Introductions – Who?

- Irene Gallion, Senior Planner
- Jill Maclean, Community Development Director
- Alix Pierce, Planning Manager
- Laurel Christian, Planner
- Amy Liu, Planner
- Planning Commissioners, and participation restraints
Orientation

- Restrooms
- Exits
- Fire extinguishers
- AED

Support materials:
- Handout
- Map/Dimensions
- Comment card
Orientation

- Overview: Who, what, why, when and where

- Details of the proposed rules – 2 sections
  - General dimensional standards
  - Setback details

- How to keep track of future developments
What do you want to do with your property?
What does this do?

- More flexibility for improvements and development
- Maintain the character of the neighborhoods
Why overlay instead of zoning?

- An **overlay** adds or modifies provisions of the underlying zoning.

- Interim measure before zoning review and possible rewrite (Comprehensive Plan rewrite)
Why do we need this?

- Current ADOD needs fixing
  - Complexity and consistency – Avg setback of properties within 150’
  - Expense: $400 per lot line, base price
  - Time: Planning Commission hearing

- Create standards for future development that complements existing development
Variances since 1987
Variances 1966 to 1987
When?

- Project start: ~September, 2018
- Initial review completed: November 1, 2019

PUBLIC MEETING

- Draft ordinance to law
- Draft ordinance to Planning Commission
  - Public hearing (date not set)
- Draft ordinance to Assembly
  - COW
  - Full Assembly/Public hearing (date not set)
Where?
Modifications to dimensions

Part 1:
- Lot size
- Lot width, depth, and vegetative cover
- Structure height

Part 2:
- Structure setbacks
- Exceptions to setbacks

- How do I use ADOD?
- How do I track this issue?
Modifications to dimensions

Part 1:
- Lot size
- Lot width, depth, and vegetative cover
- Structure height

Part 2:
- Structure setbacks
- Exceptions to setbacks

- How do I use ADOD?
- How do I track this issue?
Minimum lot size

Lot size conformity without ADOD = 36%

<table>
<thead>
<tr>
<th>Area</th>
<th>Count</th>
<th>Total</th>
<th>% Conforming</th>
</tr>
</thead>
<tbody>
<tr>
<td>4500</td>
<td>450</td>
<td>810</td>
<td>56%</td>
</tr>
<tr>
<td>4000</td>
<td>491</td>
<td>810</td>
<td>61%</td>
</tr>
<tr>
<td>3500</td>
<td>586</td>
<td>810</td>
<td>72%</td>
</tr>
<tr>
<td>3000</td>
<td>632</td>
<td>810</td>
<td>78%</td>
</tr>
<tr>
<td>2500</td>
<td>676</td>
<td>810</td>
<td>83%</td>
</tr>
<tr>
<td>2000</td>
<td>725</td>
<td>810</td>
<td>90%</td>
</tr>
<tr>
<td>1500</td>
<td>775</td>
<td>810</td>
<td>96%</td>
</tr>
</tbody>
</table>
Subdivision
Minimum lot size: CWD vs. Duplex

- **Two residences, two lots**
  - 3,000 sf for each
  - Maximum lot coverage = 50%

- **Two residences, one lot**
  - 3,000 sf
  - Maximum lot coverage = 50%

- **Single residence, one lot**
  - 3,000 sf
  - Maximum lot coverage = 50%

- **4,500 sf**
  - Two residences, one lot
  - Maximum lot coverage = 50%
Lot size, duplex or two-unit multi-family

4,500 square feet

Existing duplex lot size = 1.5 x single family lot size
Lot size – on your handout

<table>
<thead>
<tr>
<th>Structure</th>
<th>Proposed ADOD</th>
<th>D5</th>
<th>D10</th>
<th>D15</th>
<th>D18</th>
<th>LC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Home</td>
<td>3,000</td>
<td>7,000</td>
<td>6,000</td>
<td>5,000</td>
<td>5,000</td>
<td>2,000*</td>
</tr>
<tr>
<td>Common Wall Dwelling</td>
<td>3,000</td>
<td>7,000</td>
<td>5,000</td>
<td>3,500</td>
<td>2,500</td>
<td></td>
</tr>
<tr>
<td>Duplex</td>
<td>4,500</td>
<td>10,500</td>
<td>8,712</td>
<td>5,808</td>
<td>4,840</td>
<td></td>
</tr>
</tbody>
</table>
Modifications to dimensions

Part 1:
- Lot size
  - Lot width, depth, and vegetative cover
  - Structure height

Part 2:
- Structure setbacks
- Exceptions to setbacks

- How do I use ADOD?
- How do I track this issue?
Lot width, depth and coverage

25’ minimum width, 25’ minimum depth

Lot coverage 50% (structures with roofs)
Vegetative cover 15%

25’

3,000 sf

120’
Lot width, depth, and coverage

50x60 lot = 3,000 sf

Used surface area = 2,500 sf

~16% vegetative cover

- 1,500 sf,
- Uncovered staircase upstairs, 150 sf
- Paved parking apron, 850 sf
**Lot width, depth, and coverage – on your handout**

**LOT WIDTH, DEPTH AND COVERAGE**

<table>
<thead>
<tr>
<th>FEATURE</th>
<th>Proposed ADOD</th>
<th>D5</th>
<th>D10</th>
<th>D15</th>
<th>D18</th>
<th>LC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot width</td>
<td>25'</td>
<td>70'</td>
<td>50'</td>
<td>50'</td>
<td>50'</td>
<td>20'</td>
</tr>
<tr>
<td><strong>Bungalow</strong></td>
<td>25'</td>
<td>35'</td>
<td>25'</td>
<td>25'</td>
<td>25'</td>
<td></td>
</tr>
<tr>
<td><strong>Common wall dwelling</strong></td>
<td>25'</td>
<td>60'</td>
<td>40'</td>
<td>30'</td>
<td>20'</td>
<td></td>
</tr>
<tr>
<td>Lot depth</td>
<td>25'</td>
<td>85'</td>
<td>85'</td>
<td>80'</td>
<td>80'</td>
<td>80'</td>
</tr>
<tr>
<td>Vegetative cover</td>
<td>15%</td>
<td>20%</td>
<td>30%</td>
<td>30%</td>
<td>30%</td>
<td>15%</td>
</tr>
<tr>
<td>Lot coverage</td>
<td>50%</td>
<td>50%</td>
<td>50%</td>
<td>50%</td>
<td>50%</td>
<td>No Max</td>
</tr>
</tbody>
</table>

BUNGALOWS are smaller than normal lots that host smaller than normal homes – limited to 1,000', have to have public water and sewer.
Modifications to dimensions

Part 1:
- Lot size
- Lot width, depth, and vegetative cover
- Structure height

Part 2:
- Structure setbacks
- Exceptions to setbacks

- How do I use ADOD?
- How do I track this issue?
<table>
<thead>
<tr>
<th>Height</th>
<th>D5, 10, 15, 18</th>
<th>LC</th>
<th>ADOD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permissible uses</td>
<td>35'</td>
<td>45'</td>
<td>35'</td>
</tr>
<tr>
<td>Accessory uses</td>
<td>25'</td>
<td>35'</td>
<td>25'</td>
</tr>
<tr>
<td>Bungalow</td>
<td>25'</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Accessory uses or structures are customarily subordinate to the primary use on the lot.
Modifications to dimensions

Part 1:
- Lot size
- Lot width, depth, and vegetative cover
- Structure height

Part 2:
- Structure setbacks
- Exceptions to setbacks

- How do I use ADOD?
- How do I track this issue?
Setbacks

- Measured from structure closest to the property line

- Min setback from any lot line is 3’

- Sum at least 20’
  - Setback sum can be reduced proportionally for substandard lots, but no less than 12’
Example:

Typical Mount Rainier bungalows on Perry Street. R-55 zoning requires these houses to be 16 feet apart and 25 feet further back. But in reality, they are only 7 feet apart. Image by Brent Rain.

7’ between buildings
Example: Home in D5

ADOD: 3’ setbacks, 20’ total

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>D5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>5’</td>
<td>20’</td>
</tr>
<tr>
<td>Side 1</td>
<td>3’</td>
<td>5’</td>
</tr>
<tr>
<td>Side 2</td>
<td>5’</td>
<td>5’</td>
</tr>
<tr>
<td>Rear</td>
<td>45’</td>
<td>20’</td>
</tr>
<tr>
<td>TOTAL</td>
<td>58’</td>
<td></td>
</tr>
</tbody>
</table>
Example: Home in D5

ADOD: 3’ setbacks, 20’ total

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>D5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>5’</td>
<td>20’</td>
</tr>
<tr>
<td>Side 1</td>
<td>3’</td>
<td>5’</td>
</tr>
<tr>
<td>Side 2</td>
<td>3’ 3’</td>
<td>5’</td>
</tr>
<tr>
<td>Rear</td>
<td>46’ ?’</td>
<td>20’</td>
</tr>
<tr>
<td>TOTAL</td>
<td>58’ 20’</td>
<td></td>
</tr>
</tbody>
</table>

20 - 11 = 9’ REAR SETBACK
Example: Home in D5

ADOD: 3’ setbacks, 20’ total

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>D5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>5'</td>
<td>20'</td>
</tr>
<tr>
<td>Side 1</td>
<td>3'</td>
<td>5'</td>
</tr>
<tr>
<td>Side 2</td>
<td>5'</td>
<td>5'</td>
</tr>
<tr>
<td>Rear</td>
<td>9'</td>
<td>20'</td>
</tr>
<tr>
<td>TOTAL</td>
<td>20’</td>
<td></td>
</tr>
</tbody>
</table>
Example: Substandard Lot

Minimum lot size is 3,000

Your lot size is 2,500 ($2,500 = 83\%$ of 3,000)

Setback total reduced to 17’ ($20 \times 83\%$)

Minimum setbacks sum is 12’
Setbacks – on your handout

Structure Setbacks

**Current setbacks:**

<table>
<thead>
<tr>
<th>Yard</th>
<th>Front</th>
<th>Street Side</th>
<th>Sides</th>
<th>Common Wall/Driveway Side</th>
<th>Rear</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yard</td>
<td>20'</td>
<td>13'</td>
<td>3'</td>
<td>5'</td>
<td>20'</td>
</tr>
<tr>
<td></td>
<td>10'</td>
<td>15'</td>
<td>5'</td>
<td>3'</td>
<td></td>
</tr>
<tr>
<td></td>
<td>5'</td>
<td>13'</td>
<td>3'</td>
<td>10'</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Proposed setbacks for all properties in the ADDO:**

Staff proposes a 10 feet setback sum with a 3’ minimum per side. This means that the setbacks of all sides of your lot must equal 30 feet but no side may be less than 3’. This essentially creates a “setback box” that can be moved around the lot to accommodate existing structures. Examples:

<table>
<thead>
<tr>
<th>![Diagram 1]</th>
<th>![Diagram 2]</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setback Line</td>
<td>Properties Line</td>
</tr>
</tbody>
</table>

**Proposed setbacks for lots less than minimum lot area:**

For lots less than minimum lot area, required setback sum can be reduced proportionally, but in no case can the setback sum be less than 12’.

\[
\text{[size of lot]} \times \left( \frac{\text{[minimum setback sum]}}{\text{[proportion]} \times \text{[minimum lot area]}} \right) = \text{[reduced setback sum]}
\]

Round result to the nearest foot.
Modifications to dimensions

Part 1:
- Lot size
- Lot width, depth, and vegetative cover
- Structure height

Part 2:
- Structure setbacks
- Exceptions to setbacks

- How do I use ADOD?
- How do I track this issue?
Exceptions to setbacks

- Roof eaves (no closer than 2’ to property line)
- Unenclosed access (up to front and side property line)
- Parking deck
- Fences and vegetation along roadways
EXCEPTIONS TO SETBACKS

Architectural features and roof eaves may project into a required yard but no closer than two feet from the side and rear lot lines.

Unenclosed balconies, connecting deck stairways, walkways, ramps and landings with or without roofs, may extend to the front lot line or street side lot lines. Structure may not exceed five feet internal width, not counting support structure.

A parking deck (cannot be more than one foot above the level of the adjoining roadway, only used for parking) is exempt. A non-sight-obscuring safety rail up to 42 inches is allowed.

Fences and vegetation. For this section, a “travelled way” is defined as the edge of the roadway shoulder or curb closest to the property.

(A) Maximum height of a sight-obscuring fence or vegetation is four feet within 20 feet of the edge of the traveled way. Trees are allowed if they do not obscure view from four feet to eight feet above ground.

(B) On corner lots, maximum height of a sight-obscuring fence or vegetation is three feet within 20 feet of a street intersection. The area in which sight-obscuring fences and vegetation is restricted shall be
Modifications to dimensions

Part 1:
- Lot size
- Lot width, depth, and vegetative cover
- Structure height

Part 2:
- Structure setbacks
- Exceptions to setbacks

- How do I use ADOD?
- How do I track this issue?
You have to choose

<table>
<thead>
<tr>
<th></th>
<th>Proposed ADOD</th>
<th>LC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Size, sf</td>
<td>3,000</td>
<td>2,000</td>
</tr>
<tr>
<td>Front Setback</td>
<td>3'</td>
<td>25'</td>
</tr>
<tr>
<td>Side Setback</td>
<td>3'</td>
<td>10'</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>3'</td>
<td>10'</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>50%</td>
<td>No Maximum</td>
</tr>
<tr>
<td>Building Height</td>
<td>35'</td>
<td>45'</td>
</tr>
</tbody>
</table>

...during the Building Permit Application process.
Modifications to dimensions

Part 1:
- Lot size
- Lot width, depth, and vegetative cover
- Structure height

Part 2:
- Structure setbacks
- Exceptions to setbacks

- How do I use ADOD?
- How do I track this issue?
How to track the issue

E mail list (TONIGHT!)

Web site agenda

- Planning Commission – usually 2nd and 4th Tuesday
- Assembly – Usually Monday
- https://beta.juneau.org/assembly/assembly-minutes-and-agendas

My Municipality ad in the Empire
Thank you for your time!

Please submit initial comments by 4:30 pm on January 24, 2020.

E-mail: irene.gallion@juneau.org

Post: City and Borough of Juneau
Community Development Department
155 S. Seward St.
Juneau, AK 99801

Questions? Please call 586-0770 and ask for Irene, Laurel, or Amy.
Need information on your lot?

http://epv.juneau.org/