

Agenda

**Planning Commission - Title 49 Committee
City and Borough of Juneau
Nicole Grewe, Chairman**

May 6, 2015
Downtown Library Large Conference Room
5:00 PM

- I. **ROLL CALL**
- II. **APPROVAL OF AGENDA**
- III. **APPROVAL OF MINUTES**
 - A. April 10, 2015 DRAFT Title 49 Committee Worksession Minutes
- IV. **AGENDA TOPICS**
 - A. Day Care Facilities
- V. **COMMITTEE MEMBER COMMENTS AND QUESTIONS**
- VI. **ADJOURNMENT**

TITLE 49 COMMITTEE

PLANNING COMMISSION, CITY AND BOROUGH OF JUNEAU

APRIL 10, 2015 MEETING, 11:30 AM – 1:15 PM

COMMUNITY DEVELOPMENT DEPARTMENT (CDD) CONFERENCE ROOM

DRAFT MEETING MINUTES



Committee Members Present:

Nicole Grewe (Chair), Paul Voelckers, Michael Levine

Committee Members Absent:

Bill Peters, Gordon Jackson (alternate)

Staff Present:

Beth McKibben, Planning Manager

Laura Boyce, Senior Planner

Public or Other Present:

Stephanie Shore, Juneau Empire

Israa Kako-Gehring, Gehring Nursery School

Loren Gehring, Gehring Nursery School

Sarah Lehmert, Gehring Nursery School

Loren Jones, CBJ Assembly

Debbie White, CBJ Assembly

Rob Steedle, CBJ Manager's Office

Allison Eddins, CBJ Community Development Department (CDD)

Samantha Smith, Public

Reading of Agenda

- Motion by LeVine: To approve the agenda for the April 10, 2015 meeting.
- Vote: Motion carried.
- Resolved: Agenda for the meeting of April 10, 2015 meeting approved with modification to allow for public comment.

Approval of Minutes

- Motion by LeVine: To approve the minutes for March 17, 2015 meeting with technical edits as provided committee members or CDD staff.
- Vote: Motion carried.
- Resolved: Minutes for March 17, 2015 meeting approved with technical edits as committee members or staff.

Agenda Topic – Child Care Facilities

- Abbreviated Public Comment:

1. Israa Kako-Gehring, Gehring Nursery School, requested large day care facilities be treated the same as other similar facilities including elderly day care, dog grooming, and landscape enterprises. Also indicated the value of placing larger facilities on the margins of neighborhood.
 2. Loren Gehring, Gehring Nursery School, discussed Anchorage child care, state regulation of child care facilities, and churches as gathering places throughout the week – not just Sundays.
 3. Debbie White – CBJ Assembly and Prudential Southeast Alaska Real Estate, indicates she is an employer and regularly allows staff to bring children to work, which is becoming increasingly difficult over time as babies grow to toddlers. Also expressed opinion that larger institutions are safer than small in-home facilities. Provided reminder the state already has licensing requirements and that there is a relationship between living wages and child care. Child care remains a top priority as member of the CBJ Assembly.
- Committee discussion focused on documents submitted by CDD staff prior to meeting including:
 1. Traffic estimates by size of child care facility;
 2. Current definitions in Title 49 related to child/day care;
 3. Excerpted relevant TPU provisions; and
 4. The Current Status of Child Care in Juneau (2009) by Juneau Economic Development Council
 - The combination of scheduling the meeting over a business day lunch hour with limited time, accommodating public comment, and reviewing documents submitted just prior to meeting made committee deliberations difficult and no action was taken at this meeting.

Committee Member Comments and Questions

- Next meeting to be scheduled via Doodle Poll for early May. There was general agreement child care facilities, as an agenda topic, was too large for a lunch hour work meeting during the business week – especially incorporating public comment. There are scheduling conflicts for commissioners and CDD staff that prevent a late April meeting.

Meeting adjourned at 1:15 PM

Holly Kveum

From: Teri Heuscher <theuscher@yahoo.com>
Sent: Friday, April 10, 2015 12:23 PM
To: Beth McKibben
Subject: Residential Day Care Centers

Dear Ms. McKibben:

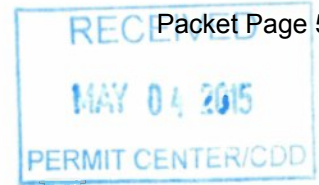
I wanted to share my thoughts with the Planning Commission regarding residential day care centers.

I bought my home on Forest Lane, in the valley, 22 years ago. This was a quiet and peaceful neighborhood until the City allowed a residential child care center for 30 children, practically in my back yard. I was not able to attend the meeting concerning the approval of this center as I had just flown in from Seattle and was ill. Because of my absence from ONE MEETING, I have had to live with noise from this center from 7:30am to 6 pm, Monday-Friday. I honestly did not think the City would allow it as Juneau was struggling with noise problems already from helicopters flying overhead (what was it called? the "peace and quiet coalition" ??) I was shocked when I called the next day and found out the City was allowing the center to run with 30 children.

The people who run the center are wonderful people and we have been at many sporting events together throughout the years and our children have grown up together in this wonderful community. That said, the first year after the approval was passed and the center was opened, there were occasions where i would call and ask that they keep the noise down a bit if they could. The reply was always the same, "you didn't go to the meeting, so you have no say." I stopped calling. I was homeschooling my son at the time, part-time, and we began to go to the library rather than have the distracting noise from the daycare center. My kids are grown now and I work nights at the hospital. During the day, I wear earplugs if i want to read or need some quiet time.

I know Juneau is in dire need of child care centers, however, allowing centers of this size in residential areas IS NOT the answer. I could not believe the ABC Center was allowed to have a daycare of this size in a residential district. The only house on our street that is "slum-like," borders this day care center. I am right next door to this house -- "kitty-corner" to the day care. I wonder what it will do to the resale value of my home when I decide to sell? I was a paralegal for 18 years ... this is the stuff lawsuits are made of. I hope no one else will have to go through what I have, in the privacy of their own home. Don't get me wrong - I love children and have three of my own and four grandchildren. But common sense dictates that no one would wish a day care center of this size directly bordering or near their home! I may be wrong, but it is my understanding 12 children are currently allowed - even that is way too many when it comes to outside noise.

Thank you for considering my comments. Teri Heuscher



City permit center of Juneau

To whom it may concern,

I am grandmother to a beautiful boy Jaxon Mays, he is just 9 months old.

My daughter has been struggling to get her feet on the ground since having her son Jaxon at 17 years old.

She is trying to finish school and work at the same time plus take care of her son Jaxon Mays.

We have been to Child Care Support Services with Catholic Community Services. They wouldn't support/approve the Childcare facility "Gehring's Nursery" due to zoning issues

I am not sure if you are aware of the childcare crisis in Juneau. Not only are we affected by it, but so many others in the community, including children who are in child protective custody. They can't find anywhere to put babies that are in danger.

The amazing Gehring family has dedicated their lives to help people like my daughter, to help her become a working and educated mother.

Jaxon spent one month at the Gehring Nursery, we were so sad to pull him out of the program today because of the zoning issues.

As a mother, grandmother and citizen, I feel the right to be treated fairly. The state/city/government need to provide us with opportunities to thrive in our community. With the regulations you have, it is impossible to do so.

Please consider changing the zoning code.

Our Community needs the Gehring's Nursery not only to help families in need but to help our community thrive.

Regards,

Dareen Puhlick

253-880-4492c

253-397-4461w

Mother to Sofia Schneider 18 years old

Grandmother to Jaxon Mays 9 months old



May 4, 2015

City and Borough of Juneau Planning Commission
 Title 49 Committee
 Attention: Beth McKibben
 Planning Manager
 155 S. Seward
 Juneau AK 99801

Greetings,

This letter is to request consideration of two changes to zoning and permitting that will support licensed child care for working families. These changes have been discussed with community partners, and are supported by the Child Care Licensing Supervisor for Southeast Alaska. They build toward the Juneau Long Term Economic Plan to increase access to high quality child care as a strategy for building the next generation workforce.

Zoning change for small residential child care programs:

Change the definition of family child care homes to allow up to 12 children without obtaining a conditional use permit.

Background: The State of Alaska defines licensed family child care homes as up to 8 children, and defines programs with 9-12 children in a residential home as "group homes." There are currently 16 family child care homes and 3 group homes in Juneau.

Group homes caring for 9-12 children were identified in a study by the Juneau Economic Development Council as a fiscally strong model, with high appeal for parents. They are required to have a second adult, which offers more flexibility for programming. By removing the permitting barriers, this change would encourage more programs to open or expand into a group home. This is a change requested by family child care providers in a survey conducted by AEYC.

This change would be an addition of an average of two cars per day when parents drop off and pick up children, and one employee or partner car parked in the driveway. Most family child care programs have a partner that leaves during the day for work outside the home, leaving a parking space available for an employee. This change will have a nominal impact on a small number of programs in the community, but is one way CBJ can encourage and support small child care programs.





Zoning change for “institutional” child care center programs:

Allow “Institutional” child care centers offering care for more than 12 children to obtain a conditional use permit in any D-1, D-3, D-5 or D-10 zone.

Background:

Until the Title 49 zoning changes made in 2010, child care and preschool programs were allowed to operate within an existing church. Of the 9 licensed child care centers in Juneau, four are currently operating in a church facility. Seven others have housed one in the past, would be interested in the future, or currently operate Head Start or unlicensed part day preschools. Some of these are in D-5 zones. All elementary schools also house the licensed child care RALLY programs.

Housing child care programs in churches and schools is a common and mutually beneficial relationship in communities across the state and nation. The faith based organizations have space that is underused during the weekdays, and they have infrastructure in place, such as parking and fire marshal inspections. Finding affordable, safe, space is a major barrier for child care programs.

Child care programs are early education programs, and as such should be included in the definition of “school,” and be allowed in zones where schools are allowed. By requiring a conditional use application for these programs, the number of children served could be individualized to meet the capacity of the programs based on state licensing requirements for indoor and outdoor space, and for parking and drop off capacity.

Summary:

AEYC Southeast continues to work with our statewide Child Care Resource and Referral Network **thread** to increase access to affordable child care that is licensed, safe, healthy, and playful. We offer support and technical assistance to anyone interested in starting a child care program, and are also exploring possibilities for a large high quality child care center supported by employers in Juneau.

Please let me know if I can provide additional information or support for zoning changes to increase the number of licensed child care spaces in Juneau.



Joy Lyon

Executive Director



From: [Joy Lyon](#)
To: [Beth McKibben](#); [Hal Hart](#)
Subject: proposed zoning changes for child care
Date: Monday, May 04, 2015 3:35:54 PM
Attachments: [child care zoning change letter to CBJ Plannind Commission.pdf](#)
[Juneau MAPP Implementation Plan - child care 2015.doc](#)

Hi Beth and Hal,

Can you please provide a copy of this letter to members of the Title 49 committee in advance of the meeting Wednesday night.

I will not be able to attend, but Nikki Love from our office will be there if there are any questions, support, or information we can provide.

I fully understand there have been challenges in dealing with one particular program, and do not agree with the Juneau Empire article today indicating the CBJ Community Development Dept. is the primary barrier for this particular individual in starting a viable child care program.

I hope you can look past the current stressful situation, and consider the long term benefits for the proposed zoning changes. Please let me know if there is any information we can provide that may be helpful in considering changes to help increase the capacity of licensed child care in Juneau.

I am also attaching the draft child care recruitment and retention plan for thread Southeast and the Juneau MAPP committee, for your reference.

Joy Lyon, M.A.
Executive Director

AEYC Southeast Alaska
3100 Channel Drive, Suite 214
Juneau AK 99801
Main 907.789-1235 or 888-785-1235
Fax 907.789-1238
jlyon@aecy-sea.org
www.aecy-sea.org

All aboard for early learning!

www.threadalaska.org
connecting early care and education to Alaska

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Healthier Juneau MAPP Implementation Plan: Increase access to quality child care

Goal: All children living in our diverse community will have access to quality, affordable, sustainable child care and family support services.

Short Term Outcome:

Community members, business leaders and policy makers will have increased knowledge about current child care needs, solutions, and benefits.

Medium Term Outcome:

6 or more employers will be actively engaged in exploring possibilities of employer sponsored child care.

Long Term Outcome:

There will be licensed child care capacity of 1 space for every 4 children under age 6 in Juneau. (616 spaces needed based on current 2,466 children under age 6. Current capacity: 400 = 1:6)

Strategy: 1. Increase marketing and incentives to promote family child care					
Activity	Target Audience	Resources	Lead person / org	Outputs	Timeline
Monthly Business of Caring workshops offered the 3 rd Thursday of every month at AEYC / thread	Stay at home moms & dads, prospective business owners	Staff time	AEYC / thread, Child Care Licensing	# participants	Ongoing
Radio PSA's, newspaper display ads, posters, social media, promotion of business of caring	General public	Funds for ads	Talea Kellar, Nikki Love, AEYC / thread	# media ads	Ongoing
Offer free consultation for individuals interested in	Stay at home	Staff time	Talea Kellar,	#	ongoing

starting a child care program	moms & dads, prospective business owners		Nikki Love, AEYC / thread	consultations provided	
Advocate and fundraise for increased incentives for family child care, offer \$1,000 start up grants and health and safety kits of \$350 value to new programs	Prospective providers	Funding from thread, business sponsors	Talea Kellar, Nikki Love, AEYC / thread	# awards and kits distributed	ongoing
Advocate for CBJ zoning and permit changes to allow up to 12 children in family child care homes without conditional use permit process.	CBJ	Staff time	Joy Lyon AEYC / thread	Zone changes made	June 2015

Strategy 2: Work with CBJ and School District to identify solutions

Activity	Target Audience	Resources	Lead person / org	Outputs	Timeline
Create a map of existing child care facility capacity overlaid with employer numbers to determine geographic priority	Business and policy leaders	CBJ Community Development GIS Geographic Info, JEDC	Quinn Tracy, CBJ Grace Lumba, AEYC	Map indicating need for child care by geographic area	completed
Distribute criteria for space needs, and partner with CBJ community survey for possible spaces, learn about sales tax timeline and process	Potential child care programs	Downtown renewal project, CBJ staff	Hal Heart, CBJ, Joy Lyon, AEYC	List of potential child care spaces downtown	April 2014
Press release to media on current status of child care, and solutions	Media / community	JEDC report, MAPP report, HEARTs report	AEYC	Press release, press kit	April 2014
Support expansion of Montessori Boreal Children's House program for 15 full day licensed spaces for preschoolers	School Board and administration	Testimony at school board, letters, background data	AEYC / thread	Testimony and letters	August 2015

Explore possible high school vocational program in early childhood	Caren Smolin, JSD	Interview	Joy Lyon	Interview completed	April 2015
Participate in Juneau Long Range Economic Plan meetings, contribute to Next Generation Workforce strategies	McDowell Group	focus group sessions	AEYC / thread staff and board	Completed plan	November 2014
Advocate for continued HEARTS Initiative funding	City Manager and CBJ Assembly	Quarterly reports	Joy Lyon	Continued funding	ongoing
Meet with Mark Millar, Frank Coenraad, Kristen Garot to explore future early childhood space in school district, and student vocational track					
Advocate for CBJ zoning and permit changes to allow child care center programs in any D5, zone in an existing school or church, and explore possible inclusion in D1, D3, or D5 zones with a conditional use permit.	CBJ planning and zoning, assembly	Staff time	Joy Lyon AEYC / thread	Zone changes made	June 2015
Participate in CBJ work groups related to Juneau economic plan, Next Generation workforce, objectives 2 & 3	CBJ assembly	Committee goals	MAPP child care task force	# meetings, action steps completed	August 2015
Strategy 3: Work with State of Alaska for increased support for child care					
Activity	Target Audience	Resources	Lead person / org	Outputs	Timeline
Support continued contract with Legislative Affairs for Judge Steward building / Discovery Preschool	Legislative Affairs council			Renewed contract	November 2014
Meet with local delegates to explore possible space in state offices	Legislature	Background materials	Masayo Juneau Public Health, AEYC	# legislators contacted	December 2014
Advocate for increased child care assistance market rate adjustment	Legislature	Parent stories, petitions, statistics	MAPP child care task force	# legislators contacted	April 2016

Advocate for Quality Recognition and Improvement System QRIS system development to increase financial supports for licensed programs	Alaska DHSS Child care program office		Thread board and staff	Completed materials and plan	Ongoing, January 2016
Strategy 4: Engage business and faith community in sponsoring child care					
Activity	Target Audience	Resources	Lead person / org	Outputs	Timeline
Survey all churches that own property to explore potential space	Faith community				January 2015
Meet with interfaith church council to discuss ways faith communities can support child care					February 2015
Co-sponsor Mother's Day Tea to engage faith communities	Faith communities	Refreshments and supplies	Talea Kellar, Juneau community of Christian Women, Northern Light United Church	# participants	May 10, 2015
Explore leveraging education tax credits for C corporations, mining, fishing industries to support UAF and CDA scholarships	Business, C corporations	Postage printing	AEYC / thread	# letters mailed	June 1, 2015
Seek business support for child care teacher training scholarships for university classes and training costs	Business, C corporations	Postage printing	AEYC / thread	# donations received	July 1, 2015
Strategy 5: Build / remodel a large child care center and negotiate contractor					
Activity	Target Audience	Resources	Lead person / org	Outputs	Timeline
Survey large employers to Identify employer need members, ask them to survey their employees using standardized survey tool	Employers, potential child care programs	Prior United Way Survey, JEDC list of	JEDC & thread	List of employers with highest	April 2015

		employers		need for childcare survey data	
Secure funding and a contractor to support pre-development, design, costs, and presentations to employers interested in priority enrollment for sponsorship	Business community	Capital budget request, foundations, Bright Horizons, Foraker	AEYC	Proposal with costs, template for employer sponsored priority enrollment, identify employer sponsors	February 2016, Rasmussen grant <i>(May 2014 – capital request submitted, not funded)</i>
Develop sustainable operation plan for center management, secure approval of AEYC or another non-profit organization to manage project and future contracts					2016
Presentation to chamber of commerce – speaker from credit union 1 or other employer sponsored child care	Business community	Expert speaker, airfare to Juneau, Chamber lunch	AEYC	Power point, chamber agenda,	2017
Seek employer sponsors for in-kind and cash contributions in exchange for priority enrollment			Child Care Task Force	List of employers & pledges	2017
Engage a pro bono realtor in seeking potential space, and use of their database	Potential child care programs	Carlton Smith	Hal Hart, Joy Lyon	List of potential child care spaces in community	November 2017
Invitation to potential child care center operators, highlighting market demand and support available in Juneau	Business, child care programs	National and state multi-site centers	AEYC	Packets for potential child care programs	

Day care center.

Definition. Day care center means a building or portion thereof, used for the purpose of providing for the paid care, supervision, and protection of 13 or more children under the age of 12 at any one time. This use includes pre-schools and nursery schools that are not associated or co-located with an elementary, middle, or high school.

Use-specific standards.

Access. The site shall have direct access from a street (*use road classifications from T49 – minor collector? Major collector? Arterial?*) *Will provide map...or ADT on street. Is this what we want?*

ii. *Usable outdoor space. How much? Do we care? Fenced? Staff suggests not requiring usable outdoor space but that any outdoor play space be fenced.*

Vegetated open space. In residential zoning districts where a child care center requires conditional use approval, a minimum of 25 percent of the lot shall remain as planted open area, landscaped area, or natural vegetation area, to exclude buildings, driveways, parking lots, sidewalks, etc., unless the planning commission determines that retention of less than 25 percent allows for sufficient buffering of adjacent uses. In all other residential zoning districts where a child care center is allowed, a minimum of 15 percent of the lot area shall remain as required above, unless the decision-making body determines that retention of less than 15 percent allows for sufficient buffering of adjacent uses. Does CBJ Want to go this far? We already have vegetated coverage requirements –(see attachment) is this enough? Staff suggests that the vegetated coverage requirements of the district are sufficient but additional buffering might be required when adjacent to a residential use or zoning district – see below.

Adjacent residential. Do we want additional buffering when a day care center is adjacent to a residential use or zoning district? Beyond the required setbacks?

Parking and setbacks. In residential zoning districts, no parking or loading areas shall be placed in any setback, except in approved driveways. *This provides the visual look of a front*

yard goal of maintaining neighborhood harmony –staff notes that we do allow other uses to have parking in setbacks.

A minimum of one off-street parking space shall be provided for each on-shift employee plus one space per 10 persons served; and

An on-site vehicle turn-around or separate entrance and exit points, and an on-site passenger loading area, must be developed according to plans approved by ?? . The city shall consider the location and appearance of the proposed turn-around or access in determining compatibility with surrounding uses; and

Meet state child licensing requirements; and *Do we want this as a requirement?*

Conform to the lot size, building size, setback and lot coverage requirements of the underlying zones

Snow storage. In residential districts, snow storage areas equal to at least 15 percent of the total area of the site used for parking, drives, walkways, and other surfaces that need to be kept clear of snow, shall be designated on the site plan. Such areas designated for snow storage shall be landscaped only with grasses and flowers and shall have flat or concave ground surface with positive drainage away from structures and pavements. Snow storage is allowed in 50 percent of side and rear setbacks, if trees and other vegetation designated for preservation will not be damaged. If snow is to be hauled off-site, temporary snow storage areas shall be shown on the site plan. *CBJ hasn't required snow storage in other uses but it might be something to think about.*

Additional standards for conditional uses.

Use-specific standards apply. These uses shall meet the use-specific standards above in addition to any requirements imposed by a conditional use approval.

Additional standards. Additional restrictions as to the size of the use, hours of operation, or other restrictions necessary to ensure compatibility with the neighborhood and minimize offside impacts, may be imposed by the planning commission.

Day care home.

Definition. Day care home means a building or portion thereof, used for the purpose of providing for the paid care, supervision, and protection no more than 12 children less than 12

years of age. Such use is incidental and subordinate to the occupants' residential use of the building. At no time shall there be present a total of more than 12 resident and nonresident children under the age of 12. – *we need to double check with state about the number including own children*

Use-specific standards.

Usable outdoor space. Day care homes shall provide usable outdoordo we want to specify? Should we just require fencing?

Vegetated cover.....same question as above

Snow storage – require? Not?

Parking.....T49 currently only allows back out parking for single-family and duplex uses. A single family home requires 2 parking spaces.....if a day care has more than 8 children they will need an employee –so another onsite parking space would be a good idea. What about pickup/drop off of children? Anchorage requires the minimum for the dwelling plus one more for each 5 children cared for.....so if one was licensed to care for up to 12 children 2 for the dwelling unit and 3 for the children (T49 is clear about rounding up to the next number)...another options is 2 for the dwelling and one for each on-shift employee.....only this doesn't allow for pick up/drop off.....

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
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

		Zones														
	Use Description	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
1.000	RESIDENTIAL															
1.500	Day care homes															
	1.510 Child; <u>8</u> or fewer children under the age of 12	1	1	1	1	1	1	1	1	1	1	1	1			
	1.520 Child; 9 to 12 children under the age of 12	3	3	3	3	3	3	3	3	3	3	3	3			
	1.530 Adult; 8 or fewer people, 12 years and older	1	1	1	1	1	1	1	1	1	1	1	1			
	1.540 Adult; 9 to 12, people 12 years and older	3	3	3	3	3	3	3	3	3	3	3	3			
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			
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			
7.000	INSTITUTIONAL DAY OR RESIDENTIAL CARE, HEALTH CARE FACILITIES, CORRECTIONAL FACILITIES															
7.300	Day care centers for <u> </u> children and adults	<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>	3	3	3	1, 3	1, 3	1, 3	1, 3	<u>3</u>		

		Zones															
Use Description		RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I	
1.000	RESIDENTIAL																
1.100	Single-family dwellings																
	1.110 Single-family detached, one dwelling per lot	1	1	1	1	1	1	1	1	1	1	3 1	1	1	1 ^A	1 ^A	
	1.120 Single-family detached, two dwellings per lot	1	1	1													
	1.130 Single-family detached, one accessory apartments	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X		
	1.135 Two Single-family detached, one or two accessory apartments		3	3													
1.200	Duplex	1	1	1	1		1	1	1	1	1	3 1	1	2 1			
1.300	Multifamily dwellings																
1.400	Group homes ^B	1	2 1	2 1	2 1	2 1	2 1	2 1	2 1	2 1	2 1	3 1	1, 2 3 ^C	1, 2 3 ^C	1		
1.450	Halfway houses	3									3	3	3				
1.500	Day care homes																
	1.510 Child care home; 8 or fewer children under the age of 12	1	1	1	1	1	1	1	1	1	1	1	1	4	4	4	
	1.520 Child care home; 9 to 12 children under the age of 12	2 3	2 3	2 3	2 3	2 3	2 3	2 3	2 3	2 3	2 3	2 3	2 3	2			
	1.530 Adult care home; 8 or fewer people, 12 years and older	1	1	1	1	1	1	1	1	1	1	1	1	4	4	4	
	1.540 Adult care home; 9 to 12 people, 12 years and older	2 3	2 3	2 3	2 3	2 3	2 3	2 3	2 3	2 3	2 3	2 3	2 3	2			
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				

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

1.600	Miscellaneous, rooms for rent situations														
	1.610	Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, and other temporary residences rented by the day or week. Owner or manager must live on site.	3	3	3	3	2,3	2,1,3	2,1,3	2,1,3	2,1,3	2,1,3	2,1	2,1	3 ^N
	1.620	Hotels, motels and similar establishments providing overnight accommodations	3							2,1,3	2,1,3	2,1,3	2,1,3	2,1,3	3 ^N
	1.630	Single room occupancy with private facilities						1,3	1,3	1,3	1,2,3	1,2,3	1,2,3	1,2,3	1,3
1.700	Home occupations		1	1	1	1	1	1	1	1	1	1	1	1	1
1.800	Mobile homes														
	1.810	Residential mobile homes on individual lots ^E	3	3	3									3 ^A	3 ^A
	1.815	Caretaker mobile homes on individual lots ^E	3	3	3	3	3	3	3	3	3	3	3	3	3
	1.820	Mobile home parks ^E				3	3	3	3	3	3	3			
	1.830	Mobile home subdivision ^E				3	3	3	3	3	3	3			
	1.840	Recreational vehicle parks ^F	3 ^F	3 ^F	3 ^F										
1.900	Common wall development														
	1.910	Two dwelling units				1	1	1	1	1	1			1	
	1.911	Accessory apartments	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	1 ^X , 3 ^X	
	1.920	Three or more dwelling units					1,2,3	1,2,3	1,2,3	1,2,3	1,3	1,3	1,2,3		
	1.930	Two dwelling unit structures allowed under special density considerations, subsections 49.25.510(h), (i)			3	3	3	3	3	3			3		
2.000	SALES AND RENTAL GOODS, MERCHANDISE OR EQUIPMENT ^G OF														

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

2.100	With less than 5,000 square feet and less than 20 percent of the gross floor area of outside merchandising of goods														
	2.110 <i>Reserved</i>														
	2.120 Miscellaneous														
	2.130 Marine merchandise and equipment	3 ^I													
2.200	Storage and display of goods with greater or equal to than 5,000 square feet and/or 20 percent of the gross floor area of outside merchandising of goods														
3.000	PROFESSIONAL OFFICE, CLERICAL, RESEARCH, REAL ESTATE, AND OTHER OFFICE SERVICES NOT PRIMARILY RELATED TO GOODS OR MERCHANDISE ⁶														
3.050	Offices of not more than 1,000 square feet		3	3	3	3	3	3	3	1	1	1	1	1 ^N	
3.100	Professional Offices greater than 1,000 but not more than 2,500 square feet or fewer full-time employees				3	3	3	3	1	1	1	1	3 ^N		
3.200	All category 3.000 uses, with the exception of research uses, occupying less than 50 percent of the gross floor area of a building otherwise in industrial use- <i>Reserved</i>												3 ^N	3	
3.300	Research, laboratory uses	3 ^I								1, 2 3	1, 2 3	1, 2 3	1 ^N , 2 ^N 3 ^N	1 ^N , 3 ^N	1, 3
3.400	All remaining category 3.000 uses-Offices greater than 2,500 square feet									1, 2 3	1, 2 3	1, 2 3	1 ^N , 2 ^N 3 ^N	1 ^N , 2 ^N 3 ^N	3 ^S
4.000	MANUFACTURING, PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING, ASSEMBLING OF GOODS, MERCHANDISE AND EQUIPMENT ⁶														
4.050	Light Manufacturing	3 ^I					3	3	1, 3	1, 3	1, 3	1, 3	1 ^N , 3 ^N	1 ^N , 3 ^N	1, 3
4.070	Medium Manufacturing	3 ^I								3	3	3	3 ^N	1 ^N , 3 ^N	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	WC	WI	I				

4.100	Heavy Manufacturing Asphalt and concrete plants, chemical refining, manufacture, storage of oil, explosives and ammunition, manufacture, lumber, plywood and paper mills, petroleum or flammable liquid production, refining or storage, foundries and all uses determined by the Community Development Director to be similar to the foregoing	3 ^U 1	3 ^Q													3 ^N	3		
4.150	Rock crusher	1 ^Q 3 ^T	1 ^Q	1 ^Q												3 ^N	3		
4.200	Storage of explosives and ammunition	3														3 ^N	3		
4.2210	Seafood processing	3 ^T											3			1, 3	1, 3		
4.300	All remaining category 4.000 uses															1 ^N , 2 ^N 3 ^N	1, 2, 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	3				
	5.120 Trade, vocational schools, commercial schools	3 ^T							2, 3	2, 3	2, 3	2, 3	3 ^N	3 ^N	3				
	5.130 Colleges, and universities, community colleges	3 ^T	3	3	3	3	3	3	3	3	3	3	3 ^N	3 ^N	3				
5.200	Churches, synagogues, and temples	3 ^T	3	3	3	3	3	3	1, 3	1, 3	1, 2, 3	1, 2, 3	1 ^N , 3 ^N	3 ^N	1, 3				
5.300	Libraries, museums, art galleries, and similar uses	3 ^T	3	3	3	3	3	3	1, 3	1, 3	1, 2, 3	1, 2, 3	3 ^N						
5.400	Social, fraternal clubs, and lodges, union halls, yacht clubs, and similar uses	3 ^T							1, 2, 3	1, 2, 3	1, 2, 3	1, 2, 3	1 ^N , 3 ^N	3 ^N	1, 3				
6.000	RECREATION, AMUSEMENT, ENTERTAINMENT																		

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

6.100	Indoor activity conducted entirely ^{entirely} within building or substantial structure														
	6.110	Bowling alleys, billiard , and pool halls								1, 3	1, 2, 3	1, 2, 3	1, 2, 3		3
	6.120	Indoor Tennis, and racquetball, squash courts, skating rinks, exercise facilities, swimming pools, and similar ^{uses archery ranges}			3	3	3	3	3	1, 2, 3	1, 2, 3	1, 2, 3	1, 2, 3		3
	6.130	Theaters seating for 200 or fewer	3 ^T					3	3	3-1	1, 2	1, 2	1, 2	3 ^N	3
	6.135	Theaters seating from 201 to 1,000						3	3	3	1, 2	1, 2	1, 2	3 ^N	3
	6.140	Coliseums, stadiums, and other facilities in the 6.100 classification seating more than 1,000 people									3	3	3 ^N		
6.200	6.150	Indoor Shooting Range	1, 3								3				3
	Outdoor activity conducted primarily ^{entirely} outside enclosed buildings or structures														
	6.210	Outdoor Recreational facilities such as golf, and country clubs, Driving and par 3 ranges not necessary to golf courses, swimming, or tennis clubs ^{courts} not constructed pursuant to a permit authorizing the construction of a residential ^{development or school}	3	3	3	3	3	3	3	2, 3	2, 1, 3			3 ^N	3
	6.220	Golf driving ranges not necessary to golf courses, Par 3 and Miniature golf courses, skateboard parks, water slides, bating cages, etc and similar uses	3	3	3	3	3	3	3	2, 3	2, 1, 3	3	3	3 ^N	3

		Zones														
Use Description		RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
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6.230	Horseback riding stables	3	3							2	2					3
	animal related category 12.000															
	6.240 Automobile, and motorcycle racing tracks	3									3					3
	6.250 Drive in movie theaters	Reserved									3					
	6.260 Parks and Open space	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 ^w	1 ^f	1	1	1	1	1	1	1	1	1	1	1	1	1	3 ^N
	6.266 Capacity for more than 20 people ^w	3 ^f	3	3	3	3	3	3	3	3	3	3	3	3 ^N	3 ^N	
6.270	Aerial conveyances and appurtenant facilities	3	3	3	3	3	3	3	3	3	3	3	3	3 ^N	3 ^N	3
	6.280 Outdoor Shooting ranges	3														3
7.000	INSTITUTIONAL DAY OR RESIDENTIAL CARE, OR INSTITUTIONAL HEALTH CARE FACILITIES, OR CONFINEMENT CORRECTIONAL FACILITIES															
7.100	Hospital, clinic, other medical (including mental health) treatment facilities in excess of 5,000 square feet									2 3	2 3	3	3			
7.150	Health care clinics, other medical treatment facilities							3	3	1,3	1,3	1,3	1,3			
7.200	Nursing care, assisted living, intermediate care, disabled care, or infirm, and child care institutions, and boarding homes for sheltered care	3	3	3	3	3	3	3	3	2 3	2 1,3	2 1,3	2 1,3			
7.300	Day care centers for children and adults						3	3	3	1,3	1,3	1,3	1,3			
	7.310 Child care center (Combined in 7.300)		3	3	3	3	3	3	3	2	2	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	WC	WI	I
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	7.320	Day care center (Combined in 7.300)				3	3	3	3	3	2	2	2		
7.400	Institutions Mental health facility (other than halfway houses) where mentally ill where persons are confined	Halfway houses									2, 3	2, 3	2, 3	2, 3	
7.500	Penal or Correctional facilities		3	3	3	3	3	3	3	3	3	3			3
8.000	RESTAURANTS, BARS, NIGHTCLUBS														
8.050	Small restaurants, less than 1,000 ft ² without drive through service		3 ^T					3	3	3	1	1	1	1 ^N	
8.100	Establishments which may include carry-out or delivery service and service or consumption outside fully enclosed structure, no drive-in service allowed		3 ^T								1, 3	1, 2	1, 2, 3	1, 2, 3	1 ^N , 3 ^N
	Restaurants, bars without drive through service														
8.200	Carry-out and delivery service, drive-in service, and service and consumption outside fully enclosed structure allowed										1, 3	1, 2		3	3
	Restaurants, coffee stands with drive through service														
8.300	Seasonal open air food service without drive through (Moved from 23.300)		3								1, 3	1	1, 3	1 ^N , 3 ^N	3 ^N
9.000	BOAT OR MOTOR VEHICLE, AND RELATED 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 sale or rental, Mobile home sales, Motor vehicle repair and maintenance, including body work											1, 2, 3			1, 2
9.200	Automotive fuel Gas station		3 ^T								3	1, 2			1, 2
9.300	Car wash										3	1, 2			1, 2
9.400	Boat sales and or rental repairs and maintenance		3 ^T								3	1, 3		1, 2	1, 2

		Zones														
Use Description		RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
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9.450	Boat repairs and maintenance	3 ¹									3			1	1	1
9.500	Marine fuel, water sanitation	3 ¹												1,2,3	1,2,3	1,3
9.600	Marine commercial facilities including fisheries support, commercial freight, passenger traffic and similar uses	3												3	3	
STORAGE, PARKING, AND MOORAGE																
10.100	Automobile parking garages or parking lots not related to a principal use on the lot									3	1,2	1,2,3	1,2,3			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	1,2	1 ^U ,3 ^U	1 ^U ,3 ^U	1 ^N ,3 ^N	1 ^N ,2 ^N	1,2
	10.220 General storage inside or outside enclosed structures	1,3	3								1,3			1 ^N ,3 ^N	1 ^N ,2 ^N	1,2
	10.230 Snow storage basin															
	10.232 Neighborhood, less than ½ acre	3	3	3 ^L	3 ^L	3 ^L	3 ^L	3 ^L	3 ^L	3 ^L	1			3 ^L	1	1
	10.235 Regional, ½ to 1 acre	3	3	3 ^L	3 ^L					3 ^L	3			3 ^L	1	1
	10.237 Area wide, over 1 acre	3	3 ^L	3 ^L							3 ^L			3	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 ^N ,3 ^N	1 ^N ,3 ^N	1,2
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	3	1,3	3	3	3	1 ^N ,3	1,3
10.500	Moorage															

		Zones														
	Use Description	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
10.600	10.510 Public, commercial	3	3	3						3	3	3	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
	Floating structures supporting seasonal, commercial recreation	3	3	3										3	3	
11.000	SCRAP MATERIALS SALVAGE YARDS, JUNKYARDS, AUTOMOBILE GRAVEYARDS WASTE MANAGEMENT															
11.100	Recycling operations to recycle materials such as ferrous and nonferrous metals, glass, paper, plastic															
	11.110 Enclosed collection structures ⁰ of less than 80 square feet total and less than six feet in height, and primary sorting	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1	1	1 ^P	1 ^P	1	1	1
	11.120 All sorting, storage, and preparation for shipment occurring within enclosed structures ⁰ of greater than 80 square feet, and/or greater than six feet in height, and creating no impact from noise, glare, or odor. Enclosed structures for recyclable materials collection	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 2,3 ^P	1 ^P , 2,3 ^P	3	3	1	1	1 ^P , 2
	11.130 Sorting, storage, preparation for shipment occurring outside an enclosed structure or creating glare, noise, or odor outside an enclosed structure														1 ^N , 2 ^N	1, 2
11.200	All remaining category 11.000 uses Reclamation landfill not associate with a specific use (formerly 14.600)	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 ^N	3 ^N	1, 3
11.300	Sanitary landfill (formerly 15.300)	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	WC	WI	I
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SERVICES AND ENTERPRISES RELATED TO ANIMALS															
12.000	Veterinarian Veterinary Clinic														
12.100	Kennel	3	3	3	3	3				3	1, 2, 3	3	3 ^N , 3 ^N	1 ^N , 3 ^N	1, 2
12.200	Day animal services, grooming, walking, day care	3	3	3	3	3				3	3	3			1, 2, 3
12.250	Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component	3	3								3	3	3 ^N		3
12.300	Wild animal rehabilitation facilities without a visitor component	3	3	3	3						3	3	3 ^N		3
12.310	Horseback riding stables, dog team yards (Moved from category 6,230)	3	3								2, 3	2, 3			3
12.400	EMERGENCY SERVICES														
13.000	Fire, police, ambulance	3	3	3	3	3	3	3	3	3	2, 3	2, 3	3 ^N	3 ^N	1, 2, 3
13.100	AQUACULTURE, AGRICULTURE, SILVICULTURE, MINING, QUARRYING OPERATIONS, SPRING WATER BOTTLING														
14.000	Aquaculture	3	3	3	3	3	3	3	3	3	3	3	1, 2	1, 2	3
14.100	Weirs, channels, and other fisheries enhancement	1, 2, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 2	1, 2	1, 3
14.150	Commercial agricultural operations														
14.200	14.210 Excluding farm animals	1, 2, 3	1, 2, 3	3	3	3	3	3	3	3	3	3			1, 3
	14.220 Including farm animals ^M	1, 2, 3	3												1, 3
	14.230 Stabling of farm animals ^M	3	3	3	3						3	3			1, 3
14.250	Personal use agriculture														
	14.253 Hens, 6 maximum	1	1	1	1	1	1	3	3	3	1	1	3	1	1
14.300	Silviculture and timber harvesting ^J	3	3												3
14.310	Weirs, channels, and other fisheries enhancement (Moved to 14.150)	2	3	3	3	3	3	3	3	3	3	3	2	2	3
14.400	Mining operations ^K	2, 3	3	3									3 ^N	3 ^N	2
14.500	Sand and gravel operations ^L	3	3	3							3	3	3 ^N	3 ^N	2, 3
14.600	Reclamation landfill not associated with a specified use (Moved to 11.200)	3	3	3	3	3	3	3	3	3	2		3 ^N	3 ^N	1

		Zones															
Use Description		RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I	
14.700	Commercial or private stabling of farm animals ^M (Moved to 14.230)	3	3	3	3											3	
14.800	Spring water bottling	3	3			3	3	3	3	3	3					1, 2 3	
MISCELLANEOUS PUBLIC AND SEMIPUBLIC FACILITIES																	
15.100	Post office	3	3	3	3	3	3	3	1, 2, 3	1, 2, 3	1, 2, 3	1, 2 3	1, 3	3 ^N	3 ^N	1, 3	
15.200	Airport	3														1, 2 3	
15.300	Sanitary landfill (Moved to 11.300)	3														3	
15.400	Military reserve, National Guard centers	3	3	3						3	3			3 ^N	3 ^N	3	
15.500	Heliports, helipads	3									3			3 ^N	3 ^N	3	
15.600	Transit facilities																
	15.610 Transit center			3	3	3	3	3	3	1, 2, 3	1, 3	1, 3	1, 3	3		1, 3	
	15.620 Transit station	4	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	4, 3			1	
15.700	Public works facility	3	3	3	3					3	3					1, 2 3	
16.000	DRY CLEANER, LAUNDROMAT									4, 2	4, 2	4, 2	4, 2	3 ^N	3 ^N	4, 2	
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 ^N , 3 ^N	1 ^N , 3 ^N	1, 3	
16.200	Full service onsite laundry and/or dry cleaning									3	1, 3	3	3	3 ^N	1 ^N , 3 ^N	1, 3	
UTILITY FACILITIES																	
17.100	Minor	1, 2	1, 2	1, 2	1, 2	1, 2	1, 2	1, 2	1, 2	1, 2	1, 2	1, 2	1, 2	1, 2	1, 2	1, 2	
17.150	Intermediate	3	3	3	3	3	3	3	3	3	1, 3	3	3	1, 3	1	1	
17.200	Major	3	3	3	3	3	3	3	3	3	3		3	3	3	4, 2 3	
17.300	Driveways and private roads																
	17.310 Access driveways on public rights-of-way adjoining one to four existing lots	1, 2	1, 2	1, 2	1, 2	1, 2	1, 2	1, 2	1, 2	1, 2	1, 2	1, 2	1, 2	1, 2	1, 2	1, 2	

		Zones														
Use Description		RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
17.320	Access driveways on public rights-of-way adjoining five or more existing lots	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
TOWERS AND RELATED STRUCTURES																
18.100	Towers and antennas 35 feet or less	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
18.200	Towers and antennas 35 to 50 feet	1,2	2,3	2,3	2,3	2,3	2,3	2,3	2,3	1,2	1,2	1,2	1,2	1,2	1,2	1
18.300	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 ^R	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
OPEN AIR MARKETS, NURSERIES, AND GREENHOUSES																
19.100	Open air markets (farm, craft, flea, and produce)	1,3	1,3							1,2,3	1,2	1,3	1,3	1 ^N ,3 ^N	1 ^N ,3 ^N	1,3
19.200	Nurseries, and commercial greenhouses															
	19.210 Retail sales	3	3	3	3	3	3	3	3	1,2,3	1,2	1 ^V	1 ^V			1,2
	19.220 Nonretail sales	1,2,3	1,2,3	1,2,3	1,2,3	1,2,3	1,2,3	1,2,3	1,2,3	1,2,3	1,2	1 ^V	1 ^V			1,2
CEMETERY, AND CREMATORIUM, MORTUARY																
20.100	Cemetery	1,3	3	3	3	3	3	3	3	3	3	3				
20.200	Crematorium	3														1,2,3
20.300	Funeral home	3	3	3	3	3	3	3		1,2,3	1,2	3				
VISITOR-ORIENTED, RECREATIONAL FACILITIES																
21.100	Resort, Lodge	3	3													
21.200	Campgrounds	1,3	3													
22.300	Seasonal open air food service (Moved to 8.300)	3	3													
21.300	Visitor, and cultural facilities related to features of the site or vicinity where the visitor facility is proposed	3	3							3	3	3	3	3 ^N		

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

- L. See special use regulations, chapter 49.65.200, article II. district.
- 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; and ~~not be constructed of unnecessarily bright or reflective material~~. 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 CBJ Parks and Recreation Department.
- X. Special requirements apply to accessory apartment applications. See CBJ§49.25.510(d)(2).
- Z. Snow storage may be permitted for a maximum of 5 years. After 5 years a new application must be filed.

(Serial No. 2002-14, § 2, 4-1-5-2002; Serial No. 2002-29, § 2, 11-4-2002; Serial No. 2003-27am, § 5, 6-16-2003; Serial No. 2003-41, § 2, 9-22-2003; Serial No. 2003-41, § 2, 9-8-2003, Serial No. 2004-09, § 2, 4-12-2004; Serial No. 2006-07, § 2, 4-3-2006; Serial No. 2007-39, § 8, 6-25-2007)

Zones															
Use Description	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
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NOTES FOR CHANGES BEYOND THE TABLE OF PERMISSIBLE USES:

Proposed modified definitions:

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Minor development means development which consists solely of a subdivision of four or fewer lots, all other development is classified by zoning district as follows: ~~at a residential structure containing four or fewer dwelling units, or a nonresidential structure of 5,000 square feet or less:~~

Rural Reserve District

A residential building containing two or fewer dwelling units, two or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building of less than 10,000 square feet or using less than 1 acre of land.

Single Family Residential Districts

A residential building containing two or fewer dwelling units, two or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building of less than 5,000 square feet or using less than 10,000 square feet of land.

Multifamily Family Residential Districts

A residential building containing eight or fewer dwelling units, eight or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building of less than 5,000 square feet or using less than 10,000 square feet of land.

Commercial and Mixed Use Districts

A residential building containing twelve or fewer dwelling units, twelve or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building of less than 10,000 square feet or using less than 1/2 acre of land.

Industrial Districts

Non-residential buildings of 15,000 square feet or using less than 1 acre of land.

Major development means all development which is not *Minor* development.

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

Modify the definition of Boarding Houses and Bed and Breakfasts to require the owner or operator to live on site.

Boardinghouse and rooming house means a dwelling in which **more than two bedrooms are used for** commercial lodging provided by the owner or operator **who lives on site to more than three persons**. The terms “boardinghouse and rooming house” includes houses offering bed and breakfast.

Bed And Breakfast means a dwelling in which **more than two bedrooms are used for** commercial lodging provided by the owner or operator **who lives on site to more than three persons**. The term “bed and breakfast” includes boardinghouses and rooming houses.

Group Home means a residential use such as a rooming house or dwelling for **at least 6 but not more than 9** persons of any age, seeking **extended healthcare**, rehabilitation or recovery from any physical, mental or emotional, or legal disability or any combination thereof, in a family setting, including a child care residence, halfway house, home for persons with disabilities, intermediate care home and nursing care home. **Clients must not be serving a sentence for a criminal act. One to two supervisors/caregivers must live on site. Clients and supervisors/caregivers live together as a single housekeeping unit. Additional non-residential support may be provided but shall not constitute the primary method of supervision or care supplied. Similar uses with 5 clients or less shall be regulated as single-family residences. Uses with 10 or more clients shall be regulated as institutional residential or healthcare facilities.**

Halfway House means a single-family dwelling for not more than nine persons **over the age of 12 who have demonstrated a tendency toward alcoholism, drug use, mental illness, or antisocial or criminal conduct**, together with not more than two persons providing supervision and other services to such persons, all of whom live together as a single housekeeping unit. **Clients may be serving a sentence, for a criminal act. Uses with 10 or more clients shall be regulated as institutional correctional facilities.**

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

Manufacturing, Light means the processing and/or fabrication of materials or products where no process involved will produce noise, vibration, air pollution, fire hazard or noxious emission which will disturb or endanger neighboring properties.

Manufacturing, Medium means the processing and/or fabrication of materials or products where the process involved will produce noise, vibration, emissions or other impacts that are perceptible to neighboring property owners but are not offensive or obnoxious. These uses do not have a measurable negative effect on other businesses or property values.

Manufacturing, Heavy means the processing and/or fabrication of materials having the potential to produce noise, dust, glare, odors or vibration beyond the owner's property line or that may be offensive or obnoxious to adjacent properties. This category includes uses which require storage of large volumes of volatile, highly flammable, toxic, noxious or explosive substances.

Snow storage basin means a designated area to store snow that comes from off site. Snow storage basins include grading and drainage improvements to treat melt water. This definition does not apply to areas that are occasionally or temporarily used for snow storage which do not have drainage improvements. This definition does not apply to areas used for storage of snow that accumulates on the same property.

Utilities, minor, means ~~utilities usually found in the right-of-way~~, including pump stations which do not produce noise, vibration, air pollution, fire hazard, glare or noxious emission which will disturb or endanger neighboring properties. This category includes most underground utilities.

Utilities, intermediate, means utilities that produce noise, vibration, emissions, light, glare or other impacts that are perceptible to neighboring property owners but are not offensive or obnoxious. Impacts to adjacent properties shall not have a measurable negative effect on other businesses or property values.

Utilities, major, means utilities usually located outside the right-of-way, including electrical substations, switching stations, and sewage treatment plants that produce noise, dust, glare, odors, light, glare or vibration that may be offensive or obnoxious to adjacent properties.

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

49.25.300 Determining uses.

ARTICLE III.
TABLE OF PERMISSIBLE USES

- (a) (1) *Listed Uses.* There is adopted the table of permissible uses, table 49.25.300. The uses permitted in a zoning area shall be determined through the table of permissible uses by locating the intersection of a horizontal, or use axis and a vertical, or zone axis. The conditions and procedures applicable to the use in the zone thus located shall be as indicated thereat by the digits "1, " "2" or "3" as more fully set out in this section and by circled letters of the alphabet as more fully set out by footnotes in the table. The absence of a digit at the intersection of use and zone axes means that the identified use is not permitted in the identified zone.

(2) *Unlisted uses.* The allowability of a use not listed shall be determined pursuant to section 49.20.320.

(3) *Uses listed more than once.* Where a use might be classified under more than one category, the more specific shall control. If equally specific, the more restrictive shall control.

(4) *Accessory uses.* Uses constituting an incidental or insubstantial part of a permissible use and commonly associated with the permissible use may be allowed as an accessory use.

- (b) (1) When used in conjunction with a particular use in the table of permissible uses, the number "1" indicates that the use requires department approval pursuant to chapter 49.15, article III, in conjunction with the issuance of a building permit. The use is allowed in the district, but limited conditions may be attached to the approval.

(2) The number "2" indicates the use requires an allowable use permit from the planning commission. Such uses are allowed in the district, but specified conditions may be attached to the allowable use permit by the commission. The permit procedure is outlined in chapter 49.15, article I.

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

(3) The number "3" indicates the use requires a conditional use permit from the commission. The use may or may not be allowed at a particular location, depending on a determination of its compatibility with surrounding or proposed land uses. The planning commission may attach any condition to ensure the compatibility of the proposed use. The conditional use permit procedure is outlined in chapter 49.15, article 1.

(c) A combination of digits such as "1, 3 2" or "2, 3" indicates that the approval procedure for the identified use in the identified zone will vary depending on whether the project is a major or minor development.

(1) If the project is a minor development the first number of the combination shall indicate the applicable procedure.

(2) If the project is a major development the second number shall indicate the applicable procedure.

(3) The following are the distinctions between minor and major development:

~~(A) For residential uses, minor development is four or fewer dwelling units. Major development is more than four dwelling units.~~

~~(B) For nonresidential uses, minor development is 5,000 square feet or less of new or significantly changed primary land use. Major development is more than 5,000 square feet of new or significantly changed primary land use.~~

~~(C) For subdivision development, minor development is the platting or replatting of four or fewer lots. Major development is the platting or replatting of more than four lots.~~

		Zones													
Use Description	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I
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Minor development means development which is classified by zoning district as follows:

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Rural Reserve District

A residential building containing two or fewer dwelling units, two or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building of less than 10,000 square feet or using less than 1 acre of land.

Single Family Residential Districts

A residential building containing two or fewer dwelling units, two or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building of less than 5,000 square feet or using less than 10,000 square feet of land.

Multifamily Family Residential Districts

A residential building containing eight or fewer dwelling units, eight or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building of less than 5,000 square feet or using less than 10,000 square feet of land.

Commercial and Mixed Use Districts

A residential building containing twelve or fewer dwelling units, twelve or fewer bedrooms leased on a daily or weekly basis, or a nonresidential building of less than 10,000 square feet or using less than 1/2 acre of land.

Industrial Districts

Non-residential buildings of 15,000 square feet or using less than 1 acre of land.

Major development means all development which is not *Minor development*.

(d) *Exceptions.* Exceptions to the use of minor and major development classifications as a method of determining the applicable approval procedure shall be as noted in the table of permissible uses.

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

49.20.320 Use not listed.

After public notice and a hearing, the board may permit in any district any use which is not specifically listed in the table of permissible uses but which is determined to be of the same general character as those which are listed as permitted in such district. Once such determination is made, the use will be deemed as listed in the table of permissible uses.

49.25.500 Density.

MU **No Maximum Density**

49.40.210 Parking

(a) Table of minimum parking standards

Bed and Breakfasts, Rooming Houses, Boarding Houses, Group Homes and Halfway Houses

Geographic Areas Juneau and Douglas 1 per 2 bedrooms

All other Geographic Areas 1 per bedroom