



Comprehensive Plan Land Use Designations

- C Commercial**
- MC Marine Commercial**
- WCI Waterfront Commercial Industrial**
- LI Light Industrial**
- HI Heavy Industrial**

- RDR Rural Dispersed Residential**
- RLDR Rural Low Density Residential**
- ULDR Urban Low Density Residential**
- MDR/SF Medium Density Residential Single Family**
- MDR Medium Density Residential**
- HDR High Density Residential**
- TTC Traditional Town Center**
- M/MU Marine Mixed Use**

The overall vision for the Blueprint Downtown Area Plan:

Maintain and strengthen Downtown Juneau as a vibrant, safe, and accessible place to live, work, play, and explore. As home to the Capitol, Downtown Juneau is a dynamic center of government and is welcoming and appealing to residents, visitors, innovators, and investors. Its unique heritage and history, access to natural beauty, and urban amenities provide opportunities for investment and sustainable growth.

From the Visioning Process Housing and Neighborhoods:

Increased housing in the downtown core is a cornerstone of increased downtown vitality, across all sectors. Increased housing will provide more business customers, better ability to attract workers, and greater street activity. New housing will include lower income and seasonal housing, as well as improved high-end housing opportunities. The CBJ should pursue incentives that focus on rehabilitating underutilized existing buildings and empty lots to provide more housing stock, focused on a variety of income levels.

Overview of Zoning and Land Use Designations

- MU – accommodates a mix of commercial and residential uses. This zoning district has a minimum lot size of 4,000 square feet, no setbacks, no maximum height and no maximum density
- MU2 – also accommodates a mix of commercial and residential uses with a greater emphasis on residential development. This zoning district also has a minimum lot size of 4,000 square feet, 5 foot setbacks
- WC –provides both land and water space for uses directly related to or dependent on the marine environment
- WI – supports industrial and port uses, which need or substantially benefit from a shoreline location. Residential uses are limited to caretaker units only
- D18 – supports primarily residential development at a density of 18 units per acre
- D10 – supports primarily residential development at a density of 10 units per acre
- D5 –supports primarily single-family residential development at a density of 5 units per acre.