

From: domadmin@juneau.org
To: [Rob Dumouchel](#)
Subject: New submission from Manager - Title 49 Suggestions
Date: Wednesday, November 27, 2024 10:29:31 AM

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Specific Chapter/Section of Title 49

49.25 Article III Table of Permissible Uses

What is the issue/problem/inefficiency/opportunity within this chapter/section?

Some requirements within the table of permissible uses create barriers to developing housing.

How would you propose improving Title 49 relevant to this submittal?

1.200 Duplex - allow duplexes in D-10 SF zoning

1.910 Residential mobile homes on individual lots - change "3"s to "1"s, allowing for department approval, rather than requiring a conditional use permit. Also allow these in all residential zoning districts.

Name

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Date: Wednesday, November 27, 2024 10:34:28 AM

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Specific Chapter/Section of Title 49
49.25.510(k) Accessory Apartments
What is the issue/problem/inefficiency/opportunity within this chapter/section?
T49 requirements for accessory apartments are overly restrictive, providing a barrier to developing this type of housing.
How would you propose improving Title 49 relevant to this submittal?
Eliminate requirement for a conditional use permit on lots that do not meet the minimum lot size.
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Subject: New submission from Manager - Title 49 Suggestions
Date: Tuesday, December 3, 2024 3:11:30 PM

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Specific Chapter/Section of Title 49

49.40.210 - Number of off-street parking spaces required

What is the issue/problem/inefficiency/opportunity within this chapter/section?

Parking mandates are generally considered bad because they often lead to an oversupply of parking spaces, which can increase housing costs, contribute to urban sprawl, incentivize car dependency, and waste valuable land by forcing developers to build more parking than is actually needed, ultimately harming the environment and hindering development potential.

How would you propose improving Title 49 relevant to this submittal?

Juneau's parking minimums are relatively low-hanging fruit and should be reduced, if not abolished. I propose removing or reducing all parking mandates, not just within the "town center," but throughout the city to reduce the cost of building housing.

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Subject: New submission from Manager - Title 49 Suggestions
Date: Wednesday, December 4, 2024 11:24:24 AM

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Specific Chapter/Section of Title 49
49.05.140, 49.35.210(b)(3)(A)
What is the issue/problem/inefficiency/opportunity within this chapter/section?
<ol style="list-style-type: none">1. Classification of North Douglas Highway is incongruous between CBJ and DOT.2. Lack of consistency and equitable zoning compliance on North Douglas Highway. Our stretch of highway has three zones and multiple variations of lot sizes, many of which are non-conforming.3. Per CBJ zoning, we are permitted to build a second home on our land and were granted CBJ permits to do so. However, the argument is that CBJ does not condone more traffic entering N Douglas Highway (considered a minor arterial), yet subdividing the lot will not increase any traffic that isn't already going to happen.4. We have a severe shortage of land and housing. Allowing homeowners to subdivide within the minimum lot size would create more homes.
How would you propose improving Title 49 relevant to this submittal?
<ol style="list-style-type: none">1. Allow an easy way for residents to appeal an imperfect zoning situation.2. Allow all people with zoning issues to apply for a non-conforming permit, similar to the ones given to homeowners with non-conforming lot size or setback issues.3. Invite affected homeowners to a regularly scheduled Title 49 meeting to hear their case, and don't cancel the meeting.
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To: [Rob Dumouchel](#)
Subject: New submission from Manager - Title 49 Suggestions
Date: Thursday, January 9, 2025 2:42:30 PM

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Specific Chapter/Section of Title 49

CBJ 49.25.300 - permissible uses

What is the issue/problem/inefficiency/opportunity within this chapter/section?

Currently, single-family detached, two dwellings per lot, with and without accessory apartments are allowed in RR, D-1, D-3. However, this option is not available in higher density districts (specifically D-5, as I imagine D-10, and more dense could allow some configuration with this same ends). There are many D-5 zone lots that are large enough to accommodate this and it only makes sense that since this is allowed in the less dense zoning districts to allow this in the denser ones.

How would you propose improving Title 49 relevant to this submittal?

Code change to allow D-5, D-10, D-15, D-18 to have two single-family detached, two dwellings per lot plus ADU's. Can maintain the same dimension standards (proportional for lot size and the same for setbacks, etc.).

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Specific Chapter/Section of Title 49
49.25.510
What is the issue/problem/inefficiency/opportunity within this chapter/section?
Currently ADU's cannot be built on duplexes and in multifamily, commercial, and mixed-use zoning districts. This reduces the opportunity to add additional housing. Especially considering these districts already allow for denser housing, this follows the intent of the planning regime.
How would you propose improving Title 49 relevant to this submittal?
Code change to allow ADUs to be built on duplexes and in multifamily, commercial, and mixed-use zoning districts
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Date: Thursday, January 9, 2025 2:51:53 PM

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Specific Chapter/Section of Title 49

49.15.700 - Cottage Housing Developments

What is the issue/problem/inefficiency/opportunity within this chapter/section?

It is my understanding that this type of development has never taken place in the 20 years it has been in code. It seems that the reason is because the requirements are too onerous (perhaps ridiculous and out of touch...?).

Specifically, the exterior design standards for cottages. These are so exacting (and aesthetically inane) that they limit and add cost to house design.

How would you propose improving Title 49 relevant to this submittal?

Redo/remove the exterior design standards. I am on board to have the cottages be aesthetically consistent and pleasing but there needs to be flexibility for these standards to allow changing architectural trends and building techniques. These need to be more broad. Also, have a provision to allow exemption from these standards via department review or the planning commission if the new regulations are such that they miss the mark again.

Additionally, remove - 49.15.780 (5) screening. Screening is not a practice done in Juneau regularly and is a constraint with minimal value in most settings.

Allow cottage developments in all residential zoning districts

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To: [Rob Dumouchel](#)
Subject: New submission from Manager - Title 49 Suggestions
Date: Monday, February 3, 2025 3:03:26 PM

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Specific Chapter/Section of Title 49
49.25.400
What is the issue/problem/inefficiency/opportunity within this chapter/section?
The minimum setbacks reduce the amount of space available for building new homes on smaller parcels of land. This allows more space for a lawn than for a person to build or expand a home.
How would you propose improving Title 49 relevant to this submittal?
Reduce or remove the minimum setback requirements for zonings D1-D5
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