

# Proposed Residential Zone Districts – Downtown Juneau

## **Public Information Meetings:**

**January 30, 2019 – City Hall**

**February 5, 2019 – McPhetres Hall**

**February 7, 2019 – JDHS Library**



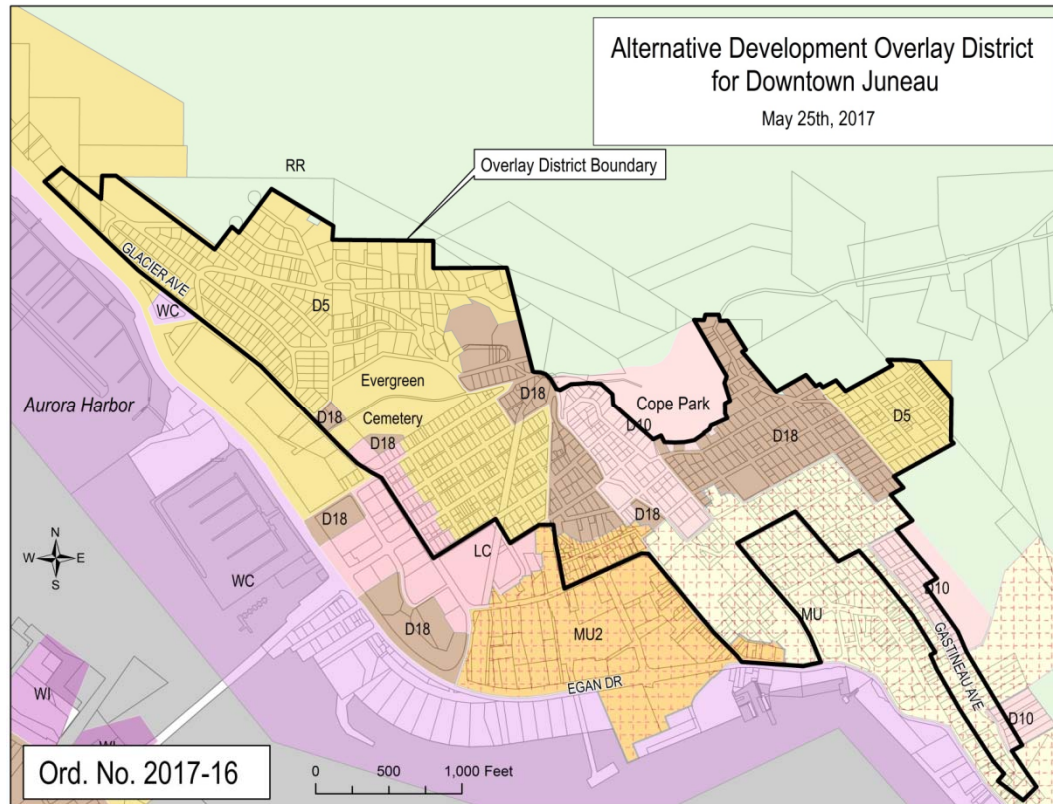
# Welcome and Introductions

**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?

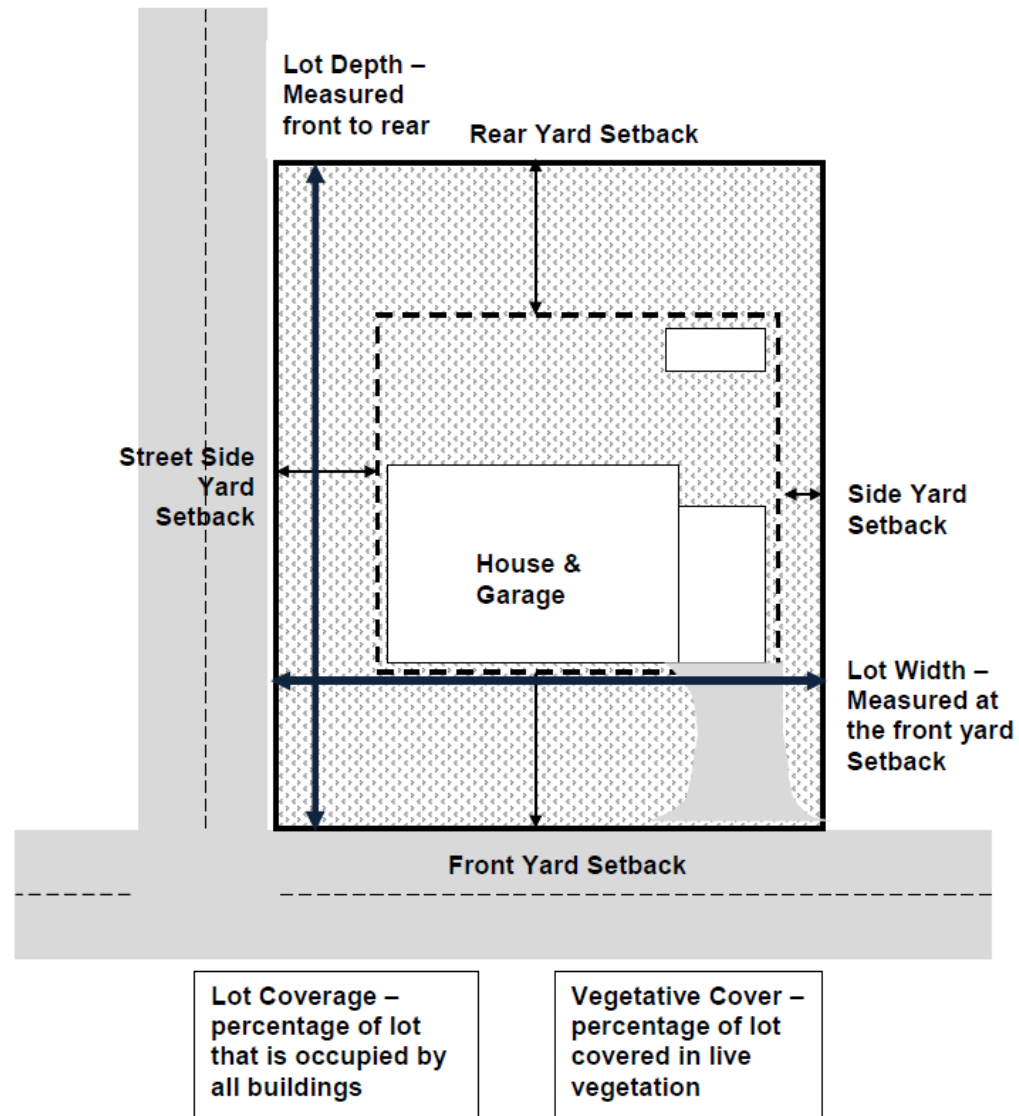
## **The zoning ordinance helps implement the Comprehensive Plan.**

- 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



## 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*

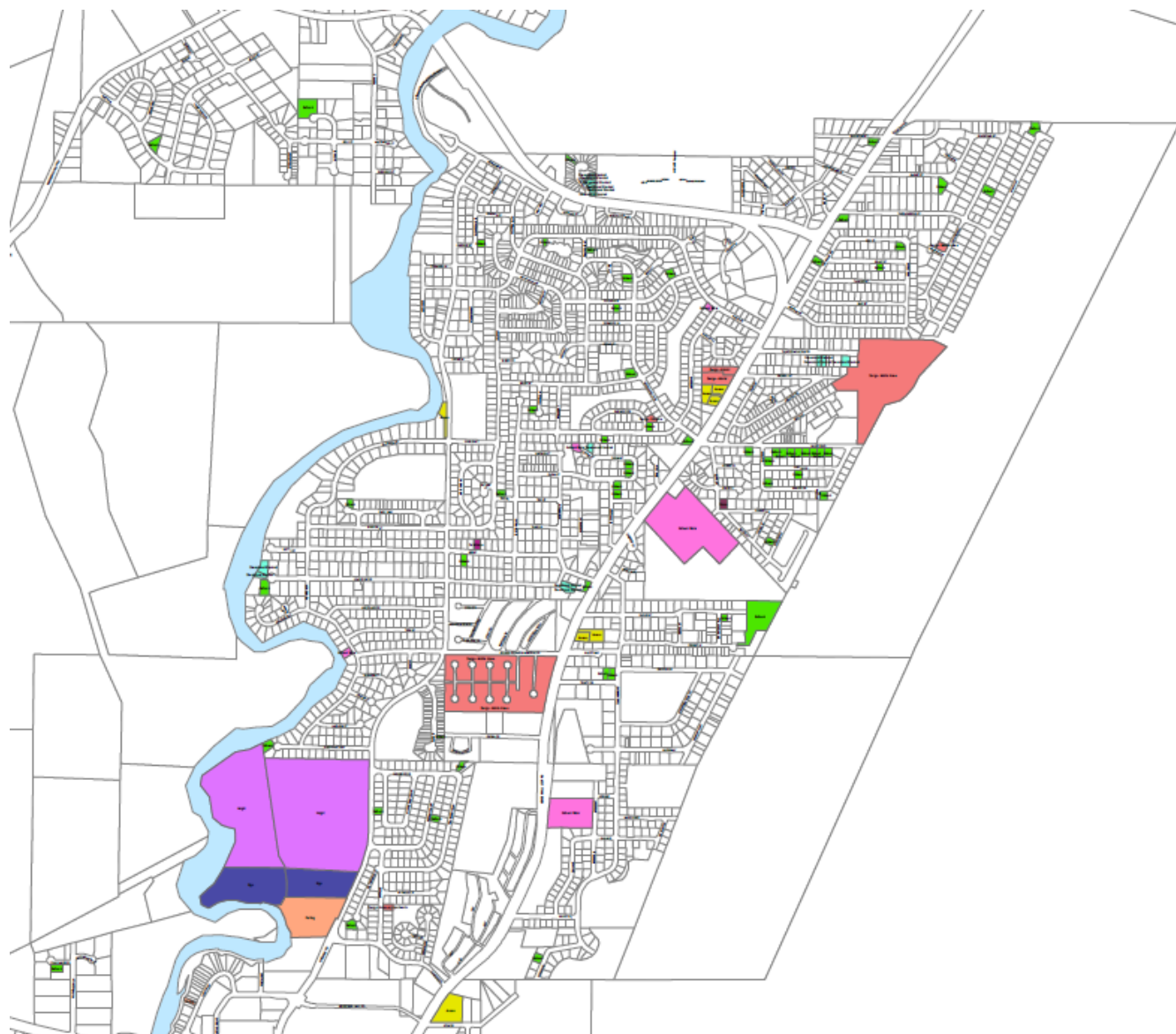
# Year Built of Structures



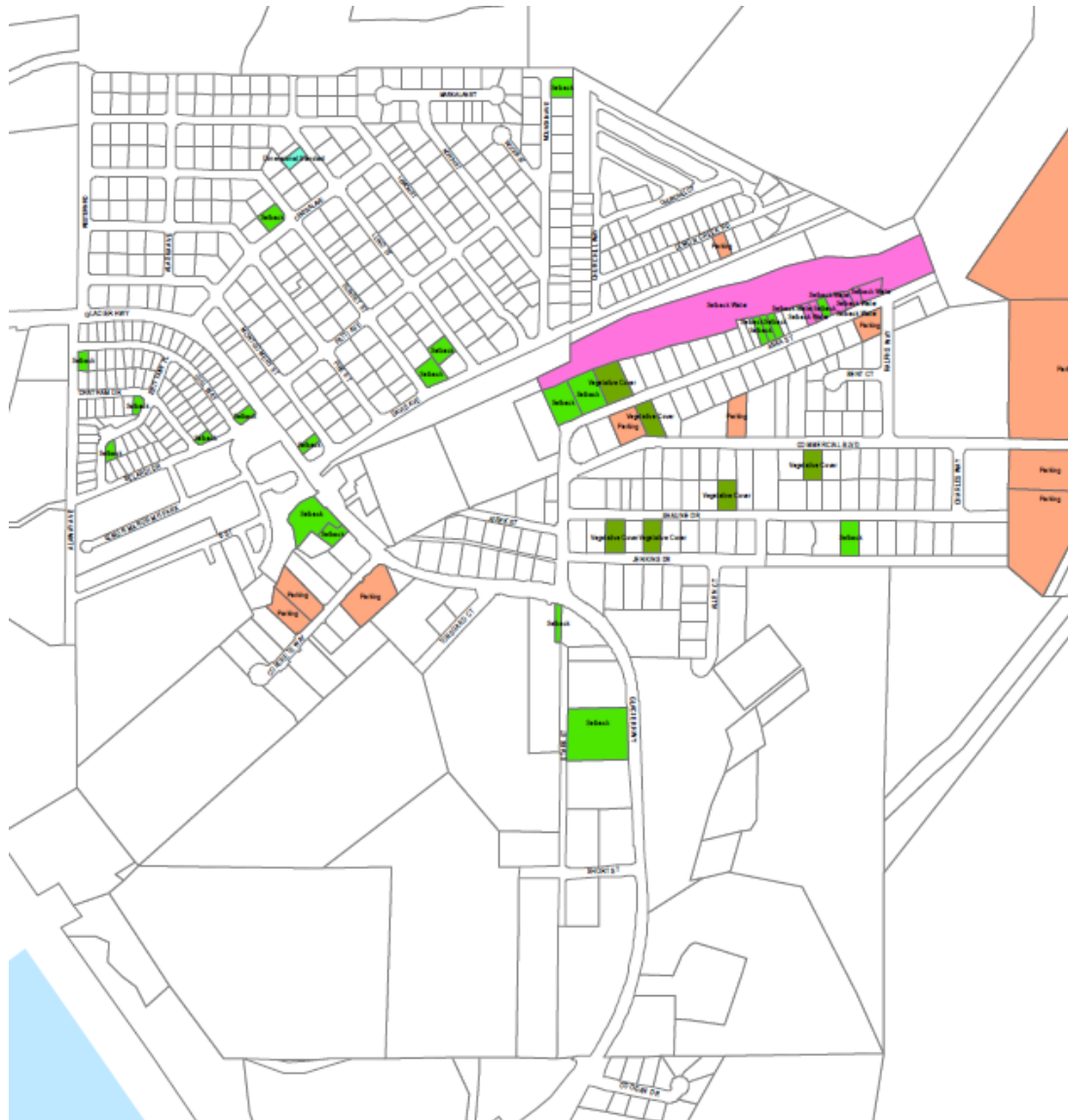
# Approved Variances since 1987



# Valley Variances Since 1987



# Lemon Creek Variances since 1987



# Variances since 1966



***What exists now***

## Existing Conditions - Downtown Juneau

# *Setbacks*

# Summary of Setback Nonconformity

## D5

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

## D10

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

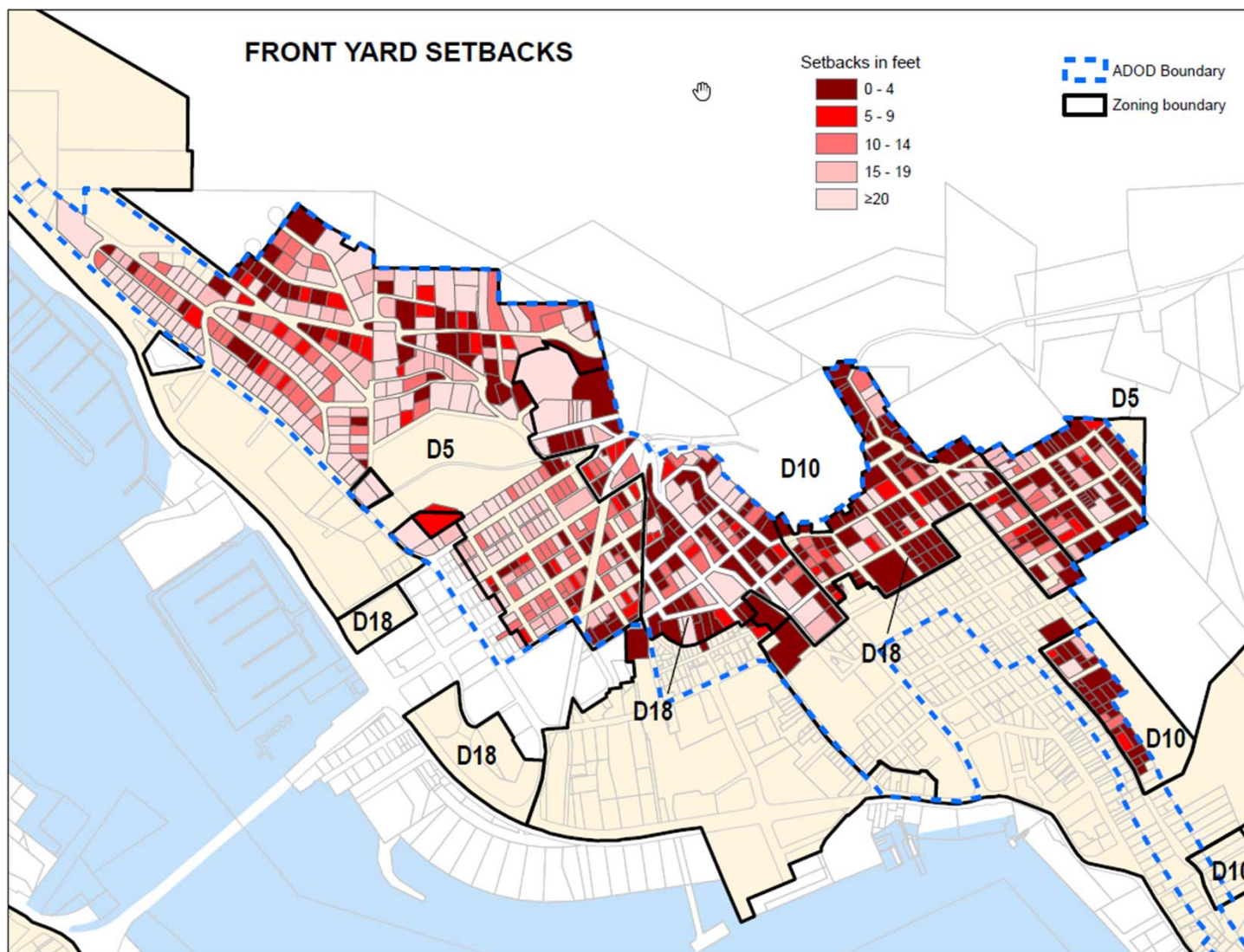
## D18

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

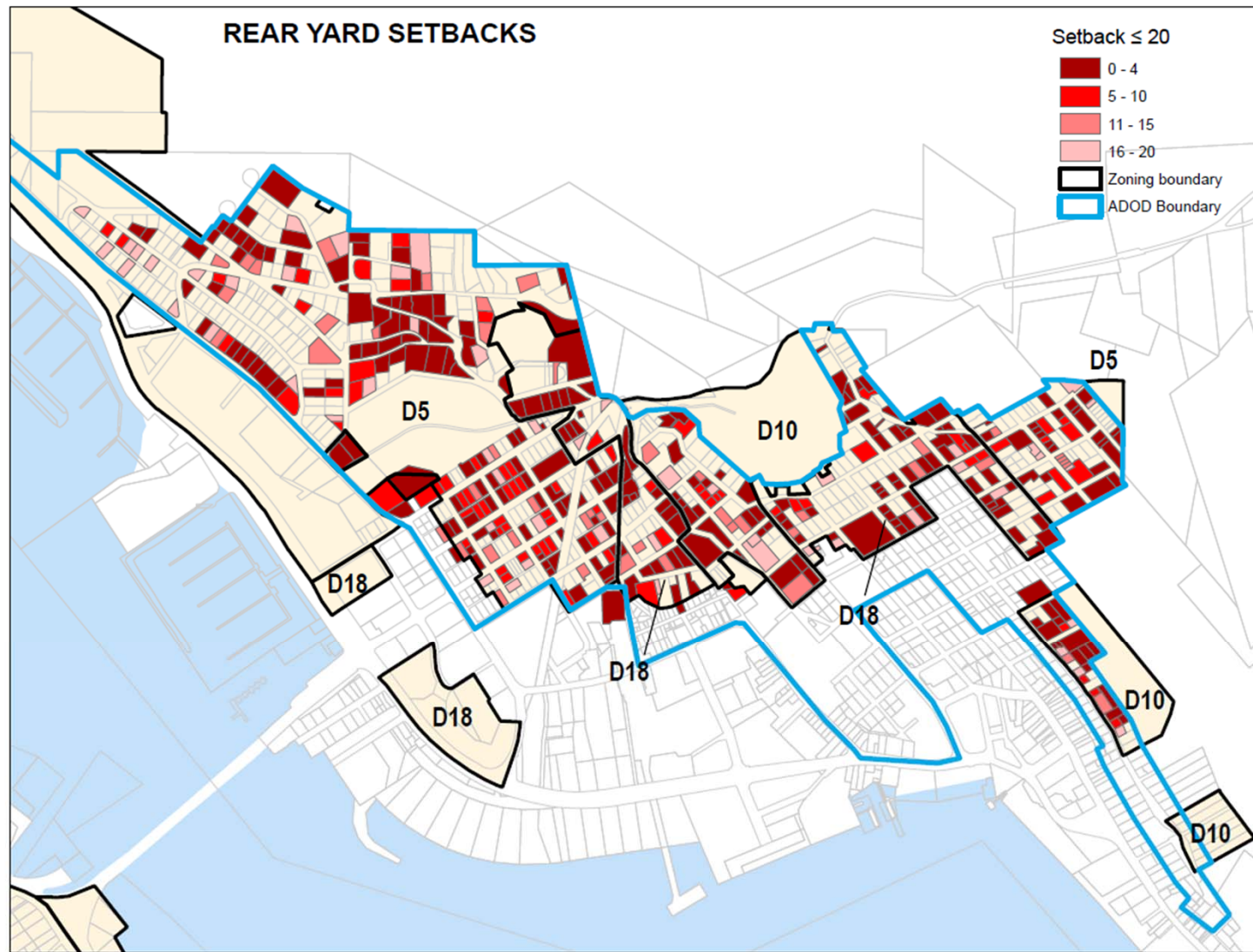
- A fraction of lots in the ADOD meet current zoning.
- The front setback is the most difficult one to meet.



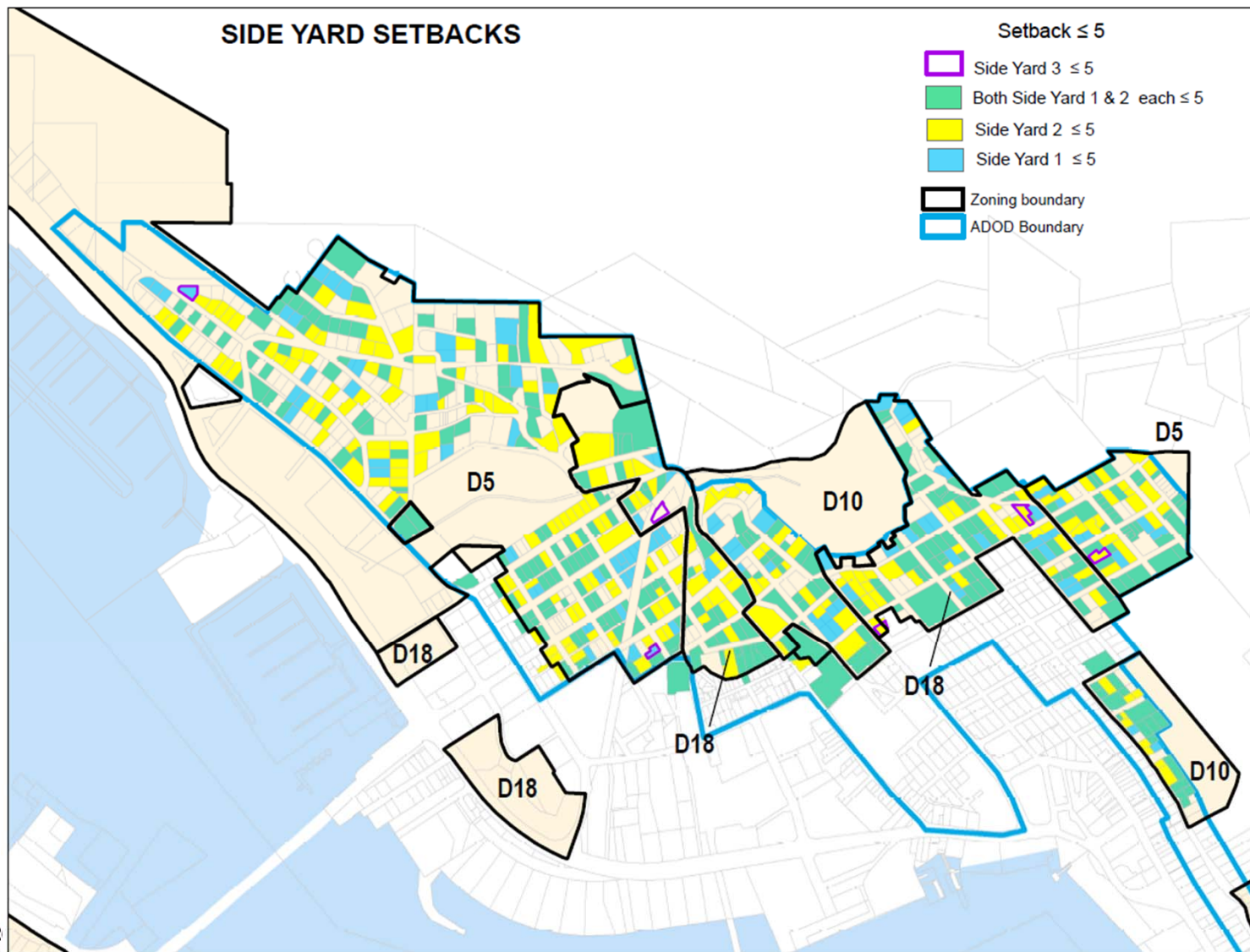
# Summary of Setback Nonconformity



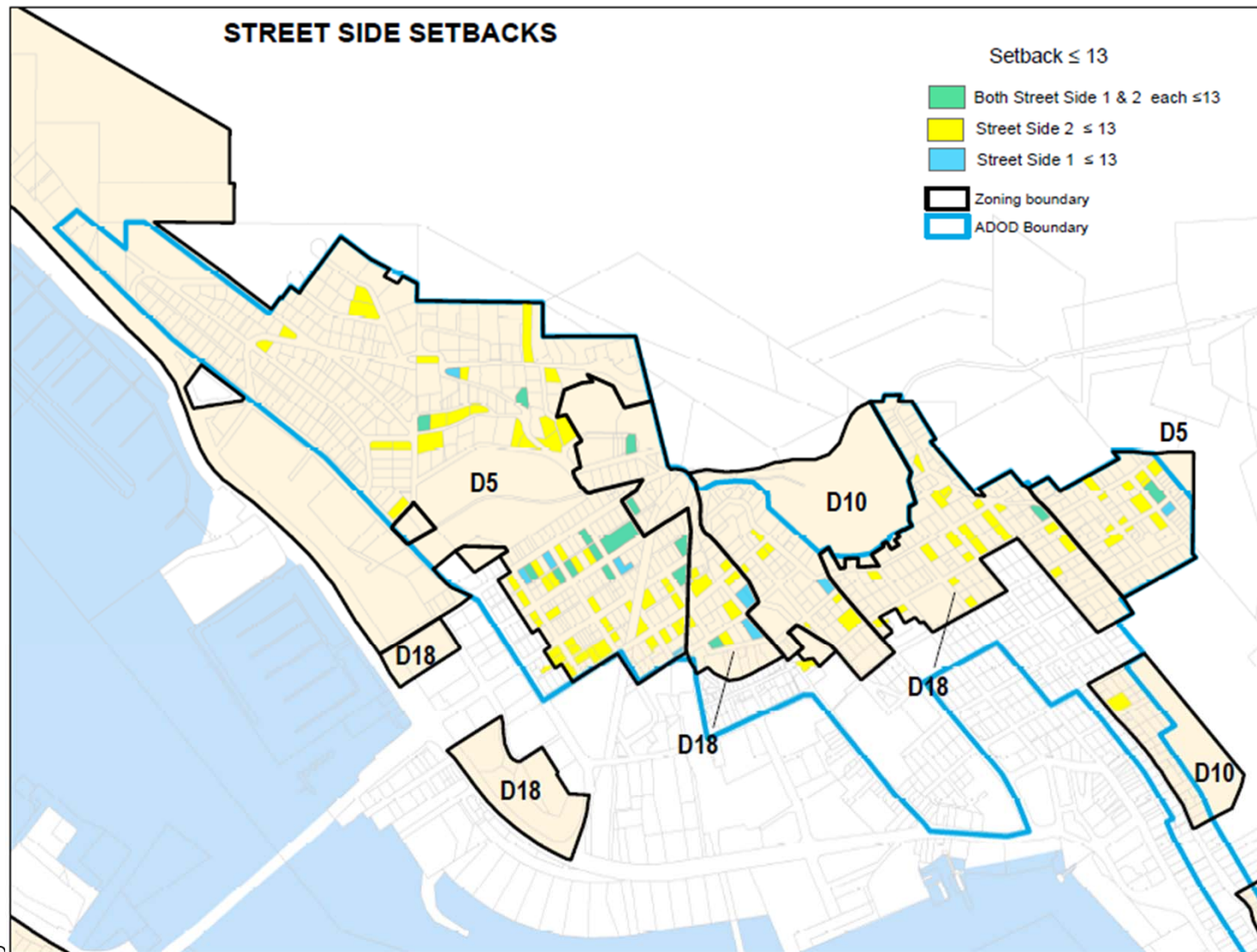
# Summary of Setback Nonconformity



# Summary of Setback Nonconformity

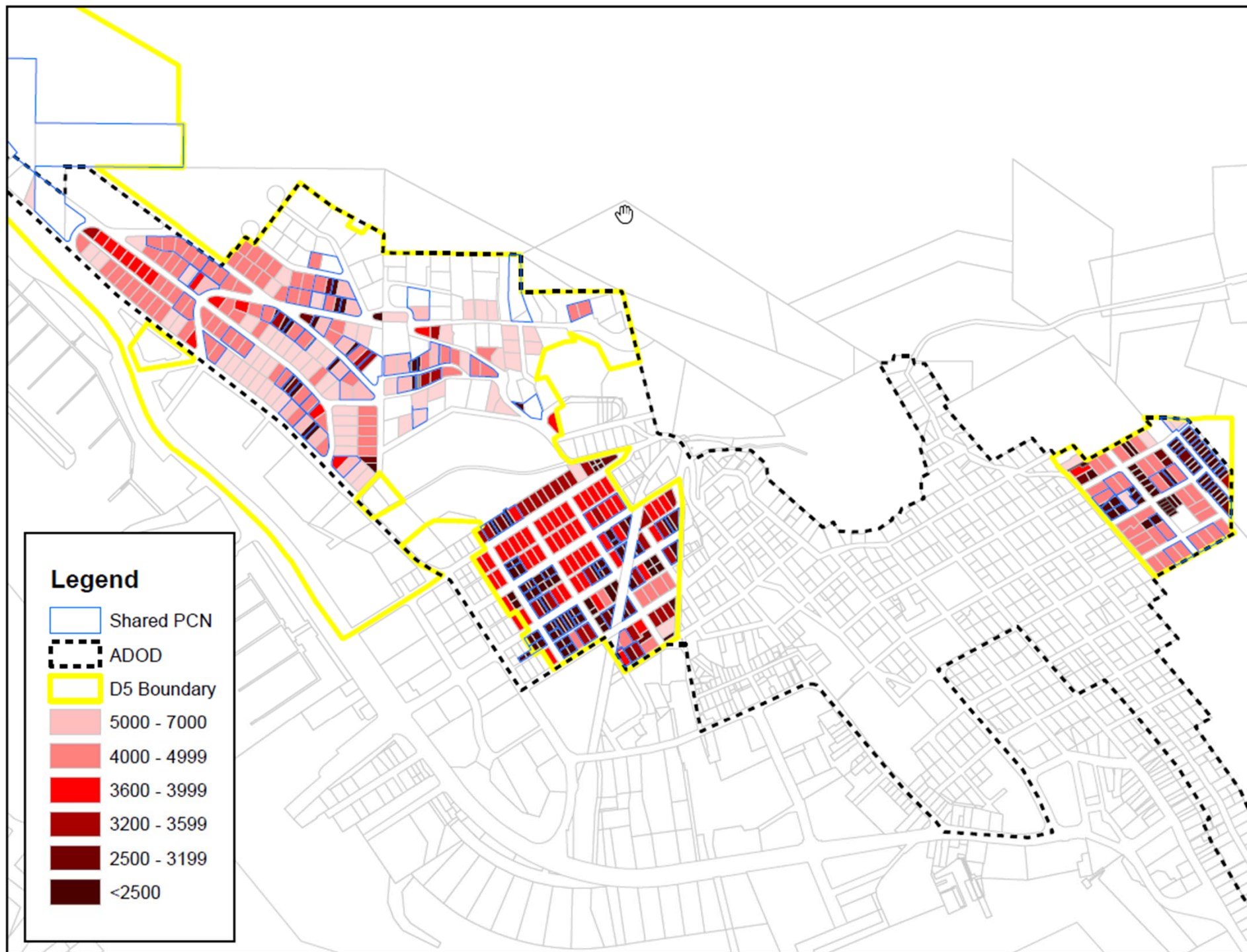


# Summary of Setback Nonconformity



# 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

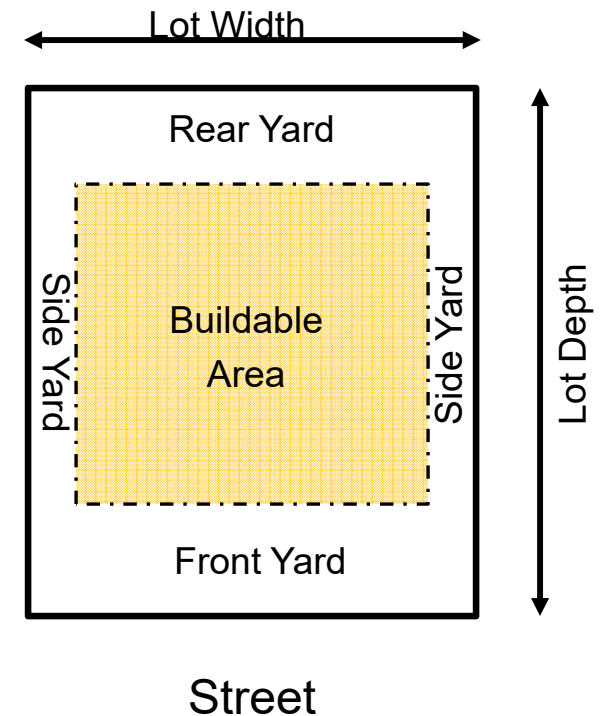
Street Side – 13 feet

Lot Size – 7,000 sf

Lot Dimensions –

Lot Width – 70 feet

Lot Depth – 85 feet

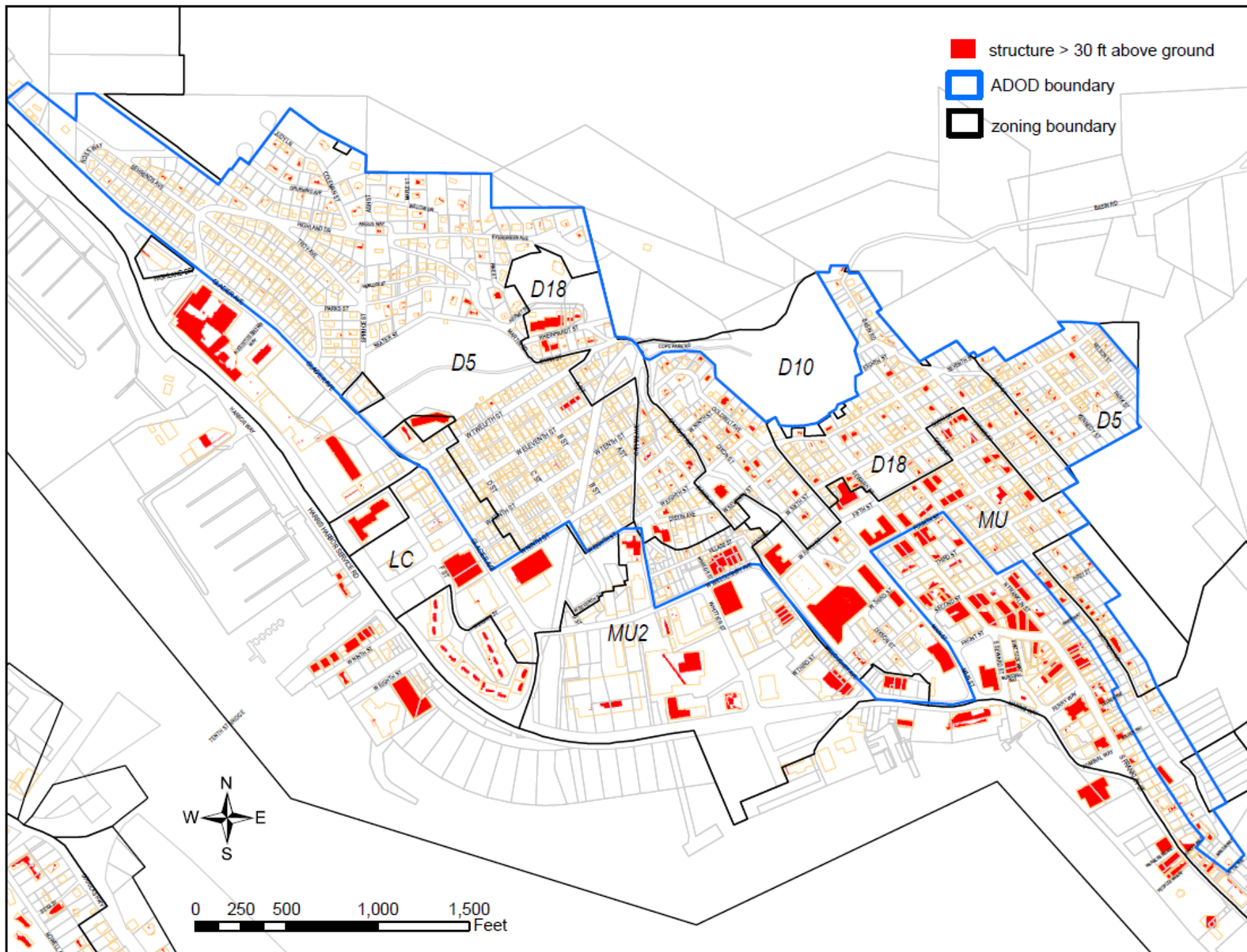


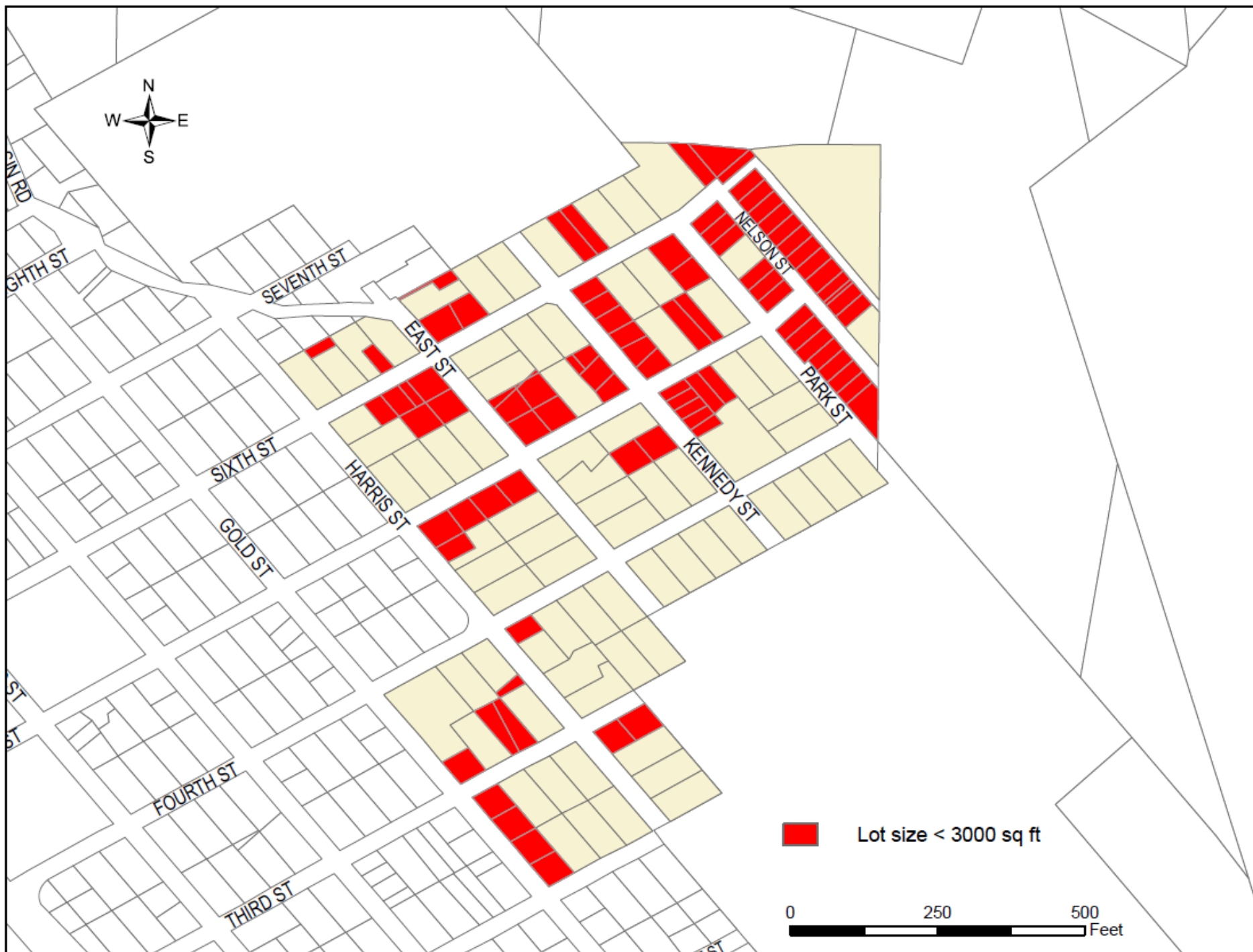
# The Highlands Neighborhood – Single-family Zone Districts Downtown

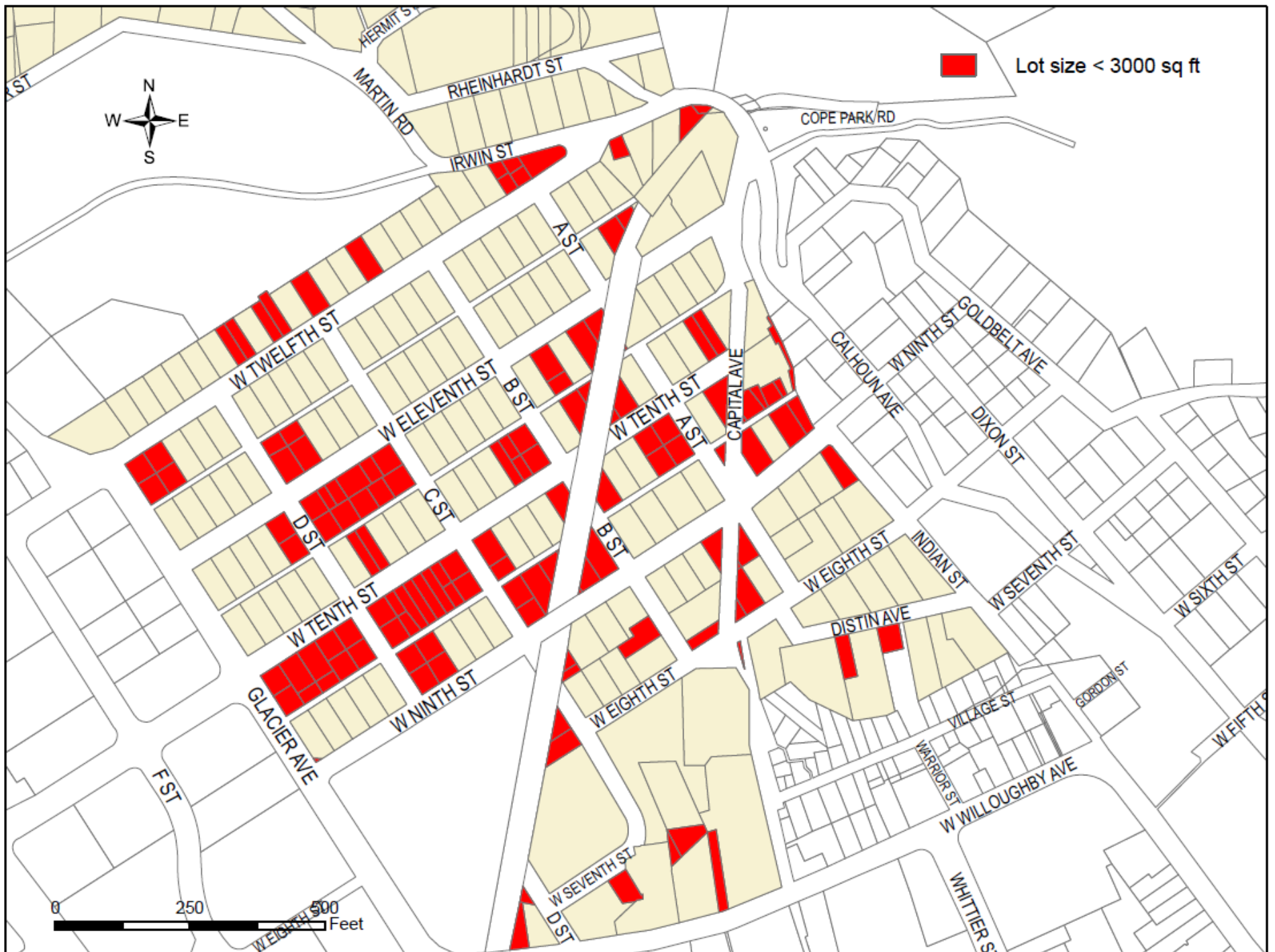
Minimum Standard	D-5	D-10 SF	Proposed New Zone District
Lot Size	7,000 sf	3,600 sf	4,000 sf
Lot Width	70 feet	40 feet	40 feet
Lot Depth	85 feet	85 feet	65 feet
Maximum lot coverage	50%	50%	60%
Maximum height	35 feet	35 feet	30 feet
Front Yard Setback	25 feet	20 feet	5 feet *15' along Glacier Avenue
Street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

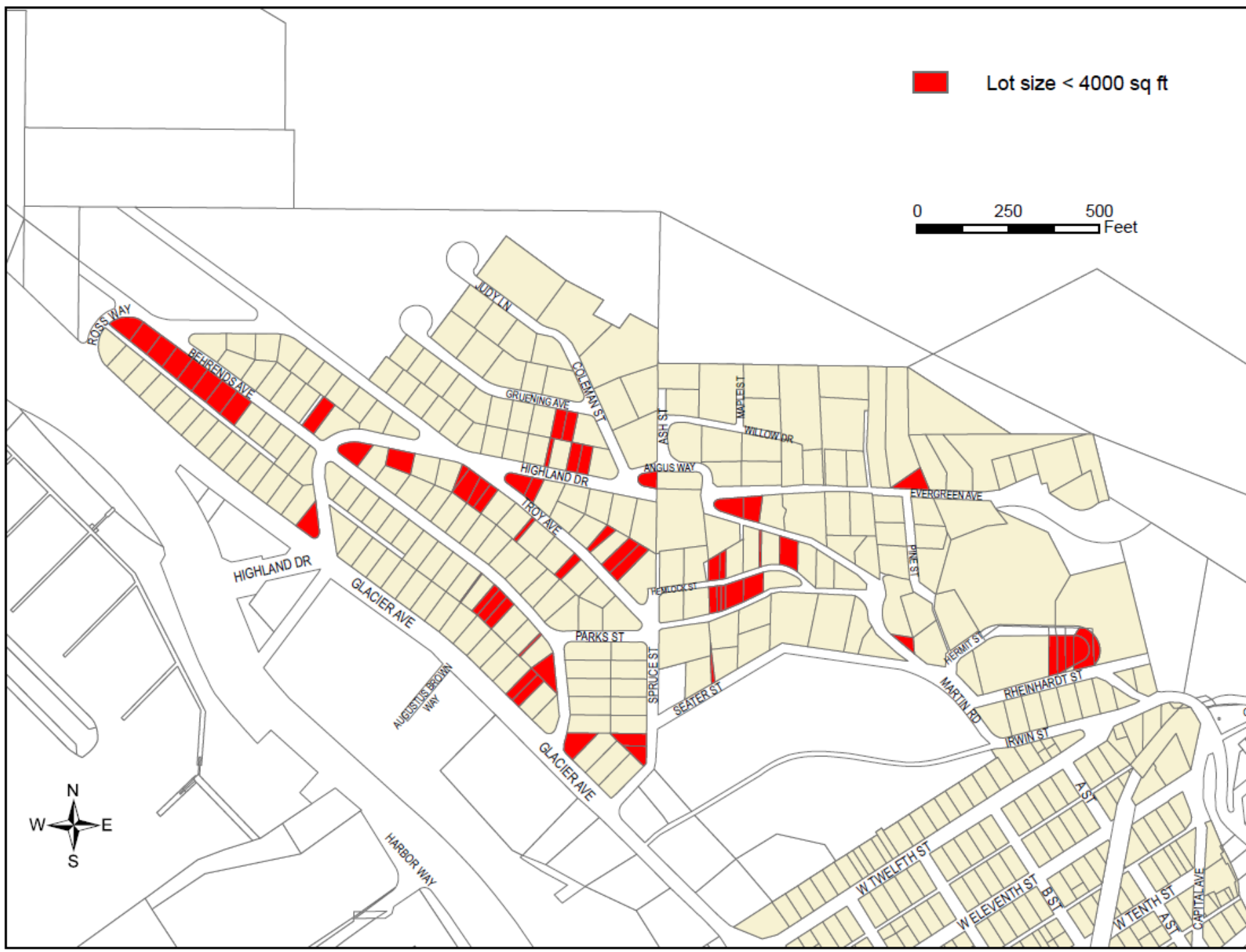
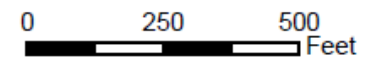
Minimum Standard	D-5	D-10 SF	Proposed New Zone District
Lot Size	7,000 sf	3,600 sf	3,000 sf
Lot Width	70 feet	40 feet	40 feet
Lot Depth	85 feet	85 feet	65 feet
Maximum lot coverage	50%	50%	60%
Maximum height	35 feet	35 feet	30 feet
Front Yard Setback	25 feet	20 feet	5 feet
Street Side Setback	13 feet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



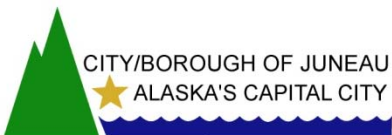
\* Nonconforming code change is also happening

Thank you!

***Time for Questions***

**Upcoming Additional  
Public Information Meetings:**

February 7, 2019 – JDHS Library



## Comments Received from Downtown Zoning Meetings – January & February 2019

**From:** John Hedges

**Address:** 318 Coleman Street

**Comments:** The Highlands should be divided into upper and lower because virtually all of the small, non-conforming lots are in the lower portion of the Highlands.

Please do not let the height restriction go any higher than 30 feet. In Seattle, the old neighborhoods have new houses that are extremely tall and huge.

Side setbacks should not be reduced because new houses will end up extremely close to each other over time.

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**From:** Molly Hodges

**Address:** 318 Coleman Street

**Comments:** Higher density issues may become more appealing as or if ever mass transit systems become more appealing and sophisticated.

How would this be accommodated?

They say building “up” is the way of the future.

What about senior housing. I imagine this would fit into that model.

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**From:** Corey Wall

**Address:** 1745 Capital View, Douglas

**Comments:** I think the proposed changes are well-thought-out and I support them.

I do think the height reduction for sloping lots should be reconsidered. I think if you look at the actual height of many houses on the hillsides in reference to the datum elevation of the sloping lot, many will not conform to 35!

I would also like to see an exception for parking for lots not on an improved right-of-way, i.e., on the stairs.

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**From:** Dee Ann Grummett

**Address:** 316 Coleman Street

**Comments:** Why rezone already established neighborhoods when all could be grandfathered in with folks wanting changes to request variances, especially since Code regarding variances has been tightened.

In Highland area am very concerned about subdividing of large lots and increased density. Leave current zoning in place.

In listening to folks it seemed bank loans are driving this according to presenters, but not those in attendance?

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**From:** No Name

**Address:** No Address

**Comments:** Allow homes to be re-built on the same footprint in Flats.

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**From:** Susan Baxter

**Address:** 1788 Evergreen Avenue

**Comments:** Have you considered dividing the Highlands into two separate areas with different zoning area?

I have concerns about changing the sq. ft. of lots to 4,500 in Highlands.

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**From:** Chris Purves

**Address:** 124 W 6<sup>th</sup> Street

**Comments:** I understand the need to realign zoning to match downtown density and abandon suburban metrics. My suggestion is to look at what makes sense for downtown going forward rather than just zone for what we have. What are we doing to reinvigorate downtown? What stops will be taken to encourage rehabilitation/remodeling? What will be done to increase density and improve the number of legal units? Freezing downtown so it continues to look the same leaves a lot of opportunity for improvement on the table.

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**From:** No Name

**Address:** No Address

**Comments:** Proposal takes all properties to the lowest common measurements.

Properties will be developed and expanded to meet the new measurements, increasing density of development and the built environment.

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**From:** No Name

**Address:** No Address

**Comments:** The zoning and nonconforming activities should be integrated, or at least aligned.

Specific consideration (zone) for upper Evergreen Ave.

Letter to each property listing nonconformity(ies).

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**From:** Chip Wagoner ([nsbwgr@gmail.com](mailto:nsbwgr@gmail.com), 321-1959)

**Address:** 242 Seventh Street

**Comments:** Thank you for all your work on this. I appreciate efforts to retain the character of the neighborhood (Chicken Ridge). I also would really appreciate efforts to reduce the density of the Chicken Ridge neighborhood.

If a structure is being used as a multifamily dwelling (a single-family house) and they exceed the current density (D-18) can CBJ enforce the density requirement or are they grandfathered in?

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**From:** John Harvey ([Harvey.john@gmail.com](mailto:Harvey.john@gmail.com))

**Address:** 1624 Glacier Avenue

**Comments:** Would like a copy of the presentation.

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**From:** Sandy Harbunek

**Address:** 604 Fourth Street

**Comments:** Please mail out draft/proposed nonconforming code changes to all nonconforming homes so we can see what you're proposing in time to comment meaningfully. Thanks!

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**From:** Steve Krall

**Address:** 875 Basin Road

**Comments:** Look at ways to better manage safety in residential neighborhoods with no sidewalks that have high pedestrian and traffic.

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**From:** Reed Stoops

**Address:** 1703 Willow

**Comments:** The lots on the top of the Highlands are generally conforming lots – with the unconforming lots low toward Glacier Avenue.

I don't think any of the upper Highland lot owners want to see the lot sizes reduced. Suggest that you only change lot sizes in neighborhoods that have a high percentage of nonconforming lots.

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**From:** Tom Paul

**Address:** 525 W 9<sup>th</sup> Street

**Comments:** The rezoning is a good idea. I like the proposal for Casey-Shattuck. The proposed non-conforming section of Code is also good.

The more lenient you are with existing properties being able to make reasonable changes to dwellings and/or structures the better.

I support your general effort with this. I need to think more about the details of your proposal for each neighbor.

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**From:** Gail Findley ([gamyfi@gmail.com](mailto:gamyfi@gmail.com), 586-1768)

**Address:** 1566 Evergreen Avenue

**Comments:** Why does my lot at 1572 Evergreen Ave show up as “nonconforming setback” of less than 20 feet? There is not a structure on 1572 Evergreen.

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**From:** Patrick Kearney

**Address:** 895 W. 12<sup>th</sup> Apt. 301

**Comments:** I am renting. I don't own property. The community involvement is encouraging help preserve when possible historic buildings and neighborhoods.

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**From:** Greg Chaney

**Address:** 715 Sixth Street

**Comments:** It would be desirable if the zoning in Starr Hill could accommodate the minimum lot size found on Kennedy Street. Based on the current proposal most lots on Kennedy would not be in conformance. Therefore, it would be worthwhile to look at the existing lot sizes and create a new minimum lot size that would make these lots conforming.

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**From:** Joshua Adams

**Address:** 329 5<sup>th</sup> Street

**Comments:** Nonconforming code. Makes it hard to take on a project rehabilitating historic properties. We need a separate set of rules pertaining to properties more than 100 years old. A lot of these old structures are placed in jeopardy by building codes and setback requirements – it's hard to encourage people to rehabilitate an old structure when nothing about it can ever be permitted. For this reason a lot of old houses and buildings get torn down instead

of restored after fires. There needs to be an incentive to restore rather than rebuild, and the best way to do this is by taking a more liberal approach to preexisting structures.

Also: please allow green roofs to count towards vegetative cover!

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