



CITY/BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY

PLANNING COMMISSION
NOTICE OF DECISION

Date: January 25, 2007

File No.: TXT2007-00001

City and Borough of Juneau
155 South Seward Street
Juneau, AK 99801

Application For: Amendment to the subdivision code to allow a reduction in lot size for lots with a maximum house size restricted to 1,000 square feet of living space and a 300 square foot garage or storage area.

Legal Description: Boroughwide

Hearing Date: January 23, 2007

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated January 17, 2007 and approved staff's recommendation to create Article IV "Bungalow Lots and Structures" under the Specified Use Provisions of the CBJ Land Use Code.

The Commission recommends that the Assembly adopt this text amendment request with the following modifications:

Sections deleted by the Planning Commission are shown with strikethrough font. Example: ~~delete~~.

New sections added by the Planning Commission shown with underscore font. Example: replace.

DRAFT SPECIFIED USE PROVISIONS

ARTICLE VI. BUNGALOW LOTS AND STRUCTURES.

49.65.600 Purpose. The intent of this code section is to encourage construction of small houses on property served by existing municipal infrastructure including water, sewer and roads. Bungalow style infill development will allow for property to be utilized to its maximum potential without significantly impacting established residential neighborhoods.

49.65.601 Subdivision Standards

- a. Minimum dimensions for *Bungalow Lots* are listed in the *Table of Dimensional Standards*.
- b. The property must be served by a publicly owned and operated sewer system.
- c. ~~A lot meeting all dimensional standards for a standard lot must be platted for each~~

~~Bungalow Lot created.~~

c. The ratio of Bungalow lots to standard lots shall be:

1) Minor Subdivisions, containing a maximum of four lots, shall include at least one standard lot for each Bungalow Lot.

2) Major Subdivisions, containing five or more lots, shall include at least one standard lot for two Bungalow Lots.

d. A note must be included on the plat stating: "At the time of plat recording, construction on (*insert Bungalow lot names*) was restricted to one 1,000ft² single-family residence per lot. See the City and Borough of Juneau Land Use Code for current regulations."

e. Bungalow lot subdivisions are not permitted in existing Planned Unit Developments.

49.65.602 Review Procedures

a. A subdivision containing one or two Bungalow Lots, shall be processed through the ~~standard~~ Minor subdivision procedure as required under Chapter 49.15 Article IV Minor and Major Subdivisions.

~~b. For subdivisions containing two Bungalow lots, the Community Development Department shall mail notices of the application to property owners within 100 feet of the proposed subdivision:~~

~~1) Notices shall contain a sketch plat and description of the layout and restrictions for Bungalow Lots in the subdivision.~~

~~2) If any of the notified property owners submits a signed objection to the Community Development Department concerning the proposed Bungalow Lot subdivision within 14 days, the application must be reviewed through the Conditional Use process.~~

~~3) This public notice requirement does not apply in D-18 residential zoning districts.~~

b. ~~e.~~ A subdivision containing three or more Bungalow lots shall be processed as Major Subdivision as required under Chapter 49.15 Article IV Minor and Major Subdivisions.

49.65.603 Construction Standards

- a. Construction on *Bungalow Lots* shall be limited to the following:
- 1) A single-family dwelling with a maximum net floor area of 1,000 square feet.
 - 2) Garages, carports, sheds or other enclosed storage space are limited to a combined maximum net floor area of 300 square feet. This 300 square foot storage area allotment does not count towards the 1,000 square foot living space allocation.
 - 3) Buildings may be a maximum of 25 feet high, as measured under 49.25.420.
 - 4) Area calculations for staircases and elevators:
 - A. Up to 100 square feet of the footprint of interior staircases and elevators shall not be deducted from ~~one floor~~ the total allowable net floor area.
 - B. The footprint of exterior staircases or elevators providing access above the ground floor shall be deducted from the 1,000 square feet allocated for living space.
 - 5) Second story decks larger than 100 square feet are calculated as part of the 1,000 square feet of net floor area; maximum area of unenclosed first story porches and decks are not restricted.
 - 6) The front door must be separate from the garage and must be clearly visible from the street providing access. In cases where vegetation or topography screen the structure from the right of way, a pedestrian path must be provided from the street to the front door.

49.65.604 Dwellings

a. Bungalow Lots and houses are intended to allow modest, single-family dwellings on small individual lots in residential neighborhoods. The following dwelling types are not allowed on Bungalow Lots:

- 1) Accessory Apartments
- 2) Mobile Homes
- 3) Recreational Vehicles
- 4) Duplexes
- 5) Common Wall Construction
- 6) Group Homes
- 7) Bed and Breakfast or Boarding Houses
- 8) Cottage Houses

Definition of Bungalow 49.80.120

Bungalow is a detached dwelling with no more than 1,000 square feet of net floor area and a maximum height of 25 feet. Additional construction restrictions are listed under CBJ§49.65 Specified Use Provisions, Article VI. Bungalow Lots And Structures.

Bungalow Lot is a lot served by publicly maintained water, sewer and roads. These lots are smaller than lots normally allowed in a Zoning District. Sizes of these lots are defined in the Table of Dimensional Standards. Construction on these lots is restricted per CBJ§49.65 Specified Use Provisions, Article VI. Bungalow Lots And Structures.

Notes:

1. Minimum lot size is existing lot or area shown on chart in square feet.
2. Sixty feet between nonresidential and designated or actual residential site; 80 feet between industrial, extractive and other uses.
3. Where one district abuts another the greater of the two setbacks is required for both uses on the common property line.
4. (Height Bonus) Reserved.
5. (Pedestrian Amenities Bonus) Reserved.
6. Zero-foot setback for the portion of the dwelling with a common wall, five-foot setback or five-foot wide easement for the portion of the dwelling at the common lot line without a common wall, and ten-foot setback for the remaining side yards of the lot.
7. Zero-foot setback for the portion of the dwelling with a common wall, five-foot setback or five-foot wide easement for the portion of the dwelling at the common lot line without a common wall, and five-foot setback for the remaining side yards of the lot.
8. Where a local street intersects another street, the front yard setback shall be five feet generally, but ten feet for that portion of a front yard located within 15 feet of a street intersection.
9. **Special restrictions apply to construction on Bungalow Lots. See Special Density Considerations 49.25.510(j) & Definitions 49.80.120 *Bungalow* and *Bungalow Lot*.**

Attachments: January 17, 2007 memorandum from Greg Chaney Community Development to the CBJ Planning Commission regarding TXT2007-00001.

This Notice of Decision constitutes a recommendation to the CBJ Assembly. Decisions to recommend an action are not appealable, even if the recommendation is procedurally required as a prerequisite to some other decision (CBJ 01.50.020 (b)).

Project Planner: Gregory Chaney Daniel Bruce
Gregory Chaney, Planner Daniel Bruce, Chairman
Community Development Department Planning Commission

Jawria J. Amin 1/25/07
Filed With City Clerk Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ - adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center 1 (800) 949-4232, or fax (360) 438-3208.