



ALTERNATIVE DEVELOPMENT PERMIT APPLICATION LC- Light Commercial 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	LC	ADOD	ACTUAL
Lot size, square feet			
• Single-family home or Common Wall	2,000	3,000	
• Duplex	2,000	4,500	
Lot width, linear feet	20	25	
Vegetative Cover, percentage	15	15	
Structure Height, linear feet			
• Permissible uses	45	35	
• Accessory uses	35	25	
Setbacks, linear feet			
Front Direction:	25	3	
Rear Direction:	10	3	
Side Direction:	10	3	
Side Direction:	10	3	
Street Side Direction:	17	3	
Other Direction:		3	
Other Direction:		3	
TOTAL MINIMUM		20	

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