



Changes to Title 21 | ADUs

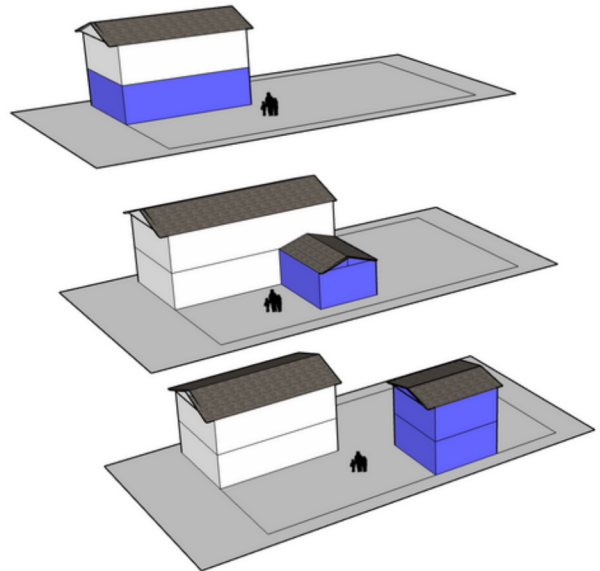
EFFECTIVE FEBRUARY 7, 2023

In January 2023, the Anchorage Assembly voted to **allow the development of Accessory Dwelling Units (ADUs) in all residential and commercial zones** through the adoption of AO 2022-107, As Amended.

The multi-use tool to build new housing in Anchorage: Accessory Dwelling Units

Accessory Dwelling Units (ADUs) are housing units built on private property in addition to existing structures. Often smaller than most single-family homes, ADUs are an important component of the Anchorage 2040 Land Use Plan, which sets a target of 1,000 new ADUs in the Anchorage Bowl by 2040.

This ordinance expands the opportunity to build accessory dwelling units beyond single family and duplex properties. An ADU can now be created anywhere where there is already a dwelling unit on a parcel. That includes properties with existing triplexes, four-plexes, six-plexes on up and even commercial properties. Getting more housing online everywhere is the priority.



Assembly Member **Meg Zaletel**
District 4 | Midtown

Crafted by sponsors in partnership with the **Municipality of Anchorage Planning Department** with the **Anchorage 2040 Land Use Plan** in mind, the ordinance aims to:

- Provide a mix of housing options and improve housing affordability in residential and commercial zones throughout the Anchorage Bowl
- Respond to increased demand to house smaller households
- Give designers and developers increased flexibility
- Simplify proposed changes to Title 21

MORE

Learn about the **Anchorage 2040 Plan**: ancgov.info/anc2040

Explore upcoming and proposed **changes to Title 21**: ancgov.info/title21-reform

Questions about building ADUs? Contact the MOA Planning Department: 907-343-7931



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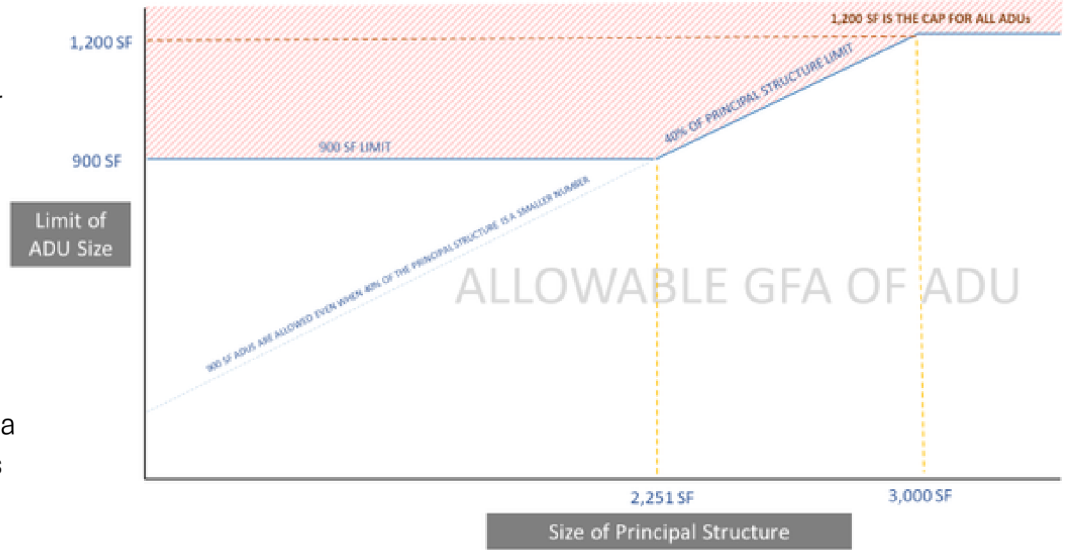
ADU REQUIREMENTS IN THE ANCHORAGE BOWL

AMC 21.05.115D.

Zones: ADUs are allowed in all residential and commercial zones wherever there is another dwelling.

Size: ADUs may be either 40% of the primary structure or 900 SF, whichever is larger, up to 1200 SF max.

Height: Maximum height of a detached ADU is 25', unless an ADU is over a garage, in which case it is 30'.



Setbacks: ADUs are subject to the same setback restrictions as the principal structure in a zone except that an ADU may encroach into the side or rear setback abutting an alley. Detached accessory units taller than 15 feet shall adhere to a 10-foot side setback abutting a neighboring R-1 or R-1A lot.

ADU REQUIREMENTS IN EAGLE RIVER

AMC 21.10.050H.1.

Zones: ADUs are allowed in all residential and commercial zones wherever there is another dwelling.

Size: ADUs may be 1,000 SF or 40% of the gross floor area of the principal dwelling unit, whichever is larger.

Height: Detached ADUs shall not exceed the height of the principal structure.

ADU REQUIREMENTS IN GIRDWOOD

AMC 21.09.050C.2.

Zones: ADUs are only allowed on a single-family residential lot.

Size: ADUs shall be no larger than 900 SF. **Height:** 35' maximum.

Setbacks: The side and rear setback flexibility allowed in Table 21.09-5 shall not apply to ADUs taller than 15'.

Occupancy: Owner occupancy is not required. **Bedrooms:** ADUs may not have more than 2 bedrooms.

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