

Amendment #3 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 Chair Dunbar

PROPOSED AMENDMENT

**Purpose/Summary of amendments:** This amendment will allow the number of required parking spaces to be reduced for a property with an ADU if the property owner or developer executes and records a “no car covenant” certifying that any resident of the ADU does not and will not own or lease a motor vehicle.

TEXT OF AMENDMENT

adding new language, [DELETING CURRENT CODE LANGUAGE] and [~~Deleting words proposed by the unamended AO that are not in current code~~]

AO Section 2, Page 6, beginning at line 47; as follows:

- (8) *Parking.* One [OFF-STREET] parking space in addition to the parking spaces required for the principal dwelling unit is required for the accessory dwelling unit; but in no event shall there be fewer than three parking spaces per lot. The additional parking space required for the ADU may be on the parent lot or on-street when approved by the municipal traffic engineer as provided in subsection 21.07.090F.19. Notwithstanding the provisions of Chapter 21.12, Nonconformities, all off-street parking deficiencies shall be corrected. **Exceptions:**

- (a) No additional parking shall be required for the accessory dwelling unit if the owner or developer of the real property executes a covenant, in a form acceptable to the director, prohibiting the ADU from being leased, rented, or otherwise resided in by a person who owns or leases a motor vehicle. The covenant shall require any lease, rental agreement, or other arrangement with the tenant of the ADU to prohibit any person who resides in the ADU from owning or leasing a motor vehicle, with the right of eviction if such person acquires one. The covenant shall be in a form approved by the director and recorded in the office of the district recorder to qualify for the parking space reduction.**

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

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

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