

Presented by: The Manager
Presented: 10/24/2022
Drafted by: R. Palmer III

ORDINANCE OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 2022-56

An Ordinance Amending the Land Use Code Regarding Alternative Residential Subdivision Requirements.

WHEREAS, CBJ Code 49.15.900 explicitly states the intent of the Alternative Residential Subdivision ordinance “is to provide reasonable minimum standards and procedures for unit-lot residential communities in which all or some of the lots do not substantially conform to the minimum requirements for a traditional subdivided lot”; and

WHEREAS, CBJ Code 49.15.920(m) explicitly states “If an alternative residential subdivision creates a lot that complies with the table of dimensional standards, 49.25.400, for the underlying zoning district, the accessory dwelling unit prohibition of this subsection does not apply”; and

WHEREAS, the definition of unit-lot in CBJ Code 49.80.120 unintentionally restricts unit-lots to being substantially less than the minimum lot size for the zoning district, which conflicts with CBJC 49.15.900 and 49.15.920(m); and

WHEREAS, the definition of unit-lot should be amended to be consistent with and reflect the intent of the Alternative Residential Subdivision ordinance (Ord. 2018-41(c)).

BE IT ENACTED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

Section 1. Classification. This ordinance is of a general and permanent nature and shall become a part of the City and Borough of Juneau Municipal Code.

Section 2. Amendment of Section. CBJ 49.80.120 Definitions, is amended to read:

49.80.120 Definitions.

Unit-lot means any lot, site, parcel, unit-site, and similar geographically defined property that is created through an alternative residential subdivision, including a lot ~~and~~ that is substantially smaller than the minimum lot size required for the zoning district.

Section 3. Effective Date. This ordinance shall be effective 30 days after its adoption.

Adopted this _____ day of _____, 2022.

Beth A. Weldon, Mayor

Attest:

Elizabeth J. McEwen, Municipal Clerk