

Accessory Dwelling Units (ADU)

Assembly Work Session :: May 11, 2018

The recently adopted 2040 Land Use Plan identifies a need for up to 21,000 additional residential units, and a more diverse housing supply with a greater number of “compact” housing units including accessory dwellings. The plan targets an additional 1,000 new ADUs in the Anchorage Bowl by the year 2040.

Current Code for ADUs

ADUs are allowed in all residential zoning districts

Accessory dwelling units in the R-1 and R-1A districts are limited to attached ADUs

Allows detached ADUs in residential zones if the lot is larger than 10,000 or abuts an alley, except in the R-1 and R-1A single-family districts

In the R-4 and R-4a district, ADUs are allowed only on lots already improved with a detached single-family dwelling as of January 1, 2014

Limits maximum ADU size to 700 square feet, in addition to the limitation that the ADU be no larger than 35% the size of the principal dwelling

ADUs are not permitted on any lot with a child care center

Current Code for ADUs

The owner must live in either the principal dwelling or in the ADU as a primary resident for more than six months of each year

ADU shall not have more than two bedrooms

ADU may encroach into a rear yard setback abutting an alley

One off-street parking space is required above the principal structure parking requirement

Can not exceed lot coverage of the principal unit allowed by the underlying zoning district

ADUs shall be built to the adopted building code standards for two-family dwellings

Proposed Code Revisions

Allows detached ADUs in the R-1 and R-1A zoning districts

Increases the maximum size of an ADU to 900 square feet

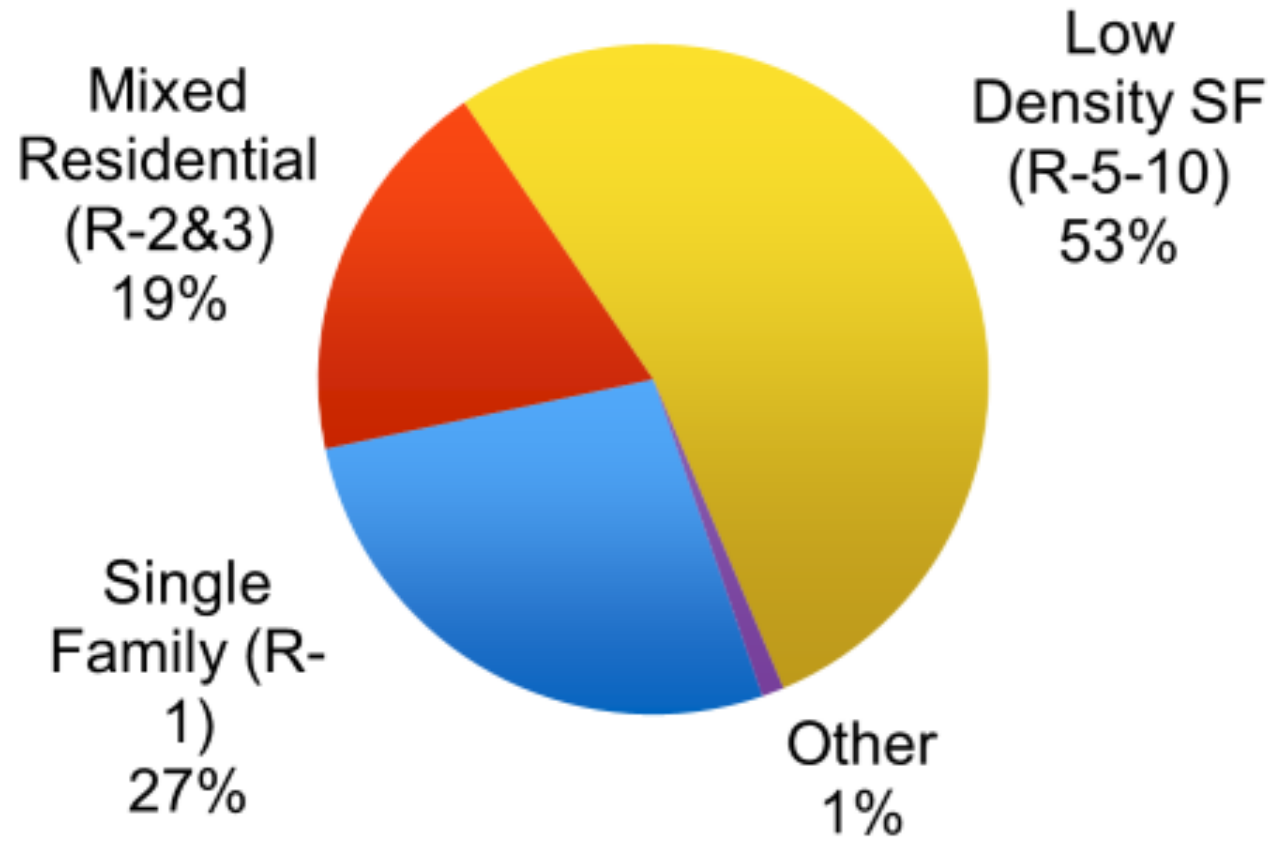
Required parking can be provided on either the parent lot or on-street when approved by the municipal traffic engineer

Reduces front setback for detached ADUs to at least 40 feet or at least 10 behind the street facing facade of the principal dwelling unit

Increases the maximum height of accessory structures in the R-1 and R-1A to 25 feet

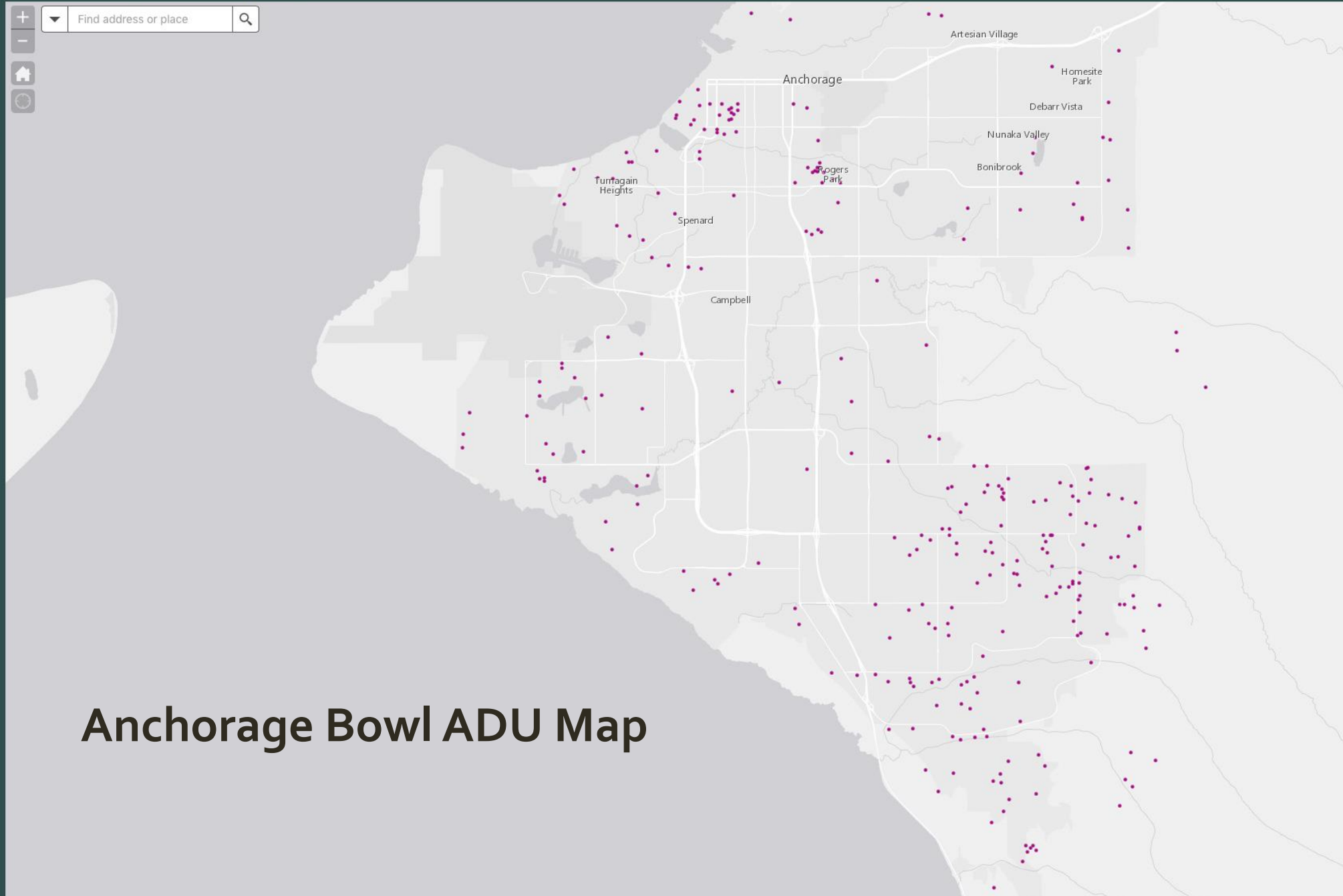
Detached ADUs taller than 15 feet shall have a 10-foot side setback abutting a neighboring R-1 or R1A lot

Anchorage Bowl ADUs by Zoning



Source: MOA Property Appraisal and Planning Department records as of May 2017.

Map navigation controls including a search bar with the text "Find address or place" and a magnifying glass icon, and a vertical toolbar with icons for zoom in (+), zoom out (-), home, and refresh.



Anchorage Bowl ADU Map

Detached ADUs on South Addition Alleys



