

Presented by: The Manager  
Presented: 08/23/2021  
Drafted by: R. Palmer III

**ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA**

**Serial No. 2021-35(am)**

**An Ordinance Amending the Land Use Code to Create a Mixed Use 3 (MU3) Zoning District, and a Neighborhood Commercial (NC) Zoning District.**

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 Chapter.** Chapter 49.25 Zoning Districts, is amended to read:

**Chapter 49.25 – ZONING DISTRICTS**

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**49.25.220 Mixed use districts.**

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(c) The MU3, mixed use 3 district, is intended to place a greater emphasis on the integration of small-scale commercial uses within high-density residential structures. Flexible setback regulations are deliberate to promote cohesive neighborhoods and encourage the development of pedestrian-oriented buildings.

**49.25.230 Commercial districts.**

...

(c) The NC, neighborhood commercial district, is intended to encourage the development of lively, mixed-use neighborhoods that are compact and walkable. Greater emphasis is placed upon medium density residential as the primary use with neighborhood-scale commercial activity that is less intensive than that permitted in the light commercial, general commercial and mixed use zoning districts. Neighborhood Commercial zoning districts are primarily used as a buffer between commercial and mixed use zoning districts and single-family and lower density multi-family residential zoning districts.

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**Section 3. Amendment of Table.** CBJ 49.25.300 Table of Permissible Uses, is amended as shown in the attached Exhibit A.

**Section 4. Amendment of Table.** CBJ 49.25.400 Table of Dimensional Standards, is amended as shown the attached Exhibit B.

**Section 5. Amendment of Section.** CBJ 49.25.430 Yard setbacks, is amended to read:

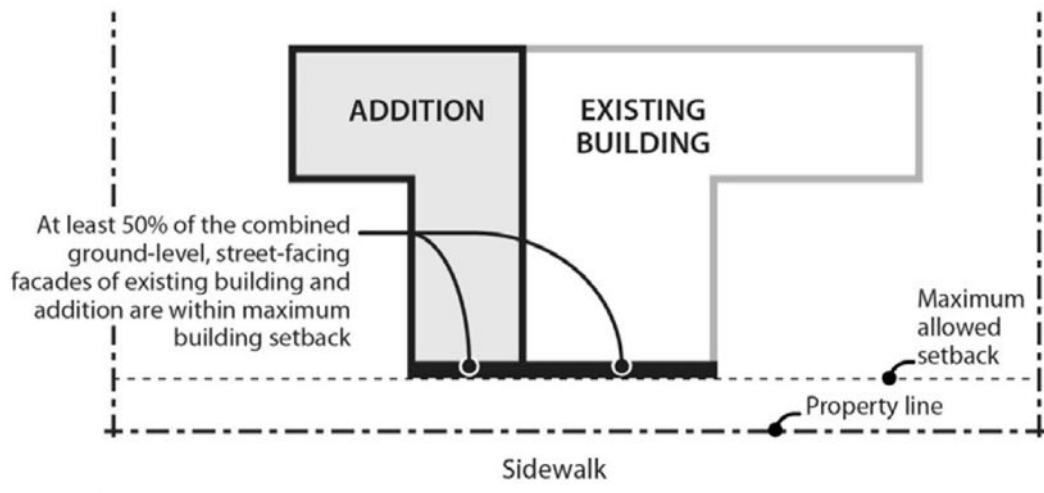
**49.25.430 Yard setbacks.**

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(6) Maintaining building façade continuity. A new building in the NC or MU3 zoning districts shall have a front yard setback and street side yard setback equal to the average front yard setback of the three closest conforming buildings sharing a frontage and within a 150' radius.

(7) Maximum building setback for NC and MU3. At least 50 percent of the length of the ground level, street-facing façade of a new or altered building shall be within the maximum setback for the underlying zoning district. Where there is more than one building on a lot, the maximum standard applies to the combined ground level, street-facing facades of all the buildings.

**Alteration to Existing Building in Conformance with Maximum Setback Standard**



(8) NC and MU3 parcels abutting residential zoning districts. When a building 15 feet or taller in the NC or MU3 zoning district abuts a residential zoning district the following setbacks and landscaping requirements apply:

Height of building wall	Lots abutting a residential zone side lot line	Lots abutting a residential zone rear lot line
15 ft. or less	5 foot setback and landscaping	Underlying zoning district setback, no landscaping
16 – 30 ft.	8 foot setback and landscaping	
31-55 ft.	10 foot setback and landscaping	

**Section 6. Amendment of Table.** CBJ 49.25.500 Density, is amended to read:

**49.25.500 Density.**

The maximum number of dwelling units allowed per acre shall be as provided in the following table:

Zoning District	Maximum Dwelling Units/Acre
RR	Density determined by minimum lot size in section 49.25.400 and special density requirements in section 49.25.510.
D-1	Density determined by minimum lot size in section 49.25.400 and special density requirements in section 49.25.510.
D-3	Density determined by minimum lot size in section 49.25.400 and special density requirements in section 49.25.510.
D-5	Density determined by minimum lot size in section 49.25.400 and special density requirements in section 49.25.510.
D-10	10 units per acre

D-10 SF	Density determined by minimum lot size in section 49.25.400 and special density requirements in section 49.25.510.
D-15	15 units per acre
D-18	18 units per acre
MU	No maximum density
MU2	80 units per acre
MU3	30 units per acre
NC	15 units per acre
LC	30 units per acre
GC	50 units per acre
WC	18 units per acre

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**Section 7. Amendment of Chapter.** Chapter 49.50 Parks, Open Space and Vegetative Cover, is amended to read:

**Chapter 49.50 – PARKS, OPEN SPACE AND VEGETATIVE COVER**

...

**49.50.300 Minimum vegetative cover.**

A minimum percent by area of each development site shall be maintained with live vegetative cover according to the following table. In the event of a conflict between district and area standards, the greater shall apply.

Zoning District	Percentage of Lot in Vegetation
D-1, D-3, and D-5, residential districts	20
D-10 SF residential districts	15
D-10, D-15, and D-18 multifamily residential districts	30
MU2, mixed use district	5
MU3, mixed use district	10
NC, neighborhood commercial district	25
LC, light commercial district	15
GC, general commercial district	10
WC, waterfront commercial district	10
WI, waterfront industrial district	5
I, industrial district	5
Convenience store, outside a commercial district	20

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**Section 8. Effective Date.** This ordinance shall be effective 30 days after its adoption.

Adopted this 7<sup>th</sup> day of February, 2021.



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Beth A. Weldon, Mayor

Attest:



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Elizabeth J. McEwen, Municipal Clerk



		Zones																
Use Description		RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I

1.500	Child and Day care homes																		
	1.510	Child; 12 or fewer children under the age of 12	1	1	1	1	1	1	1	1	1	1	1	1	1				
	1.520	Reserved																	
	1.530	Adult; 12 or fewer people, 12 years and older	1	1	1	1	1	1	1	1	1	1	1	1	1				
	1.540	Reserved																	
1.550	Child care residence, 6 to 9 children under 18 years of age			3	3	3	3	3	3	3	3	3	3	3	3				
1.600	Miscellaneous, rooms for rent situations																		
	1.610	Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, transitional housing, and temporary residences. Owner or manager must live on site.	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1	1	1, 3	1, 3	3 <sup>N</sup>		
	1.620	Hotels, motels	3								1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3 <sup>N</sup>	3 <sup>N</sup>	
	1.630	Single room occupancies with private facilities						1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			
1.700	Home occupations		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1



		Zones																
Use Description		RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I

1.800	Mobile homes																	
	1.810 Residential mobile homes on individual lots <sup>E</sup>	3	3	3														
	1.815 Caretakers mobile homes on individual lots <sup>E</sup>	3	3	3	3	3	3	3	3	3	3	3	3			3	3	3
	1.820 Mobile home parks <sup>E</sup>					3	3	3	3	3	3							
	1.830 Mobile home subdivision <sup>E</sup>				3	3	3	3	3	3								
	1.840 Recreational vehicle parks <sup>F</sup>	3 <sup>F</sup>	3 <sup>F</sup>	3 <sup>F</sup>														
1.900	Common wall development																	
	1.910 Two dwelling units				1	1	1	1	1									
	1.911 Accessory apartments <sup>X</sup>	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3		
	1.920 Three or more dwelling units					1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			
	1.930 Two dwelling unit structures allowed under special density considerations, subsections 49.25.510(h)			3	3	3	3	3	3	3			3					
2.000		SALES AND RENTAL GOODS, MERCHANDISE OR EQUIPMENT <sup>G</sup>																
2.100	With less than 5,000 square feet and less than 20 percent of the gross floor area of outside merchandising of goods																	

		Zones																
Use Description		RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	W C	WI	I

	2.110	<i>Reserved</i>																
	2.120	Miscellaneous								1	1	1	1	1	1	3 <sup>N</sup>	3 <sup>N</sup>	3
	2.130	Marine merchandise and equipment	3 <sup>T</sup>							1, 3	1, 3	1, 3	1, 3	1	1	1, 3	3 <sup>N</sup>	3
2.200		Storage and display of goods with greater or equal to 5,000 square feet and/or 20 percent of the gross floor area of outside merchandising of goods								1, 3	1, 3	1, 3	1, 3			3 <sup>N</sup>	3 <sup>N</sup>	3
2.300		Marijuana retail store	3							3	3	3	3	3	3	3	3	3
3.000			PROFESSIONAL OFFICE, CLERICAL, RESEARCH, REAL ESTATE, OTHER OFFICE SERVICES <sup>G</sup>															
3.050		Offices of not more than 1,000 square feet		3	3	3	3	3	3	1	1	1	1	1	1	1	1 <sup>N</sup>	
3.100		Offices greater than 1,000 but not more than 2,500 square feet						3	3	3	1	1	1	1	1	1	3 <sup>N</sup>	
3.200		<i>Reserved</i>																
3.300		Research, laboratory uses	3 <sup>T</sup>							1, 3	1, 3	1, 3	1, 3	1, 3		1 <sup>N</sup> , 3 <sup>N</sup>	1 <sup>N</sup> , 3 <sup>N</sup>	1, 3
3.400		Offices greater than 2,500 square feet								1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1 <sup>N</sup> , 3 <sup>N</sup>		3 <sup>S</sup>
3.500		Marijuana testing facility	3							3	3	3	3					3
4.000			MANUFACTURING, PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING, ASSEMBLING OF GOODS <sup>G</sup>															

		Zones																	
	Use Description	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I	
4.050	Light manufacturing	3 <sup>T</sup>						3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1 <sup>N</sup> , 3 <sup>N</sup>	1 <sup>N</sup> , 3 <sup>N</sup>	1, 3	
4.070	Medium manufacturing	3 <sup>T</sup>									3	3	3			3 <sup>N</sup>	1 <sup>N</sup> , 3 <sup>N</sup>	1, 3	
4.100	Heavy manufacturing	3 <sup>T</sup>	3 <sup>Q</sup>														3 <sup>N</sup>	3	
4.150	Rock crusher	3 <sup>T</sup>	1 <sup>Q</sup>	1 <sup>Q</sup>													3 <sup>N</sup>	3	
4.200	Storage of explosives and ammunition	3															3 <sup>N</sup>	3	
4.210	Seafood processing	3 <sup>T</sup>													3		1, 3	1, 3	
4.220	Marijuana product manufacturing facility	3 <sup>AC</sup>									3	3						3	
5.000		EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES																	
5.100	Schools																		
	5.110	Elementary and secondary schools including associated grounds and other facilities		3	3	3	3	3	3	3	3	3	3	3	3	3			
	5.120	Trade, vocational schools, commercial schools	3 <sup>T</sup>								3	3	3	3	3		3 <sup>N</sup>	3 <sup>N</sup>	3
	5.130	Colleges, universities	3 <sup>T</sup>	3	3	3	3	3	3	3	3	3	3	3	3	3	3 <sup>N</sup>	3 <sup>N</sup>	3
5.200	Churches, synagogues, temples	3 <sup>T</sup>	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	3	3	1 <sup>N</sup> , 3 <sup>N</sup>	3 <sup>N</sup>	1, 3	

		Zones																
Use Description	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I	

5.300	Libraries, museums, art galleries	3 <sup>T</sup>	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3 <sup>N</sup>		
5.400	Social, fraternal clubs, lodges, union halls, yacht clubs	3 <sup>T</sup>								1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3 <sup>N</sup> , 3 <sup>N</sup>	3 <sup>N</sup>	1, 3
6.000		RECREATION, AMUSEMENT, ENTERTAINMENT																
6.100	Indoor activity conducted entirely within building or substantial structure																	
	6.110 Bowling alleys, billiard, pool halls									1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			3
	6.120 Tennis, racquetball, squash courts, skating rinks, exercise facilities, swimming pools, archery ranges				3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			3
	6.130 Theaters seating for 200 or fewer	3 <sup>T</sup>						3	3	1	1	1	1	1, 3	1, 3	3 <sup>N</sup>		3
	6.135 Theaters seating from 201 to 1,000									3	1	1	1	1, 3	1, 3	3 <sup>N</sup>		3
	6.140 Coliseums, stadiums, and other facilities in the 6.100 classification seating more than 1,000 people										3	3	3			3 <sup>N</sup>		
	6.150 Indoor shooting range	1, 3									3							3

		Zones																
Use Description		RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I

6.200	Outdoor activity conducted outside enclosed buildings or structures																	
	6.210 Recreational facilities such as golf, country clubs, swimming, tennis courts not constructed pursuant to a permit authorizing the construction of a school	3	3	3	3	3	3	3	3	3	1,3			1,3	1,3	3 <sup>N</sup>		3
	6.220 Miniature golf courses, skateboard parks, water slides, batting cages	3	3	3	3	3	3	3	3	3	1,3	3	3	1,3	1,3	3 <sup>N</sup>		3
	6.240 Automobile, motorcycle racing tracks; off-highway vehicle parks	3									3							3
	6.250 <i>Reserved</i>																	
	6.260 Open space	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	6.262 Parks with improved facilities, not approved in conjunction with a major subdivision																	
	6.264 Capacity for up to 20 people <sup>w</sup>	1 <sup>T</sup>	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3 <sup>N</sup>	
	6.266 Capacity for more than 20 people <sup>w</sup>	3 <sup>T</sup>	3	3	3	3	3	3	3	3	3	3	3	3	3	3 <sup>N</sup>	3 <sup>N</sup>	
	6.270 Aerial conveyances and appurtenant facilities	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3 <sup>N</sup>	3 <sup>N</sup>	3
	6.280 Shooting ranges	3																3

		Zones															
Use Description	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I

7.000		INSTITUTIONAL DAY OR RESIDENTIAL CARE, HEALTH CARE FACILITIES, CORRECTIONAL FACILITIES																
7.100	Hospital								3	3	3	3						
7.150	Health care clinics, other medical treatment facilities providing out-patient care						3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3				
7.200	Assisted living		3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3				
7.300	Day care centers					3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3				
7.310	Child care centers	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3				
7.500	Correctional facilities	3	3	3	3	3	3	3	3	3	3	3						
7.600	Sobering centers								3	3	3	3						
8.000		RESTAURANTS, BARS, NIGHTCLUBS																
8.050	Small restaurants, less than 1,000 ft <sup>2</sup> without drive through service	3 <sup>T</sup>					3	3	3	1	1	1	1	1	1	1 <sup>N</sup>		3
8.100	Restaurants, bars without drive through service	3 <sup>T</sup>								1, 3	1	1, 3	1, 3	1, 3	1, 3	1 <sup>N</sup> , 3 <sup>N</sup>	3 <sup>N</sup>	3
8.200	Restaurants, coffee stands with drive through service									1, 3	1		3			1 <sup>N</sup> , 3 <sup>N</sup>	3 <sup>N</sup>	3
8.300	Seasonal open air food service without drive through	3								1, 3	1	1, 3	1, 3	1, 3	1, 3	1 <sup>N</sup> , 3 <sup>N</sup>	3 <sup>N</sup>	

		Zones																
Use Description		RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I

9.000		BOAT OR MOTOR VEHICLE, SALES AND SERVICE OPERATIONS																
9.050	Motor vehicle, mobile home sale or rental									1,3	1,3	3	3					1,3
9.100	Motor vehicle repair and maintenance, including body work										3							1
9.200	Automotive fuel station	3 <sup>T</sup>								3	1							1
9.300	Car wash									3	1							1
9.400	Boat sales or rental	3 <sup>T</sup>								3	1					1	1	1
9.450	Boat repairs and maintenance	3 <sup>T</sup>									3					1	1	1
9.500	Marine fuel, water sanitation	3 <sup>T</sup>														1,3	1,3	1,3
9.600	Marine commercial facilities including fisheries support, commercial freight, passenger traffic	3														3	3	
10.000		STORAGE, PARKING, MOORAGE																
10.100	Automobile parking garages or parking lots not related to a principal use on the lot									3	1	1,3	1,3	1,3	1,3			1
10.200	Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored																	
	10.210 All storage within completely enclosed structures	1,3	3							3	1	1 <sup>U</sup> , 3 <sup>U</sup>	1 <sup>U</sup> , 3 <sup>U</sup>			1 <sup>N</sup> , 3 <sup>N</sup>	1 <sup>N</sup>	1

		Zones																
Use Description		RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	W C	WI	I

	10.220	General storage inside or outside enclosed structures	1, 3	3								1, 3					1 <sup>N</sup> , 3 <sup>N</sup>	1 <sup>N</sup>	1
	10.230	Snow storage basin																	
	10.232	Neighborhood, less than ½ acre	3	3	3 <sup>Z</sup>	3 <sup>Z</sup>	3 <sup>Z</sup>	3 <sup>Z</sup>	3 <sup>Z</sup>	3 <sup>Z</sup>	3 <sup>Z</sup>	1		3 <sup>Z</sup>	3 <sup>Z</sup>	3 <sup>Z</sup>	1	1	
	10.235	Regional, ½ to 1 acre	3	3	3 <sup>Z</sup>					3 <sup>Z</sup>	3					3 <sup>Z</sup>	1	1	
	10.237	Area wide, over 1 acre	3	3 <sup>Z</sup>	3 <sup>Z</sup>						3 <sup>Z</sup>						3	3	
10.300		Parking of vehicles or storage of equipment outside enclosed structures where they are owned and used by the user of the lot and parking and storage is more than a minor and incidental use of the lot	1, 3	3								1, 3					1 <sup>N</sup> , 3 <sup>N</sup>	1 <sup>N</sup> , 3 <sup>N</sup>	1
10.400		Temporary contractor's storage connected with construction project off-site for a specified period of time	1, 3	3	3	3	3	3	3	3	1, 3	3	3	3	3	3	3	1 <sup>N</sup>	1
10.500		Moorage																	
	10.510	Public, commercial	3	3	3					3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	
	10.520	Private	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	
10.600		Floating structures supporting seasonal, commercial recreation	3	3	3									3	3	3	3		



		Zones																
Use Description		RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I

11.000		MATERIALS SALVAGE YARDS, WASTE MANAGEMENT																	
11.100	Recycling operations																		
	11.110	Enclosed collection structures <sup>0</sup> of less than 80 square feet total and less than six feet in height	1 <sup>P</sup>	1 <sup>P</sup>	1 <sup>P</sup>	1 <sup>P</sup>	1 <sup>P</sup>	1 <sup>P</sup>	1 <sup>P</sup>	1 <sup>P</sup>	1	1	1 <sup>P</sup>	1 <sup>P</sup>	1 <sup>P</sup>	1 <sup>P</sup>	1	1	1
	11.120	Enclosed structures for recyclable materials collection	1 <sup>P</sup> , 3	1 <sup>P</sup> , 3	1 <sup>P</sup> , 3	1 <sup>P</sup> , 3	1 <sup>P</sup> , 3	1 <sup>P</sup> , 3	1 <sup>P</sup> , 3	1 <sup>P</sup> , 3	1 <sup>P</sup> , 3 <sup>P</sup>	3	3	3 <sup>P</sup>	3 <sup>P</sup>	1	1	1 <sup>P</sup>	
	11.130	Sorting, storage, preparation for shipment occurring outside an enclosed structure																1 <sup>N</sup>	1
11.200	Reclamation landfill not associated with a specific use	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3				3 <sup>N</sup>	3 <sup>N</sup>	1, 3
11.300	Sanitary landfill	3																	3
12.000		SERVICES AND ENTERPRISES RELATED TO ANIMALS																	
12.100	Veterinary clinic	3	3	3							3	1, 3	3	3	3	3	1 <sup>N</sup> , 3 <sup>N</sup>	1 <sup>N</sup> , 3 <sup>N</sup>	1
12.200	Kennel	3	3								3	3							1, 3
12.250	Day animal services, grooming, walking, day care	3	3	3	3	3					3	3	3	3	1, 3	1, 3			1, 3

		Zones																
Use Description		RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
12.300	Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component	3	3							3	3		3			3 <sup>N</sup>		3
12.310	Wild animal rehabilitation facilities without a visitor component	3	3	3	3					3	3					3 <sup>N</sup>		3
12.400	Horseback riding stables, dog team yards	3	3							3	3							3
13.000		EMERGENCY SERVICES																
13.100	Fire, police, ambulance	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3 <sup>N</sup>	3 <sup>N</sup>	1, 3
14.000		AQUACULTURE, AGRICULTURE, SILVICULTURE, MINING, QUARRYING OPERATIONS, SPRING WATER BOTTLING																
14.100	Aquaculture	3	3	3						3	3	3	3	1, 3	1, 3	1	1	3
14.150	Weirs, channels, and other fisheries enhancement	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			1	1	1
14.200	Commercial agricultural operations																	
	14.210 Excluding farm animals	1, 3	1, 3	3	3	3	3	3	3	3	3			3	3			1, 3
	14.220 Including farm animals <sup>M</sup>	1, 3	3															1, 3
	14.230 Stabling of farm animals <sup>M</sup>	3	3	3	3					3	3							1, 3
	14.240 Marijuana cultivation (500 square feet or more under cultivation)	3								3	3							3

		Zones																
Use Description		RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	W C	WI	I

	14.245	Marijuana cultivation (fewer than 500 square feet under cultivation)	3	3 <sup>AB</sup>						3	3							3	
14.250	Personal use agriculture																		
	14.253	Hens, 6 maximum	1	1	1	1	1	1	3	3	1	1	3	3	1	1	1	1	
14.300	Silviculture and timber harvesting <sup>l</sup>		3	3														3	
14.400	Mining operations		2, 3 <sup>K</sup>	3	3												3 <sup>N</sup>	3 <sup>N</sup>	2
14.500	Sand and gravel operations <sup>l</sup>		3	3	3					3	3						3 <sup>N</sup>	3 <sup>N</sup>	3
14.800	Spring water bottling		3	3			3	3	3	3	3				3				1, 3
15.000			MISCELLANEOUS PUBLIC AND SEMIPUBLIC FACILITIES																
15.100	Post office		3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3 <sup>N</sup>	3 <sup>N</sup>	1, 3
15.200	Airport		3																1, 3
15.400	Military reserve, National Guard centers		3	3	3					3	3						3 <sup>N</sup>	3 <sup>N</sup>	3
15.500	Heliports, helipads		3								3						3 <sup>N</sup>	3 <sup>N</sup>	3
15.600	Transit facilities																		
	15.610	Transit center			3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3		1, 3

			Zones															
Use Description	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	W C	WI	I	
15.620	Transit station		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
15.630	Park and ride not associated with transit station	3	3	3	3	3	3	3	3	1	1	3	3		3		1	
15.700	Public works facility	3	3	3	3					3	3						1, 3	
16.000		DRY CLEANER, LAUNDROMAT																
16.100	Drop off and pickup only, no onsite laundry or dry cleaning process									1, 3	1, 3	1, 3	1, 3	1, 3	1, 3 <sup>N</sup>	1 <sup>N</sup> , 3 <sup>N</sup>	1, 3	
16.200	Full service onsite laundry and/or dry cleaning									3	1, 3	3	3	1, 3	1, 3	3 <sup>N</sup>	1 <sup>N</sup> , 3 <sup>N</sup>	
17.000		UTILITY FACILITIES																
17.100	Minor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
17.150	Intermediate	3	3	3	3	3	3	3	3	3	1, 3	3	3	3	3	1, 3	1	
17.200	Major	3	3	3	3	3	3	3	3	3	3			3	3	3	3	
17.300	Driveways and private roads																	
18.000		TOWERS AND RELATED STRUCTURES																
18.100 <sup>AA</sup>	Towers and antennas 35 feet or less	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
18.200 <sup>AA</sup>	Towers and antennas 35 to 50 feet	1	3	3	3	3	3	3	3	1	1	1	1	3	3	1	1	

		Zones																
Use Description		RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
18.300 <sup>AA</sup>	Towers and antennas more than 50 feet in height	3	3	3	3	3	3	3	3	3	3	3	3			3	3	1
18.400	Amateur (ham) radio towers and antennas more than 35 feet in height <sup>R</sup>	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
18.500	Wireless Communication Facilities				See CBJ 49.65, Wireless Communication Facilities													
19.000		OPEN AIR MARKETS, NURSERIES, GREENHOUSES																
19.100	Open air markets (farm, craft, flea, and produce)	1, 3	1, 3							1, 3	1	1, 3	1, 3	1, 3	1, 3	1 <sup>N</sup> , 3 <sup>N</sup>	1 <sup>N</sup> , 3 <sup>N</sup>	1, 3
19.200	Nurseries, commercial greenhouses																	
	19.210 Retail sales	3	3	3	3	3	3	3	3	1, 3	1	1 <sup>V</sup>	1 <sup>V</sup>	1, 3	1, 3			1
	19.220 Nonretail sales	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1	1 <sup>V</sup>	1 <sup>V</sup>					1
	19.230 Marijuana cultivation (500 square feet or more under cultivation)	3								3	3							3
	19.240 Marijuana cultivation (fewer than 500 square feet under cultivation)	3	3 <sup>AB</sup>							3	3							3
20.000		CEMETERY, CREMATORIUM, MORTUARY																
20.100	Cemetery	1, 3	3	3	3	3	3	3	3	3	3							

		Zones																
Use Description		RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	MU3	NC	WC	WI	I
20.200	Crematorium	3																1, 3
20.300	Funeral home	3	3	3	3	3	3			1, 3	1	3	3	1, 3	1, 3			
21.000		VISITOR-ORIENTED, RECREATIONAL FACILITIES																
21.100	Resort, lodge	3	3															
21.200	Campgrounds	1, 3	3															
21.300	Visitor, cultural facilities related to features of the site	3	3							3	3	3	3	3	3	3 <sup>N</sup>		
22.000		TEMPORARY STRUCTURES ASSOCIATED WITH ONSITE CONSTRUCTION																
22.100	Temporary structures used in connection with construction	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

**Key:**

1. Department approval requires the department of community development approval only.
- 1, 3. Department approval required if minor development, conditional use permit required if major development.
2. Allowable use permit requires planning commission approval.
3. Conditional use permit requires planning commission approval.
- 2, 3. Allowable use permit required if minor development, conditional use permit required if major development.

**Notes:**

- A. A single-family residence is allowed as an owner or caretaker residence that is accessory to an existing permitted use in the industrial zone.
- B. *Reserved.*
- C. *Reserved.*
- D. *Reserved.*
- E. See special use regulations for mobile homes, chapter 49.65, article III.
- F. See special use regulations for recreational vehicles, chapter 49.65, article IV. This use allowed by service area designation not zoning district.
- G. All uses subject to additional performance standards, chapter 49.65, article VIII.
- H. *Reserved.*
- I. *Reserved.*
- J. Applies to over 2 acres of harvest area.
- K. See special use regulations, chapter 49.65, article I. Mining operations are a conditional use in the urban mining district and an allowable use in the rural mining district.

- L. See special use regulations, chapter 49.65.200, article II.
- M. Only applicable to the commercial or private stabling of more than three farm animals, or where the running or stabling area is closer than 100 feet to the nearest residence other than the owner for any number of farm animals.
- N. Use must be water-dependent, water-related, or water-oriented.
- O. Standards for collection structures: containers must be well maintained and allow no spillage of contents; a specific person or group must be responsible for maintenance of the structure and that person or group shall have a contact telephone number posted on the collection structure; collection structure must be situated so as to not affect traffic or parking; directional signs shall be limited to six square feet and identification signs shall be limited to 24 square feet; such signs will not be included in total sign area allowed for a complex; and the structure shall not exceed a height of six feet. Identification is to be in the following format: greater prominence, the City and Borough recycling logo and the recyclable material identification; lesser prominence, the sponsor name and the contact phone number.
- P. Preexisting allowable or conditional use permit: If recycling activity is determined by the director to be an accessory use to a use previously permitted under either an allowable or a conditional use permit, the activity may be approved by the department. Other conditions may be required before recycling activity is permitted.
- Q. Must be in conjunction with an approved state or municipal public road construction project, and must be discontinued at the completion of the project. Road construction by private parties for subdivision development is excluded except as provided in this title. Rock crushed on-site must be used on-site. Crushing shall be limited to 8:00 a.m.—5:00 p.m. unless the director authorizes otherwise.
- R. Towers shall: be for amateur use only; meet the setback requirements of the zoning district; be unlit except as required by the Federal Aviation Administration. Towers shall be installed in conformance with a valid building permit, application for which shall include a copy of the applicant's amateur station license.
- S. Limited to lots directly fronting on Glacier Highway West of Industrial Boulevard.
- T. Must be associated with a unique site specific feature in order to function. Example: Glacier research station - Juneau Icefield location.
- U. No storage permitted on the first floor of a building.
- V. Primarily intended for rooftop locations in urban areas.
- W. The capacity of a park shall be determined by the Director of the Community Development Department or designee in consultation with the Director of the Parks and Recreation Department.



- X. Special requirements apply to accessory apartment applications. See CBJ § 49.25.510(k).
- Z. Snow storage may be permitted for a maximum of five years. After five years a new application must be filed.
- AA. Does not apply to wireless communication facilities.
- AB. Use is prohibited in the urban service area but allowed outside the urban service area. An owner or manager must live on site.
- AC. Use is prohibited within 1,000 feet of recognized neighborhood association established in accordance with CBJ chapter 11.35.



Zoning Regulations	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	MU	MU2	MU3	NC	LC	GC	WC	WI	I
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Common wall dwelling				60'	40'	40'	30'	20'		20'								
Minimum lot depth	150'	150'	100'	85'	85' <sup>10</sup>	85'	80'	80'	80'	80'	None	None	80'	60'	60'	60'	60'	
Maximum lot coverage																		
Permissible uses	10%	10%	35%	50%	50%	50%	50%	50%	50%	None	80%	75%	None	None	None	None	None	
Conditional uses	20%	20%	35%	50%	50%	50%	50%	50%	50%	None	80%		None	None	None	None	None	
Maximum height permissible uses	45'	35'	35'	35'	35'	35'	35'	35'	35'	None	45' <sup>4</sup>	35'	35'	45'	55'	35' <sup>4</sup>	45' <sup>4</sup>	None
Accessory	45'	25'	25'	25'	25'	25'	25'	25'	25'	None	35'	25'	25'	35'	45'	35' <sup>4</sup>	45' <sup>4</sup>	None
Bungalow <sup>9</sup>		25'	25'	25'	25'	25'	25'	25'										
Minimum front yard setback <sup>3</sup>	25'	25'	25'	20'	20' <sup>10</sup>	20'	20'	20'	0'	5' <sup>5,8</sup>	0'	0'	25'	10'	10'	10'	10'	
Maximum front yard setback											20'	15'						
Minimum street side yard setback	17'	17'	17'	13'	10'	13'	13'	13'	0'	5'	0'	0'	17'	10'	10'	10'	10'	

Zoning Regulations	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	MU	MU2	MU3	NC	LC	GC	WC	WI	I
Maximum street side yard setback											15'	10'					
Minimum rear yard setback <sup>3</sup>	25' <sup>2</sup>	25'	25'	20'	10'	20'	15'	10'	0'	5'	5'	0' <sup>11</sup>	10'	10'	10'	10'	10'
Minimum side yard setback <sup>3</sup>	15' <sup>2</sup>	15'	10'	5'	3'	5'	5'	5'	0'	5'	0'	0' <sup>11</sup>	10'	10'	10'	10'	0'
Common wall dwelling				10' <sup>6</sup>	3'	5' <sup>7</sup>	5' <sup>7</sup>	5' <sup>7</sup>		5' <sup>7</sup>							

**Notes:**

1. Minimum lot size is existing lot or area shown on chart in square feet.
2. Sixty feet between nonresidential and designated or actual residential site; 80 feet between industrial, extractive and other uses.
3. Where one district abuts another the greater of the two setbacks is required for both uses on the common propertyline.
4. (Height Bonus) Reserved.
5. (Pedestrian Amenities Bonus) Reserved.
6. Zero-foot setback for the portion of the dwelling with a common wall, five-foot setback or five-foot wide easement for the portion of the dwelling at the common lot line without a common wall, and ten-foot setback for the remaining side yards of the lot.
7. Zero-foot setback for the portion of the dwelling with a common wall, five-foot setback or five-foot wide easement for the portion of the dwelling at the common lot line without a common wall, and five-foot setback for the remaining side yards of the lot.
8. On corner lots, buildings shall be set back 15 feet from a street intersection. The area in which buildings shall be prohibited shall be determined by extending the edge of the traveled ways to a point of intersection, then measuring back 15 feet, then connecting the points.
9. Special restrictions apply to construction on bungalow lots. See special use provisions 49.65.600.
10. For lots adjacent to an alley, the following reductions to the dimensional standards apply:
  - (a) Minimal lot area includes 50% of adjacent alley (see graphic).
  - (b) Minimal lot depth includes 50% of the width of adjacent alley.
  - (c) Minimum front yard setback of ten feet.
11. Additional setbacks apply when lot abuts a multi-family or single-family residential zoning district.