

# Zoning Designations

**City & Borough of Juneau**

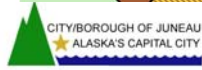
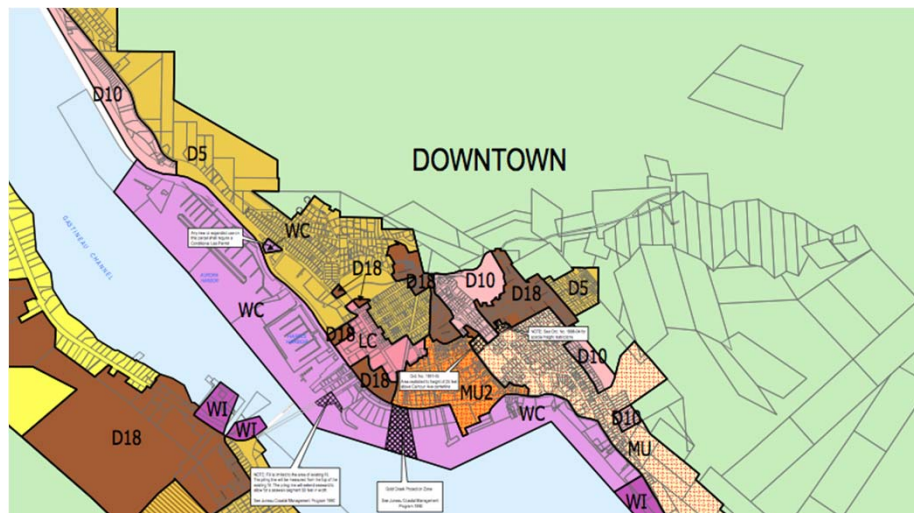


# RR, Rural Reserve District

- Lands in public ownership managed for the conservation and development of natural resources and for future community growth.
  - ❖ Recreational cabins, lodges and small seasonal recreational facilities may be allowed.



# RR, Rural Reserve District



## Residential Zoning

### •Single-Family

❖ D-1, single-family/duplex - 1 unit per acre

❖ D-3, single-family/duplex - 3 units per acre

➤ Primarily outside the urban service boundary.

(D-1 and D-3 may be in transition zone, to be changed to higher density upon provisions of sewer and water services)



## Residential Zoning

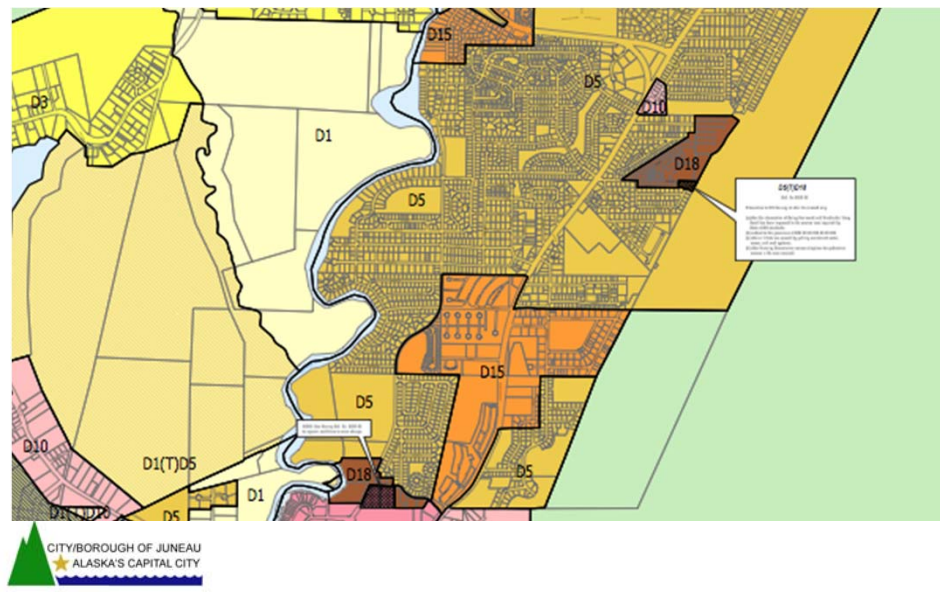
❖ D-5, single-family/duplex – 5 units per acre

❖ D-10 SF, single-family – 10 units per acre

➤ Located in the urban service boundary.



# Residential Zoning



# Residential Zoning

## •Multifamily

- ❖ D-10, 10 units per acre
- ❖ D-15, 15 units per acre
- D-10 and D-15 are relatively low-density multifamily districts.

# Residential Zoning

- ❖ **D-18, 18 units per acre**
- **High density multifamily, intended to accommodate midrise-type development.**



# Residential Zoning



## Mixed Use

- MU, reflects the existing downtown development pattern and is intended to maintain stability of the downtown area.
- ❖ Multifamily residential uses are allowed and encouraged with **No density or height restriction.**

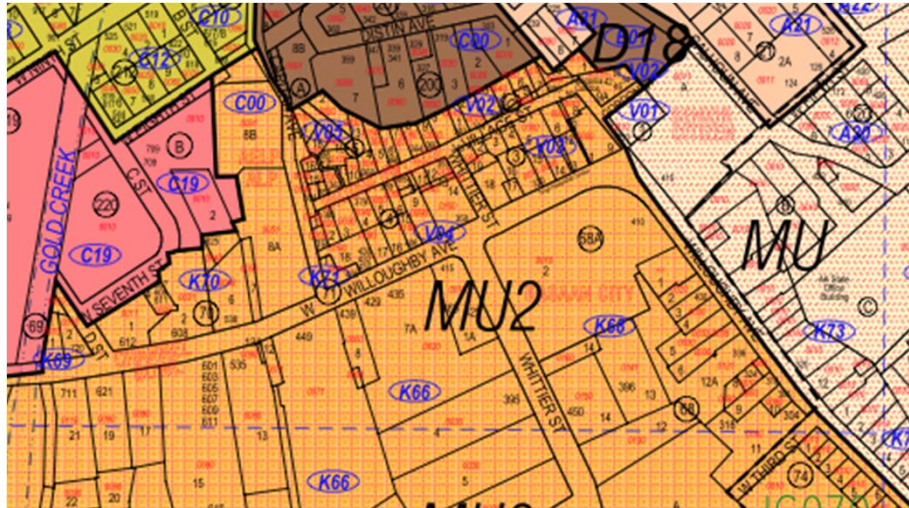


## Mixed Use 2

- MU2, places a greater emphasis on residential development than the MU zone. A range of residential development types is allowed.
- ❖ Multifamily residential uses are allowed at a density of up to **80 units per acre at 45' max height.**



## Mixed Use & Mixed Use 2



## Commercial Districts

- LC, Light Commercial, less intense commercial development
- ❖ Primarily located adjacent to existing residential areas
- ❖ Residential development in mixed and single use developments at up to **30 units per acre at 45' max height.**

## Commercial Districts

- GC, General Commercial, intended to accommodate most commercial uses.
- ❖ Residential development is allowed in mixed and single-use development at up to **50 units per acre at 55' max height.**



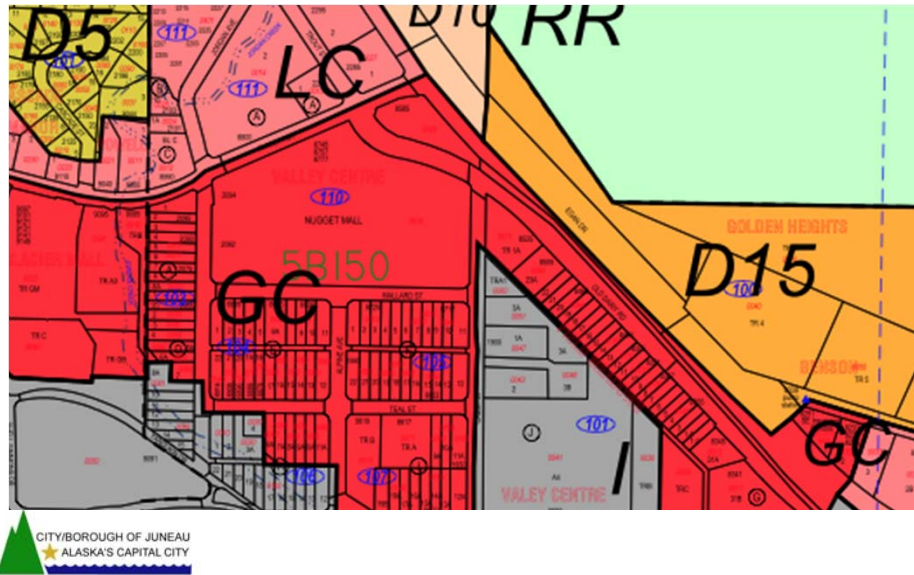
## Commercial Districts

- WC, Waterfront Commercial, intended to provide both land and water space for uses directly dependent upon a marine environment.
- ❖ Other uses are permitted if water-dependent or water-oriented.
- Residential development is allowed in mixed and single-use development for up to **18 units per acre at 35' max height\*.**





## Commercial Districts



## Industrial Districts

- I, Industrial district, intended to accommodate industrial activity including manufacturing, processing, repairing, and assembling goods.
- ❖ Because of noise, odors, waste and other impacts inherent in industrial activities, performance standards are applied.
- **Only one caretaker residence** is allowed as residential development and that is accessory to an existing permitted use.



