

MEMORANDUM

CITY/BOROUGH OF JUNEAU
155 South Seward Street, Juneau, Alaska 99801

DATE: February 4, 2007

TO: Planning Commission

FROM: Greg Chaney, Planner
Community Development Department



FILE NO.: TXT2007-00001

PROPOSAL: Minor modification of previously approved recommendation to create a "Bungalow Housing" ordinance. The proposed modification would allow Bungalow Lots to be platted in multi-family zones at densities similar to Common-wall construction.

BACKGROUND

On January 23, 2007, the Planning Commission approved a recommendation to the Assembly to draft an ordinance which would establish a new class of small lots for "Bungalow Housing". Special development restrictions were incorporated including a maximum dwelling size of 1,000 square feet with a 300 square foot garage or storage allowance. In addition, Bungalow lots could only be created in combination with full size lots that met regular standards. After reviewing the ordinance as approved, it became apparent that in multi-family D-15 and D-18 zoning districts, Bungalow lots would be significantly more restricted than common-wall developments. Therefore, staff has brought this draft ordinance back to the Planning Commission to explore the possibility of allowing Bungalow lots in D-15 and D-18 zones in at the same density as common-wall construction.

ANALYSIS

Attachment A contains the entire draft ordinance as it is approved at the January 23, 2007 Planning Commission meeting with proposed changes noted. As currently proposed, subdivisions containing Bungalow lots must also contain lots that are compliant current zoning standards. In lower density single-family residential districts, this restriction is appropriate to avoid changing the density and character of existing neighborhoods. However, in high density multi-family zones, the requirement is more restrictive than other subdivision options. In D-18 districts, Common-wall buildings of any size can currently be built on 2,500ft² lots but a 2,500ft² Bungalow lot would be subject to multiple limits on construction. By allowing Bungalow Lots to be platted independently of standard lots in high density multifamily zones, developers would have an incentive to build small single-family dwellings at densities currently only available for Common-wall buildings.

Comparison of densities allowed in D-15 and D-18 zones:

Zone	Maximum Density	Standard Lot	Common-Wall Lot	Proposed Bungalow Lot
D-15	1/15 acre = 2,904ft ²	5,000 ft ²	3,500 ft ²	3,000ft²
D-18	1/18 acre = 2,420ft ²	5,000 ft ²	2,500 ft ²	2,500ft²

If a minimum lot size for Bungalow Lots was established at 3,000ft² and 2,500ft² respectively, these lots would not exceed the maximum density currently allowed. Maximum building size on common-wall lots is not restricted. Since common-wall subdivisions are allowed at similar densities without maximum size restrictions, it would be appropriate to allow Bungalow lots to be created in the same manner as Common-wall lots.

In order to adopt this change, staff has prepared the following modified "Subdivision Standards":

49.65.601 Subdivision Standards

- a. Minimum dimensions for *Bungalow Lots* are listed in the *Table of Dimensional Standards*.
- b. The property must be served by a publicly owned and operated sewer system.
- c. The ratio of Bungalow lots to standard lots shall be:
 - 1) In zoning districts D1, D3, D5 and D10:
 - A. Minor Subdivisions, containing a maximum of four lots, shall include at least one standard lot for each Bungalow Lot.
 - B. Major Subdivisions, containing five or more lots, shall include at least one standard lot for two Bungalow Lots.
 - 2) In zoning districts D15 and D18, Bungalow lots may be platted without creating standard lots.
- d. A note must be included on the plat stating: "At the time of plat recording, construction on (*insert Bungalow lot names*) was restricted to one 1,000ft² single-family residence per lot. See the City and Borough of Juneau Land Use Code for current regulations."
- e. Bungalow lot subdivisions are not permitted in existing Planned Unit Developments.
- f. The property must front on a publicly maintained street right-of-way.

49.65.602 Review Procedures

- a. The review procedures for Bungalow lots shall be:
 - 1) In zoning districts D1, D3, D5 and D10:
 - A. A subdivision containing one or two Bungalow Lots, shall be processed through the Minor subdivision procedure as required under Chapter 49.15 Article IV Minor and Major Subdivisions.
 - B. A subdivision containing three or more Bungalow lots shall be processed as Major Subdivision as required under Chapter 49.15 Article IV Minor and Major Subdivisions.
 - 2) In zoning districts D15 and D18, Bungalow lots may be platted through the standard subdivision process as required under Chapter 49.15 Article IV Minor and Major Subdivisions.

JCMP REVIEW

Bungalow development would be subject to the same JCMP restrictions as any other single-family dwelling on an individual lot. It is not anticipated that adoption of this proposal would have any impact on the Juneau Coastal Management Program.

FINDINGS

The proposed modification to the Bungalow Housing program outlined in this report would facilitate modest single-family detached housing development in multi-family residential zoning districts. This program would encourage development of compact single-family housing in the same fashion as is currently in place for common-wall construction in multi-family zones. Bungalow housing would be limited by size and design in such a fashion that these units would not create an unacceptable impact on existing multi-family neighborhoods. Although it is difficult to predict the market demand for Bungalow Housing, it is the goal of this modified ordinance to encourage detached housing construction in multi-family zones and by extension, the construction of more affordable housing units in Juneau.

RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation to the Assembly to direct the Law Department to modify the draft ordinance to allow Bungalow Housing in multi-family zones as proposed.

Attachment A

Sections proposed for modification are shown with strikethrough and proposed replacement text shown with underscore font. Example: ~~Original Text~~ Proposed Replacement

DRAFT SPECIFIED USE PROVISIONS

ARTICLE VI. BUNGALOW LOTS AND STRUCTURES.

49.65.600 Purpose. The intent of this code section is to encourage construction of small houses on property that is served by existing municipal infrastructure including water, sewer and roads. Bungalow style infill development will allow for property to be utilized to its maximum potential without significantly impacting established residential neighborhoods.

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49.65.603 Construction Standards

- a. Construction on *Bungalow Lots* is limited to the following:
 - 1) A single-family dwelling with a maximum net floor area of 1,000 square feet.
 - 2) Garages, carports, sheds or other enclosed storage space are limited to a combined maximum net floor area of 300 square feet. This 300 square foot storage area allotment does not count towards the 1,000 square foot living space allocation.
 - 3) Buildings may be a maximum of 25 feet high, as measured under 49.25.420.
 - 4) Area calculations for staircases and elevators:
 - A. Up to 100 square feet of the footprint of interior staircases and elevators shall not be deducted from the total allowable net floor area.
 - B. The footprint of exterior staircases or elevators providing access above the ground floor shall be deducted from the 1,000 square feet allocated for living space.

- 5) Second story decks larger than 100 square feet are calculated as part of the 1,000 square feet of net floor area; maximum area of unenclosed first story porches and decks are not restricted.
- 6) The front door must be separate from the garage and must be clearly visible from the street providing access. In cases where vegetation or topography screen the structure from the right of way, a pedestrian path must be provided from the street to the front door.

49.65.604 Dwellings

- a. Bungalow Lots and houses are intended to allow modest, single -family dwellings on small individual lots in residential neighborhoods. The following dwelling types are not allowed on Bungalow Lots:
 - 1) Accessory Apartments
 - 2) Mobile Homes
 - 3) Recreational Vehicles
 - 4) Duplexes
 - 5) Common Wall Construction
 - 6) Group Homes
 - 7) Bed and Breakfast or Boarding Houses
 - 8) Cottage Houses

Proposed Definition of Bungalow 49.80.120

Bungalow is a detached dwelling with no more than 1,000 square feet of net floor area and a maximum height of 25 feet. Additional construction restrictions are listed under CBJ§49.65 Specified Use Provisions, Article VI. Bungalow Lots And Structures.

Bungalow Lot is a lot served by publicly maintained water, sewer and roads. These lots are smaller than lots normally allowed in a Zoning District. Size of these lots are defined in the Table of Dimensional Standards. Construction on these lots is restricted per CBJ§49.65 Specified Use Provisions, Article VI. Bungalow Lots And Structures.

Draft Juneau Bungalow Ordinance 2/13/07

TABLE 49.25.400

TABLE OF DIMENSIONAL STANDARDS

Zoning Regulations	RR	D-1	D-3	D-5	D-10	D-15	D-18	MU	MU2	LC	GC	WC	WI	I
Minimum Lot Size ¹														
Permissible Uses	36,000	36,000	12,000	7,000	6,000	5,000	5,000	5,000	5,000	2,000	2,000	2,000	2,000	2,000
Bungalow²		18,000	6,000	3,500	3,000	2,500 3,000	2,500							
Duplex	54,000	54,000	18,000	10,500					7,500					
Common Wall Dwelling				7,000	5,000	3,500	2,500		2,500					
Single-family detached, two dwellings per lot	72,000	72,000	24,000											
Minimum lot width	150'	150'	100'	70'	50'	50'	50'	50'	50'	20'	20'	20'	20'	20'
Bungalow²		75'	50'	35'	25'	25'	25'							
Common wall dwelling				60'	40'	30'	20'		20'					
Minimum lot depth	150'	150'	100'	85'	85'	80'	80'	80'	80'	80'	60'	60'	60'	60'
Maximum lot coverage														
Permissible uses	10%	10%	35%	50%	50%	50%	50%	80%	80%	None	None	None	None	None
Conditional uses	20%	20%	35%	50%	50%	50%	50%	80%	80%	None	None	None	None	None
Maximum height permissible uses	45'	35'	35'	35'	35'	35'	35'	None	35' ⁴	35'	45'	35' ⁴	45' ⁴	None
Accessory	45'	25'	25'	25'	25'	25'	25'	None	35'	25'	45'	35' ⁴	45' ⁴	None
Bungalow²		25'	25'	25'	25'	25'	25'							
Minimum front yard setback ³	25'	25'	25'	20'	20'	20'	20'	5' ⁵	5' ^{3,8}	25'	10'	10'	10'	10'
Minimum street side yard setback	17'	17'	17'	13'	13'	13'	13'	5'	5'	17'	10'	10'	10'	10'
Minimum rear yard setback ³	25' ²	25'	25'	20'	20'	15'	10'	0'	5'	10'	10'	10'	10'	10'
Minimum side yard setback ³	15' ²	15'	10'	5'	5'	5'	5'	0'	5'	10'	10'	10'	10'	0'
Common wall dwelling				10' ⁶	5'	5'	5'	5'	5'					

Notes:

1. Minimum lot size is existing lot or area shown on chart in square feet.
2. Sixty feet between nonresidential and designated or actual residential site; 80 feet between industrial, extractive and other uses.
3. Where one district abuts another the greater of the two setbacks is required for both uses on the common property line.
4. (Height Bonus) Reserved.
5. (Pedestrian Amenities Bonus) Reserved.
6. Zero-foot setback for the portion of the dwelling with a common wall, five-foot setback or five-foot wide easement for the portion of the dwelling at the common lot line without a common wall, and ten-foot setback for the remaining side yards of the lot.
7. Zero-foot setback for the portion of the dwelling with a common wall, five-foot setback or five-foot wide easement for the portion of the dwelling at the common lot line without a common wall, and five-foot setback for the remaining side yards of the lot.
8. Where a local street intersects another street, the front yard setback shall be five feet generally, but ten feet for that portion of a front yard located within 15 feet of a street intersection.
9. **Special restrictions apply to construction on Bungalow Lots. See Specified Use Provisions 49.65.600 & Definitions 49.80.120 *Bungalow* and *Bungalow Lot*.**