CITY AND BOROUGH OF JUNEAU ADMINISTRATIVE CODE
TITLE 04: COMMUNITY DEVELOPMENT

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PART 1: GENERAL

Chapter 1: Definitions

04 CBJAC 001.010 DEFINITIONS. Terms used in this title shall have the meaning ascribed to them in CBJ 49.80, Chapter 80 of the Land Use Code, unless 04 CBJAC 075.040 of this Title or the context indicates otherwise. (Eff. 02/19/88).

PART 2: SURVEY, MONUMENTATION, AND PLATTING STANDARDS

Chapter 5: Survey Standards

04 CBJAC 005.010 COMPLIANCE REQUIRED. All land subdivided in accordance with CBJ Title 49 shall be surveyed by a land surveyor licensed in the State of Alaska and in compliance with this section. (Eff. 02/19/88).

04 CBJAC 005.020 BOUNDARY LINES. Each existing boundary line of the proposed subdivision shall be retraced to an existing monument of record. If a boundary consists of a U.S. Survey line, Mineral Survey line, or an Alaska Tidelands Survey line; the nearest record primary monument on each side of the proposed subdivision shall be located. (Eff. 02/19/88).

04 CBJAC 005.030 ACCURACY OF SURVEY. (a) All control surveys and monumentation for subdivision shall be at least Third Order, Class II, with a relative error not greater than one part in 5,000 in accordance with the standards for horizontal control as established by the U.S. Department of Commerce “Classification, Standards of Accuracy and General Specifications of Geodetic Control Surveys”.

(b) The Director of Engineering may require Third Order, Class I surveys where monumentation and property values warrant higher degrees of accuracy.

(c) A copy of traverse computations shall be submitted prior to approval of the plat. (Eff. 02/19/88).

04 CBJAC 005.040 PRIMARY MONUMENTS. Primary monuments shall conform to the following requirements:

(a) All exterior corners, points of curvature and points of tangency shall be monumental with a minimum two-inch diameter metal pipe, at least 30-inch long, with a minimum four-inch flange at the bottom. A minimum two and one-half inch diameter metal cap shall be permanently attached at the top. If both the cap and the pipe are of nonferrous metal, then additives with magnetic qualities shall be permanently attached at both the top and bottom of the monument. Every primary monument cap shall be permanently stamped with the year set, the surveyor’s registration number, year which the monument was set, initials of subdivision, and the corner identification. This data...
shall be orientated so that the data may be read when the reader is facing north. Monuments and accessories found in a disturbed condition shall be returned to the original position and condition as nearly as possible or replaced so as to perpetuate the position.

(b) No portion of a survey or subdivision may be more than 1,320 feet from a primary monument.

(c) If an exterior boundary line is less than 2,640 feet, but more than 1,320 feet long, then the intermediate primary monument shall be set as close to the midpoint as practical. (Eff. 02/19/88).

04 CBJAC 005.050 WITNESS CORNERS. If the point for a primary monument is in a place that would be impractical to monument because of natural obstacles a witness corner shall be set. The witness distance must be shown on the plat of survey, from the existing monument, as set, to the true corner position. Witness corners shall be set on a survey property line and at a distance considered reasonable and practical from the true corner point. Witness corners shall comply with the standards for primary monuments. (Eff. 02/19/88).

04 CBJAC 005.060 ALTERNATE MONUMENTS. If conditions make it impractical to set a primary monument, one of the following methods may be substituted:

(a) A two and one-half inch brass or aluminum cap may be grouted firmly into a boulder; or

(b) A five-eighths inch minimum drive rod may be driven to a depth necessary to provide a stable base for an aluminum cap. The depth of all drive rods shall be noted on the plat. (Eff. 02/19/88).

04 CBJAC 005.070 SECONDARY MONUMENTS. All lot corners, interior angle points and interior curvature control points shall be monumented with at least a five-eighths inch metal rod three feet in length with a one and one-quarter inch cap. (Eff. 02/19/88).

Chapter 10: Platting Requirements

04 CBJAC 010.010 GENERAL REQUIREMENTS. All plats shall be prepared in accordance with the following requirements:

(a) Two copies of the plat shall be submitted on 22 by 34 inch or 24 by 36 inch mylar at least three mils in thickness.

(b) The plat shall be drawn with non-fading black ink to a scale of one-inch equals 100 feet or less or other suitable scales as approved by the Director of Engineering.

(c) When possible, the plat shall be orientated with north toward the top of the sheet. A vicinity map shall be located in the upper right-hand corner of the sheet and shall be of a scale to clearly
show the location of the plat relative to streets and major topographical features. The vicinity map shall be orientated in the same direction as the plat. A suitable north arrow shall be shown for the plat and vicinity map.

(d) The basis of bearing monuments shall be clearly identified.

(e) All line work and lettering must be of professional quality and all line widths and lettering sizes must be of such size that all information can be clearly shown without overlap or confusion.

(f) The minimum data shown for each curve shall be:

1. Length
2. Central angle
3. Radius
4. Bearing and distance of long chord

(g) All retraced boundary lines shall show both record and measured bearings and distances where they differ. Record information shall be shown within parenthesis and shall be so noted on the plat.

(h) A typical drawing shall be shown for each type of monument cap set.

(i) Each primary monument found or set shall be identified by a symbol and legend, and with corner and survey number where applicable.

(j) All easements shall have sufficient dimensions shown to be located on the ground. Easements shall be identified as to use and whether public or private.

(k) The area of each lot shall be shown to the nearest square foot.

(l) Abutting lands shall be identified by dashed lines, figures or letters. The widths of all abutting rights-of-way shall be indicated.

(m) The caption of the plat shall be in the lower center or lower right-hand corner of the plat and shall include:

1. The subdivision name in bold letters.
2. Parcel number (if any) and U.S. Survey, U.S. Mineral Survey, or section, township and range number as applicable.
3. “City and Borough of Juneau” and “Alaska”.
4. Surveyor’s name.
5. Scale. (Eff. 02/19/88).
04 CBJAC 010.020 MULTI-SHEET PLATS. Multi-sheet plats shall conform to the following requirements:

(a) When a plat requires more than one sheet, the following data shall be included on all sheets:

(1) North arrow
(2) Legend
(3) Vicinity map
(4) Surveyor’s seal
(5) Caption
(6) Sheet _____ of _____
(7) Any restriction notes which apply to subdivision

(b) When a plat requires more than three sheets, an index sheet shall also be included. (Eff. 02/19/88).

04 CBJAC 010.030 CERTIFICATION. The following certificates shall appear on all plats:

(a) Ownership Certificate:

I (we) hereby certify that I am (we are) the owners of the property shown and described hereon and that I (we) hereby adopt this plat of subdivision with my (our) free consent, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted:

Date ______________________, 19___
Witness __________________________ Owner __________________________
Witness __________________________ Owner __________________________

"Notary Acknowledgment"

(1) Individual Acknowledgment (Alaska)

UNITED STATES OF AMERICA )
) ss.
STATE OF ALASKA )

THIS IS TO CERTIFY that on this _____ day of __________________, 19___, before me the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn, personally appeared __________________________ to me known to be the person described in and who executed the above and foregoing instrument, and acknowledged to me that he signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned.
WITNESS my hand and official seal the day and year in this certificate first above written.

Notary Public for Alaska
My commission expires: ______________

The suggested language for a notary’s acknowledgment of a corporation is:

(2) Corporate Acknowledgment (Alaska)

STATE OF ALASKA )
) ss.
FIRST JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on the _____ day of ____________________, 19___, before the undersigned a Notary Public in and for the State of Alaska, duly commissioned and sworn, appeared ___________________ and ___________________, to me known and known to me to be the persons they represent themselves to be and the ___________________ and ___________________ respectively of the ______________________________, who acknowledged to me that they executed the foregoing instrument as the free act and deed of the said Corporation for the purposes therein mentioned, being fully authorized to do so.

WITNESS my hand and official seal the day and year in this certificate first above written.

Notary Public for Alaska
My commission expires: ______________

(b) Surveyor’s Certificate:

I hereby certify that I am a professional Land Surveyor registered in the State of Alaska, and that this plat represents the survey made by me or under my direct supervision, that the accuracy of the survey is within the limits required by Title 04 Community Development Regulations and Title 49 of the Code of the City and Borough of Juneau, that all dimensional and relative bearings are correct and that monuments are set in place and noted upon this plat as presented.

________________________________________
Signature and Stamp

(c) Planning Commission Certificate.

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the City and Borough of Juneau, Alaska and that said plat has been approved by the Planning Commission by Plat Resolution No. __________, dated ______________,
19__, and that the plat shown hereon has been approved for recording in the office of the District Recording Office, Juneau, Alaska.

Dated ________________________, 19__. 

Chairman
City and Borough of Juneau
Planning Commission

“Attest:

________________________
Clerk City and Borough of Juneau
Planning Commission
(seal)"

(d) While not required to be placed on the plat, the following letters of approval are required:

(1) Certification of payment of taxes and special assessments levied against the property.

(2) Certification of approval of the Alaska Department of Environmental Conservation as to domestic water supply and sewage disposal.

(e) After the plat has been approved and signed, the owner shall furnish to the Community Development Department a reproducible mylar copy of the subdivision prior to recording. (Eff. 02/19/88).

Chapter 15: Minor Subdivisions

04 CBJAC 015.010 MINOR SUBDIVISIONS. Minor subdivisions shall meet the requirements of Chapters 5 and 10 of this part except:

(a) Monumentation. All exterior corners of the plat and all corners of each lot shall be monumented with a 5/8 inch by 30-inch pipe or bar capped and marked as required by the City and Borough surveyor; provided, if a plat or lot corner is identical with a United States Survey, a United States Mineral Survey, or an Alaskan Tidelands Survey, the primary monument shall be shown on the plat or reestablished and shown if not found.

(b) Certification.

(1) Certification of the plat shall be as provided in 04 CBJAC 010.030 except that instead of Planning Commission Certificate the following certificate of approval by the Director shall appear:
I hereby certify that the plat shown hereon has been found to comply with Title 04 Community Development Regulations and Title 49 of the Code of the City and Borough of Juneau and is approved by the City and Borough of Juneau Department of Community Development for recording in the office of the Juneau Recording District, Juneau, Alaska.

Dated ____________________, 19__.

______________________________
Director
City and Borough of Juneau
Department of Community Development

Attest:
______________________________
Clerk
City and Borough of Juneau

(2) Certification of approval of the Alaska Department of Environmental Conservation as to domestic water supply is not required if that agency does not review subdivisions under a certain size. (Eff. 02/19/88).

PART 3: DENSITY BONUS STANDARDS AND CRITERIA

Chapter 20: Sensitive Areas and Parks

04 CBJAC 020.010 SENSITIVE AREAS. (a) Policy. A development in eagle nesting areas, stream corridors and lake shores, wetlands, and intertidal areas or any combination thereof as shown on the sensitive areas map may be awarded:

(1) Bonus points for the conveyance, dedication or reservation of interests in land which protect additional land within or adjacent to such sensitive areas beyond that which is required in Chapter 49.70;

(2) Bonus points for an interest other than a deed providing for public access through sensitive area lands, either required or voluntarily reserved; and

(3) Bonus points for a deed to the City and Borough of required or reserved sensitive area lands.

(b) Earning Points.

(1) A maximum of four points may be awarded for implementation of subsection (a)(1) of this section.
(2) A maximum of two additional points will be awarded for implementation of subsection (a)(2) of this section.

(3) A maximum of one additional point will be awarded for implementation of subsection (a)(3) of this section.

(c) Standards and Criteria. The sensitive area map, other relevant sources of information; or both shall be utilized to determine sensitive area boundaries. Determination of the total award shall take into consideration the amount of land protected, the percentage of the sensitive area protected, and the percentage of the parcel being set aside.

(d) Submittals. The applicant for bonus points shall submit a site plan or preliminary plat depicting sensitive area boundaries, areas to be protected, and areas to be dedicated or deeded, together with draft covenant or other documents, providing for permanent protection of sensitive areas.

(e) Conditions of Approval. Points may be awarded only after approval of all legal documents by the City and Borough Attorney, acceptance by the City and Borough of any deeded property, and the recording of an appropriate plat. (Eff. 02/19/88).

04 CBJAC 020.020 PARKS. (RESERVED)

Chapter 25: Transportation and Traffic Mitigation

04 CBJAC 025.010 NON-VEHICULAR TRANSPORTATION. (a) Policy. A development in the urban service area may be awarded bonus points for pedestrian paths, sidewalks, bike paths, and other pedestrian improvements beyond that required.

(b) Earning Points. A maximum of five points may be awarded for implementation of the policy stated above.

(c) Standards and Criteria. In order to qualify for bonus points, pedestrian improvements shall comply with construction standards as described in the “Standard Specifications and Standard Details,” of the City and Borough Engineering Department, State Department of Transportation and Public Facilities, or other acceptable design standards.

(d) Submittals. The applicant shall submit a site plan depicting improvements or dedications. The source of design standards shall be indicated.

(e) Conditions of Approval. The Commission may require approval of construction plans by the City and Borough Engineering Department or appropriate agency; actual completed construction or a suitable construction guarantee; and dedication of public ways. (Eff. 02/19/88).
04 CBJAC 025.020 ALTERNATIVE TRANSPORTATION. (a) Policy. A development may be awarded bonus points for bus pull outs and shelters.

(b) Earning Points.

(1) A maximum of one point may be awarded for the construction and dedication of a bus pull out.

(2) A maximum of two additional points may be awarded for the construction of a bus shelter accompanying a bus pull out.

(c) Standards and Criteria. The design of bus pull outs and shelters shall be consistent with the standard design of City and Borough bus shelters and pull outs.

(d) Submittals. The applicant shall submit site plans depicting bus pull out areas and limits of dedication, location and schematics of proposed bus shelters, evidence of preliminary review and acceptance from the City and Borough Capital Transit Division, Engineering Department, Public Works Department, or other appropriate agencies.

(e) Conditions of Approval. The Commission may require approval of construction plans, the dedication and construction of proposed improvements, or both. (Eff. 02/19/88).

04 CBJAC 025.030 TRAFFIC MITIGATION. (a) Policy. A development may be awarded bonus points for traffic mitigation measures on public roads.

(b) Earning Points. Three points may be awarded for each increase achieved or decrease avoided in the level of service for a public road or highway.

(c) Standards and Criteria. Levels of service shall be as described in “A Policy on Geometric Design of Highway and Streets”, 1984 Edition by the American Association of State Highway and Transportation Officials.

(d) Submittals. The applicant shall submit a traffic analysis which meets the standards outlined in Chapter 40 of Title 49, the Land Use Code, together with details of the improvements being proposed, and evidence of initial review of the analysis by the City and Borough Engineering Department and State Department of Transportation and Public Facilities.

(e) Conditions of Approval. The Commission may require final approval of the traffic analysis by the appropriate agencies, approval of construction plans by the appropriate agencies, construction of the improvement, or a construction guarantee. (Eff. 02/19/88).
Chapter 30: Fire Service and Utilities

04 CBJAC 030.010 FIRE SERVICE. (a) Policy. A development may be awarded bonus points for improvements which reduce the risk of injury or property damage, or improve the effectiveness of fire fighting measures at the development.

(b) Earning Points. A maximum of two points may be awarded for implementing the policy stated above.

(c) Standards and Criteria. In making its determination, the Commission shall consider the significance of the reduction in risk of loss of life or property, or the increase in the capacity of the Fire Department to fight fires. Improvements must be over and above the minimum code requirements.

(d) Submittals. The applicant shall submit a depiction of the proposed improvements, and evidence of review by the City and Borough Building and Fire Departments.

(e) Conditions of Approval. The Commission may require construction or a construction guarantee for improvements. (Eff. 02/19/88).

04 CBJAC 030.020 SEWER SERVICE. (a) Policy. A development in the urban service area may be awarded bonus points if it is connected, at the developers’ expense, to a public sewer system located more than 500 feet from the property line.

(b) Earning Points. A maximum of five points may be awarded for the extension of public sewer for a distance in excess of the minimum required according to the following:

<table>
<thead>
<tr>
<th>Distance</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 - 100 linear feet</td>
<td>1 point</td>
</tr>
<tr>
<td>100 - 200 linear feet</td>
<td>2 points</td>
</tr>
<tr>
<td>200 - 300 linear feet</td>
<td>3 points</td>
</tr>
<tr>
<td>300 - 400 linear feet</td>
<td>4 points</td>
</tr>
<tr>
<td>over 400 linear feet</td>
<td>5 points</td>
</tr>
</tbody>
</table>

(c) Standards and Criteria. Construction shall meet or exceed public sewer specifications found in the “Standard Specifications and Standard Details” of the City and Borough Engineering Department.

(d) Submittals. The applicant shall submit a site plan identifying proposed alignment and lineal feet of the sewer line, together with any comments from the City and Borough Engineering Department on feasibility of sewer line extension.

(e) Conditions of Approval. The Commission may require submittal and approval of the construction plans, construction, or a construction guarantee. (Eff. 02/19/88).
04 CBJAC 030.030  WATER SERVICE. (a) Policy. A development in the urban service area may be awarded bonus points if it is connected, at the developers’ expense, to a public water system located more than 500 feet from the property line.

(b) Earning Points. A maximum of five points may be awarded for the extension of public water for a distance in excess of the minimum required according to the following:

<table>
<thead>
<tr>
<th>Distance</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 - 100 linear feet</td>
<td>1 point</td>
</tr>
<tr>
<td>100 - 200 linear feet</td>
<td>2 points</td>
</tr>
<tr>
<td>200 - 300 linear feet</td>
<td>3 points</td>
</tr>
<tr>
<td>300 - 400 linear feet</td>
<td>4 points</td>
</tr>
<tr>
<td>over 400 linear feet</td>
<td>5 points</td>
</tr>
</tbody>
</table>

(c) Standards and Criteria. Construction shall comply with public water specifications found in the “Standard Specifications and Standard Details” of the City and Borough of Juneau Engineering Department.

(d) Submittals. The applicant shall submit a site plan identifying the proposed alignment and lineal feet of water line, together with any comments from the City and Borough Engineering Department on the feasibility of water line extension.

(e) Conditions of Approval. The Commission may require submittal and approval of the construction plans, construction, or a construction guarantee. (Eff. 02/19/88).

04 CBJAC 030.040  STORM DRAINAGE. (a) Policy. A development in the urban service area may be awarded bonus points if it is connected at the developers’ expense to a storm drainage system located more than 500 feet from the property line.

(b) Earning Points. A maximum of five points may be awarded for the extension of a storm drainage system as described in the above policy according to the following:

<table>
<thead>
<tr>
<th>Distance</th>
<th>Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 - 100 linear feet</td>
<td>1 point</td>
</tr>
<tr>
<td>100 - 200 linear feet</td>
<td>2 points</td>
</tr>
<tr>
<td>200 - 300 linear feet</td>
<td>3 points</td>
</tr>
<tr>
<td>300 - 400 linear feet</td>
<td>4 points</td>
</tr>
<tr>
<td>over 400 linear feet</td>
<td>5 points</td>
</tr>
</tbody>
</table>

(c) Standards and Criteria. Construction shall be according to storm drainage specifications found in the “Standard Specifications and Standard Details” of the City and Borough Engineering Department.

(d) Submittals. The applicant shall submit a site plan identifying the proposed alignment and lineal feet of the storm drainage system, together with any comments from the City and Borough Engineering Department on the feasibility of storm drainage system extension.
(e) Conditions of Approval. The Commission may require submittal and approval of the construction plans, construction, or a construction guarantee. (Eff. 02/19/88).

**04 CBJAC 030.050 ELECTRICAL POWER.** (a) Policy. Development which reduces the consumption of energy and or reduces peak demand is encouraged. This policy is applicable to developments which use methods or technologies in excess of building code requirements to reduce net energy consumption or peak electrical demand.

(b) Earning Points. A maximum of three points may be awarded for implementing the policy stated above. One point may be awarded for each 15 percent reduction in average energy consumption.

(c) Standards and Criteria. Bonus points may be awarded for appropriate building siting and orientation, solar design, energy efficient equipment, such as heat pumps, dual fuel systems, load control devices, waste heat recovery or heat exchange equipment and on-site generation such as hydro or wind power.

All systems shall use methods approved by energy or mechanical equipment suppliers, trade or professional organizations such as the American Society of Heating, Refrigeration and Air Conditioning Engineers.

(d) Submittals. The applicant shall submit site plans, architectural plans, and architectural and equipment manufacturers’ specifications. The type of submittal will be dependent on the nature of the system being proposed. All submittals shall include an energy study which provides an estimate of power reduction, and initial review by the City and Borough Engineering and Building Departments.

(e) Conditions of Approval. The Commission may require approval of plans by the City and Borough Building and Engineering Departments, construction or a construction guarantee. (Eff. 02/19/88).

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**Chapter 35: Mixed Use Development**

**04 CBJAC 035.010 MIXED USE DEVELOPMENT.** (a) Policy. Development of office, retail, or other commercial projects in the downtown area may be awarded bonus points for the inclusion of residential units.

(b) Earning Points. A maximum of one point may be awarded for one residential unit located in the same building as the non-residential development for which the bonus point is sought. A maximum of two points may be awarded for two or more residential units located in such building.
(c) Standards and Criteria. This policy only applies to office or commercial development in the MU, mixed use district which but for the residential units added would be minor non-residential development.

(d) Submittals. The applicant shall submit a site plan and schematics.

(e) Conditions of Approval. The Commission may require restrictions on conversions of residential use for a 10 year period, attorney review and approval of appropriate documents. (Eff. 02/19/88).

Chapter 40: Scenic Vistas

04 CBJAC 040.010 SCENIC VISTAS. (a) Policy. Development which is designed and sited on land in such a way as to preserve scenic vistas visible from public places may be awarded bonus points.

(b) Earning Points. A maximum of five points may be awarded for implementation of the policy stated above.

(c) Standards and Criteria. Award total will be based on the degree to which primary views, which includes views of Gastineau Channel, Mt. Roberts and Mt. Juneau, Douglas and the mountains of Douglas Island, downtown, Lynn Canal, Mendenhall Glacier, or other areas having particular natural beauty or scenic interest are preserved by alternative development proposals.

Alternative development proposals may include the voluntary placement of utilities underground, consideration given to the location or size of pre-existing buildings which form or block a view, consideration of setbacks, restriction of building height, and the configuration and design of a building.

“Public places” includes street and highway rights-of-way, parks, public buildings, and navigable waters.

(d) Submittals. The applicant shall submit a site plan, building elevations, and a view analysis indicating before and after views. The view analysis may include overlays, retouched photographs and similar illustrative techniques. Design Review Board recommendations shall be submitted.

(e) Conditions of Approval. The Commission may require construction, or a construction guarantee according to approved plans. (Eff. 02/19/88).
Chapter 45: Architectural and Landscaping Features

04 CBJAC 045.010 AWNINGS, MARQUEES, AND CANOPIES. (a) Policy. In the WC, WCR, WCO, and the MU districts of Service Area 1, a development which provides store front awnings, marquees, and canopies over public ways may be awarded bonus points.

(b) Earning Points. A maximum of three points may be awarded for implementation of the above stated policy.

(c) Standards and Criteria. Points will be awarded according to the size and extent of the covering and its compatibility with the surrounding environment. The covering shall be placed along principle frontages that connect to adjoining properties. The covering shall be a minimum of 9 feet above the sidewalk and a minimum depth of 2/3 of the width of the sidewalk, but, shall not extend further than the curb. Thickness should not be greater than 1 foot at the outer edge. Design and construction shall be permanent and complement the character of the surrounding structures.

(d) Submittals. The applicant shall submit site plans, building elevations, and Design Review Board recommendations.

(e) Conditions of Approval. The Commission may require approval of construction plans, construction or a construction guarantee according to the approved plans. (Eff. 02/19/88).

04 CBJAC 045.020 VEGETATIVE COVER. (a) Policy. Multi-family, commercial and industrial development maintaining more than the minimum required percentage of a site in vegetation may be awarded bonus points.

(b) Earning Points. Points will be awarded according to the following table.

(c) Standards and Criteria. The Commission shall consider the quality and extent of existing and proposed vegetation. Areas, including easements, sensitive areas, and open space, retained in natural vegetation or planted and maintained with landscaping, qualify for bonus points pursuant to this policy. For purposes of calculating area, landscaped areas may include rooftop, and elevated park areas.

(d) Submittals. The applicant shall submit a site plan indicating areas devoted to vegetation, a calculation of the number of square feet of vegetation on the lot, and proposed methods of maintenance.

(e) Conditions of Approval. The Commission may require bonding, and a maintenance program.
<table>
<thead>
<tr>
<th>ZONING DISTRICT</th>
<th>MINIMUM REQUIRED % OF LOT DEVOTED TO VEGETATION</th>
<th>25% INCREASE % VEGETATION FOR 1 POINT</th>
<th>50% INCREASE % VEGETATION FOR 2 POINTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Districts</td>
<td>20</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>D10, D15 &amp; D20, Multi-Family Residential Districts</td>
<td>30</td>
<td>38</td>
<td>45</td>
</tr>
<tr>
<td>MU, Mixed Use District</td>
<td>5</td>
<td>6</td>
<td>8</td>
</tr>
<tr>
<td>LC, Light Commercial District</td>
<td>15</td>
<td>19</td>
<td>23</td>
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<tr>
<td>GC, General Commercial District</td>
<td>10</td>
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</tr>
<tr>
<td>WC, WCO, &amp; WCR, Waterfront Commercial District</td>
<td>10</td>
<td>13</td>
<td>15</td>
</tr>
<tr>
<td>WCI, Waterfront Commercial/Industrial Districts</td>
<td>5</td>
<td>6</td>
<td>8</td>
</tr>
<tr>
<td>I, Industrial District</td>
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**USE (Supercedes District)**

<table>
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<tr>
<th>Category</th>
<th>MINIMUM REQUIRED % OF LOT DEVOTED TO VEGETATION</th>
<th>25% INCREASE % VEGETATION FOR 1 POINT</th>
<th>50% INCREASE % VEGETATION FOR 2 POINTS</th>
</tr>
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<tbody>
<tr>
<td>Public Institutional Uses</td>
<td>30</td>
<td>38</td>
<td>45</td>
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<tr>
<td>Convenience Store, Outside of Commercial Districts (Eff. 02/19/88)</td>
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**PART 4: PERFORMANCE STANDARDS**

**Chapter 50: Commercial and Industrial Standards**

**04 CBJAC 050.010 APPLICABILITY.** All commercial and industrial uses located in the LC, GC, WC, WCO, WCR and WCI, and I, districts shall comply with the performance standards in the following sections. (Eff. 02/19/88).
04 CBJAC 050.020 PERFORMANCE STANDARDS. (a) The noise emanating from premises used for industrial activities shall be muffled so as to not become objectionable due to rhythm, intensity, pitch, or timbre, and where a use adjoins a residential district, the volume measured at the boundary line shall not exceed 55 dba’s between the hours of 11:30 pm and 6:00 am, and 70 dba’s at other hours.

(b) Industrial and exterior lighting shall not be used in a manner that produces glare on public highways or neighboring property.

(c) Arc welding, acetylene torch cutting or similar processes shall be performed so as not to be seen from outside of the property.

(d) Provisions shall be made for necessary shielding or other preventive measures against interference caused by mechanical, electrical, electronic and nuclear equipment.

(e) The emission of obnoxious odors or toxic or corrosive fumes or gases shall not be permitted. Dust or vapor created by an industrial operation shall not be exhausted directly into the atmosphere.

(f) The storage of liquid or solid waste which attracts vermin or otherwise creates a health hazard is prohibited. No waste products shall be visible from eye level from any property line.

(g) All open storage, excluding outside merchandising, shall conform to the front yard setback requirement of the zoning district in which it is located and shall be enclosed by a sight obscuring fence or planting at least six feet high. (Eff. 02/19/88).

Chapter 55: (RESERVED)

PART 5: DESIGN REVIEW DISTRICT STANDARDS

Chapter 60: Landscaping Standards

04 CBJAC 060.010 PROCEDURES. (a) Purpose. The intent of this section is to provide minimum landscaping and natural screening requirements in order to maintain and protect property values, enhance the community’s appearance, visually unify the locale and its neighborhoods, reduce erosion and storm runoff, and maintain or replace vegetation.

(b) Compliance with Requirements. All land uses, except residential uses under five units within the superimposed Design Review District, shall comply with the minimum requirements of this section.

(c) Plan Submittal and Review. Development applications shall include plans for landscaping in compliance with this section. Plans shall be drawn at a minimum scale of 1” = 20’ on 24” x 36”
sheets. The plans shall identify existing and proposed trees, shrubs, bushes, plant material, ground cover and other natural features. Plants shall be identified by botanical and common names and shall include caliper, minimum height and size of containers or plants. The plans shall also indicate whether the plants will be balled and burlapped or bare root and shall specify where the existing and proposed plants are located and the planting details. When existing natural growth is proposed to remain, the applicant shall include proposed methods to protect the existing trees and growth during and after construction. Plans shall be reviewed and approved by the use of the procedures of Part VI of CBJ 49.70.

(d) Existing Plant Material. Existing trees and other vegetation on the site of a proposed development shall be retained where practical and supplemented by infill of new landscaping as set forth in 04 CBJAC 010.030 Required Landscaping Materials and Specifications.

(e) Alternative Landscaping Plan. The requirements of this section may be modified to encourage better landscaping design under the following conditions. A request for alternative landscaping shall be submitted to the Design Review Board as part of the Site Plan Review procedure. In order to approve the site plan, the Design Review Board must find that alternative landscaping will be equal to, or better than, that required by this section and will accomplish the intent of this section. A copy of the findings and conditions of approval shall be attached to the approved plans.

(f) Performance Assurance. Prior to the issuance of any building permits for a project, a bond shall be submitted in an amount sufficient to guarantee installation of the required landscaping and the replacement of any plants that die within one year of planting. Required landscaping shall be installed within ten months of the date of final construction permit approval or issuance of a certificate of occupancy, whichever is the later. If the requirements are not met, the bond may be used to complete the landscaping. (Eff. 02/19/88).

04 CBJAC 060.020 LANDSCAPING STANDARDS. (a) Overall Site Landscaping. Overall site landscaping is accomplished through both perimeter buffering and screening to separate development projects from one another as well as interior landscaping to complement structures and uses located within the overall site.

Buffering is a means of using plantings and/or earth forms to separate uses from one another. Buffering shall be located around the perimeter of the overall development site to minimize the impact of vehicular headlights on structures; to minimize the visual impact of building light and mass on vehicles and pedestrians; to provide visual separation between the movement of people and vehicles; and to shield activities from adjacent properties (as described in 04 CBJAC 010.030 Required Landscape Materials and Specifications).

Screening is a means of using landscaping and/or architectural structures to visually block out unsightly buildings and land uses. Screening shall be required where one land use is adjacent to a conflicting land use such as residential and commercial and also to conceal outdoor storage areas (as described in 04 CBJAC 010.030 Required Landscape Materials and Specifications).
(b) Perimeter Landscaping.

(1) Required Landscaping. Perimeter landscaping shall be required along all boundaries of a proposed development project. A strip of land adjoining all property lines shall be appropriately landscaped in accordance with the requirements outlined in Table 1 and 2 except where a building, driveway or pathway is located within the required buffer area.

**TABLE 1. Perimeter Landscaping Requirements by Land Use and Zoning District**

(Depth of buffer in feet)

<table>
<thead>
<tr>
<th>Abutting Zoning District</th>
<th>RR</th>
<th>D-1</th>
<th>D-3</th>
<th>D-10</th>
<th>D-15</th>
<th>D-18</th>
<th>LC</th>
<th>MU</th>
<th>GC</th>
<th>WC</th>
<th>WI</th>
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<tr>
<td>Multi-family Residential</td>
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<td>5</td>
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<tr>
<td>Office/Retail Commercial</td>
<td>10</td>
<td>10</td>
<td>10</td>
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<tr>
<td>Industrial</td>
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<tr>
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<table>
<thead>
<tr>
<th>Project Land Use</th>
<th>Principal Arterial</th>
<th>Minor Arterial</th>
<th>Urban Collector</th>
<th>Urban Street</th>
<th>Alley</th>
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<tr>
<td>Multi-family Residential</td>
<td>10</td>
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<td>10</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Office/Retail Commercial</td>
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<tr>
<td>Light Industrial</td>
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<tr>
<td>Public</td>
<td>20</td>
<td>15</td>
<td>15</td>
<td>15</td>
<td>5</td>
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</table>

(2) Channel Edge. When multi-family residential developments are located along the Gastineau Channel, the buffer along the water’s edge shall not be required. Existing vegetation along the water’s edge shall be preserved and where appropriate, clusters of landscaping shall be required.
(3) **Outdoor Storage.** Outdoor storage is used for the storage of garbage, equipment and other materials. The screening of outside storage shall consist of a decorative sight obscuring fence and/or a solid plantings screen predominantly of evergreens. Screening shall be accomplished as described in 04 CBJAC 060.030 Required Landscape Materials and Specifications.

(c) Interior Landscaping. The interior of all site developments located within the Design Review District shall be landscaped. Special attention shall be given to tree clusters around the building(s), entrances to the site, driveways and streets, and common areas.

(1) **Buildings.** Landscaping should be used to accent and complement buildings which are planned for the development; for example, grouping of tall trees to break up tall buildings and lower plantings for long, low buildings.

(2) **Site Entrances.** At the entrance to all site developments, low lying shrubs or a combination of ground material, rocks, and shrubs shall be installed.

(3) **Driveways and Streets.** At the entrance to driveways servicing a structure or an overall site, low lying shrubs shall be installed. The shrubs shall be planted so as not to interfere with sight distance and shall conform to State of Alaska Department of Transportation standards for sight distances. Along streets constructed within a site, street trees shall be planted in accordance with 04 CBJAC 010.030 Required Landscape Materials and Specifications.

(d) Parking Lot Landscaping. Parking lots, including driveways and service areas, shall be landscaped and screened in conformance with this section. Parking layout and design shall include both interior lot landscaping and clustering of landscaping along the perimeter of the lot for the purpose of improving vehicular and pedestrian circulation patterns and increasing the visual variety of the parking area. Interior landscaping may be peninsular or island in shape. Landscaping may occur in clusters in areas where visibility of traffic is not impaired.

(e) Parking Lots With Fewer Than 20 Spaces. In small parking lots, consisting of fewer than twenty spaces, landscape areas may be limited to the planting of “unusable space” including walkways, center islands, and at the end of bays. In narrow islands, low upright plants are appropriate.

(f) Parking Lots Greater Than 20 Spaces. In parking lots greater than twenty spaces, landscape areas shall meet the following requirements:

(1) **Minimum Overall Landscape Area.** The required landscaped area shall be five square feet per one hundred square feet of parking area.

To encourage the proper distribution of landscaping throughout the parking lot, landscaping should not be concentrated in one corner of the lot but rather should be distributed both within the lot and around the perimeter. Each area within the lot which is landscaped should be a minimum of sixty-four square feet to provide a proper plant environment.
Parking lot landscaping is encouraged to adequately reduce the bulk and enhance the visual appearance of the parking area.

(g) Buffering and Screening.

(1) Lots Which Form Property Boundary. When a parking lot forms the boundary of a site development, landscaping shall be as required in 04 CBJAC 060.020(b).

(2) Lots Which Abut Rights-of-Way. Parking lots adjacent to rights-of-way, except for alleys and pedestrian pathways, shall be landscaped with a combination of new plantings and existing vegetation where practical in order to effectively and aesthetically screen the parking area. Plantings chosen for these areas should preserve sight clearance for motorists and be compatible with existing maintenance activities. (Eff. 02/19/88).

04 CBJAC 060.030 REQUIRED LANDSCAPE MATERIALS AND SPECIFICATIONS.

(a) Buffering. Buffering may consist of fencing, evergreens, shrubs, berms, rocks, boulders, mounds, bushes, deciduous trees, or combinations thereof. This planting strip shall be designed with a mix of evergreen and/or deciduous trees which form an effective sight buffer. Evergreen trees shall have a minimum height of six feet and deciduous trees shall have a minimum caliper of two inches at the time of planting. At least two rows of staggered deciduous and evergreen trees shall be planted. The trees shall be spaced not more than fifteen feet apart and the rows not more than five feet apart.

(b) Screening. Screening may consist of fencing, evergreen and shrubs or combinations thereof. The purpose of this landscaping is to provide sight, sound, and psychological barriers between land uses with a high degree of incompatibility. Plantings shall be composed of a mix of evergreen plants with such maturity and spacing as to form an effective visual barrier within two years. Said trees shall be distributed so they cover the full depth of the designated planting area. Minimum tree height shall be six feet.

(c) Berming and Plantings. A combination of mounds and berming and plantings may be installed to enhance building designs and attractively screen parking areas. These areas shall be landscaped to a slope not greater than the natural angle of repose. The berm and planting area must be at least ten feet in width and shall be planted with at least one row of deciduous or evergreen shrubs not more than five feet apart.

(d) Street Trees. Street trees shall be deciduous or evergreen and shall be planted a maximum of thirty feet apart along the street right-of-way. Evergreen trees shall be a minimum of six feet in height and deciduous trees shall have a minimum caliper of two inches (See 04 CBJAC 010.020(c)).

(e) Interior Landscaping. This type of landscaping is used for interior landscaping requirements including parking lot landscaped areas. Trees are required at a ratio of at least one per two hundred square feet of landscaped area or fraction thereof. Trees shall be planted no closer than four feet from pavement edges where vehicles overhang planted areas. Deciduous trees shall have at least a two-inch caliper and evergreen trees shall be at least six feet tall at the time of planting.
Required landscaping areas remaining after tree planting shall be planted in low shrubs and/or groundcover. The distribution of plants shall be adequate to achieve seventy five percent ground coverage within three years of planting.

(f) Vehicular Overhang. Parked vehicles may not overhang landscaped areas more than 1.5 feet.

(g) Plant Species. Plant material shall be selected from the recommended plant list found in standard guides published by the Department from time to time. If appropriate, the Design Review Board will consider plant species not included on the recommended list. (Eff. 02/19/88).

Chapter 65: Signage

04 CBJAC 065.010 SIGNAGE BONUS. (a) Applicability. In addition to the maximum sign area as provided in CBJ 49.45.210, a bonus in accordance with provisions of this chapter, may be awarded to projects in non-residential zoning districts within the Design Review District if the design theme, evaluated on the basis of style of lettering, construction material, illumination, color scheme and project consistency, is deemed worthy by the Design Review Board of said bonus.

(b) Area Determination. The maximum sign area, including the bonus allowance, shall be determined as follows: Divide sign setback by sign frontage, add one, then multiply the quantity by the sign area as provided in CBJ 49.45.210 to determine the maximum sign area.

\[
\left( \frac{\text{Sign Setback}}{\text{Sign Frontage}} \right) + 1 \times \text{Sign Area per 49.25.210} = \text{MAXIMUM SIGN AREA}
\]

“Sign frontage” is the length in feet of the ground floor level of the primary facade of a building which faces a street, right-of-way, or internal circulation road; and

“Sign setback” is the average distance of the sign frontage from the centerline of an abutting street, right-of-way, or internal circulation road.

Maximum sign area shall not exceed 150 percent of the sign area as provided in CBJ 49.45.210.

No more than 50 percent of the maximum sign area shall be displayed on any facade other than the sign frontage. (Eff. 02/19/88).

Chapter 70: Lighting

04 CBJAC 070.010 PROCEDURES. (a) Purpose. The purpose of regulating outdoor lighting is to control illumination and prevent intrusion of light onto adjoining properties.
(b) Compliance with Requirements. All developments within the Design Review District except residential uses under five units shall comply with the minimum requirements of this part.

(c) Plan Submittal and Review. Development applications shall include preliminary plans for lighting in compliance with this part. Plans shall include the location, height, type and manufacturer’s specification sheet. Plans shall be reviewed and approved by the use of the procedures of Part IV of CBJ 49.70. (Eff. 02/19/88).

04 CBJAC 070.020 DIMENSIONAL STANDARDS. (a) Height. The mounting height of luminaires depends upon the lamp size, the type of luminaire which is being used, and the purpose of the lighting. The following general guidelines should be used in determining mounting height.

1. Low Level. These are heights below eye level. Very finite patterns with low wattage capabilities should be used.

2. Mall and Walkway. These are 10 to 15 foot average heights. This is multi-use lighting because of the extreme variety of fixtures and light patterns.

3. Special Purpose. These are 20 to 30 foot average heights used for recreational, commercial, residential, and industrial purposes.

4. Parking and Roadway. These are 30 to 50 foot average heights used in large recreational, commercial, and industrial areas as well as along highways.

5. High Mast. These are 60 to 100 foot average heights used for large area lighting including parking lots and highway interchanges.

(b) Location. In general, outdoor lighting is located along streets, parking areas, at intersections and crosswalks and where various types of circulation systems merge, intersect or split. Stairways and sloping or rising paths, building entrances and exits also require illumination. (Eff. 02/19/88).

04 CBJAC 070.030 STYLE AND DESIGN SPECIFICATIONS. All permanent outdoor lighting such as that used for area lighting or building floodlights shall be steady, stationary, shielded sources, directed so as to avoid causing glare for motorists, pedestrians, or neighboring premises. In addition, the style of the light fixture and standard shall be harmonious with the architectural style of associated buildings.

(a) Intensity. The amount of usable light from a given source will vary according to the angle of incidence and the distance to the illuminated surface.

The level of illumination (footcandles) shall be sufficient for people to see a potential hazard.

When installing lighting, the following intensity in footcandles should be used as a general guideline:
(1) Parking Lots. An average of one and five tenths (1.5) footcandles throughout entire parking area.

(2) Intersections. Three footcandles.

(3) Residential Developments. An average of two-tenths footcandles.

(b) Glare. Glare is an important consideration in terms of both nuisance and safety factors. For example, unshielded, high intensity lamps, when mounted at levels below thirty five feet, glare uncomfortably for pedestrians and motorists alike. Shielding reduces glare and protects the privacy of occupants in upper story structures and adjacent buildings.

(c) Special Considerations.

(1) Property Lines. Where lights along property lines will be visible to adjacent residents, the lights shall be appropriately shielded. In addition, the intensity in footcandles shall not exceed one tenths footcandle. To prevent violations of privacy on neighboring premises, the marginal increase of light as measured at the property line shall not exceed one foot candle.

(2) Display Lighting. Display lighting shall be shielded and shall be located and maintained so as not to constitute a hazard or nuisance.

(3) Pathways, Sidewalks, and Trails. These pedestrian oriented areas should be lighted with low or mushroom-type standards.

(4) Building Accent Lighting. Light fixtures shall shield towards the building to direct lighting on the building and to minimize glare onto adjacent properties. (Eff. 02/19/88).

Chapter 75: Building Siting, Bulk, and Design

04 CBJAC 075.010 PROCEDURES. (a) Purpose. It is the intent of these standards to ensure that the design of the new development gives appropriate consideration to and is sensitive to the existing urban context in which such development is to be located. The urban context includes such elements as architecture, building types, significant structures, pedestrian environment and spatial qualities. The reference for such urban design context is the October 1983 study of the City and Borough of Juneau, entitled “Urban Design in Juneau: An Inventory.” The following general guidelines and specific design standards are intended for use by the Design Review Board in project design review, and by the applicant in project design. It is intended that these guidelines and standards form a framework within which the designer is free to exercise creativity, invention, and innovation. In these standards no particular architectural style or design is specified or favored. However, large single block buildings which are plain and contain long uninterrupted lines or are otherwise aesthetically displeasing are discouraged.
The general guidelines are intended to provide an overall approach to project design and are most useful during concept development and review. The specific standards focus on particular areas of project design: building siting, massing and scale; details, materials and texture; solar considerations; exterior space; and expansion of the guidelines, where such expansion is felt to be necessary and appropriate. It should be noted that most of the standards are worded as recommendations and not requirements; therefore the standards serve as design direction and should not inhibit design creativity or innovation.

(b) Compliance with Requirements. All land uses, except residential uses under five units unless such uses are determined by the director to be part of an overall or larger development, within the superimposed design review district shall comply with the requirements as contained herein.

(c) Plan Submittal. Development applications shall include plans for building and site design prepared to a professional standard. The plans shall contain the following information:

1. Preliminary building floor plans and exterior architectural elevations drawn to scale and adequate to show clearly the design intent. These plans and exterior elevations shall include a site section as well as structures and significant natural features on adjacent property. A massing model shall be provided at the request of the Design Review Board;

2. Location of all existing buildings and structures, streets, easements, driveways, entrances and exits on the site and within two hundred feet thereof;

3. Location and dimensions of proposed buildings and structures, roads, driveways, parking areas, etc;

4. Building setback, side and rear yard distances;

5. All existing physical features on the site and within two hundred feet thereto, including streams, water bodies, existing specimen trees, and significant soil and hydrological conditions; and

6. Topography showing existing and proposed contours at five foot intervals for slopes averaging five percent or greater, and at two foot intervals for land of less slope.

(d) Other Information. Other information and data may be required for the review of specific site plans. These data may include, but are not limited to, geologic information, water yields, flood data, environmental information, traffic counts, road capacities, and similar exhibits.

(e) Coordination with Other Agency Reviews. Information and documents required by other agencies such as environmental impact statements, soil erosion and sedimentation plans, and storm water management plans shall be submitted as part of site plan approval and may be used to comply with site plan submission requirements where applicable.
(f) Waiver of Information Required. The department may waive submission of any required exhibits in appropriate cases and for specific site plans.

(g) Applicants are urged to submit their plans as early as possible, preferably at the schematic design phase of project development.

(h) Limitation of Review.

   (1) The Design Review Board shall not assist in the design of any buildings or projects submitted for approval. The board shall restrict its considerations to a review and recommendations based on the design guidelines and standards herein, leaving full responsibility for project design to the applicant.

   (2) In its endeavor to improve the quality of a design, the board shall keep considerations of cost in mind. However, cost considerations shall not override the other objectives of this ordinance.

(i) Bonding for Required Improvements. As a condition of plan approval the department may require a bond, acceptable in form to the attorney, for the purpose of assuring the installation of on-tract public improvements. (Eff. 02/19/88).

04 CBJAC 075.020 GENERAL GUIDELINES. (a) Overall Design Concept. All new buildings should be related harmoniously to surrounding natural features and to existing buildings and other substantial structures in the vicinity that have a visual relationship to the proposed building or buildings. The achievement of such harmony may require the enclosure of space in conjunction with other existing buildings or other buildings proposed by the applicant and the creation of focal points with respect to avenues of approach, terrain features or other buildings.

   (b) Building Height and Siting. The location of new buildings on a site should provide a harmonious relationship to existing area structures, landforms and water bodies, in terms of height, setback, view preservation and related aspects of its urban context. In particular areas, building height and orientation may have to be adjusted in order to maintain such relationships or to protect a view corridor, as established by ordinance.

   (c) Building Design Elements. The selection of building design elements, including the use of materials, fenestration, color, and texture, should ensure that such treatment is harmonious with that prevalent in the area, where discernible and worthy of preservation.

   (d) Building Orientation. New buildings should be oriented to the natural environment; for example the design and location of pedestrian areas and plazas, with respect to building orientation, should consider use in all weather conditions at all times of the year.
(e) Building Additions. Building additions should be designed to reflect the existing building in terms of scale, materials, fenestration, and color. A change in the proposed addition may require a transitional design element between the addition and the existing building.

(f) Area Design Features. New buildings should, where appropriate, strengthen the urban design features of its locale by supporting the street facade, framing a view corridor, preserving a view corridor to a historic landmark, enclosing an open space, creating an atrium, or continuing a particular design feature or statement.

(g) Reference Studies. The reference municipal study “Urban Design in Juneau: An Inventory,” includes a visual appraisal of ten design areas in downtown Juneau. New buildings proposed to be located in such design areas should, in their design, give consideration to the findings and recommendations of that study. Future studies should also be considered as they become available. (Eff. 02/19/88).

04 CBJAC 075.030 SPECIFIC STANDARDS. (a) Building Massing and Scale.

(1) Large single block buildings are undesirable. Where large structures are required, massing should be broken up through the use of setbacks or other design techniques.

(2) No building facade should exceed four stories in height in a single plane. Lower heights may be required in particular design areas.

(3) Buildings should not feature expansive blank walls.

(4) A human scale should be achieved at ground level and along street frontages and entryways through the use of such scale elements as windows, doors, columns, and canopies.

(b) Details, Materials, and Texture.

(1) Materials shall be chosen to complement a building’s setting and its relationship to the surrounding neighborhood.

(2) Surface detailing should be integral rather than decorative.

(3) Exterior mounted mechanical and electrical equipment should be screened. Roof-mounted equipment should be of a low profile. Underground utility lines shall be installed for all new construction.

(4) Lighting design should reflect building design.

(c) Solar Considerations.

(1) The use of solar and other energy conserving strategies is encouraged.
(2) Solar hardware should be harmonious with the building design.

(d) Exterior Space.

(1) Exterior spaces should be related in scale to the buildings which define them.

(2) Exterior pedestrian spaces should be designed for use in all seasons of the year and shall be designed for maintenance in all seasons of the year.

(3) Exterior spaces should be organized in sequence. Abrupt changes from very small to very large, without the use of a transitional space, should be avoided.

(e) Color, Signs and Street Furniture.

(1) The painting of buildings with patterns that clash with adjoining structures should be avoided.

(2) The design of a sign should be subservient to, and consistent with, the building it serves. Mass produced signs should be avoided.

(3) Where a building requires several different signs, they should be similar in size, materials, colors and lettering.

(4) The design of all street furniture should be consistent with building design. (Eff. 02/19/88).

04 CBJAC 075.040 DEFINITIONS. As used in this chapter, the following terms have the meanings set forth:

“Building Scale” means the relationship of building mass to other area buildings.

“Building Mass” means the visual impact of a structure’s height, width, and depth.

“Curtain Wall” means a nonstructural building wall, usually window or window panel dominated.

“Facade” means any exterior building face or wall.

“Exterior Space” means the outside area of a property, including plazas, courtyards, and pedestrian walkways.

“Fenestration” means the number, design, and arrangement of exterior windows.
“Harmonious Relationship” means an aesthetically pleasing arrangement of natural and architectural elements in urban environment; a relationship devoid of abrupt or severe differences.

“Human Scale” means design consistent with human form and function.

“Public Amenity” means an improved public open space, walkway, boat dock, or similar use area or facility.

“Street Furniture” means functional elements of the streetscape, including benches, signposts, phone booths, lighting fixtures, trash receptacles, and sculptural forms.

“Streetscape” means natural and manmade visual elements of the urban environment.

“Urban Context” means a streetscape which forms a distinct neighborhood or section of a city or urban place. (Eff. 02/19/88).

PART 6: HISTORIC DISTRICT STANDARDS

Chapter 80: Historic District Standards

04 CBJAC 080.010  HISTORIC DISTRICT – GENERAL GUIDELINES. The following guidelines are intended to provide the applicant with an idea of the general criteria the Design Review Board will employ when reviewing proposals for the downtown historic district. They are designed to preserve the characteristics which typify development in the district and provide the basis for the more specific design standards which follow in the next section.

(a) All alterations to existing structures should be performed so as to preserve the historical and architectural character of Juneau’s downtown historic district.

(b) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or destruction of architectural features should be avoided when possible.

(c) All buildings, structures, and sites should be recognized as products of their own time. Alterations that have no historical basis should be discouraged.

(d) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site, and its environment. These changes may have acquired significance of their own, which should be recognized and respected.

(e) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations or additions do not destroy the historical character of the structure. The same will hold true of new construction, that is, contemporary design shall not be
discouraged if it does not violate the historical character of the surrounding buildings or the historic district as a whole. Design proposals for both new construction and alterations to existing structures must be compatible with the size, scale, color, material, and character of the property, the immediately surrounding structures, and those in the historic district. (Eff. 02/19/88).

**04 CBJAC 080.020 REQUIRED SUBMITTALS.** (a) General. The following procedures are for persons who intend to undertake rehabilitation or new construction within the downtown Juneau historic district.

1. Application is filed with the department.

2. The department schedules the application for review at the following Design Review Board meeting.

3. A notice of hearing is published at least three days prior to the hearing date.

4. The Design Review Board reviews and evaluates the site development plan with consideration of the following:

   A) Preservation of the historical outward appearance and original design if development or work involves modification to existing buildings.

   B) Harmony of scale, architectural style, sidewalk level use, and materials with the existing historical character if development involves construction of a new building.

5. The director issues a site development plan permit with the board’s action.

(b) Major Projects. The following items are required for major rehabilitation or renovation and new construction within the historic district. These shall accompany the application form and must be submitted to the department for review, including the Design Review Board, and the building department:

1. The applicant shall submit three copies of the application signed by the applicant and, if the premises are leased, by the owner. The location of the property shall be clearly indicated on an attached map.

2. The applicant shall submit current color photographs of the site and existing structures showing both the overall condition of the structures, the materials, and color. The applicant shall also submit color photographs of contiguous sites and structures showing prevalent architectural styles and the character of the area. All photographs shall be leveled to indicate the direction of the view and shall be mounted on 8 1/2 x 11 inch heavy artist display board, matte board, or heavy bond.
(3) Major exterior modification applications shall include three copies of a site plan showing the existing structure and its relationship to the site and all proposed alterations and additions. These drawings must be scale, and copies may be blue lines, black lines, or of similar quality.

(4) The applicant shall submit three copies of elevations of all facades with street frontage and any facades which are visible from the street showing proposed fenestration, canopies, signage, exterior equipment, and appropriate architectural detailing. Proposed building materials and finishes must be indicated with color and texture and must be of a scale appropriate to show the required detail. These drawings must be to scale, keyed to the sample required in subsection 5 of this section, and may be hand-colored blue lines, black lines, or of a similar quality.

(5) Samples of materials and photographs of products to be used in exterior finishing shall be provided. These may include color chips, samples of molding, or photographs of architectural details to be incorporated in the exterior finishing. These shall be keyed to the elevations required in subsection 4 of this section, and must be mounted on heavy artist display board.

(6) If the Design Review Board requires modification to the submitted exhibition or additional submittals due to unusual conditions, these shall be submitted by the applicant as requested by the board prior to the applicant receiving a site development plan permit. (Eff. 02/19/88).

04 CBJAC 080.030 DESIGN STANDARDS – GENERAL. The following design standards apply to both new construction and alterations to existing structures. The first three standards, for heights, setbacks and roofs, collectively define the form of the streetscape. The next three standards for retail storefronts, windows, and architectural details, are all listed under “front facade.” These elements both define the character of a building and contribute to the character of the historic district as a whole. The remaining design standards for finishing materials, color, canopies, signs, and service lines, apply to the exterior of buildings. They also contribute to both the character of the facade and collectively, to the streetscape. (Eff. 02/19/88).

04 CBJAC 080.040 EXCEPTIONS. The Design Review Board may, in special cases make exceptions to the design standards provided the alternative does not distract from the character of the district. In such cases, the board’s findings must include written justification for granting such exceptions. (Eff. 02/19/88).

04 CBJAC 080.050 HEIGHT, SETBACKS, AND ROOF STANDARDS. (a) Height Standard. Building height requirements are broken down into four subdistricts, comprising thirty-five foot, thirty-eight foot, forty-five foot and fifty-five foot height restriction areas. The location of these subdistricts is shown on the height standard map.

(b) Setback Standard. Front and side setbacks for new construction or additions shall maintain the visual continuity of the streetscape.
(c) Roof Standard. New construction or alterations to existing structures shall respect the original roof form, and shall create the appearance of a horizontal parapet wall from the street. Mechanical equipment and other appurtenances located on the roof must be adequately screened so as to not be visible from the street level. (Eff. 02/19/88).

04 CBJAC 080.060 FRONT FACADES. (a) Retail Storefront. Alterations to the facade of a building at the first floor level shall conform as nearly as possible to the original design of the building if that building is on a major street and if the original building employed a typical storefront type of facade. A proposed change of use in itself shall not justify an exception and shall require that the building employ mitigating elements to satisfy this guideline. New construction on a major street shall also utilize the elements and proportions of a typical storefront facade at street level.

(b) Window Standard. Windows in new construction shall conform in outward appearance to the style, materials, proportions and placement of windows typical of the historic district. If an existing structure is altered, the replacement windows shall match as nearly as possible the dimensions and subdivisions of those original to the structure. The suggested material for windows, including all elements associated with the exterior fenestration such as the trim, sash, frame, sill, and transom, is wood. Windows of other materials and styles are not acceptable, unless they are found to match in size, proportion, color and detail the wood sash typical of the historic district.

(c) Architectural Standard. The original architectural details such as moldings, cornices, brackets, columns, and pilasters, of a building shall be maintained in good repair. If they must be replaced for maintenance purposes or during the course of minor alterations, they should be replaced as nearly as possible with elements of the same type and of similar or compatible materials. If substantial replacement is required due to deterioration or a major alteration to the building, the elements shall conform in dimension and detail to those on the original structure. In the case of new construction, architectural details shall be suitable to the building itself and shall conform in dimension and detail with precedents found on comparable buildings or within the district. (Eff. 02/19/88).

04 CBJAC 080.070 EXTERIOR STANDARDS. (a) Finishing Material Standard. Finishing materials used in repairing or partially replacing exterior walls should match as closely as possible the materials used on the existing buildings. Where appropriate to the rehabilitation of the building, finishing materials used in major alterations to a building should match as closely as possible the original material used on the building in dimension, texture, and finish. Recommended finishing materials for both new construction and alterations to existing structures are horizontal wood siding, such as shiplap, tongue and groove, clapboard siding, and smooth stucco finish. All buildings must be painted or finished with semi-transparent stain.

(b) Color Standard. All siding, wood trim, and window trim shall be finished with paint or a semi-transparent stain. All colors and the placement of color on the building should preserve or emphasize the structural detailing. All colors and color combinations shall be subject to approval by the Design Review Board.
(c) Canopy Standard. If canopies are removed during alteration, they must be replaced by canopies in accordance with the following design standards. Canopies must be provided in new construction as well, and where appropriate must allow for a horizontal continuation of the canopies on adjacent or contiguous buildings. Materials traditionally associated with “add-on” or temporary canopies or awnings, such as corrugated fiberglass, canvas, or aluminum are prohibited. Cantilevered concrete, with suitable finishing materials, or wood frame construction should be employed with suitable roofing materials such as asphalt. Canopies shall not follow the grade, but shall be hung horizontally and shall step up with changes in grade, so as to keep within the character of existing canopies in the historic district. (Eff. 02/19/88).

04 CBJAC 080.080 SIGN STANDARD. Lettering style and symbols on signs shall be appropriate to the building’s style and compatible with the lettering and style of other signs on the building.

The only sign appearing above the canopy or first floor level of a building should relate to the name of the building or principal use within the building. This should be externally illuminated only and be in the plane of the storefront. Signs that are hung underneath the canopy and perpendicular to the building should be no less than eight feet above the finished sidewalk. The preferred material for these signs is wood, with natural stain or painted finish and externally illuminated only. Signs within or fixed to canopy edges shall not be lighted and shall not extend past the bottom or one foot above the top of the canopy fascia, and shall not exceed twelve inches in overall height.

All signage proposals require approval by the Design Review Board. The board will review plans for dimensions, placement, subject matter, lettering styles, color, materials, legibility and appropriateness of style to the character of the historic district. (Eff. 02/19/88).

04 CBJAC 080.090 SERVICE LINE STANDARD. At a future date utility lines may be established underground. Conduits for those lines should be supplied from the street to the building in the course of new construction or alterations to existing structures. In the interim, aerial utility lines should be brought into a building as discretely as possible, so as not to detract from the appearance of the building. (Eff. 02/19/88).