

# Proposed Residential Zone Districts – Downtown Juneau

**Public Information Meetings:**  
January 30, 2019 – City Hall  
February 5, 2019 – McPhetres Hall  
February 7, 2019 – JDHS Library



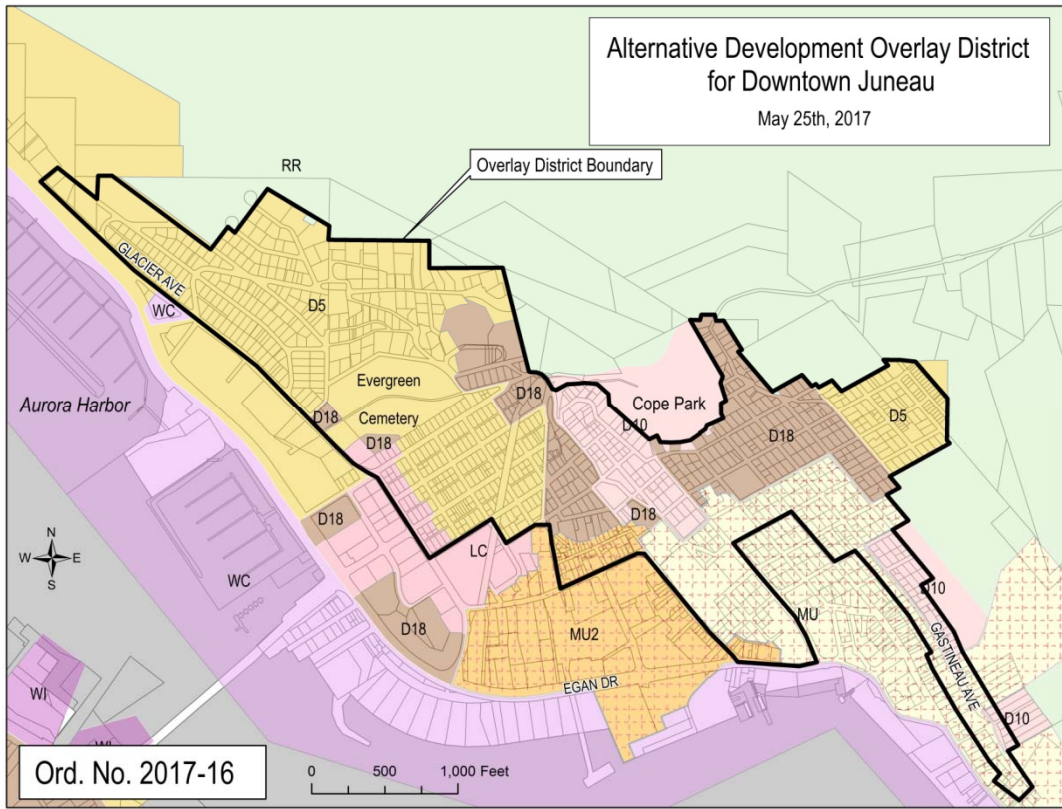
# Welcome and Introductions

**Briefly – approximately 20 seconds – state:**

- Your name
- The neighborhood you live in
- What you like about where you live/your neighborhood.

**Bonus question** – have you ever applied for a variance for your property?

# Why Are We Here?



We're here to discuss a proposal to change to the Zoning Atlas (the zoning maps) and Title 49, the Land Use Code, to re-zone residential areas in downtown Juneau that better reflect the existing built environment in order to preserve the existing character.

# Purpose of the ADOD

## **Alternative Development Overlay District (ADOD):**

- It is an overlay district that allows for reductions in, setbacks, lot coverage, vegetative cover
- It applies to Downtown Juneau and Downtown Douglas.
- Its purpose is to:
  - Preserve the character of existing neighborhoods
  - Promote the restoration of blighted buildings
  - Provide adequate minimum standards and procedures for the construction of new residential buildings and the rehabilitation of existing residential buildings
  - Provides for the development of housing
- **Downtown Juneau sunsets in August 2019**
- Downtown Douglas sunsets in August 2020



# How Rezoning Affects You

## How do you benefit from this?

- Able to rehabilitate or rebuild a home more easily – most likely won't need a variance
- Less hassle with selling or buying Property – most properties will no longer be nonconforming
- Nonconforming status is removed for many lots
- No longer would need a Conditional Use permit approval for an accessory apartment (for most properties)
- Preserves what you have

# What is zoning?

## **The zoning ordinance consists of text and a map.**

- The map identifies the zoning districts for each property within the Borough.
- The text (the Land Use Code, Title 49) describes the rules that govern the different zoning districts:
  - It describes land uses and dimensional standards, identifies allowable and conditional uses, and contains development standards.

# What is zoning?

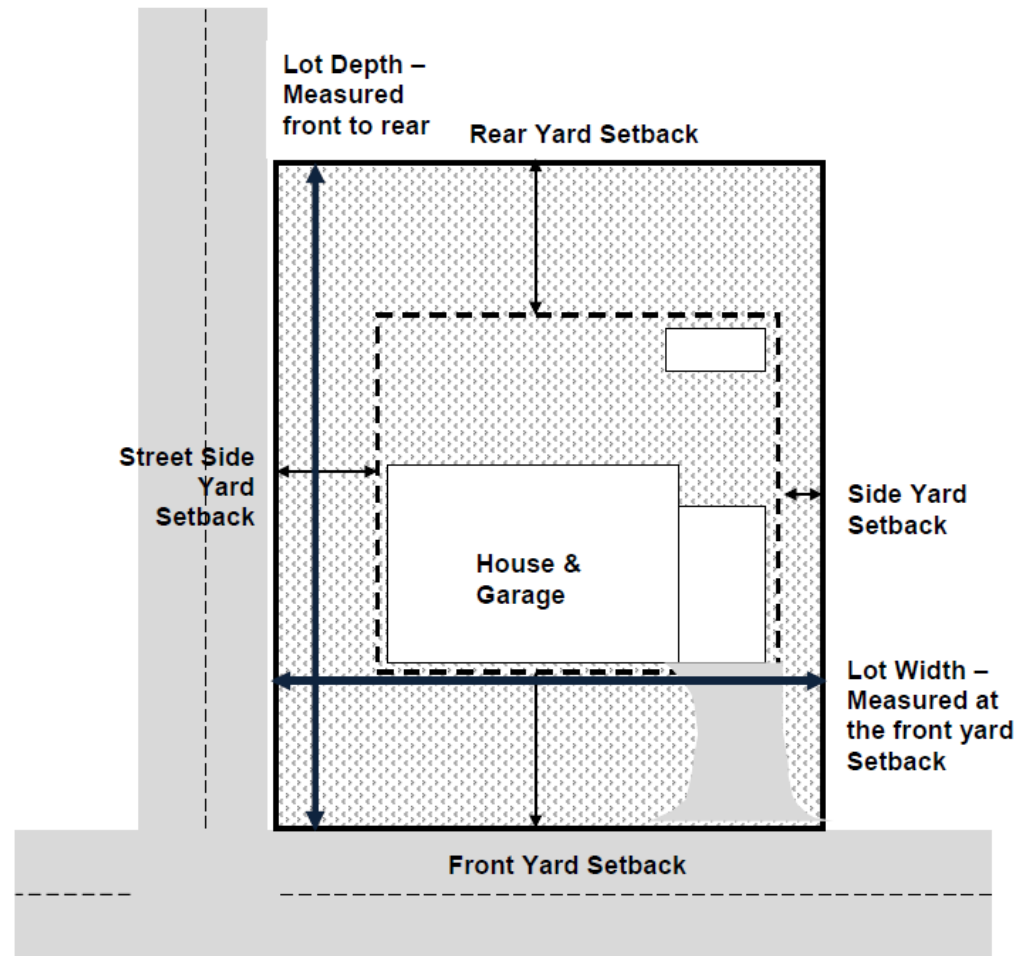
## **The zoning ordinance helps implement the Comprehensive Plan.**

- It classifies land into zones or “districts” and specifies the types of uses and unique development standards allowed in each district.
- Development standards specify such things as:
  - the height and size of buildings
  - Density allowed
  - Placement of buildings
  - Amount of vegetative cover required, and
  - Amount of parking

## What is zoning?

***Zoning's fundamental purpose is to protect a community's health, safety, and welfare.***

# Important Terms – Dimensional Standards



**Lot Coverage –**  
percentage of lot  
that is occupied by  
all buildings

**Vegetative Cover –**  
percentage of lot  
covered in live  
vegetation

# Important Terms – Nonconforming

**A non-conforming property is one that previously met development regulations, but due to a change in code requirements, no longer meets current requirements**

- Use
- Lot size
- Setbacks
- Building
- Other

# Some History of Downtown Development

## *A Bit of History*

# Year Built of Structures

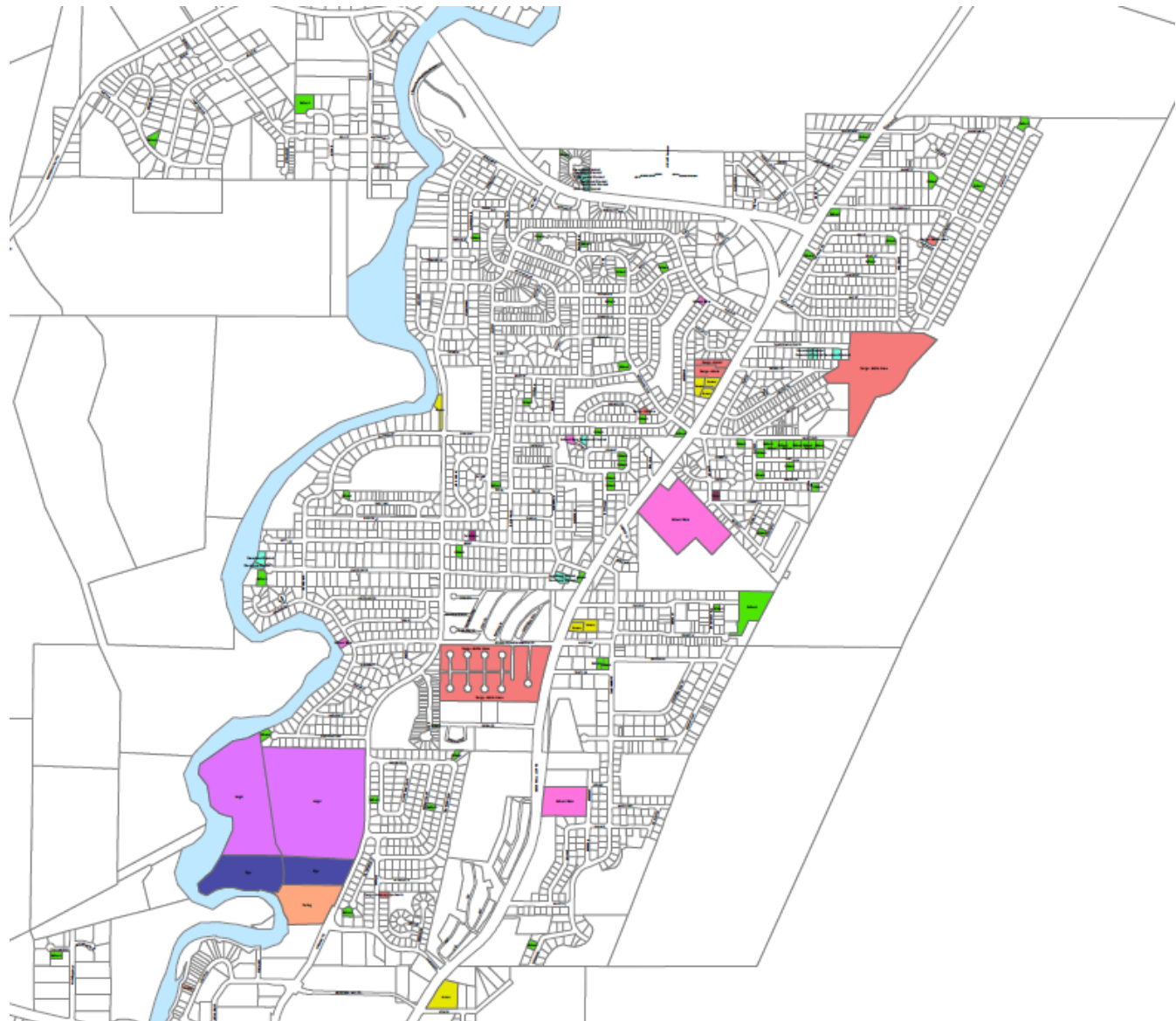




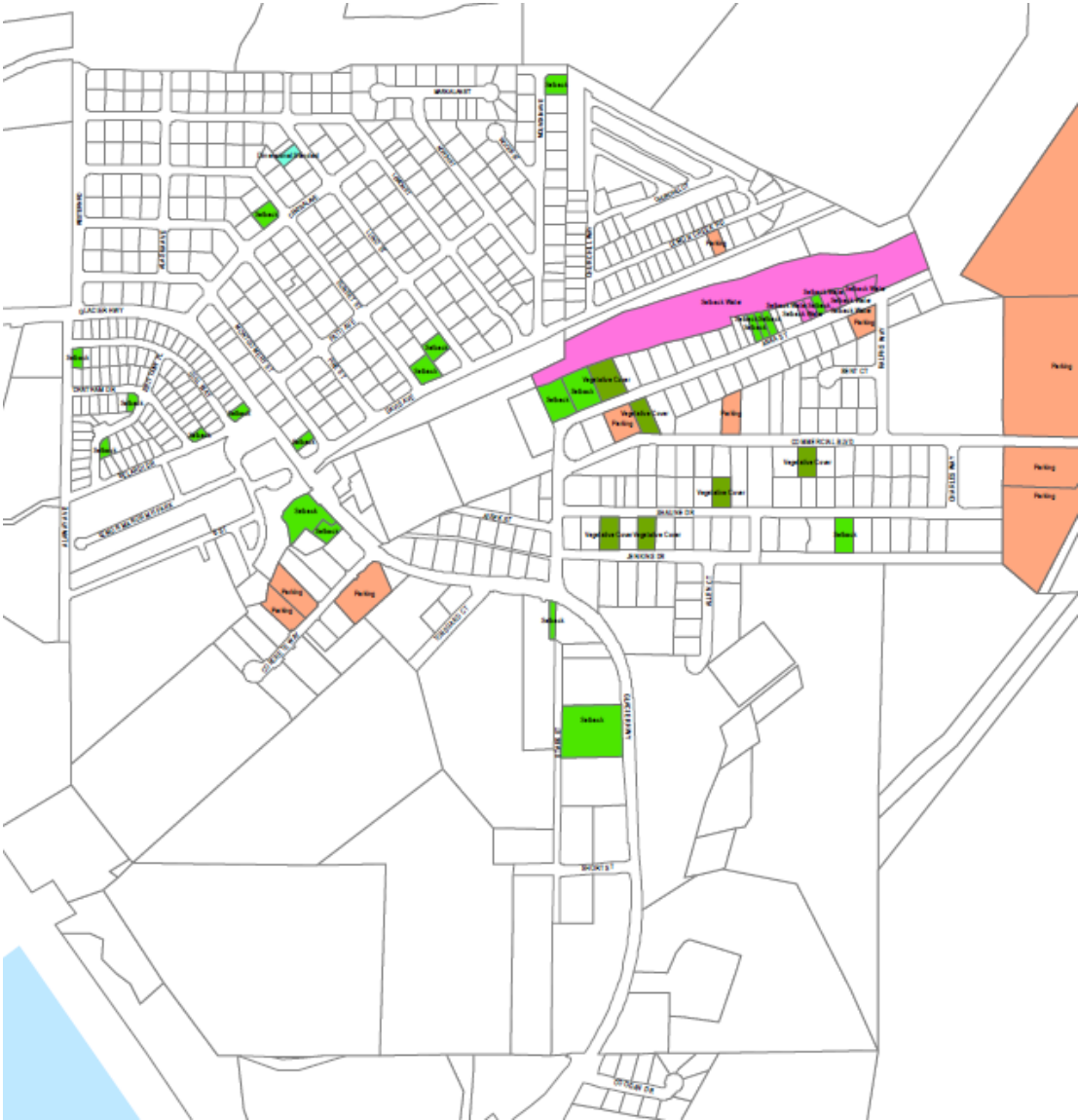
# Approved Variances since 1987



# Valley Variances Since 1987



# Lemon Creek Variances since 1987





# Variances since 1966



***What exists now***

# Existing Conditions - Downtown Juneau

## *Setbacks*

# Summary of Setback Nonconformity

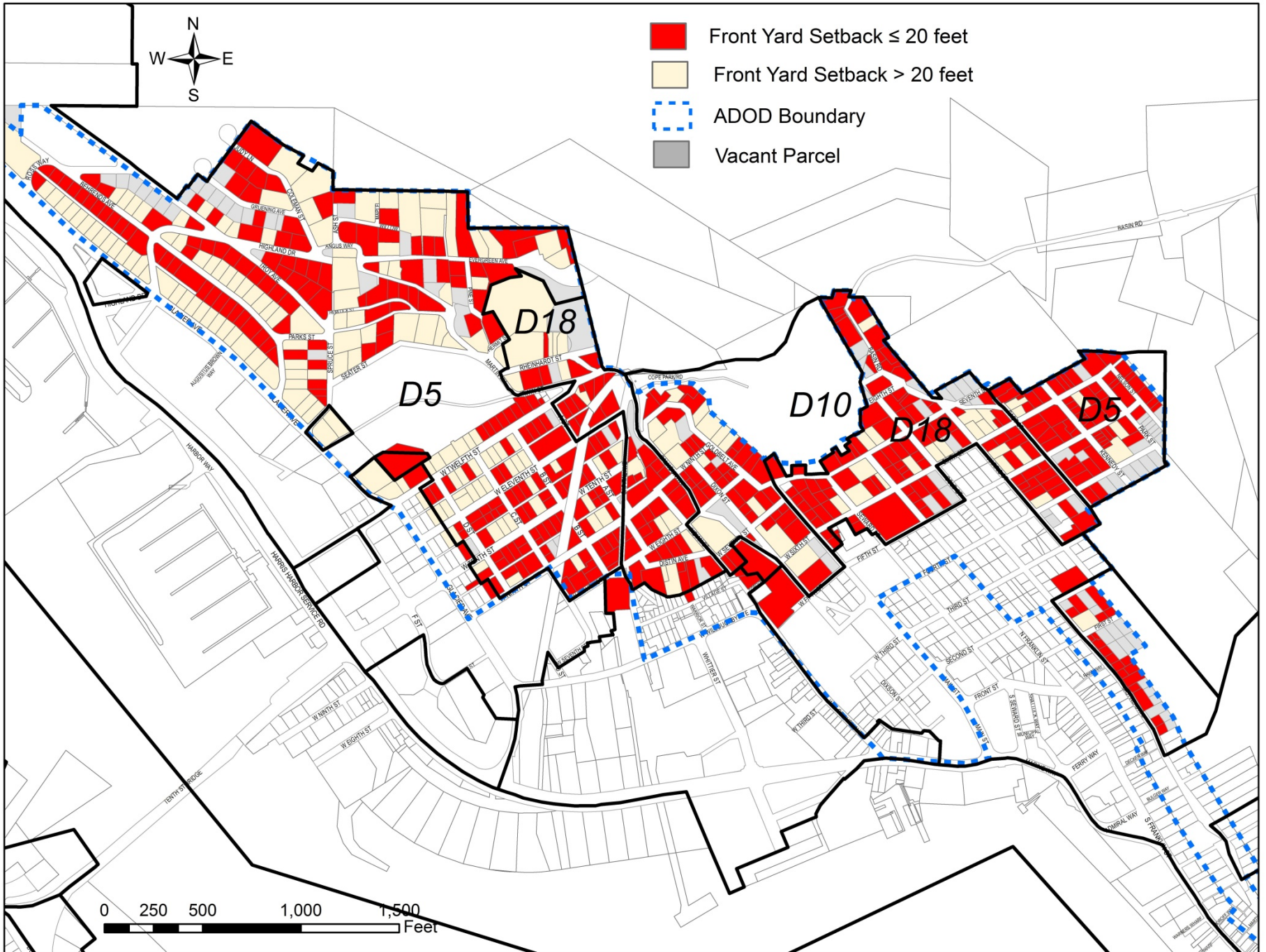
<b>D5</b>		
Setback	Conforming	% of total
Front	143	<b>35%</b>
Rear	202	<b>55%</b>
Side	437	<b>61%</b>
Sreet Side	51	<b>36%</b>

<b>D10</b>		
Setback	Conforming	% of total
Front	14	<b>19%</b>
Rear	32	<b>47%</b>
Side	69	<b>51%</b>
Sreet Side	9	<b>50%</b>

<b>D18</b>		
Setback	Conforming	% of total
Front	39	<b>22%</b>
Rear	98	<b>62%</b>
Side	155	<b>49%</b>
Sreet Side	34	<b>48%</b>

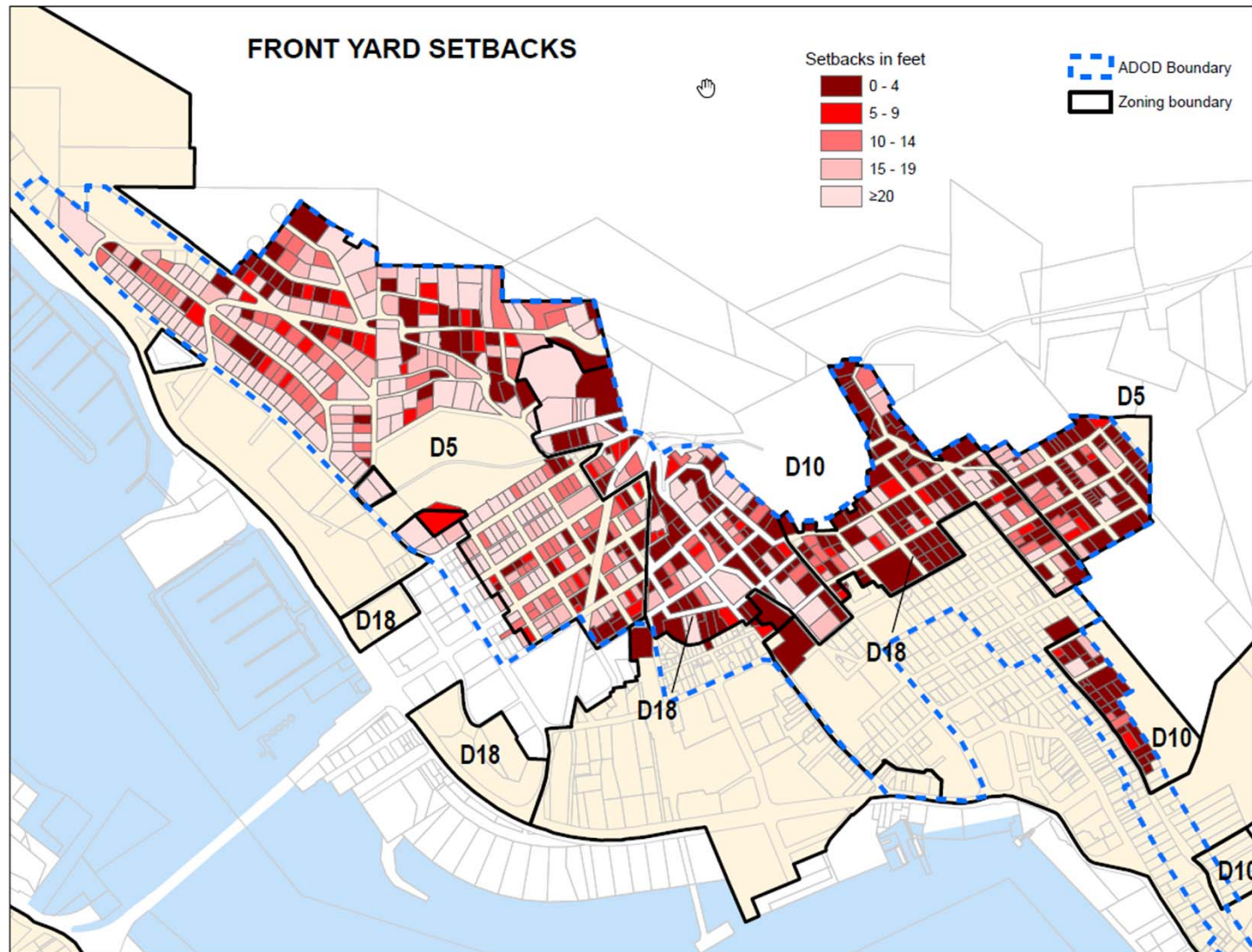
- A fraction of lots in the ADOD meet current zoning.
- The front setback is the most difficult one to meet.



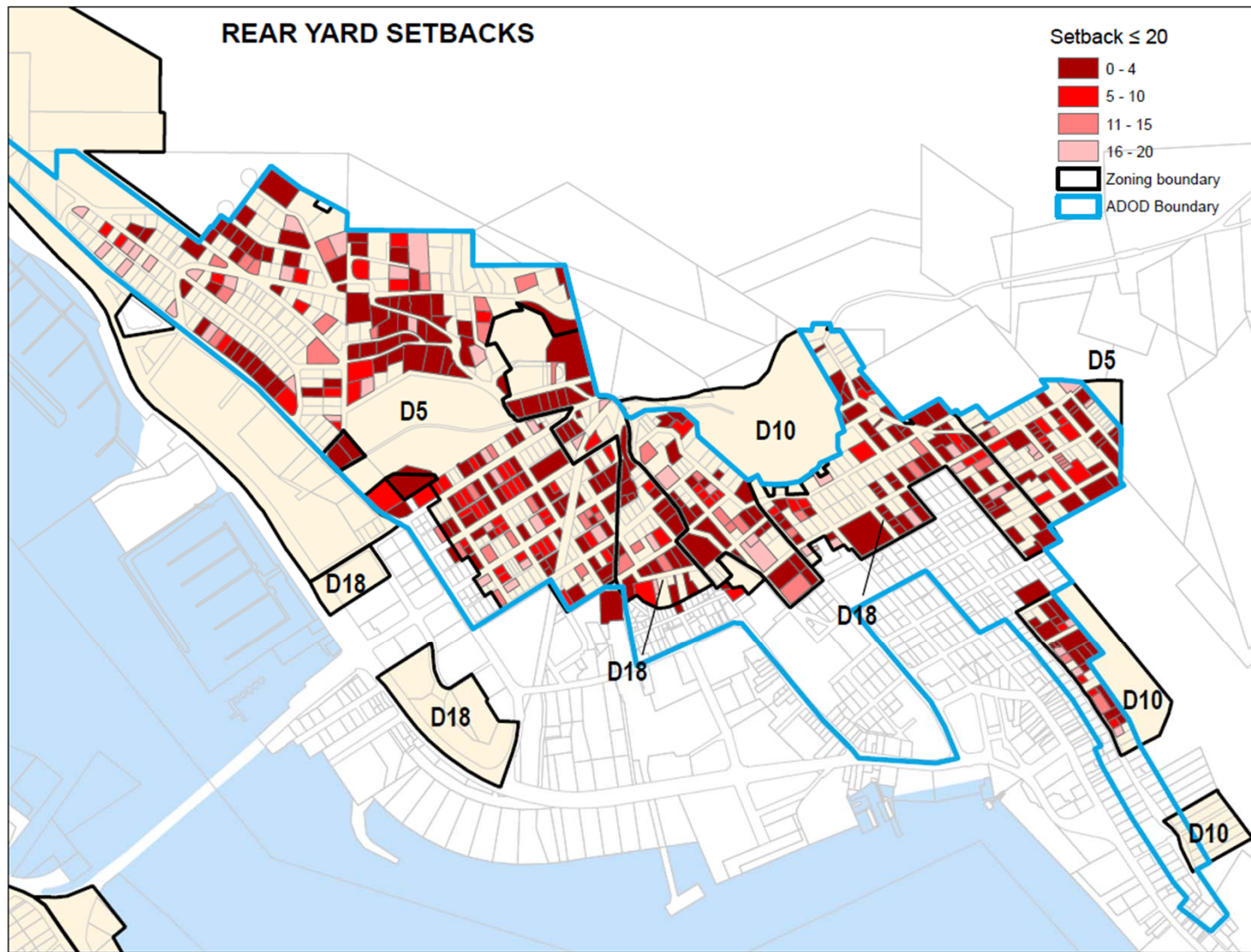




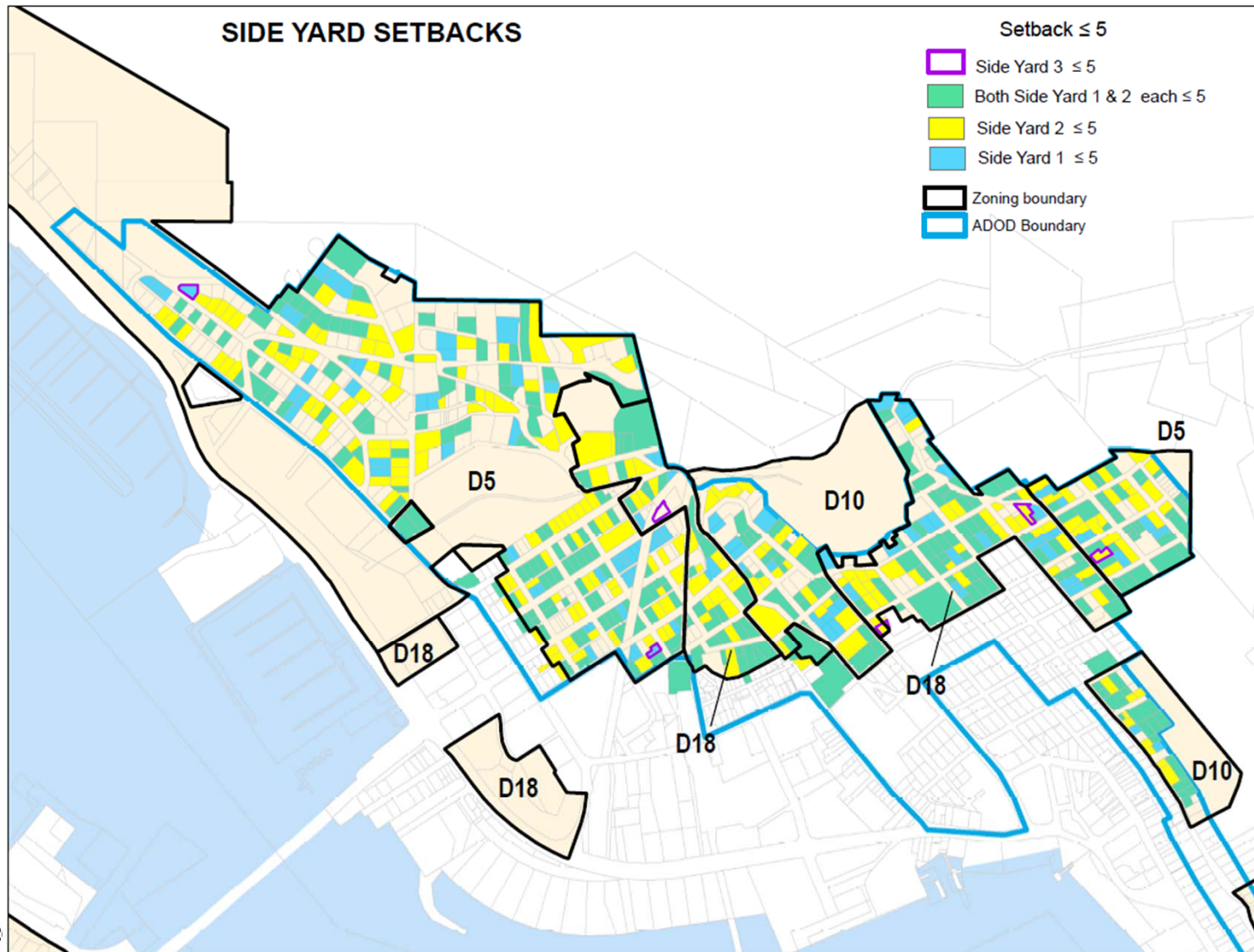
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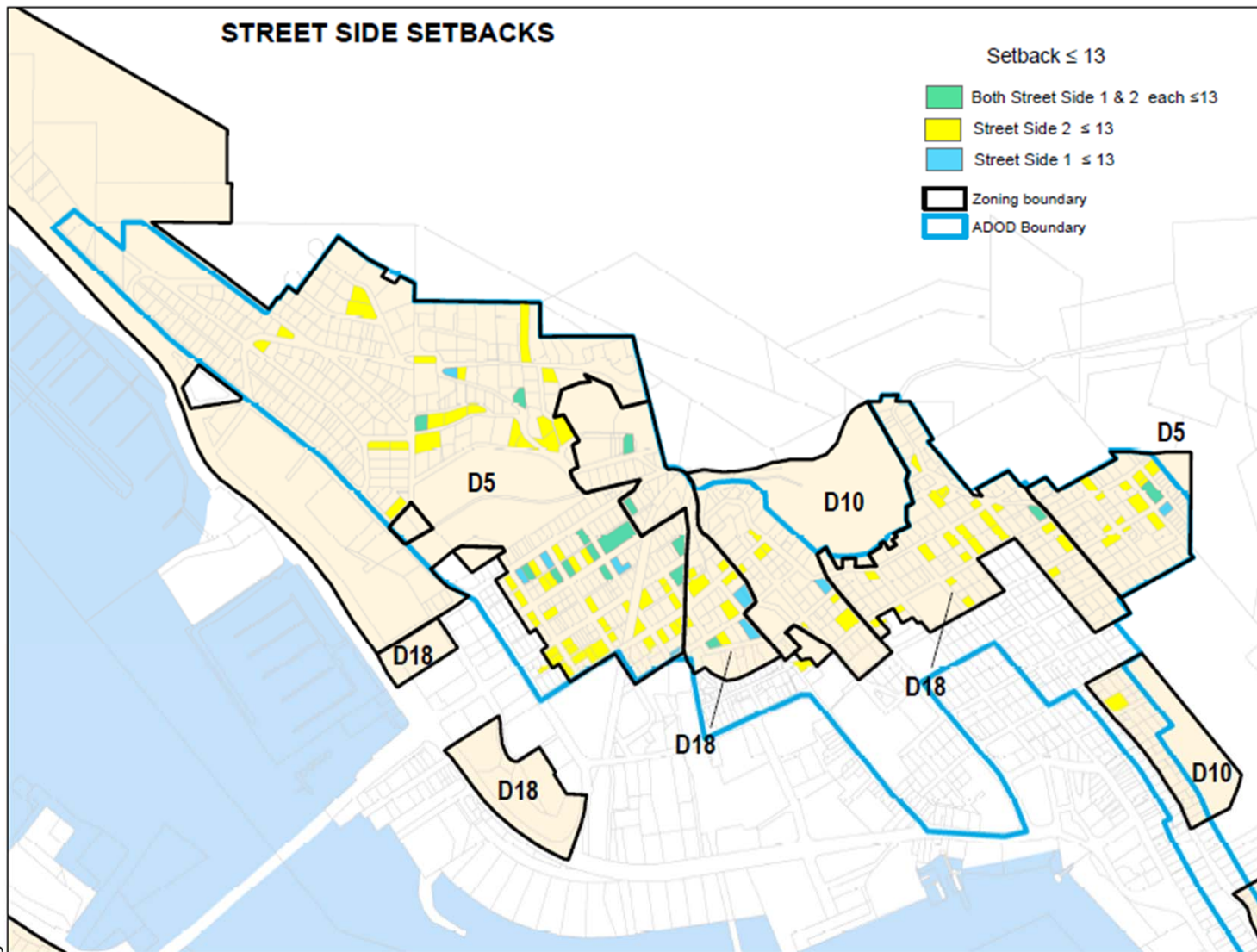


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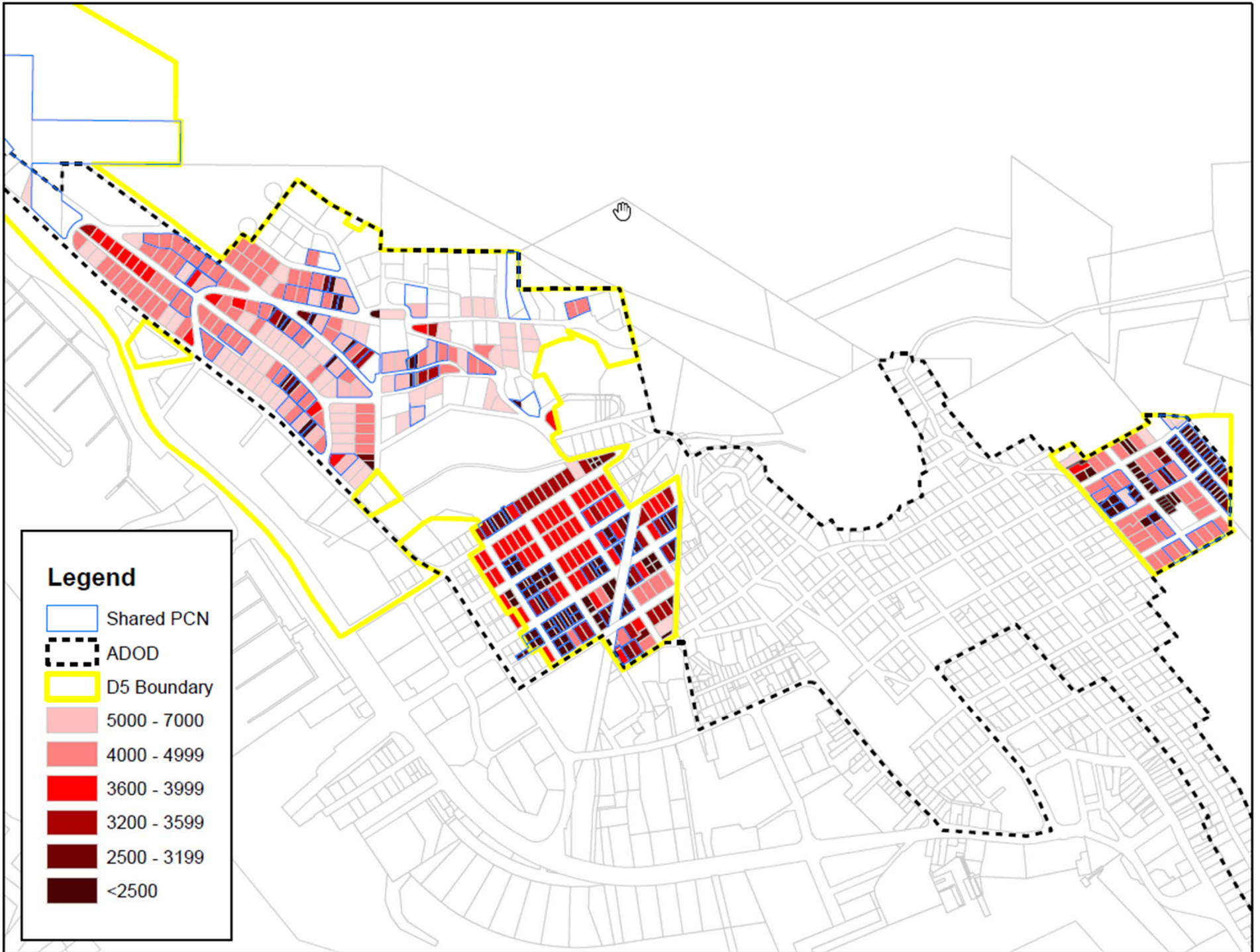


# Summary of Setback Nonconformity



# Existing Conditions - Downtown Juneau

## *Lot Size*





# Non-Conforming Properties



What is proposed?

## *Existing Zoning and Proposed Zoning*



# D-5 Zone District Standards

## D-5 Minimum Standards:

### Setbacks

Front Yard – 20 feet

Side Yard – 5 feet

Rear Yard – 20 feet

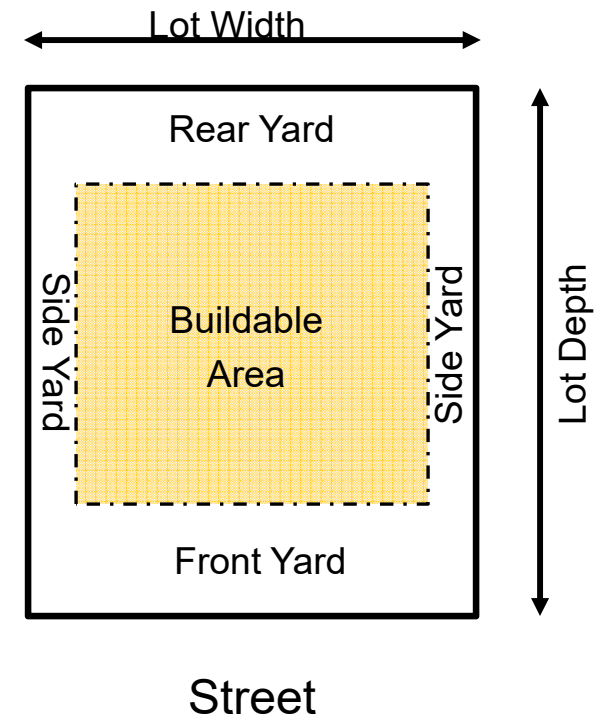
Street Side – 13 feet

Lot Size – 7,000 sf

Lot Dimensions –

Lot Width – 70 feet

Lot Depth – 85 feet

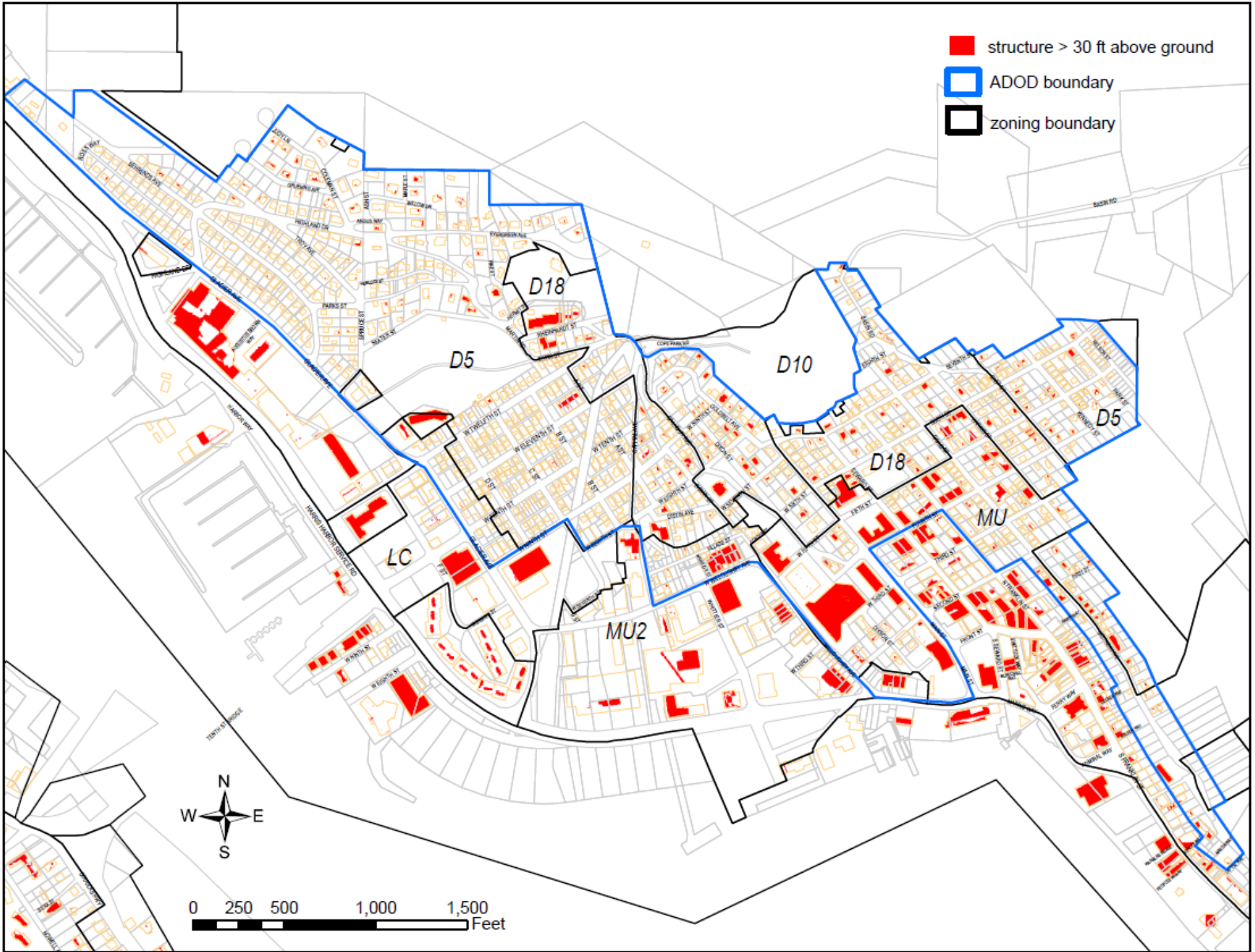


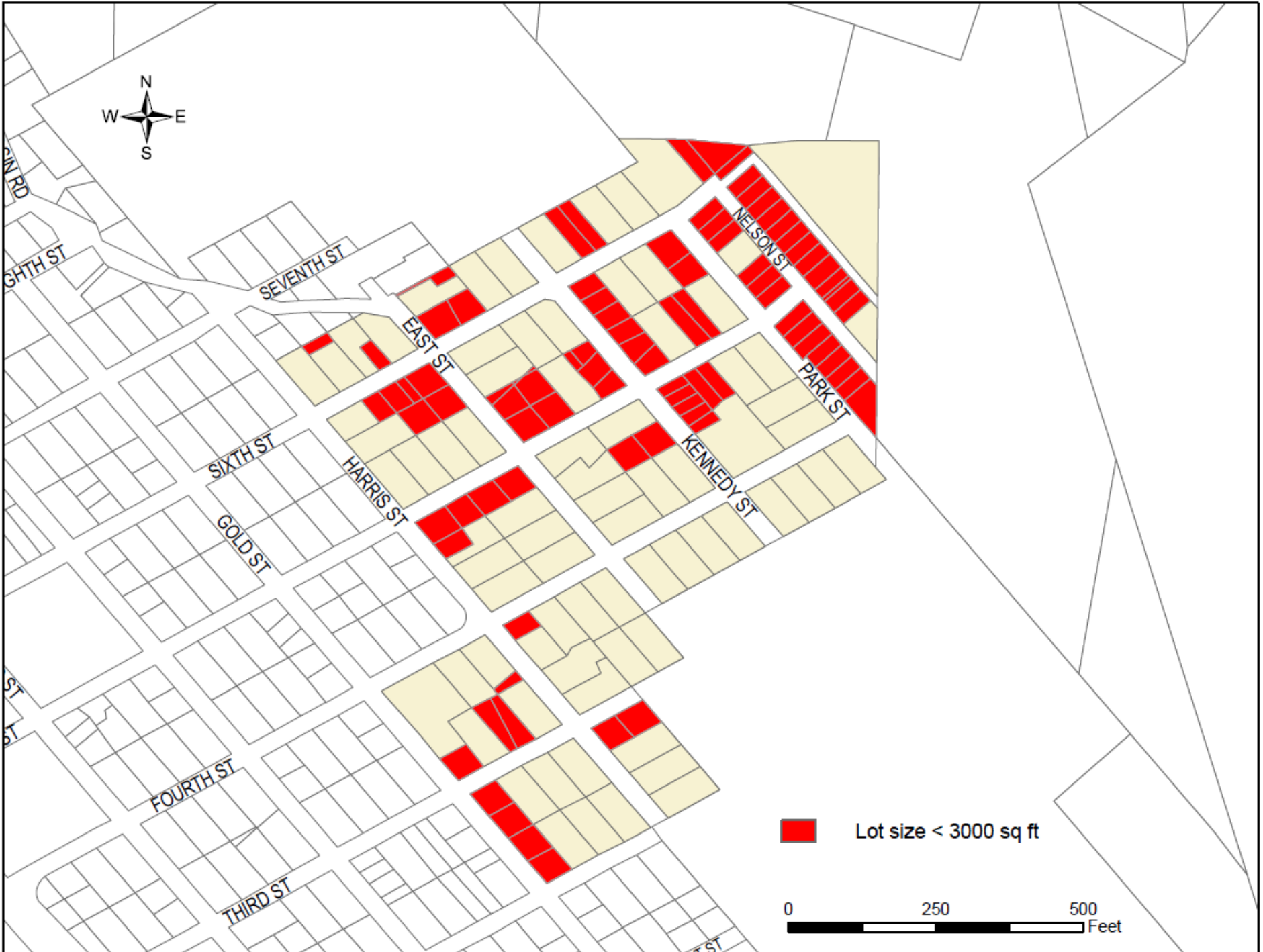
# The Highlands Neighborhood – Single-family Zone Districts Downtown

Minimum Standard	D-5	D-10 SF	Proposed New Zone District
Lot Size	7,000 sf	3,600 sf	4,000 sf
Lot Width	70 feet	40 feet	40 feet
Lot Depth	85 feet	85 feet	65 feet
Maximum lot coverage	50%	50%	60%
Maximum height	35 feet	35 feet	30 feet
Front Yard Setback	25 feet	20 feet	5 feet *15' along Glacier Avenue
Street Side Setback	13 feet	10 feet	5 feet *15' along Glacier Avenue
Rear Yard Setback	20 feet	10 feet	5 feet
Side Yard Setback	5 feet	3 feet	3 feet
Vegetative Cover	20%	15%	15%

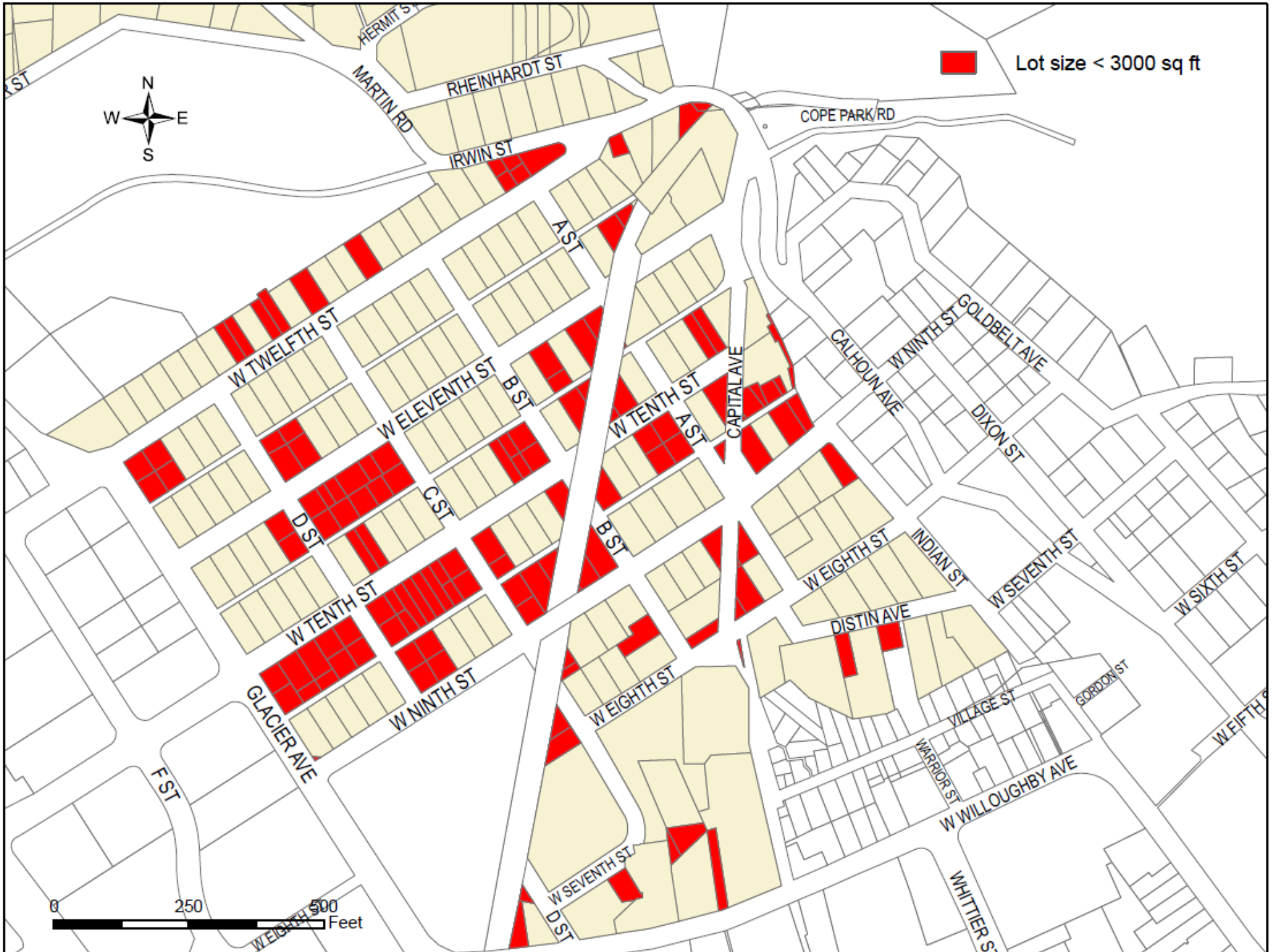
# Casey-Shattuck & Starr Hill – Single-family Zone Districts Downtown

Minimum Standard	D-5	D-10 SF	Proposed New Zone District
Lot Size	7,000 sf	3,600 sf	3,000 sf
Lot Width	70 feet	40 feet	40 feet
Lot Depth	85 feet	85 feet	65 feet
Maximum lot coverage	50%	50%	60%
Maximum height	35 feet	35 feet	30 feet
Front Yard Setback	25 feet	20 feet	5 feet
Street Side Setback	13 feet	10 feet	5 feet
Rear Yard Setback	20 feet	10 feet	5 feet
Side Yard Setback	5 feet	3 feet	3 feet
Vegetative Cover	20%	15%	15%

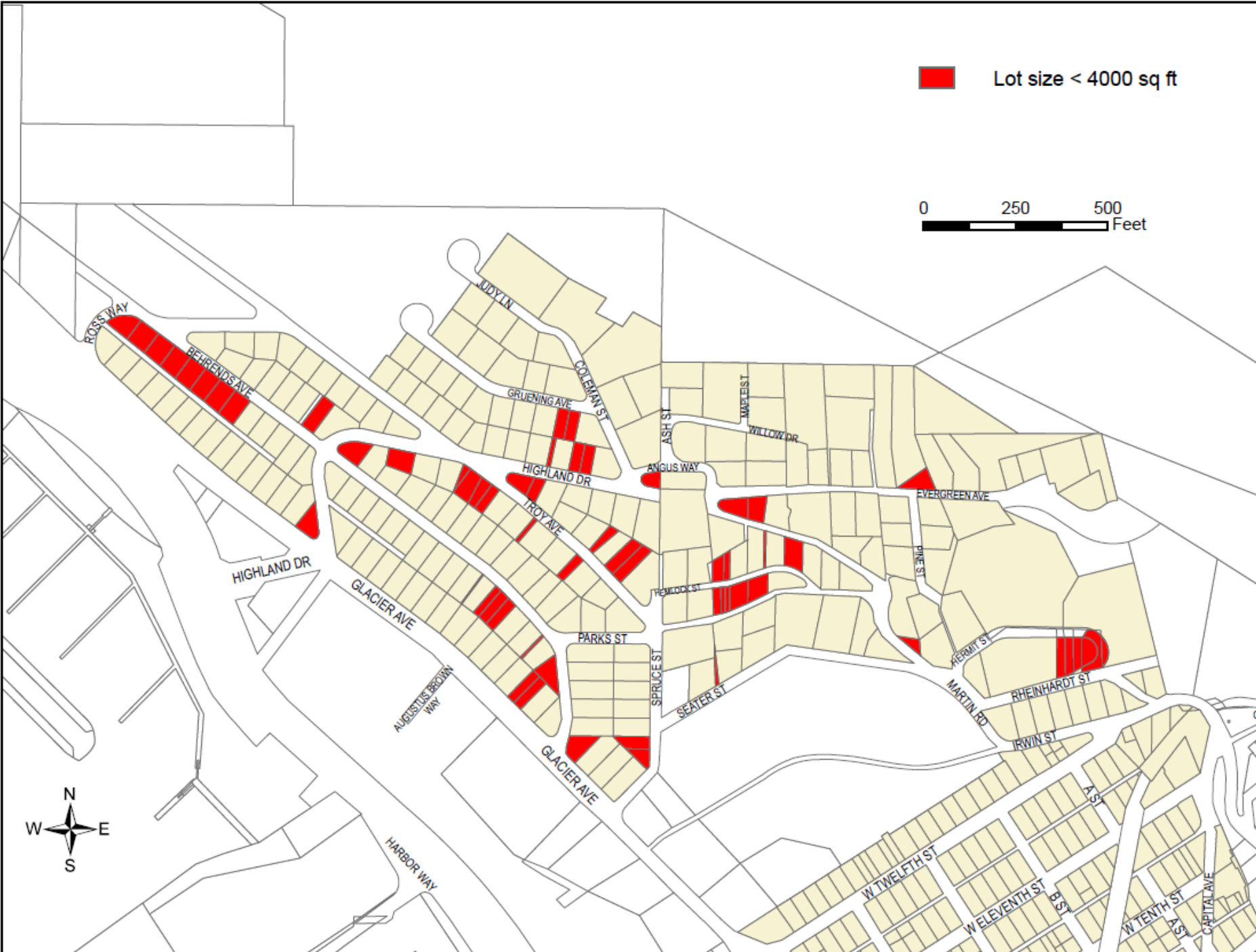
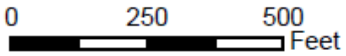








Lot size < 4000 sq ft



# Multifamily Zone Districts Downtown

Minimum Standard	D-10	<i>New Downtown MF-10 Zone</i>	D-18	<i>New Downtown MF-18 Zone</i>
Lot Size	6,000 sf	<i>4,500 sf</i>	5,000 sf	<i>2,500 sf</i>
Lot Width	50 feet	<i>30 feet</i>	50 feet	<i>30 feet</i>
Lot Depth	85 feet	<i>50 feet</i>	80 feet	<i>50 feet</i>
Maximum lot coverage	50%	<i>60%</i>	50%	<i>60%</i>
Maximum height	35 feet	<i>35 feet</i>	35 feet	<i>35 feet</i>
Front Yard Setback	20 feet	<i>5 feet</i>	20 feet	<i>5 feet</i>
Street Side Setback	13 feet	<i>5 feet</i>	13 feet	<i>5 feet</i>
Rear Yard Setback	20 feet	<i>10 feet</i>	10 feet	<i>10 feet</i>
Side Yard Setback	5 feet	<i>3 feet</i>	5 feet	<i>3 feet</i>
Vegetative Cover	30%	<i>25%</i>	30%	<i>25%</i>



### **Proposal – to amend this section of Code:**

#### **CBJ 49.25.430(4)(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 of the three closest adjacent buildings. The buildings used must be conforming or legally nonconforming enclosed buildings or carports. In no instance shall the required setback be less than half that required by this chapter or ten, whichever is greater. In Geographic Area Juneau, in no instance shall the required setback be less than five feet.*

# Important Terms – Nonconforming

**A non-conforming property is one that previously met development regulations, but due to a change in code requirements, no longer meets current requirements**

- Use
- Lot size
- Setbacks
- Building
- Other

# *Zone District Changes Over Time*

# The Highlands Area

## The Highlands Area platted in 1946:

	Current Zoning (1987 to present)	Previous Zoning (1969)	Previous Zoning (1956)
Zone District	D-5	R-5	R-1
Uses	Single-family and duplex	Single-family and duplex	Single-family and duplex
Minimum lot size	7,000 sf	5,000 sf for single-family; 7,000 sf for duplex	4,500 sf
Front Setback	20 feet	20 feet	20 feet
Rear Setback	20 feet	15 feet	15 feet
Side Setback	5 feet	5 feet	5 feet
Street Side Setback	13 feet	N/A	N/A
Lot width	70 feet	50 feet	50 feet
Lot Depth	85 feet	80 feet	N/A
Lot coverage	50%	40%	50%
Height	35 feet	35 feet	30 feet

# Casey-Shattuck/The Flats Area

Casey-Shattuck, a.k.a. the Flats – platted in 1913:

	Current Zoning (1987 to present)	Previous Zoning (1969)	Previous Zoning (1956)
Zone District	D-5	RO (High Rise Residential-Office)	R-2
Uses	Single-family and duplex	Single-family, duplex, multifamily (commercial in no more than 10% of mf structure)	Single-family, duplex, multifamily
Minimum lot size	7,000 sf	7,200 sf (300 sf per dwelling unit)	3,600 sf for sf and duplex; 5,000 sf for multifamily
Front Setback	20 feet	10 feet	15 feet
Rear Setback	20 feet	10 feet	10 feet
Side Setback	5 feet	5 feet	5 feet
Street Side Setback	13 feet	N/A	10 feet
Lot width	70 feet	80 feet	40 feet
Lot Depth	85 feet	N/A	N/A
Lot coverage	50%	N/A	60%
Height	35 feet	No limit	30 feet for single-family and duplex; 35 feet for multifamily

# Starr Hill

## Starr Hill – platted in 1894:

	Current Zoning (1987 to present)	Previous Zoning (1969)	Previous Zoning (1956)
Zone District	D-5	RMM (Residential Multifamily Medium Density)	R-2 (some R-3)
Uses	Single-family and duplex	Single-family, duplex, multifamily	Single-family, duplex, multifamily
Minimum lot size	7,000 sf	4,800 sf (no mf on lot of less than 4,800 sf)	3,600 sf for sf and duplex; 5,000 sf for multifamily
Front Setback	20 feet	15 feet	15 feet
Rear Setback	20 feet	10 feet	10 feet
Side Setback	5 feet	5 feet	5 feet
Street Side Setback	13 feet	N/A	10 feet
Lot width	70 feet	40 feet	40 feet
Lot Depth	85 feet	90 feet	N/A
Lot coverage	50%	60%	60%
Height	35 feet	60 feet	30 feet for single-family and duplex; 35 feet for multifamily

## Next Steps

- Gather your input and make any changes
- Meet with the Planning Commission committee to discuss proposed changes
- Come back to the public for input
- Planning Commission meeting(s)
- Assembly meetings/adoption



\* Nonconforming code change is also happening

Thank you!

***Time for Questions***

**Upcoming Additional  
Public Information Meetings:**

February 7, 2019 – JDHS Library