

Agenda

Planning Commission - Committee of the Whole City and Borough of Juneau

September 14, 2021
Virtual Meeting Only
5:30 PM

This virtual meeting will be held by video and telephonic participation only. To join the webinar, paste this URL into your browser: <https://juneau.zoom.us/j/97516836957>. To participate telephonically, call: 1-346-248-7799 or 1-669-900-6833 or 1-253-215-8782 or 1-312-626-6799 or 1-929-436-2866 or 1-301-715-8592 and enter Webinar ID: 975 1683 6957.

I. ROLL CALL

II. REQUEST FOR AGENDA CHANGES AND APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

IV. BRIEF REVIEW OF THE RULES FOR PUBLIC PARTICIPATION

V. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

VI. ITEMS FOR RECONSIDERATION

VII. CONSENT AGENDA

VIII. UNFINISHED BUSINESS

IX. REGULAR AGENDA

A. AME2021 0003: Parking code revision, which includes reorganization, establishing a "town center" parking standard, revised parking district boundaries, and allowing parking waivers downtown

B. Discussion of Adopting Land Acknowledgment

X. OTHER BUSINESS

XI. STAFF REPORTS

XII. COMMITTEE REPORTS

XIII. LIAISON REPORT

XIV. CONTINUATION OF PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

XV. PLANNING COMMISSION COMMENTS AND QUESTIONS

XVIEXECUTIVE SESSION


XVIADJOURNMENT



(907) 586-0715
CDD_Admin@juneau.org
www.juneau.org/CDD
155 S. Seward Street • Juneau, AK 99801

September 9, 2021

MEMO

From: Irene Gallion, Senior Planner 
To: Michael Levine, Chair
Through: Jill Maclean, AICP, Director
Case Number: AME2021 0003: Parking Code Modifications

RE: Committee of the Whole, September 14, 2021

The purpose of this agenda item is to consider:

- If minimum parking requirements should encourage or discourage certain uses in the Town Center Parking District (TCPD).
- How parking requirements in the Proposed Space Table should be modified.

Commissioners may find value in comparing the Table of Permissible Uses (49.25.300) to proposed parking in the attached table. Note that the TPU and parking tables do not precisely match.

The original TCPD figures were derived by applying a 60% reduction to the regular parking requirements, then further modifying as appropriate.

ENCOURAGE VERSUS DISCOURAGE

Does the Commission want to use parking space requirements to:

- Encourage desired development?
- Discourage undesired development?

Both questions were examined during the Title 49 meeting. Committee discussion leaned away from using stringent parking requirements to discourage undesired development. Say there was a user that wanted what might be considered undesired development in the TCPD – a mortuary. It would be difficult to reason that a 60 percent reduction in parking was applicable to most other users, but not to the mortuary.

INTENT LANGUAGE

The proposed parking ordinance would be updated with purpose language for the TCPD that reflects development orientation. Functionally this uses the parking code to further modify the Table of Permissible Uses.

The 2013 Comprehensive Plan describes the Traditional Town Center as:

... characterized by high density residential and non-residential land uses in downtown areas and around shopping centers, the University, major employment centers and public transit corridors, as well as other areas suitable for a mixture of retail, office, general commercial, and high density residential uses at densities at 18 or more residential units per acre. Residential and non-residential uses could be combined within a single structure, including off-street parking. Ground floor retail space facing roads with parking behind the retail and housing above would be an appropriate and efficient use of the land.

Intent language for the TCPD might more succinctly frame that intent:

The Town Center Parking District is intended to encourage high density land uses in areas suitable for a mixture of retail, office, general commercial, and high-density residential. The TCPD is intended to encourage housing, small businesses, ground floor retail, and office use. While not prohibited, the following items are not encouraged: *(list undesired uses)*

POSSIBLE UNDESIRE DEVELOPMENT

The following are uses that the Committee briefly discussed dis-incentivizing with more stringent parking requirements.

- Storage
- Mortuary
- Warehouses
- Hospitals
- Elementary, Middle, Junior High and High Schools

HOW ADA HAS SHAPED THIS DISCUSSION

ADA spaces must be based on the number of spaces required before reductions and modifications are applied.

In the past, the parking districts enjoyed a percentage reduction from the standard required parking districts. With the new ADA guidance, we established a new set of standards for the TCPD, with their own column in the parking space table.

The only way to avoid requiring an ADA space for a development is to require zero parking.

ATTACHMENTS:

Proposed Space Table
Table of Revisions to Space Table

REVISIONS TO TABLE OF PARKING SPACE REQUIREMENTS

For 9/14/2021 COW

For the items in **RED**, the effective number of required parking spaces remains the same. Presentation was changed to whole numbers as noted.

Correction	All Other Areas	TCPD
Seasonal Open Air Food Service	Removed “seasonal”	
Post office	Objection removed, can be discussed later if needed.	
Roominghouses		Changed to 1/5: (0.4/2 bedroom = 0.2/1 bedroom, mult by 5 to eliminate fraction)
SRO		Changes to 2/5 and 1/10 (increment)
Motels		Changed 0.4 for each unit to 2/5
Hotels		Changed to 1/10 units: (4 units = ? x 0.4)
Senior Housing		Changed from 0.4 guest parking per 10 units to 1 guest parking per 25 (0.4*2.5=1), plus 2 parking spaces per 5 employees
Theatres		Changed to 1/10 seats: (4 seats = ? x 0.4)
Churches, etc.		Changed to 1/10 seats: (4 seats = ? x 0.4)
Mortuaries		Changed to 1/15 seats: (6 seats = ? x 0.4)
Swimming pools		Changed to 1/10 persons: (4 seats = ? x 0.4)
Watercraft Moorages		Changed to 2/15 stalls: (3 stalls=0.4x7.5), double to get rid of fraction)
High School		Changed to 1/10 seats and 1 additional space per 10 classrooms, plus 2 spaces per 5 classrooms.
College campus		Changed to 1/10 seats
College, satellite		Changed to 1/10 seats

For 6.2021 T49

Correction	All Other Areas	TCPD
Spaces required for SF and duplex		2 – no reductions
Multifamily units, roominghouses, etc:	Use reduced standards of DT Juneau and DT Douglas 1 bed: 1.5>1 2 bed: 1.75>1.5 3-4 bed: 2.25>2 Roominghouse etc.: 1/bedroom >1/2 bedrooms	
Accessory apartment		No reductions
Sobering center	1 per 6 beds changed to 1 per 12, per PV written comment	1 per 24, per PV written comment
Retail Commercial	Combined with “Banks and Offices”, added “Salons and spas”	
Convenience stores	1 per 350 sf gross floor area ¹	1 per 625 sf gross floor area ¹

REVISIONS TO TABLE OF PARKING SPACE REQUIREMENTS

Committee of the Whole, September 14, 2021

Commercial craft moorage	D&H does not feel there is a significant difference between private and commercial moorage parking requirements. In fact, breaking them apart would create complexities. They'll be reviewing the standards and let us know if they think modifications are needed.	
Middle School or JH	Ask JDHS what they think should be the parking standard, no response.	
College – main and satellite	UAS does not have any facilities in the proposed TCPD. As long as waivers remain available they are content with parking requirements.	
Repair/service station	Added “non-accessible”	
Post Office	Listen to tape and see what was discussed – no change?	
+Childcare Home/Center	Added to table to put all parking requirements in one place	
+Indoor sports facilities, gyms	Proposed value based on USE2003-00014 parking study for the Alaska Club in the valley. See attached.	
+Mobile food vendors	Clarified: Zero	Clarified: Zero
+Seasonal open air food vendors	Made half of restaurants	Clarified: Zero

Other edits needed:

1. Remove reference to parking standards in 49.65.540(b). Resolves Law’s concerns regarding conflict.
2. Define “mobile food vendors”
3. Define “seasonal open air food vendors”

PROPOSED SPACE TABLE

Items in RED changed for Commissioner consideration.

49.40.210 Minimum space and dimensional standards for parking and off-street loading.

- (a) *Table of minimum parking standards.* The minimum number of off-street parking spaces required shall be as set forth in the following table. The number of spaces shall be calculated to the nearest whole number:

Use	Spaces Required in All Other Areas	Spaces Required in Town Center Parking District
Single-family and duplex	2 per each dwelling unit	2 per each dwelling unit
Multifamily units	1.0 per one bedroom unit	0.4 per one bedroom unit
	1.5 per two bedroom unit	0.6 per two bedroom unit
	2.0 per three or more bedroom unit	0.8 per three or more bedroom unit
Roominghouses, boardinghouses, single-room occupancies with shared facilities, bed and breakfasts, halfway houses, and group homes	1 per 2 bedrooms	1 per 5 bedrooms
Single-room occupancies with private facilities	1 per each single-room occupancy plus 1 additional per each increment of four single-room occupancies with private facilities	2 per 5 single-room occupancies plus 1 per each increment of ten single-room occupancies with private facilities
Accessory apartments	1	1 per each unit
Motels	1 per each unit in the motel	2 per each 5 units in the motel
Hotels	1 per each four units	1 per each 10 units
Hospitals and nursing homes	2 per bed OR one per 400 square feet of gross floor area	4 spaces per 5 beds OR one per 1,000 square feet of gross floor area
Senior housing	0.6 parking spaces per dwelling unit, plus 1 guest parking space for each 10 units, plus 1 parking space per employee	1 per four dwelling units, plus 1 guest parking spaces per 25 units, plus 2 parking spaces per 5 employees.
Assisted living facility	0.4 parking spaces per maximum number of residents	0.16 parking spaces per maximum number of residents
Sobering centers	1 parking space per 12 beds, plus 1 visitor parking space	1 parking spaces per 24 beds, plus 1 visitor parking space

Created: 2021-06-14 09:49:09 [EST]

(Supp. No. 130)

Theaters	1 for each four seats	1 for each 10 seats
Churches, auditoriums, and similar enclosed places of assembly	1 for each four seats in the auditorium	1 for each 10 seats in the auditorium
Bowling alleys	3 per alley	1.2 per alley
Banks, offices, retail commercial, salons and spas	1 per 300 square feet of gross floor area	1 per 750 square feet of gross floor area
Medical or dental clinics	1 per 200 square feet of gross floor area	1 per 500 square feet of gross floor area
Mortuaries	1 per six seats based on maximum seating capacity in main auditorium	1 per 15 seats based on maximum seating capacity in main auditorium
Warehouses, storage, and wholesale businesses	1 per 1,000 square feet of gross floor area	1 per 2,500 square feet of gross floor area
Restaurants and alcoholic beverage dispensaries	1 per 200 square feet of gross floor area	1 per 500 square feet of gross floor area
Swimming pools serving general public	1 per four persons based on pool capacity	1 per 10 persons based on pool capacity
Shopping centers and malls	1 per 300 square feet of gross leasable floor area	1 per 750 square feet of gross floor area
Convenience stores	1 per 250 square feet of gross floor areas	1 per 625 square feet of gross floor area
Watercraft moorages	1 per three moorage stalls	2 per 15 moorage stalls
Manufacturing uses; research, testing and processing, assembling, all industries	1 per 1,000 square feet gross floor area except that office space shall provide parking as required for offices	1 per 2,500 square feet gross floor area except that office space shall provide parking as provided for offices.
Libraries and museums	1 per 600 square feet gross floor area	1 per 1,500 square feet of gross floor area
Schools, elementary	2 per classroom	0.8 per classroom
Middle school or junior high	1.5 per classroom	0.6 per classroom
High school	A minimum of 15 spaces per school; where auditorium or general assembly area is available, one per four seats; one additional space per classroom	A minimum of 6 spaces per school; where auditorium or general assembly is available, 1 per 10 seats; 2 additional space per 5 classrooms.
College, main campus	1 per 500 square feet of gross floor area of an enclosed area, or, where auditorium or general assembly area is available, one per four seats, whichever is greater	1 per 1,250 square feet of gross floor area of an enclosed area, or, where auditorium or general assembly area is available, 1 per 10 seats, whichever is greater

Created: 2021-06-14 09:49:09 [EST]

(Supp. No. 130)

College, satellite facilities	1 per 300 square feet of gross floor area of an enclosed area, or, where auditorium or general assembly area is available, one per four seats, whichever is greater	1 per 750 square feet of gross floor area of an enclosed area, or, where auditorium or general assembly area is available, 1 per 10 seats, whichever is greater
Repair/service station	5 spaces per bay. For facilities with two or more bays, up to 60% of the required non-accessible parking spaces may be in a stacked parking configuration	2 spaces per bay. For facilities with two or more bays, up to 60% of the required non-accessible parking spaces may be in a stacked configuration
Post office	1 per 200 square feet gross floor area	1 per 500 square feet of floor area.
Childcare Home	49.65 Article X, cannot be varied or FIL	49.65 Article X, cannot be varied or FIL
Childcare Center	49.65 Article X, cannot be varied or FIL	49.65 Article X, cannot be varied or FIL
Indoor sports facilities, gyms	1 per 300 square feet gross floor area	1 per 750 square feet gross floor area
Mobile Food Vendors	No parking requirement	No parking requirement.
Open air food service (TPU 8.3)	1 per 400 square feet of gross floor area.	No parking requirement.

Created: 2021-06-14 09:49:09 [EST]

(Supp. No. 130)

		Zones																		
	Use Description		RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I	NC	MU3	
1.000	RESIDENTIAL																			
1.100	Single-family dwellings																			
	1.110	Single-family detached, one dwelling per lot	1	1	1	1	1	1	1	1	1	1	1	1	1	1 ^A	1 ^A			
	1.120	Single-family detached, two dwellings per lot	1	1	1															
	1.130	Single-family detached, accessory apartment ^x	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3					
	1.140	Single-family detached, two dwellings per lot, accessory apartments ^x	1, 3	1, 3	1, 3															
1.200	Duplex		1	1	1	1		1	1	1	1	1	1	1	1					
1.300	Multifamily dwellings							1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3			1, 3	1, 3	
1.500	Child and Day care homes																			

	Use Description		RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I	NC	MU3
	1.510	Child; 12 or fewer children under the age of 12	1	1	1	1	1	1	1	1	1	1	1	1				<u>1</u>	<u>1</u>
	1.520	Reserved																	
	1.530	Adult; 12 or fewer people, 12 years and older	1	1	1	1	1	1	1	1	1	1	1	1				<u>1</u>	<u>1</u>
	1.540	Reserved																	
1.550	Child care residence, 6 to 9 children under 18 years of age			3	3	3	3	3	3	3	3	3	3	3				<u>3</u>	<u>3</u>
1.600	Miscellaneous, rooms for rent situations																		
	1.610	Rooming, boarding houses, bed and breakfasts, single room occupancies with shared facilities, transitional housing, and temporary residences. Owner or manager must live on site.	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	1	1	3 ^N			<u>1, 3</u>	<u>1,3</u>
	1.620	Hotels, motels	3					-	-		1, 3	1, 3	1, 3	1, 3	3 ^N	3 ^N		<u>1, 3</u>	<u>1, 3</u>
	1.630	Single room occupancies with private facilities						1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			<u>1, 3</u>	<u>1,3</u>

	Use Description	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I	NC	MU3
1.700	Home occupations	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	<u>1</u>	<u>1</u>
1.800	Mobile homes																	
	1.810 Residential mobile homes on individual lots ^E	3	3	3														
	1.815 Caretakers mobile homes on individual lots ^E	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3		
	1.820 Mobile home parks ^E					3	3	3	3	3	3							
	1.830 Mobile home subdivision ^E				3	3	3	3	3	3	3							
	1.840 Recreational vehicle parks ^F	3 ^F	3 ^F	3 ^F														
1.900	Common wall development																	
	1.910 Two dwelling units				1	1	1	1	1									
	1.911 Accessory apartments ^X	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3			<u>1, 3</u>	<u>1, 3</u>
	1.920 Three or more dwelling units					1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3				<u>1, 3</u>	<u>1, 3</u>
	1.930 Two dwelling unit structures allowed under special density considerations, subsections 49.25.510(h)			3	3	3	3	3	3	3			3					

49.25.300 Table of Permissible Uses

Draft Amendment to Article II, Including Mixed Use 3 and Neighborhood Commercial
LHED on September 7, Anticipated before the Assembly on October 19

	Use Description	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I	NC	MU3
2.000	SALES AND RENTAL GOODS, MERCHANDISE OR EQUIPMENT ^G																	
2.100	With less than 5,000 square feet and less than 20 percent of the gross floor area of outside merchandising of goods																	
	2.110	<i>Reserved</i>																
	2.120	Miscellaneous								1	1	1	1	3 ^N	3 ^N	3	<u>1</u>	<u>1</u>
	2.130	Marine merchandise and equipment	3 ^T							1, 3	1, 3	1, 3	1, 3	1, 3	3 ^N	3	<u>1</u>	<u>1</u>
	2.200	Storage and display of goods with greater or equal to 5,000 square feet and/or 20 percent of the gross floor area of outside merchandising of goods								1, 3	1, 3	1, 3	1, 3	3 ^N	3 ^N	3		
	2.300	Marijuana retail store	3							3	3	3	3	3	3	3		<u>3</u>
3.000	PROFESSIONAL OFFICE, CLERICAL, RESEARCH, REAL ESTATE, OTHER OFFICE SERVICES ^G																	
	3.050	Offices of not more than 1,000 square feet		3	3	3	3	3	3	1	1	1	1	1 ^N			<u>1</u>	<u>1</u>
	3.100	Offices greater than 1,000 but not more than 2,500 square feet					3	3	3	1	1	1	1	3 ^N			<u>1</u>	<u>1</u>

	Use Description	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I	NC	MU3
3.200	<i>Reserved</i>																	
3.300	Research, laboratory uses	3 ^T								1, 3	1, 3	1, 3	1, 3	1 ^N , :	1 ^N , :	1, 3		<u>1, 3</u>
3.400	Offices greater than 2,500 square feet									1, 3	1, 3	1, 3	1, 3	1 ^N , :		3 ^S	<u>1, 3</u>	<u>1, 3</u>
3.500	Marijuana testing facility	3								3	3	3	3			3		
4.000	MANUFACTURING, PROCESSING, CREATING, REPAIRING, RENOVATING, PAINTING, CLEANING, ASSEMBLING OF GOODS ^G																	
4.050	Light manufacturing	3 ^T						3	3	1, 3	1, 3	1, 3	1, 3	1 ^N , :	1 ^N , :	1, 3	<u>1, 3</u>	<u>1, 3</u>
4.070	Medium manufacturing	3 ^T									3	3	3	3 ^N	1 ^N , :	1, 3		
4.100	Heavy manufacturing	3 ^T	3 ^Q												3 ^N	3		
4.150	Rock crusher	3 ^T	1 ^Q	1 ^Q											3 ^N	3		
4.200	Storage of explosives and ammunition	3													3 ^N	3		
4.210	Seafood processing	3 ^T												3	1, 3	1, 3		
4.220	Marijuana product manufacturing facility	3 ^{AC}									3	3				3		
5.000	EDUCATIONAL, CULTURAL, RELIGIOUS, PHILANTHROPIC, SOCIAL, FRATERNAL USES																	
5.100	Schools																	

Use Description			RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I	NC	MU3
	5.110	Elementary and secondary schools including associated grounds and other facilities		3	3	3	3	3	3	3	3	3	3	3				<u>3</u>	<u>3</u>
	5.120	Trade, vocational schools, commercial schools	3 ^T								3	3	3	3	3 ^N	3 ^N	3		<u>3</u>
	5.130	Colleges, universities	3 ^T	3	3	3	3	3	3	3	3	3	3	3	3 ^N	3 ^N	3	<u>3</u>	<u>3</u>
5.200		Churches, synagogues, temples	3 ^T	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1 ^N , 3	3 ^N	1, 3	<u>3</u>	<u>3</u>
5.300		Libraries, museums, art galleries	3 ^T	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	3 ^N			<u>1,3</u>	<u>1,3</u>
5.400		Social, fraternal clubs, lodges, union halls, yacht clubs	3 ^T					-	-		1, 3	1, 3	1, 3	1, 3	1 ^N , 3	3 ^N	1, 3	<u>1,3</u>	<u>1,3</u>
6.000	RECREATION, AMUSEMENT, ENTERTAINMENT																		
6.100	Indoor activity conducted entirely within building or substantial structure																		
	6.110	Bowling alleys, billiard, pool halls						-	-		1, 3	1, 3	1, 3	1, 3			3	<u>1,3</u>	<u>1,3</u>
	6.120	Tennis, racquetball, squash courts, skating rinks, exercise facilities, swimming pools, archery ranges				3	3	3	3	3	1, 3	1, 3	1, 3	1, 3			3	<u>1,3</u>	<u>1,3</u>

	Use Description	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I	NC	MU3
	6.130	Theaters seating for 200 or fewer	3 ^T				-	3	3	1	1	1	1	3 ^N		3	<u>1,3</u>	<u>1,3</u>
	6.135	Theaters seating from 201 to 1,000					-	-		3	1	1	1	3 ^N		3	<u>1,3</u>	<u>1,3</u>
	6.140	Coliseums, stadiums, and other facilities in the 6.100 classification seating more than 1,000 people									3	3	3	3 ^N				
	6.150	Indoor shooting range	1, 3								3					3		
6.200	Outdoor activity conducted outside enclosed buildings or structures																	
	6.210	Recreational facilities such as golf, country clubs, swimming, tennis courts not constructed pursuant to a permit authorizing the construction of a school	3	3	3	3	3	3	3	3	1, 3			3 ^N		3	<u>1,3</u>	<u>1,3</u>
	6.220	Miniature golf courses, skateboard parks, water slides, batting cages	3	3	3	3	3	3	3	3	1, 3	3	3	3 ^N		3	<u>1,3</u>	<u>1,3</u>

	Use Description	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I	NC	MU3
	6.240	Automobile, motorcycle racing tracks; off-highway vehicle parks	3								3					3		
	6.250	<i>Reserved</i>																
	6.260	Open space	1	1	1	1	1	1	1	1	1	1	1	1	1	1	<u>1</u>	<u>1</u>
	6.262	Parks with improved facilities, not approved in conjunction with a major subdivision																
	6.264	Capacity for up to 20 people ^w	1 ^T	1	1	1	1	1	1	1	1	1	1	1	3 ^N		<u>1</u>	<u>1</u>
	6.266	Capacity for more than 20 people ^w	3 ^T	3	3	3	3	3	3	3	3	3	3	3 ^N	3 ^N		<u>3</u>	<u>3</u>
	6.270	Aerial conveyances and appurtenant facilities	3	3	3	3	3	3	3	3	3	3	3	3 ^N	3 ^N	3	<u>3</u>	<u>3</u>
	6.280	Shooting ranges	3													3		
7.000	INSTITUTIONAL DAY OR RESIDENTIAL CARE, HEALTH CARE FACILITIES, CORRECTIONAL FACILITIES																	
7.100	Hospital									3	3	3	3					

	Use Description	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I	NC	MU3
7.150	Health care clinics, other medical treatment facilities providing out-patient care							3	3	1, 3	1, 3	1, 3	1, 3				<u>1,3</u>	<u>1,3</u>
7.200	Assisted living		3	3	3	3	3	3	3	3	1, 3	1, 3	1, 3				<u>1,3</u>	<u>1,3</u>
7.300	Day care centers						3	3	3	1, 3	1, 3	1, 3	1, 3				<u>1,3</u>	<u>1,3</u>
7.310	Child care centers	3	3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3				<u>1,3</u>	<u>1,3</u>
7.500	Correctional facilities	3	3	3	3	3	3	3	3	3	3	3	3					
7.600	Sobering centers									3	3	3	3					
8.000	RESTAURANTS, BARS, NIGHTCLUBS																	
8.050	Small restaurants, less than 1,000 ft ² without drive through service	3 ^T					3	3	3	1	1	1	1	1 ^N		3	<u>1</u>	<u>1</u>
8.100	Restaurants, bars without drive through service	3 ^T								1, 3	1	1, 3	1, 3	1 ^N , 3	3 ^N	3	<u>1,3</u>	<u>1,3</u>
8.200	Restaurants, coffee stands with drive through service									1, 3	1		3	1 ^N , 3	3 ^N	3		
8.300	Seasonal open air food service without drive through	3								1, 3	1	1, 3	1, 3	1 ^N , 3	3 ^N		<u>1,3</u>	<u>1,3</u>

	Use Description	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I	NC	MU3
9.000	BOAT OR MOTOR VEHICLE, SALES AND SERVICE OPERATIONS																	
9.050	Motor vehicle, mobile home sale or rental									1, 3	1, 3	3	3			1, 3		
9.100	Motor vehicle repair and maintenance, including body work										3					1		
9.200	Automotive fuel station	3 ^T								3	1					1		
9.300	Car wash									3	1					1		
9.400	Boat sales or rental	3 ^T								3	1			1	1	1		
9.450	Boat repairs and maintenance	3 ^T									3			1	1	1		
9.500	Marine fuel, water sanitation	3 ^T												1, 3	1, 3	1, 3		
9.600	Marine commercial facilities including fisheries support, commercial freight, passenger traffic	3												3	3			
10.000	STORAGE, PARKING, MOORAGE																	
10.100	Automobile parking garages or parking lots not related to a principal use on the lot									3	1	1, 3	1, 3			1	<u>1, 3</u>	<u>1, 3</u>

	Use Description	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I	NC	MU3
10.200	Storage and handling of goods not related to sale or use of those goods on the same lot on which they are stored																	
10.210	All storage within completely enclosed structures	1, 3	3							3	1	1 ^U , 1 ^U , 3	1 ^N , 1 ^N	1				
10.220	General storage inside or outside enclosed structures	1, 3	3								1, 3			1 ^N , 1 ^N	1			
10.230	Snow storage basin																	
10.232	Neighborhood, less than ½ acre	3	3	3 ^Z	3 ^Z	3 ^Z	3 ^Z	3 ^Z	3 ^Z	3 ^Z	1			3 ^Z	1	1	3 ^Z	3 ^Z
10.235	Regional, ½ to 1 acre	3	3	3 ^Z						3 ^Z	3			3 ^Z	1	1		
10.237	Area wide, over 1 acre	3	3 ^Z	3 ^Z							3 ^Z				3	3		
10.300	Parking of vehicles or storage of equipment outside enclosed structures where they are owned and used by the user of the lot and parking and storage is more than a minor and incidental use of the lot	1, 3	3								1, 3			1 ^N , 1 ^N	1			

	Use Description	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I	NC	MU3
10.400	Temporary contractor's storage connected with construction project off-site for a specified period of time	1, 3	3	3	3	3	3	3	3	3	1, 3	3	3	3	1 ^N	1	<u>3</u>	<u>3</u>
10.500	Moorage																	
	10.510 Public, commercial	3	3	3						3	3	3	3	1, 3	1, 3	1, 3	<u>1,3</u>	<u>1,3</u>
	10.520 Private	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	<u>1,3</u>	<u>1,3</u>
10.600	Floating structures supporting seasonal, commercial recreation	3	3	3										3	3		<u>3</u>	<u>3</u>
11.000	MATERIALS SALVAGE YARDS, WASTE MANAGEMENT																	
11.100	Recycling operations																	
	11.110 Enclosed collection structures ⁰ of less than 80 square feet total and less than six feet in height	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1 ^P	1	1	1 ^P	1 ^P	1	1	1	<u>1^P</u>	<u>1^P</u>
	11.120 Enclosed structures for recyclable materials collection	1 ^P , 1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3	1 ^P , 3 ^P	3	3	1	1	1 ^P	<u>3^P</u>	<u>3^P</u>
	11.130 Sorting, storage, preparation for shipment occurring outside an enclosed structure														1 ^N	1		

	Use Description	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I	NC	MU3
11.200	Reclamation landfill not associated with a specific use	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	3 ^N	3 ^N	1, 3		
11.300	Sanitary landfill	3														3		
12.000	SERVICES AND ENTERPRISES RELATED TO ANIMALS																	
12.100	Veterinary clinic	3	3	3						3	1, 3	3	3	1 ^N , 3	1 ^N , 3	1	<u>3</u>	<u>3</u>
12.200	Kennel	3	3							3	3					1, 3		
12.250	Day animal services, grooming, walking, day care	3	3	3	3	3				3	3	3	3			1, 3	<u>1,3</u>	<u>1,3</u>
12.300	Zoos, aquaria, or wild animal rehabilitation facilities with a visitor component	3	3							3	3		3	3 ^N		3		
12.310	Wild animal rehabilitation facilities without a visitor component	3	3	3	3					3	3			3 ^N		3		
12.400	Horseback riding stables, dog team yards	3	3							3	3					3		
13.000	EMERGENCY SERVICES																	
13.100	Fire, police, ambulance	3	3	3	3	3	3	3	3	3	3	3	3	3 ^N	3 ^N	1, 3	<u>3</u>	<u>3</u>

	Use Description	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I	NC	MU3
14.000	AQUACULTURE, AGRICULTURE, SILVICULTURE, MINING, QUARRYING OPERATIONS, SPRING WATER BOTTLING																	
14.100	Aquaculture	3	3	3						3	3	3	3	1	1	3	<u>1,3</u>	<u>1,3</u>
14.150	Weirs, channels, and other fisheries enhancement	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1	1	1		
14.200	Commercial agricultural operations																	
	14.210 Excluding farm animals	1, 3	1, 3	3	3	3	3	3	3	3	3					1, 3	<u>3</u>	<u>3</u>
	14.220 Including farm animals ^M	1, 3	3													1, 3		
	14.230 Stabling of farm animals ^M	3	3	3	3					3	3					1, 3		
	14.240 Marijuana cultivation (500 square feet or more under cultivation)	3								3	3					3		
	14.245 Marijuana cultivation (fewer than 500 square feet under cultivation)	3	3 ^{AB}							3	3					3		
14.250	Personal use agriculture																	
	14.253 Hens, 6 maximum	1	1	1	1	1	1	3	3	1	1	3	3	1	1	1	<u>1</u>	<u>1</u>
14.300	Silviculture and timber harvesting ^J	3	3													3		

	Use Description		RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I	NC	MU3	
14.400	Mining operations		2, 3	3	3										3 ^N	3 ^N	2			
14.500	Sand and gravel operations ^I		3	3	3						3	3			3 ^N	3 ^N	3			
14.800	Spring water bottling		3	3			3	3	3	3	3	3					1, 3	<u>3</u>		
15.000	MISCELLANEOUS PUBLIC AND SEMIPUBLIC FACILITIES																			
15.100	Post office		3	3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	1, 3	3 ^N	3 ^N	1, 3	<u>1,3</u>	<u>1, 3</u>	
15.200	Airport		3														1, 3			
15.400	Military reserve, National Guard centers		3	3	3						3	3			3 ^N	3 ^N	3			
15.500	Heliports, helipads		3									3			3 ^N	3 ^N	3			
15.600	Transit facilities																			
	15.610	Transit center			3	3	3	3	3	3	1, 3	1, 3	1, 3	1, 3	3		1, 3	<u>1,3</u>	<u>1, 3</u>	
	15.620	Transit station		1	1	1	1	1	1	1	1	1	1	1	1	1	1	<u>1</u>	<u>1</u>	
	15.630	Park and ride not associated with transit station	3	3	3	3	3	3	3	3	1	1	3	3			1	<u>3</u>		
15.700	Public works facility		3	3	3	3					3	3					1, 3			

	Use Description	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I	NC	MU3
16.000	DRY CLEANER, LAUNDROMAT																	
16.100	Drop off and pickup only, no onsite laundry or dry cleaning process								1, 3	1, 3	1, 3	1, 3	1, 3	1 ^N , 3	1 ^N , 3	1, 3	<u>1,3</u>	<u>1,3</u>
16.200	Full service onsite laundry and/or dry cleaning									3	1, 3	3	3	3 ^N	1 ^N , 3	1, 3	<u>1,3</u>	<u>1,3</u>
17.000	UTILITY FACILITIES																	
17.100	Minor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	<u>1</u>	<u>1</u>
17.150	Intermediate	3	3	3	3	3	3	3	3	3	1, 3	3	3	1, 3	1	1	<u>3</u>	<u>3</u>
17.200	Major	3	3	3	3	3	3	3	3	3	3			3	3	3	<u>3</u>	<u>3</u>
17.300	Driveways and private roads																	
18.000	TOWERS AND RELATED STRUCTURES																	
18.100 ^{AA}	Towers and antennas 35 feet or less	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	<u>1</u>	<u>1</u>
18.200 ^{AA}	Towers and antennas 35 to 50 feet	1	3	3	3	3	3	3	3	1	1	1	1	1	1	1	<u>3</u>	<u>3</u>
18.300 ^{AA}	Towers and antennas more than 50 feet in height	3	3	3	3	3	3	3	3	3	3	3	3	3	3	1		

	Use Description	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I	NC	MU3	
18.400	Amateur (ham) radio towers and antennas more than 35 feet in height ^R	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	<u>1</u>	<u>1</u>	
18.500	Wireless Communication Facilities	See CBJ 49.65, Wireless Communication Facilities																	
19.000	OPEN AIR MARKETS, NURSERIES, GREENHOUSES																		
19.100	Open air markets (farm, craft, flea, and produce)	1, 3	1, 3							1, 3	1	1, 3	1, 3	1 ^N , 3	1 ^N , 3	1, 3	<u>1,3</u>	<u>1,3</u>	
19.200	Nurseries, commercial greenhouses																		
	19.210 Retail sales	3	3	3	3	3	3	3	3	1, 3	1	1 ^V	1 ^V			1	<u>1,3</u>	<u>1,3</u>	
	19.220 Nonretail sales	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1, 3	1	1 ^V	1 ^V			1			
	19.230 Marijuana cultivation (500 square feet or more under cultivation)	3								3	3					3			
	19.240 Marijuana cultivation (fewer than 500 square feet under cultivation)	3	3 ^{AB}							3	3					3			

	Use Description	RR	D-1	D-3	D-5	D-10 SF	D-10	D-15	D-18	LC	GC	MU	MU2	WC	WI	I	NC	MU3
20.000	CEMETERY, CREMATORIUM, MORTUARY																	
20.100	Cemetery	1, 3	3	3	3	3	3	3	3	3	3							
20.200	Crematorium	3														1, 3		
20.300	Funeral home	3	3	3	3	3	3			1, 3	1	3	3				<u>1,3</u>	<u>1,3</u>
21.000	VISITOR-ORIENTED, RECREATIONAL FACILITIES																	
21.100	Resort, lodge	3	3															
21.200	Campgrounds	1, 3	3															
21.300	Visitor, cultural facilities related to feature the site	3	3				-	-		3	3	3	3	3 ^N			<u>3</u>	<u>3</u>
22.000	TEMPORARY STRUCTURES ASSOCIATED WITH ONSITE CONSTRUCTION																	
22.100	Temporary structures used in connection with construction	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	<u>1</u>	<u>1</u>

I. LAND ACKNOWLEDGMENT

We would like to acknowledge that the City and Borough of Juneau is on Tlingit land, and wish to honor the indigenous people of this land. For more than ten thousand years, Alaska Native people have been and continue to be integral to the well-being of our community. We are grateful to be in this place, a part of this community, and to honor the culture, traditions, and resilience of the Tlingit people. Gunalchéesh!