

**PLANNING COMMISSION**  
**NOTICE OF DECISION**

Date: February 14, 2007

File No.: TXT2007-00001

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

Application For: Minor modification to allow "Bungalow Housing" in Multi Family zones at same density as Common Wall construction.

Legal Description: Borough Wide

Hearing Date: February 13, 2007

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated February 4, 2007 and approved staff's recommendation to modify the January 23, 2007 recommendation to create Article IV "Bungalow Lots and Structures" under the Specified Use Provisions of the CBJ Land Use Code.

The Commission also voted to suspend the rules and reconsidered its previous approval of TXT2007-00001. The Commission unanimously voted to modify the proposal to allow two Bungalow lots to be platted with one standard lot, if the subdivision was heard through the Major Subdivision procedure.

The Commission recommends that the Assembly adopt this text amendment.

The complete draft text amendment as adopted at February 13, 2007 Planning Commission Meeting is listed below:

**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. The ratio of Bungalow Lots to standard lots shall be:
  - 1) In zoning districts D1, D3, D5 and D10 subdivisions may contain a maximum ratio of two Bungalow lots for each standard lot.
  - 2) In zoning districts D15 and D18, Bungalow lots may be platted without creating standard 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 1,000ft<sup>2</sup> 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.
- f. The property must front on a publicly maintained street right-of-way.

#### **49.65.602 Review Procedures**

- a. The review procedures for Bungalow Lot Subdivisions shall be:
  - 1) In zoning districts D1, D3, D5 and D10
    - A. Subdivisions containing a maximum of four lots, that include a ratio of at least one standard lot for each Bungalow Lot, shall be processed as Minor subdivisions.
    - B. Subdivisions containing one standard lot and two Bungalow lots shall be processed as Major subdivisions.
    - C. Subdivisions containing five lots or more, shall be processed as Major subdivisions.
  - 2) In zoning districts D15 and D18, Bungalow lots may be platted through the standard as subdivision process 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 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.

**Draft Juneau Bungalow Ordinance 2/13/07**

TABLE 49.25.400

TABLE OF DIMENSIONAL STANDARDS

Zoning Regulations	RR	D-1	D-3	D-5	D-10	D-15	D-18	MU	MU2	LC	GC	WC	WI	I
Minimum Lot Size <sup>1</sup>														
Permissible Uses	36,000	36,000	12,000	7,000	6,000	5,000	5,000	5,000	5,000	2,000	2,000	2,000	2,000	2,000
<b>Bungalow<sup>3</sup></b>		<b>18,000</b>	<b>6,000</b>	<b>3,500</b>	<b>3,000</b>	<b>3,000</b>	<b>2,500</b>							
Duplex	54,000	54,000	18,000	10,500			2,500		7,500					
Common Wall Dwelling				7,000	5,000	3,500			2,500					
Single-family detached, two dwellings per lot	72,000	72,000	24,000											
Minimum lot width	150'	150'	100'	70'	50'	50'	50'	50'	50'	20'	20'	20'	20'	20'
<b>Bungalow<sup>3</sup></b>		<b>75'</b>	<b>50'</b>	<b>35'</b>	<b>25'</b>	<b>25'</b>	<b>25'</b>							
Common wall dwelling				60'	40'	30'	20'		20'					
Minimum lot depth	150'	150'	100'	85'	85'	80'	80'	80'	80'	80'	60'	60'	60'	60'
Maximum lot coverage														
Permissible uses	10%	10%	35%	50%	50%	50%	50%	80%	80%	None	None	None	None	None
Conditional uses	20%	20%	35%	50%	50%	50%	50%	80%	80%	None	None	None	None	None
Maximum height permissible uses	45'	35'	35'	35'	35'	35'	35'	None	35' <sup>4</sup>	35'	45'	35' <sup>4</sup>	45' <sup>4</sup>	None
Accessory	45'	25'	25'	25'	25'	25'	25'	None	35'	25'	45'	35' <sup>4</sup>	45' <sup>4</sup>	None
<b>Bungalow<sup>3</sup></b>		<b>25'</b>	<b>25'</b>	<b>25'</b>	<b>25'</b>	<b>25'</b>	<b>25'</b>							
Minimum front yard setback <sup>3</sup>	25'	25'	25'	20'	20'	20'	20'	5' <sup>5</sup>	5' <sup>5,8</sup>	25'	10'	10'	10'	10'
Minimum street side yard setback	17'	17'	17'	13'	13'	13'	13'	5'	5'	17'	10'	10'	10'	10'
Minimum rear yard setback <sup>3</sup>	25' <sup>2</sup>	25'	25'	20'	20'	15'	10'	0'	5'	10'	10'	10'	10'	10'
Minimum side yard setback <sup>3</sup>	15' <sup>2</sup>	15'	10'	5'	5'	5'	5'	0'	5'	10'	10'	10'	10'	0'
Common wall dwelling				10' <sup>6</sup>	5'	5'	5'		5' <sup>7</sup>					

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 Use Provisions 49.65.600 & Definitions 49.80.120 *Bungalow* and *Bungalow Lot*.**

City and Borough of Juneau  
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February 16, 2007  
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Attachments: February 4, 2007 memorandum from Greg Chaney Community Development to the CBJ Planning Commission regarding a modification of 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: Greg Chaney  
Greg Chaney, Planner  
Community Development Department

Daniel Bruce  
Daniel Bruce, Chairman  
Planning Commission

Jamie J. Smith      2/16/07  
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.