

Municipality of Anchorage

MEMORANDUM

DATE: October 27, 2016

TO: Planning and Zoning Commission

THRU: Hal H. Hart, AICP, Planning Department Director

FROM: Erika McConnell, Katie Dougherty,
Office of Economic and Community Development

SUBJECT: Case 2017-0001, Text Amendment to Anchorage Municipal Code,
Title 21, Allowing Farmers Markets in the PR Zone and allowing height
exceptions for greenhouses on rooftops

Background:

The office of Economic and Community Development has sought the means to support and encourage local production and sale of food as a means of reducing dependence on outside sources and to minimize the impact of supply chain disruption during times of emergency. As part of this effort, it was determined that a pair of text amendments to AMC Title 21 would contribute toward this goal.

Description:

The first text amendment modifies 21.05.010, Table of Allowed Uses to allow "Farmer's Markets" as a permitted use in the PR zone. Under new Title 21 all dedicated parks are to be converted from PLI or PLI-P to the new PR zone. This amendment will allow farmer's markets to operate within our city parks.

The second amendment modifies 21.06.030.D. Height, 6. Height Exceptions, to add a paragraph allowing rooftop greenhouses to exceed allowable building height by fifteen feet for the zone in which they are located. Such greenhouses cannot be structurally part of the building. This amendment will incentivize the use of rooftops for growing food.

Submitted by: Chair Gray-Jackson at the
Request of the Mayor
Prepared by: Office of Economic and Community
Development
For reading:

ANCHORAGE, ALASKA
AO NO. 2016–

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE SUBSECTION 21.05.010E., TABLE 21.05-1, TO ADD “FARMER’S MARKET” AS AN ALLOWABLE USE IN PARKS AND RECREATION (“PR”) DISTRICTS; AMENDING AMC SECTION 21.06.030 TO ALLOW BUILDINGS WITH GREENHOUSES LOCATED ON ROOFTOPS TO EXCEED THE HEIGHT LIMIT OF THE DISTRICT BY NO MORE THAN 15 FEET; AND AMENDING AMC SECTION 21.14.040 TO ADD THE DEFINITION OF “GREENHOUSES.”

(Planning and Zoning Commission Case 2017-0001)

WHEREAS, 95% of the food Alaskans purchase is imported, representing \$1.9 billion leaving the state annually; and

WHEREAS, Anchorage is reliant on these imports to stock our shelves and the production and transportation of imported food is energy-intensive and more costly; and

WHEREAS, new agricultural technology and a warming climate has created a longer growing season with more diversity in products; and

WHEREAS, the production and purchase of local agricultural products will enhance the local economy, lower food insecurity and connect neighborhoods; and

WHEREAS, increased food production and purchase of local foods could add millions of dollars in new revenue and create new jobs in Anchorage and Southcentral Alaska; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code subsection 21.05.010E., Table 21.05-1 is amended to add a “P” in the “Retail Sales” use category, “Farmer’s Market” row in the “PR” district column. This amendment allows Farmer’s Markets as a permitted use in parks and recreation zoning districts.

Section 2. Anchorage Municipal Code section 21.06.030 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.06.030 Measurements and Exceptions.

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D. Height

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6. Height Exceptions

- a. Free-standing flag poles shall conform to the height restrictions of the principal structure, rather than an accessory structure.
- b. Window wells, light wells, cellar or basement access walkways serving a dwelling unit, and similar appurtenances installed below grade with an inside dimension of 120 square feet or less (including stairs) and that do not exceed in length 25 percent of the building elevation wall shall be excluded from calculation of grade plane for determining building height.
- c. Except as specifically provided elsewhere in this title, the height limitations contained in this chapter do not apply to appurtenances on buildings, such as spires and similar religious appurtenances, belfries, cupolas, flagpoles, chimneys, antennas, rooftop mechanical equipment and its screening, stairwell towers, elevator penthouses, parapets, firewalls, open or transparent railings, solar reflectors, photovoltaic panels, skylights, or similar appurtenances; provided, however, the following:
 - i. The appurtenance does not interfere with Federal Aviation Regulations, Part 77, Objects Affecting Navigable Airspace;
 - ii. The appurtenances cumulatively cover no more than one-third of the roof area of the building, except that when it has been demonstrated to the director and the building official that building HVAC requirements necessitate a larger mechanical penthouse, the appurtenances may cumulatively cover up to one-half of the roof area;
 - iii. The appurtenance is not constructed for the purpose of providing additional floor area, usable space, or storage room for the building, except that a storage room of 60 square feet or less, combined with a stairwell tower or elevator housing, and directly related to a rooftop use

(such as tool storage for a rooftop garden), is allowed; and

iv. The appurtenance does not exceed the height limit of the district by more than 15 feet, with the following exceptions:

(A) The allowed height of high voltage transmission towers is addressed in subsection 21.05.040 J.1.

(B) The allowed height of antennas and other telecommunications infrastructure is addressed in subsection 21.05.040 K.;

(C) Flagpoles and spires and similar religious appurtenances may exceed up to 30 feet in residential districts and up to 50 feet in nonresidential districts;

(D) Elevator penthouses may exceed up to 25 feet;

(E) Parapets, firewalls, and skylights may exceed up to four feet.

d. Greenhouses located on rooftops and not structurally part of the building may exceed the height limit of the district by no more than 15 feet.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 3, 10-13-15)

Section 3. Anchorage Municipal Code section 21.14.040 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.14.040 Definitions.

When used in this title, the following words and terms shall have the meaning set forth in this section, unless other provisions of this title specifically indicate otherwise.

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Grading

Any stripping, cutting, excavation, filling, or stockpiling of earth or land, including the land in its cut or filled conditions, to create a new grade.

Greenhouse

A structure with walls and roof made chiefly of transparent material, such as glass, for the purpose of growing plants in regulated climatic conditions.

Grid

The 100-scale grid designation as established by the municipality.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-82, § 7, 7-28-15 ; AO No. 2015-100, § 9, 10-13-15 ; AO No. 2015-133(S), § 6, 2-23-16 ; AO No. 2015-138, § 5, 1-12-16 ; AO No. 2015-142(S-1), § 10, 6-21-16 ; AO No. 2016-3(S), § 18, 2-23-16)

Section 4. This ordinance shall become effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this ____ day of _____, 2016.

Chair

ATTEST:

Municipal Clerk