

Amendment #1 to AO 2018-43(S)

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SUBSECTIONS 21.05.070C.1.g., TABLE 21.05-3, TABLE OF ACCESSORY USES; 21.05.070D.1., DEFINITIONS AND USE-SPECIFIC STANDARDS FOR ALLOWED ACCESSORY USES AND STRUCTURES, ACCESSORY DWELLING UNIT (ADU); AND 21.06.020B., TABLE 21.06-1, TABLE OF DIMENSIONAL STANDARDS, TO ENCOURAGE DEVELOPMENT OF ACCESSORY DWELLING UNITS.

Submitted by: Assembly Member Traini

PROPOSED AMENDMENT

Purpose/Summary of amendments: The proposed AO removes a restriction that ADUs detached from the principal single-family dwelling in R-1 and R-1A districts are only allowed on lots 10,000 square feet or larger. To retain the nature and character of these single-family residential districts and the densities associated with them, the restriction should remain. This amendment retains the restriction.

TEXT OF AMENDMENT

adding new language. [restoring current code language marked for deletion in the AO(S)] [DELETING CURRENT CODE LANGUAGE] and [Deleting new language proposed by the unamended AO that are not in current code]

AO Section 2, Page 4, beginning at line 20, as follows:

- (B) Allowed zoning districts. ADUs are allowed in all residential zoning districts, except as restricted by subsection (C) below.

And AO Section 2, Page 5, beginning at line 2, as follows:

- (C) Requirements for developing an ADU.

- (2) Detached ADU. One ADU detached from a single-family dwelling is permitted on a lot, tract, or parcel in all residential zoning districts [-], except in the the R-1 and R-1A districts one detached ADU is permitted only if: [EXCEPT FOR THE R-1 AND R-1A, BUT ONLY IF:]

- {(A) the lot, tract or parcel is 10,000 square feet or greater and the detached single-family dwelling is the only principal structure; or

- (B) the lot, tract, or parcel abuts an alley; the ADU is above a detached garage; the ADU/garage abuts the alley; and the

detached single-family dwelling is the only principal structure.}

Will there be any public or private economic effect to the proposed amendment?

YES NO (check one) **If yes, please detail below.**

DRAFT