AME2018 0001

Text amendment regarding proposed amendments to the accessory apartment regulations

Planning Commission

July 10, 2018

CITY AND BOROUGH OF
JUNEAU
ALASKA'S CAPITAL CITY

The revisions are "housekeeping" in nature and do not change policy or intent.

AME2018 0001

49.25.510(k)(2)(E) One single family dwelling per lot	less than min lot size	100-124% min lot size	exceeds 125% min lot size	
One apartment up to 1000 sq. ft.	No change	No change	Director and Planning Commission Approval	**Current Code**
One apartment up to 1000 sq. ft.	No change	No change	Director Approval	**Amended Code**

AME2018 0001

49.25.510(k)(2)(F) Two single-family dwellings per lot	less than 2x min lot size	200-250% min lot size	exceeds 250% min lot size	
One apartment up to 1000 sq. ft.	No change	No change	Director and Planning Commission Approval	**Current Code**
One apartment up to 1000 sq. ft.	No change	No change	Director Approval	**Amended Code**

Director Approval

a) Accessory apartments that do not exceed 600 square feet on lots that meet the minimum lot size.

b) Accessory apartments up to 1000 square feet on lots that exceed 125% of the minimum lot size.

c) ~~Accessory apartments up to 1000 square feet each associated with a single family residence on a lot that has two single-family dwellings and exceeds 250% the minimum lot size.~~

c)Accessory apartments one 600 square feet and one up to 1000 square feet with a single family residence on a lot that has two single family dwelling and exceeds 250% of the minimum lot size.

Comprehensive Plan

This housekeeping amendment does not establish new policies. The code that it clarifies previously has been found to be consistent with the Comprehensive Plan

CBJ Title 49

The amendment is housekeeping, and provides needed clarification.

Staff recommends that the Planning Commission review and consider the proposed ordinance and forward a recommendation for approval to the Assembly.

	Approval needed based on number and type of apartment	Less than minimum lot size	100-124% minimum lot size	Exceeds 125% minimum lot size	Less than 200% minimum lot size	Between 200% - but less than 250 % minimum lot size	Meets or exceeds 250% minimum lot size	Meets or exceeds minimum lot size
One single family dwelling per lot 49.25.510(k)(2)(E) 1.130	*1 apt up to 600 sq ft*	3	1	1	NA	NA	NA	NA
	1 apt up to 1,000 sq ft	NA	NA	1				
Two single-family dwellings per lot 49.25.510(k)(2)(F) 1.140	*1 apt up to 600 sq ft*	3	NA	NA	3	1	1	NA
	2 apt up to 600 sq ft	3			3	1	1	
	1 apt up to 1,000 sq ft	NA			N/A	NA	1	
	1 apt up to 600 sq ft AND 1 apt up to 1,000 sq ft	NA				NA	1	
Multifamily, commercial and mixed use zoning 49.25.510(k)(2)(G) 1.130	*1 apt up to 600 sq ft with a single family home*	3	NA	NA	NA	NA	NA	1
Common Wall 49.25.510(k)(2)(H) 1.911	*1 apt up to 600 sq ft*	3	NA	NA	NA	NA	NA	1

One single family dwelling per lot 49.25.510(k)(2)(E) 1.130	less than minimum lot size	100-124% minimum lot size	exceeds 125% minimum lot size
One apartment up to 600 sq. ft.	3	1	1
One apartment up to 1000 sq. ft.	NA	NA	1

Two single-family dwellings per lot 49.25.510(k)(2)(F) 1.140	less than 2x minimum lot size	200-250% minimum lot size	exceeds 250% minimum lot size
One apartment up to 600 sq. ft.	3	1	1
Two apartments up to 600 sq. ft.	3	1	1
One apartment up to 1000 sq. ft.	NA	NA	1
One apartment up to 600 sq. ft. AND one apartment up to 1000 sq. ft.	NA	NA	1

Multifamily, commercial and mixed use zoning 49.25.510(k)(2)(G) 1.130	less than minimum lot size	exceeds minimum lot size
One apartment up to 600 sq. ft. in single family home	3	1

Common Wall 49.25.510(k)(2)(H) 1.911	less than minimum lot size	exceeds minimum lot size
One APT up to 600 sq. ft.	3	1

	RR	D-1	D-3
Min Lot Size for Two Single-family Homes (100%)	72,000 sf	72,000	24,000
200% of minimum lot size	144,000 sf	144,000 sf	48,000 sf
250% of minimum lot size	180,000 sf	180,000 sf	60,000 sf

Accessory apartments on lots with two single-family homes are only allowed in RR, D-1, and D-3.

The PC can approve two accessory apartments on lots less than 100%.