

Amendment to AO 2018- 43(S)

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SUBSECTIONS 2
21.05.070C.1.g., TABLE 21.05-3, TABLE OF ACCESSORY USES; 21.05.070D.1., 3
DEFINITIONS AND USE-SPECIFIC STANDARDS FOR ALLOWED ACCESSORY 4
USES AND STRUCTURES, ACCESSORY DWELLING UNIT (ADU); AND 21.06.020B.,
5 TABLE 21.06-1, TABLE OF DIMENSIONAL STANDARDS, TO ENCOURAGE 6
DEVELOPMENT OF ACCESSORY DWELLING UNITS.

Submitted by: Assembly Member Weddleton

PROPOSED AMENDMENT

AO 2018- 43(S), Section 2, page 6, lines 5-12

Purpose/Summary of Amendment: To moderate the maximum height to be closer to the leading ADU cities in order to right size it for single-family zones. For Single Family Districts, sets the maximum size at the current parameters for all districts.

We have heard the main constraint on ADU building is that they are not allowed in single family districts. The size of the ADU has not been the limiting factor.

LUP Strategy 1: Phasing of Growth and Investment. Phasing of new development ... is integral to how the Plan is implemented. While this Plan guides growth to 2040, not all of that growth will occur everywhere all at once. page 71

LUP Strategy 9: Infill Housing Development Regulations " .. include design standards and address neighborhood compatibility." p77

" ... an additional housing dwelling on a lot or an additional story may be added if it meets compatibility standards for building massing and scale, design, lot coverage, setbacks ... compatible with the neighborhood." p78

TEXT OF AMENDMENT

(a[B]) In R1 and R1A districts, the gross floor area of the ADU, not including any related garage, shall be no greater than 700 square feet or 35 percent of the total gross floors area of the principal dwelling unit (excluding the ADU and garages), whichever is less.

(b[A][B]) In class A districts, the gross floor area of the ADU, not including any related garage, shall be no greater ...

re-letter the following sections

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

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