	20'	15'	10'	10'

Proposed setbacks for all properties in the ADOD:

Staff proposes a 20 feet setback sum with a 3' minimum per side. This means that the setbacks of all sides of your lot must equal 20 feet but no side may be less than 3'. This essentially creates a "setback box" that can be moved around the lot to accommodate existing structures. Examples:



Proposed setbacks for lots less than minimum lot area:

For lots less than minimum lot area, required setback sum can be reduced proportionally, but in no case can the setback sum be less than 12'.

[Size of Lot] ÷ [Minimum Lot Size] = [Proportion], x [Minimum Setback Sum] = [Reduced Setback Sum]

_____ ÷ [3,000] = _____, x [20] = _____

Round result to the nearest foot.

Proposed Exceptions to Setbacks:

Architectural features and roof eaves may project into a required yard but no closer than two feet from the side and rear lot lines.

Unenclosed balconies, connecting deck stairways, walkways, ramps and landings with or without roofs, may extend to the front lot line or street side lot lines. Structure may not exceed five feet internal width, not counting support structure.

A parking deck (cannot be more than one foot above the level of the adjoining roadway, only used for parking) is exempt. A non-sight-obscuring safety rail up to 42 inches is allowed.

Fences and vegetation. For this section, a “travelled way” is defined as the edge of the roadway shoulder or curb closest to the property.

(A) Maximum height of a sight-obscuring fence or vegetation is four feet within 20 feet of the edge of the traveled way. Trees are allowed if they do not obscure view from four feet to eight feet above ground.

(B) On corner lots, maximum height of a sight-obscuring fence or vegetation is three feet within 20 feet of a street intersection. The area in which sight-obscuring fences and vegetation is restricted shall be determined by extending the edge of the traveled ways to a point of intersection, then measuring back 20 feet, then connecting the three points. Trees are allowed if they do not obscure view from three to eight feet above the ground.

