

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

An Ordinance Amending the Land Use Code to Create a Mixed Use 3 (MU3) Zoning District, 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

...

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.

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2 **49.25.230 Commercial districts.**

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

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

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

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

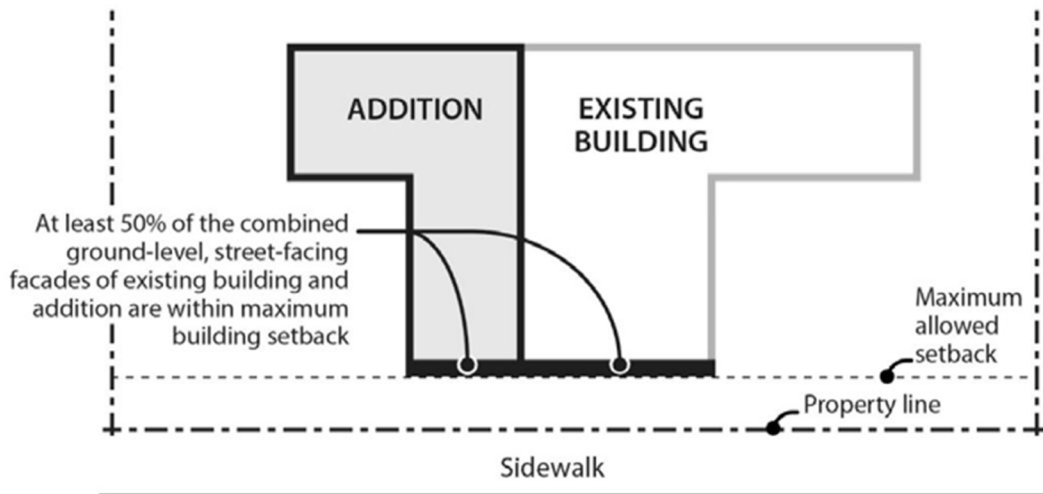
22
23 **49.25.430 Yard setbacks.**

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2 (6) Maintaining building façade continuity. A new building in the NC or MU3 zoning districts
3 shall have a front yard setback and street side yard setback equal to the average front yard
4 setback of the three closest conforming buildings sharing a frontage and within a 150' radius.
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6 (7) Maximum building setback for NC and MU3. At least 50 percent of the length of the
7 ground level, street-facing façade of a new or altered building shall be within the maximum
8 setback for the underlying zoning district. Where there is more than one building on a lot, the
9 maximum standard applies to the combined ground level, street-facing facades of all the
10 buildings.
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13 **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:

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

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.

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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
<u>MU3</u>	<u>30 units per acre</u>
<u>NC</u>	<u>15 units per acre</u>
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

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2 **49.50.300 Minimum vegetative cover.**

3 A minimum percent by area of each development site shall be maintained with live
4 vegetative cover according to the following table. In the event of a conflict between district and
5 area standards, the greater shall apply.
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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
<u>MU3, mixed use district</u>	<u>10</u>
<u>NC, neighborhood commercial district</u>	<u>25</u>
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 _____ day of _____, 2021.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk