

Chapter 49.60

BONUS PROCEDURES AND POLICIES*

*Administrative Code of Regulations cross reference--Density bonus standards and criteria, Part IV § 04 CBJAC 020.010 et seq.

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ARTICLE I.

BONUS PROCEDURES

49.60.110 Intent.

It is the intent of this section to encourage development which exceeds the minimum standards set forth in this title.

(Serial No. 87-49, § 2, 1987)

49.60.120 Applicability.

A bonus may be granted only for a major development.

(Serial No. 87-49, § 2, 1987; Serial No. 2006-15, § 13, 6-5-2006)

40.60.130 Procedure.

The developer shall state any intent to apply for a bonus and shall show the nature and extent of such bonus in the application and at the preapplication conference.

(Serial No. 87-49, § 2, 1987)

49.60.140 Residential density bonus.

The allowable density of dwelling units per acre in a residential development may be increased by ten percent of the use-by-right density for every seven bonus points awarded in accordance with this chapter. Any density increase shall be rounded to the nearest whole number and shall not exceed the lesser of:

- (1) Fifty percent of the use-by-right density;
- (2) The minimum density of the next higher zone category; or
- (3) The minimum lot size required for any on-site water well and septic system.

(Serial No. 87-49, § 2, 1987)

49.60.145 Height bonus.

The height of a development in the MU2 district may be increased to a maximum of 45 feet for no less than five bonus points awarded in accordance with this chapter. Bonus points not applied to a height bonus may apply to a residential density bonus.

(Serial No. 98-09, § 9, 1998)

49.60.150 Scoring.

(a) The bonus policies listed in Article II of this chapter shall be applied and points shall accrue to a proposal according to:

- (1) The extent to which the proposal furthers the intent of the stated policies; and
- (2) The magnitude of the benefit or amenity with respect to the size of the development.

(b) The director shall determine the points accrued up to the maximum established by the commission by regulation and in accordance with the standards and criteria for awarding bonuses established by the commission by regulation. The commission shall approve the bonus point total.

(Serial No. 87-49, § 2, 1987)

ARTICLE II.

BONUS POLICIES

49.60.200 Sensitive areas.

A development in eagle nesting areas, stream corridors and lake shores, wetlands and intertidal areas or any combination thereof, as shown on the sensitive areas map, may be awarded:

- (1) Bonus points for interests in land which protect additional land within or adjacent to such sensitive areas beyond that which is required in chapter 49.70;

(2) Bonus points for an interest other than a deed providing for public access through sensitive area lands, either required or voluntarily reserved; and

(3) Bonus points for a deed to the City and Borough of required or reserved sensitive area lands.
(Serial No. 87-49, § 2, 1987; Serial No. 2006-15, § 14, 6-5-2006)

49.60.210 Nonvehicular transportation.

A development in the urban service area may be awarded bonus points for pedestrian paths, sidewalks, bike paths and other pedestrian improvements beyond that required.
(Serial No. 87-49, § 2, 1987)

49.60.220 Alternative transportation.

A development may be awarded bonus points for bus pull-outs and shelters.
(Serial No. 87-49, § 2, 1987)

49.60.230 Traffic mitigation.

A development may be awarded bonus points for traffic impact mitigation measures on public roads.
(Serial No. 87-49, § 2, 1987)

49.60.240 Public services and facilities.

It is the policy of the City and Borough of Juneau to ensure through public or private construction a full range of public services and facilities in the urban service area.

- (1) *Fire service.* A development may be awarded bonus points for improvements which reduce the risk of injury or property damage or improve the effectiveness of firefighting measures at the development.
- (2) *Sewer service.* A development in the urban service area may be awarded bonus points if it is connected at the developer's expense to a public sewer system located more than 500 feet from the property line.
- (3) *Water service.* A development in the urban service area may be awarded bonus points if it is connected at the developer's expense to a public water system located more than 500 feet from the property line.
- (4) *Parks.* (Reserved)
- (5) *Storm drainage.* A development in the urban service area may be awarded bonus points if it is connected at the developer's expense to a storm sewer system located more than 500 feet from the property line.
- (6) *Street lights.* Developments constructed at a density of six units an acre or less may be awarded

bonus points for providing any number of street lights.
(Serial No. 87-49, § 2, 1987)

49.60.250 Electrical power.

A development may be awarded points for measures which minimize the consumption of energy, reduce peak energy demand, or both.
(Serial No. 87-49, § 2, 1987)

49.60.260 Mixed-use development.

Development of office, retail or other commercial projects in the downtown area may be awarded bonus points for the inclusion of residential units.
(Serial No. 87-49, § 2, 1987)

49.60.270 Project design.

(a) *Scenic vistas.* A development in any area which is designed and sited on its lot in such a way as to preserve scenic vistas viewable from public places may be awarded bonus points.

(b) *Awnings, marquees, canopies.* In the commercial, waterfront and mixed-use districts in the geographic area Juneau, a development which provides storefront awnings, marquees and canopies over public ways may be awarded bonus points.
(Serial No. 87-49, § 2, 1987; Serial No. 2006-15, § 15, 6-5-2006)

49.60.280 Vegetative cover.

Multifamily, industrial and commercial development maintaining more than the minimum required percentage of a site in vegetation may be awarded bonus points.
(Serial No. 87-49, § 2, 1987)