



HOUSING OPPORTUNITIES IN THE
MUNICIPALITY FOR EVERYONE

Planning & Zoning Commission Presentation

Monday, March 18, 2024

Assembly Sponsors:

Daniel Hilland, Anna Brawley, and Meg Zaletel

Welcome to our presentation!

Speakers: 3 Assembly sponsors of the HOME Initiative



Daniel Volland
District 1 (North)



Anna Brawley
District 3 (West)



Meg Zaletel
District 4 (Midtown)



What is the **HOME Initiative?**

Predictable Residential Development By-Right.

AO 2023-87 proposes **streamline residential zoning**, based on the **2040 Land Use Plan's** land use designations.

Changes to be implemented through zoning: Title 21 in Municipal Code (AMC 21)



Outline of Our Presentation

1. **Context**

Why focus on housing policy?

How are zoning changes a key part of our local solutions?

2. **Overview of the HOME Initiative**

The big picture policy, public engagement process by the sponsors, timeline so far, and what's next

3. **Getting into the details**

Draft package of zoning district, dimensional standards, and other Title 21 changes needed to carry out the intent of HOME

4. **Public process and engagement**

What happens next? How can you learn more, give feedback, and follow this ordinance?

5. **Questions and discussion**





Context

Why focus on housing policy?

How are zoning changes a key part
of our local solutions?

Anchorage needs more housing.



ANCHORAGE ASSEMBLY

HOUSING ACTION PLAN

THE ASSEMBLY'S HOUSING VISION

The Municipality of Anchorage has affordable, abundant, and diverse housing opportunities, so everyone who wants to live here can find a home that fits their needs and preferences.

We Want More Housing!

Cottage houses	Duplexes, 3- and 4-plexes	Supportive housing	Housing for seniors	Starter homes	Condominiums
Affordable rentals	Multi-generational housing	Walkable neighborhoods	Innovative design	New ownership models	Apartments

More about Housing Action: <https://www.muni.org/Departments/Assembly/Pages/FOCUS-Housing.aspx>

Anchorage needs more housing.

Defining Attainable Housing

Housing options that are affordable and accessible to middle-income individuals and families are referred to as "attainable housing." Unlike "affordable housing," which is targeted to low-income individuals and families, attainable housing is targeted towards households with incomes at or near the areawide median. Attainable housing is economically feasible for a middle-income population, bridging the gap between high-priced market-rate residences and government-subsidized housing.

We don't have enough condos, small-unit homes for sale (or the equivalent rental units). Many people don't have real options in our housing market.

Average Housing Prices in 2022

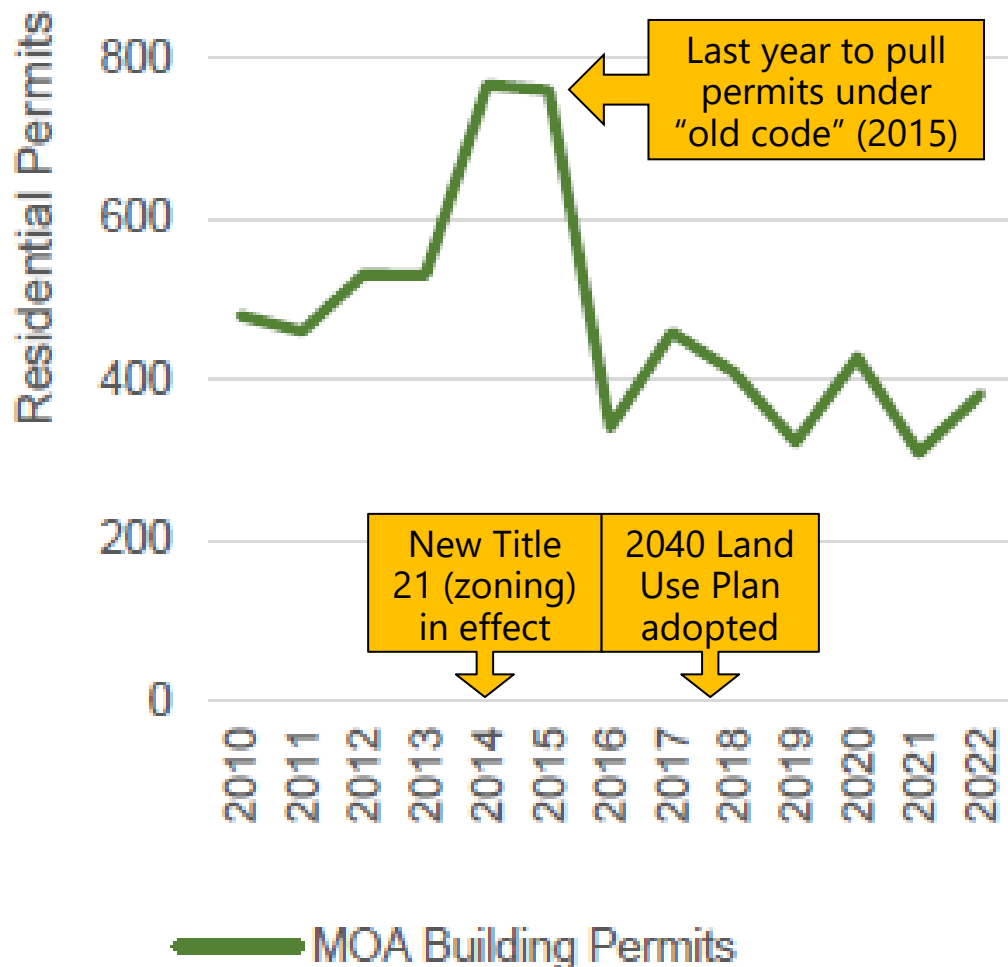
- \$456,000 to buy

Attainable Housing in 2022

- \$264,800 (at 80% Areawide Median Income)
- \$331,000 (at 100% Areawide Median Income)
- \$397,200 (at 120% Areawide Median Income)



Zoning changes are a key part of the solution for more housing.



- Anchorage's rewrite of Title 21 was adopted in the early 2010s, and went into effect in 2014.
- People with development projects could opt to use "old code" until December 31, 2015 – most did.
- Title 21 has been amended several times, but serious problems remain.
- The *2040 Land Use Plan* (2017) includes policies for zoning changes to make housing production easier.
- The Assembly continues to work on several strategies to increase housing: multiple zoning changes are needed to make it easier to build.





The HOME Initiative

The big picture policy (AO 2023-87 S)

Timeline: what's happened so far, and what's next?

What is the **HOME Initiative?**

Predictable Residential Development By-Right.

AO 2023-87 proposes **streamlined residential zoning**, based on the **2040 Land Use Plan's** land use designations.

Changes to be implemented through zoning: Title 21 in Municipal Code (AMC 21)



Timeline for HOME AO 2023-87(S)

AO 2023-87(S)

- Introduced **August 22, 2023**
- Streamlines residential zoning districts from 15 to 5
- Details for each zone to be drafted early 2024
- Referred to PZC* in March, Assembly hearing June 11

Public engagement

Press release, mailing list, letter to FCC & councils, letters to other groups.

*Community meetings,
March - May*

New ordinance version of HOME

- *Scheduled* for Assembly agenda **June 11, 2024**
- Will include updates from PZC recommendations & other changes



We are here!

PZC Case # 2024-0006

- Packet has original ordinance (87 S) & draft with details for each new zoning district
- Work session and public hearing on **March 18, 2024**

Project team works with zoning consultant, prepares **draft ordinance**. Shared packet with Planning staff 1/15/24



* PZC = Planning and Zoning Commission. (more info at end of webinar)

HOME helps implement Anchorage's 2020 Comprehensive Plan.

Preferred Scenario: Urban Transition

Downtown, Midtown, and older in-town neighborhoods develop a more intensive urban character. Initiatives to foster more intense mixed-use development and neighborhood renewal in the northern half of the Bowl are introduced. Suburban/rural neighborhood character in South Anchorage is retained.



Excerpted Goals

Land Use & Transportation

General Land Use: A **forward-looking approach** to community growth and redevelopment.

Residential Uses: A **variety of housing types and densities in safe, attractive neighborhoods** that offer a choice of urban, suburban, and rural lifestyles that are appropriate for northern conditions and in harmony with our natural setting.

Design & Environment

Neighborhood Identity and Vitality: A variety of **safe, pleasant, and distinctive neighborhoods responsive to the diverse needs of residents**, with good access to schools, recreation, natural areas, and community facilities.

Housing: A **balanced, diverse supply of affordable, quality housing**, located in safe and livable neighborhoods with amenities and infrastructure, that reflects Anchorage's varied social, cultural, and physical environment.

HOME helps implement Anchorage's 2040 Land Use Plan.

Goal 1 Plan for Growth and Livability

Anchorage achieves residential and commercial growth, which improves community resiliency and citizens' quality of life as it supports their vision for the future expressed in the Comprehensive Plan.

Goal 2 Infill and Redevelopment

Infill and redevelopment meet the housing and employment needs of residents and businesses in Anchorage.

Goal 4 Neighborhood Housing

Anchorage's neighborhoods provide a range of places to live, meeting the housing needs of residents at all income levels, household sizes, interests, ages, abilities, and races and ethnicities.

LUP 1.4. Use the 2040 LUP and area-specific plans in conjunction with other elements of the *Comprehensive Plan* to determine appropriate zoning in the Bowl, and evaluate proposed changes to land use regulations. (Supersedes *Anchorage 2020: Policy 4*).

LUP 1.8. Engage Anchorage residents, businesses, and property owners in a predictable and transparent process leading to the adoption of plans that guide growth. Engage affected communities when making long-term land use decisions, with particular attention to communities that are historically underrepresented.

LUP 2.3. Remove barriers to desired infill development and incorporate flexibility in development requirements to promote adaptive reuse of older buildings and compact infill/redevelopment, including that which reflects traditional urban neighborhood design contexts.

LUP 4.2. Allow and encourage innovative compact housing types and a variety of housing options that respond to changing preferences.

LUP 4.3. Promote balanced neighborhoods with diverse infill housing, and provide opportunities for development of affordable and accessible housing that avoids creating areas of concentrated low-income housing.

LUP 4.4. Encourage property owners to preserve, rehabilitate, or redevelop properties in ways that minimize housing displacement and maintain affordability, health, and safety for residents.

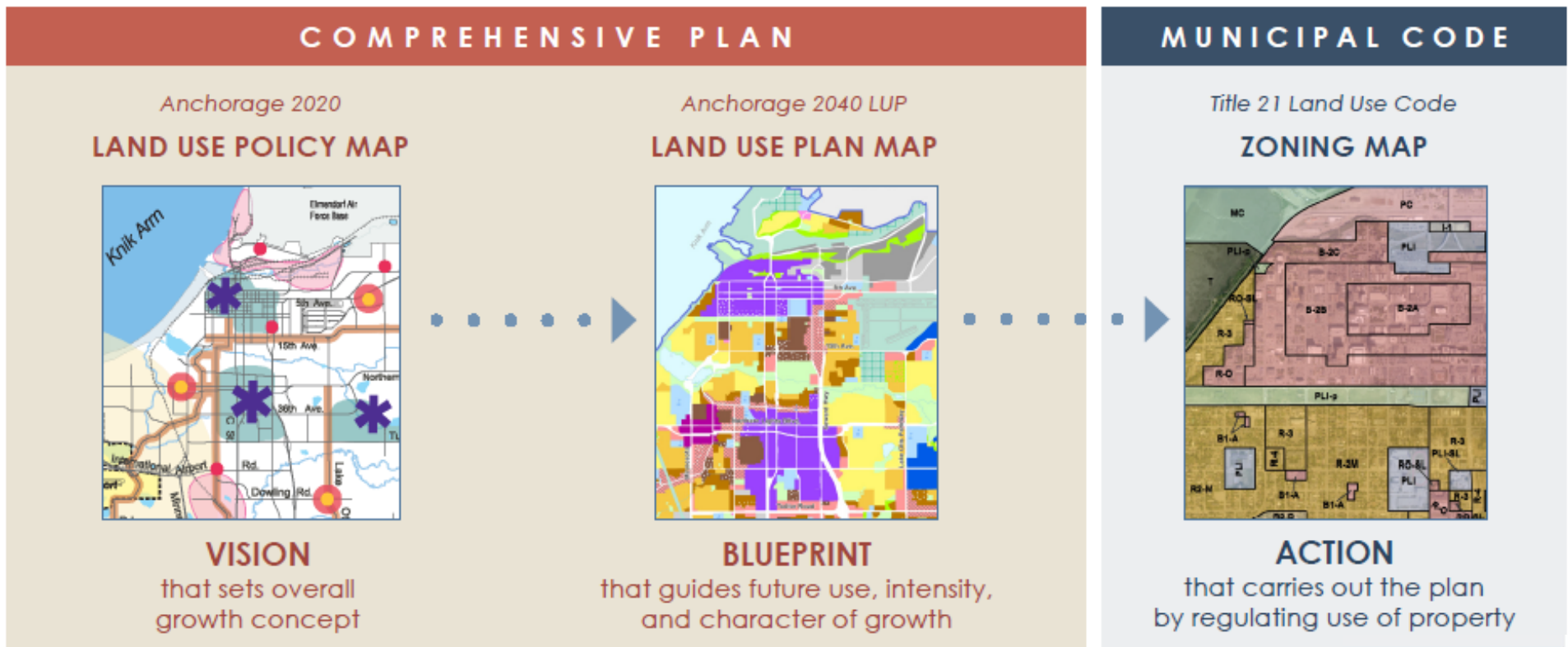
4-10

Amend Title 21 to reduce restrictions that currently deter construction of compact housing types; and expand provisions that allow for compact housing types, including small-lot housing, cottage houses with shared courtyards, townhouses, and small-scale garden apartments. Determine appropriate measures through a meaningful, collaborative public process and make subject to site development standards including standards for neighborhood compatibility.



HOME helps implement Anchorage's 2040 Land Use Plan.

Figure 1-2. Vision, Plan, and Action



HOME's Guiding Principles

1

Uphold the 2040 Land Use Plan (LUP) by consolidating district types consistent with LUP Land Use Designations.

2

Make the code **shorter, simpler,** and **focused on** the intent of the Comprehensive Plan & 2040 LUP.

3

Set baseline dimensions & policies of new zones using **less restrictive, more uniform** standards.

4

Keep the good, functional, low-cost parts of Title 21.

5

Adjust the code to be **more flexible** and **easier to update and administer.**



How can HOME help Anchorage's housing shortage?

1. Carries out intent of Comprehensive Plan & 2040 LUP:
 - *"Variety of housing types and densities in safe, attractive neighborhoods"*
 - *"Safe, pleasant, and distinctive neighborhoods responsive to the diverse needs of residents"*
2. Encourages "gentle density" in existing neighborhoods
3. Reduces physical restrictions on property development (more flexible dimensional standards)
4. Creates greatest opportunities for denser housing in our most dense existing zones (R3 & 3A, R4 & 4A)
5. Creates more opportunities for **by-right** housing development and reusing existing stock



Anticipated Outcomes & Impacts

1. **Zoning rules shape development** (new construction, rehab). Generally, property owners won't see immediate changes.
2. Smaller minimum lot sizes will allow **subdivision of parcels** (example: a 10,000 sf lot could become multiple new homes).
3. Allowing more housing types by-right, with less strict dimensional standards, will **reduce rezones and variances**.
4. More by-right development will also **reduce the time and cost associated with permitting** and entitlement approval.
5. Property owners in Planned Unit Developments (PUDs), subdivisions with HOAs, condos, etc. **remain governed by existing privately-enforced rules**, many of which restrict denser development.



Some Key Questions & Issues Raised in Staff Report for Case 2024-0006

1. Consistency with the Comprehensive Plan and 2040 Land Use Plan
 - Memo provided in response to staff report details sponsors' assertion, this does meet the intent of the Comprehensive Plan and 2040 Land Use Plan (*see memo for details*).
 - Sponsors agree that there may be needed amendments to the plan(s).
 - Sponsors requested in January that staff identify needed plan amendments.
2. What to do with low-density housing areas
 - (page 15-16) Moving to STFR zones may not be sufficient to address housing needs.
 - Staff proposes new consideration: allow 3 and 4-plexes in all neighborhoods, including with low-density detached housing?
3. Addressing physical hazards (slope, soil, etc.)
 - Sponsors propose these standards be applied throughout the LLR zones, where applicable.
 - Areas of environmental hazard may not be suitable for any housing, regardless of type.
4. Allowing commercial uses without residential requirements now in R3A, R4A
 - Proposed ordinance language retains (and excludes) the current commercial use types.
 - "Vertical" mixed use (same structure) is often infeasible; current requirements are a hindrance.
4. "Compatibility" with existing neighborhood developments
 - Key question: How do we balance and consider everyone's property rights?
 - Separating physical/environmental, infrastructure, economic, and aesthetic impacts.



Getting into the details

Overview of AO 2023-87(S)

Draft package of dimensional standards and other Title
21 changes to carry out HOME's intent

2040 Land Use Plan Designations

Figure 3-2. 2040 LUP and Zoning District Cross-Reference

Types of Places	Land Use Designations	Potential Implementation Zoning Districts as Established in Section 2
Neighborhoods	Large-lot Residential	R-6, R-8, R-9, and R-10; R-7 where designated in <i>HDP</i> Map 2.1 Land Use Plan for 1-3 units per acre.
	Single-family and Two-family	R-1 and R-1A; R-2A and R-2D in attached and two-family areas.
	Compact Mixed Residential–Low	R-2M; R-2D in transition areas; New compact housing district between R-2D and R-2M.
	Compact Mixed Residential–Medium	R-3; R-2M in transition areas; New R-3A mixed-use variation of R-3 in “Residential Mixed-use Development” areas.
	Urban Residential–High	R-4; R-3 in transition areas; R-4A in “Residential Mixed-use Development” areas.
Centers	Small-scale commercial uses in the Neighborhood designations above	B-1A in existing locations or in new locations designated by a neighborhood or district plan; R-4 allows limited ground-floor commercial space within residential projects.
	Neighborhood Center	B-1A and B-1B; CCO overlay zone. Potential new form-based district or overlay zone in “Traditional Neighborhood Design” areas.
	Town Center	B-3 and B-1B; CCO overlay zone. New form-based overlay or district. R-3 and new R-3A (mixed-use variation of R-3) also possible for housing sites.
	Regional Commercial Center	B-3 District.
Corridors	Commercial Corridor	
	Main Street Corridor	
Open Spaces	Park or Natural Area	
	Other Open Space	

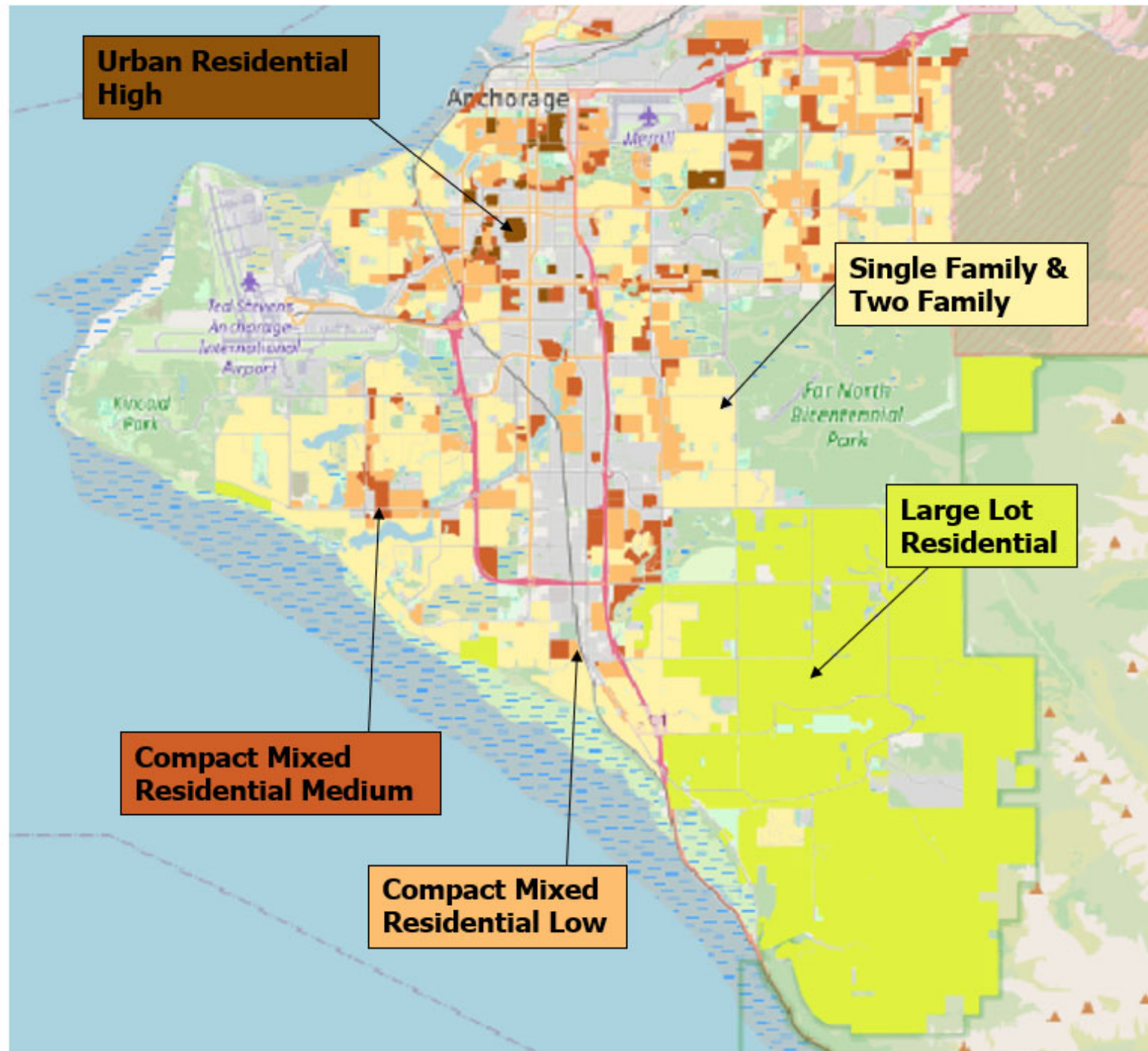
Types of Places	Land Use Designations
Neighborhoods	Large-lot Residential
	Single-family and Two-family
	Compact Mixed Residential–Low
	Compact Mixed Residential–Medium
	Urban Residential–High

HOME uses the 5 Land Use Designations to simplify zoning

Land Use Designation (2040 LUP)	Current Residential Zones (Title 21)
1. LLR – Large Lot Residential	R-6, R-7, R-8, R-9, R-10
2. STFR – Single Family and Two-Family Residential	R-1, R-1A, R-2A, R-5 [and R-2D*]
3. CMRL – Compact Mixed Residential, Low	R-2D*, R-2M
4. CMRM – Compact Mixed Residential, Medium	R-3, R-3A
5. URH – Urban Residential, High	R-4, R-4A

** R-2D appears in both land use designations. Sponsors discussing including in STFR, not CMRL*

Land Use Designations (2040 LUP)



Zoning districts have many components.

VARIABLE FRAMEWORK

Every lot is unique, but building on your property doesn't have to be complicated. Compatible uses can be buildable by-right with clear variables that lay a strong foundation for building in the residential zone.



New Residential Zoning District – Single and Two Family Residential

Single and Two Family Residential (STFR)

“Purpose: Intended primarily for residential development with up to eight (8) dwelling units per acre. These areas generally have well-developed infrastructure and municipal services.”

Replaces:

- R-1 – Single Family Residential
- R-1A – Single Family Residential (Larger Lot)
- R-2A – Two-Family Residential (Larger Lot)
- R-5 – Low Density Residential
- **R-2D* – Two-Family Residential**

Anchorage 2040 Land Use Plan

LUP Designation: Single-family and Two-Family Neighborhoods



** R-2D appears in 2 land use designations. Sponsors discussing including in STFR, not CMRL*

New Residential Zoning District – Compact Mixed Residential - Low

Compact Mixed Residential-Low (CMRL)

“Purpose: Intended primarily for residential development of up to 24 dwelling units per acre. These areas generally have well developed infrastructure and municipal services.”

Replaces:

- (R-2D, as written in January draft)
- R-2M – Mixed Residential District

Anchorage 2040 Land Use Plan

LUP Designation: Compact Mixed Residential-Low



** R-2D appears in 2 land use designations. Sponsors discussing including in STFR, not CMRL*

New Residential Zoning District – Compact Mixed Residential - Med.

Compact Mixed Residential-Medium (CMRM)

“Purpose: Intended primarily for residential development with up to fifty (50) dwelling units per acre. These areas generally have well-developed infrastructure and municipal services.”

District Location Requirements:

Areas designated as Compact Mixed Residential Medium in Land Use Plan Map, or corresponding designation in a neighborhood or district plan.”

Replaces:

- R-3
- R-3A

Anchorage 2040 Land Use Plan

LUP Designation: Compact Mixed Residential-Medium



New Residential Zoning District – Urban Residential - High

Urban Residential-High (URH)

“Purpose: Intended primarily for residential development of over 49 dwelling units per acre, with some limited non-residential uses for mixed use developments. These areas shall generally have well-developed infrastructure and municipal services.

District Location Requirements:

Areas designated or allowing R-4 or R-4A in Land Use Plan Map, or corresponding designation in a neighborhood or district plan.”

Replaces:

- R-4
- R-4A

Anchorage 2040 Land Use Plan

LUP Designation: Urban Residential-High
R-4, R-4A in Mixed-use areas



New Residential Zoning District – Large Lot Residential

Large Lot Residential (LLR)

The LLR district is intended primarily for single- and two-family residential areas with gross densities of one housing unit or less per gross acre, and up to three dwelling units per acre in areas designated by approved district plans.

Replaces:

- R-6– Low-Density Residential
- R-7 – Single-Family Residential (1/2 Acre)
- R-8 – Low-Density Residential (4 Acres)
- R-9 – Low-Density Residential (2 Acres)
- R-10 – Low-Density Residential, Alpine/Slope

Anchorage 2040 Land Use Plan

LUP Designation: Large-lot Residential



What happens with slope regulations?

5. Additional Slope Standards for lots in the LLR Large Lot Residential Zone

a. Lot and Site Requirements

Except when development or subdivision is done through a special process or review, Table 21.04-3 applies in addition to the dimensional standards stated in table 21.06-1.

b. Bedrock

When one-third or more of required soils borings reveal bedrock at a depth of less than 16 feet on the lot or tract, lot and site requirements shall be determined as if the average slope were in the next steeper percentage range shown on the table in this subsection. Any required soil boring that does not extend to a depth of at least 16 feet shall be deemed for the purposes of this subsection to have encountered bedrock.

**TABLE 21.07-X:
LOT AND SITE REQUIREMENTS FOR R-10 DISTRICT**

<u>Average Slope of Lot (percent)</u>	<u>Minimum Lot Area (acres)</u>	<u>Minimum Lot Width (feet)</u>	<u>Maximum Lot Coverage of All Buildings (percent)</u>	<u>Coverage Impervious Surfaces (percent)</u>
<u>More than 30.00</u>	<u>7.50</u>	<u>300</u>	<u>3</u>	<u>8</u>
<u>25.01--30.00</u>	<u>5.00</u>	<u>300</u>	<u>5</u>	<u>10</u>
<u>20.01--25.00</u>	<u>2.50</u>	<u>180</u>	<u>8</u>	<u>14</u>
<u>20.00 or less</u>	<u>1</u>	<u>100</u>	<u>40</u>	<u>20</u>

Average slope is calculated by the following formula:

$$S = \frac{I * L * 0.0023}{A}$$

Where:

S = Average slope of lot or tract in percent

I = Contour interval (20 feet or less)

L = Sum of length of all contours on lot or tract in feet

A = Area of the lot or tract in acres

What would 'detached Multifamily' look like?



Unit lot subdivision project at 11th Ave and Cordova St., built 2021

ADN article: <https://www.adn.com/alaska-news/anchorage/2021/04/04/new-cottages-near-downtown-anchorage-seen-as-one-possible-solution-to-citys-housing-shortage/>

What about inclusion of manufactured & mobile homes?



Mobile Home (could also be a manufactured home)



Recreational Vehicle



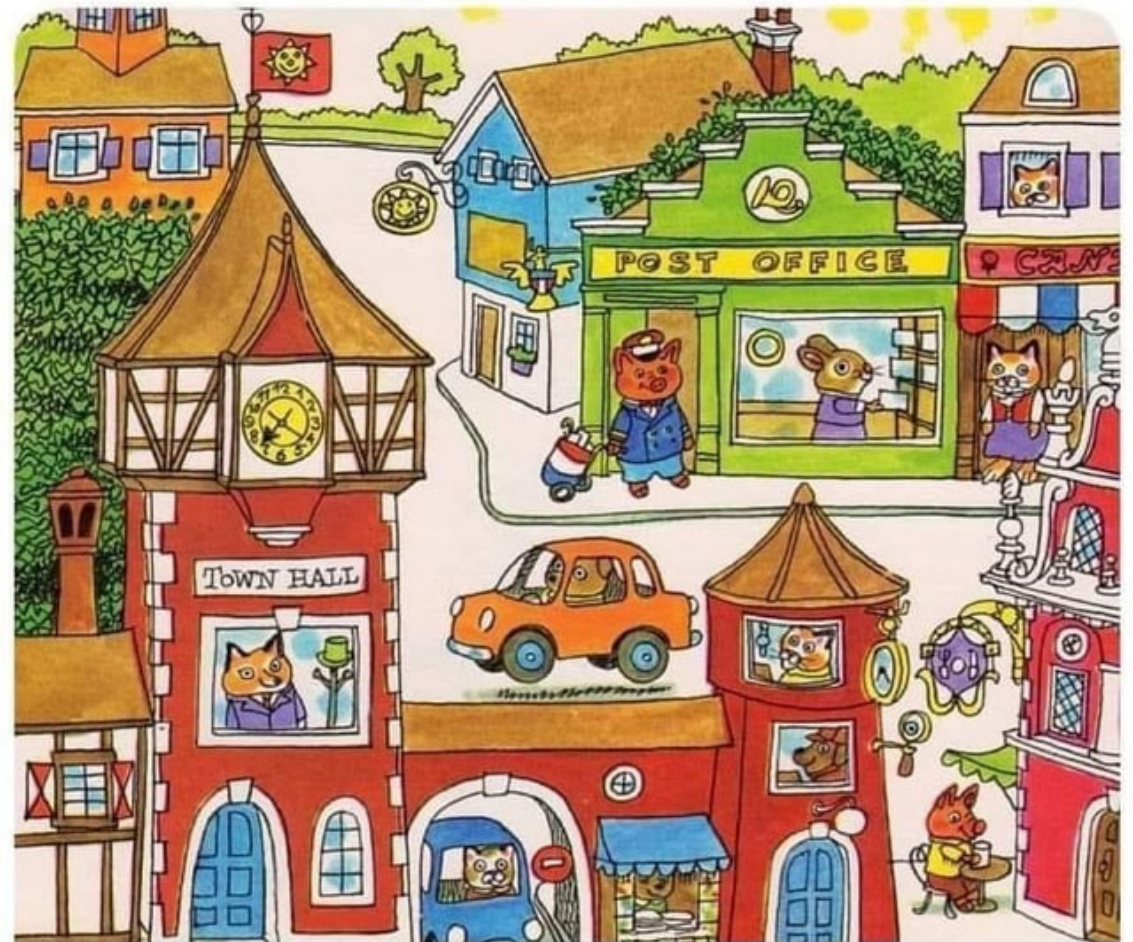
Tiny home (could also be a manufactured home)

- HOME **would** allow mobile homes or manufactured homes that meet safety standards and have foundations to be placed on individual lots the same as other houses.
- HOME **would** allow mobile home parks to be located in more places, but would not change the standards requiring a minimum of 2 acres, internal streets, no access to outside streets, landscaping density restrictions, etc.
- HOME **would not** allow anyone to circumvent building codes, place unsafe structures on property, or use recreational vehicles as permanent housing. It would not allow someone to put a substandard structure that did not meet health/safety standards in your neighborhood.

**Which new
Commercial
Uses might
be added in
what was
formerly R3
and R4?**

Therapist: You said you were disappointed with life & how the world operates. What were your expectations?

Me:



Which new Commercial Uses may be allowed in current R3 and R4 zones?

- Health Services (CMRM, UH)
- Veterinary Clinics (CMRM, UH)
- Pet Retail and Services (UH)
- Amusement Establishment (UH)
- Fitness/Recl Sports Center (CMRM, UH)
- Food & Beverage Kiosk (CMRM, UH)
- Restaurant (CMRM, UH)
- Bar (site plan review in UH)
- Financial Institution (CMRM, UH)
- Office (CMRM, UH)
- General Personal Services (CMRM, UH)
- Convenience Stores (CMRM, UH; no longer conditional in former R3)
- General Retail (CMRM, UH)
- Grocery Store (CMRM, UH – site plan in UH)
- Extended Stay lodgings (CMRM, UH)

Which Commercial Uses would continue to be prohibited in residential zones?

- Major Entertainment Facilities
- Animal Boarding/Shelters
- Golf courses
- Movie Theaters
- Nightclubs
- Motorized Sports Facilities
- Shooting Ranges
- Furniture Stores
- Marijuana Facilities
- Industrial Uses
- Recreational/Vacation Camps
- Manufacturing
- Commercial Food Production
- Vehicle Storage
- Impound Facility
- Junkyard
- Landfill
- (more noted in use table)



Dimensional Standard Comparisons

What proposed changes in HOME would apply for properties in each existing zone, and what would stay the same

What happens in R-1?

What Changes

- Allows duplexes
- Allows two principal structures *potential for "detached duplex" and cottage-style dwellings*
- Allows single family attached unit, with minimum lot size equivalent to single family detached
- Mobile/manufactured home permitted

What Stays the Same

- Minimum lot size for single family detached (6000 sq ft)
- Minimum lot widths
 - Single family detached, 50 ft
 - Attached, 35 ft or 40 on corner
- Maximum height of structure
- Maximum lot coverage
- Front, side, rear setbacks
- Allows Accessory Dwelling Units (ADUs)

What happens in R-1A?

What Changes

- Allows duplexes
- Allows two principal structures
potential for "detached duplex" and cottage-style dwellings
- Allows single family attached use, with minimum lot size equivalent to single family detached
- Minimum lot size reduced
 - Detached: 8,400 → 6,000 sq ft
 - Attached: 3,000 sq ft
- Minimum Width reduced
 - Detached: 70 → 50 ft
 - No change for attached
- Mobile/manufactured home permitted

What Stays the Same

- Maximum height of structure
- Maximum lot coverage
- Front, side, rear setbacks
- Allows Accessory Dwelling Units (ADUs)

What happens in R-2A?

What Changes

- Allows two principal structures *potential for "detached duplex" and cottage-style dwellings*
- Allows single family attached use, with minimum lot size equivalent to single family detached
- Minimum lot size reduced
 - Detached: 7,200 → 6,000 sq ft
 - Duplex: 8,400 → 6,000 sq ft
 - Attached: 3,500 → 3,000 sq ft
- Minimum Width reduced
 - Detached: 60 → 50 ft
 - Duplex: 70 → 50 ft
 - No change for attached
- Mobile/manufactured home permitted

What Stays the Same

- Allows duplex, single family attached
- Maximum height of structure (except, removes 2.5 story limit)
- Maximum lot coverage
- Front, side, rear setbacks
- Allows Accessory Dwelling Units (ADUs)

What happens in R-5?

What Changes

- Allows two principal structures *potential for "detached duplex" and cottage-style dwellings*
- Allows single family attached use, with minimum lot size equivalent to single family detached
- Maximum lot coverage (30% → 40%)
- Minimum lot size reduced
 - Detached: 7,000 → 6,000 sq ft
 - Duplex: 13,000 → 6,000 sq ft
- Minimum Width reduced
 - Duplex: 10 → 50 ft
 - Attached: 35 ft (40 on corner)

What Stays the Same

- Maximum height of structure
- Front, side, rear setbacks
- Mobile/manufactured home permitted
- Allows Accessory Dwelling Units (ADUs)

What happens in R-2D?

(if grouped with STFR)

What Changes

- Allows two principal structures
potential for "detached duplex" and cottage-style dwellings
- Minimum lot size reduced for attached: 3,500 → 3,000 sq ft
- Minimum Width reduced
 - Detached: 60 → 50 ft
 - Duplex: 70 → 50 ft
 - No change for attached
- Mobile/manufactured home permitted

What Stays the Same

- Allows duplex, single family attached
- Minimum lot sizes for single family detached, duplex
- Minimum lot widths
- Maximum height of structure (except, removes 2.5 story limit)
- Maximum lot coverage
- Front, side, rear setbacks
- Allows Accessory Dwelling Units (ADUs)

What happens in R-2D?

(if grouped with CRML)

What Changes

- Allows housing with more than 2 units (3-plex, 4-plex, townhomes)
- Allows multiple principal structures *potential for cottage-style dwellings*
- Minimum lot size reduced for some:
 - Detached SF: 7,200 → 6,000 sq ft
 - Attached: 3,500 → 2,400 sq ft
 - Over 4 units: 6,000 + 1,500 per unit over 4
- Maximum lot coverage to 60%
- Minimum Width reduced
 - Attached: 35 (40 on corner) → 24 (30) ft
 - No change for single family detached
- Mobile/manufactured home permitted

What Stays the Same

- Allows duplex, single family attached
- Minimum lot size for duplex
- Minimum lot widths for detached
- Maximum height of structure (except, removes 2.5 story limit)
- Maximum lot coverage (townhomes)
- Front, side, rear setbacks
- Allows Accessory Dwelling Units (ADUs)

What happens in R-2M?

What Changes

- Allows housing with more than 8 units, with increased dimensional standards for larger development
- Allows multiple principal structures *potential for cottage-style dwellings*
- Minimum lot size reduced for some:
 - Attached: 3,500 → 2,400 sq ft
 - Over 4 units: 6,000 + 1,500 per unit over 4
- Maximum lot coverage increased for most uses (40% → 60%)
- Mobile/manufactured home permitted

What Stays the Same

- Allows duplex, single family attached
- Minimum lot size for most uses
- Minimum lot widths for most uses
- Maximum height of structure (except, removes 2.5 story limit)
- Front, rear setbacks, and side setbacks for buildings <5,000 sf and under 5 units
- Allows Accessory Dwelling Units (ADUs)

What happens in R-3?

What Changes

- Allows some commercial uses, and mixed-use development
- Allows multiple principal structures *potential for cottage-style dwellings*
- Minimum lot size reduced for attached: 3,000 → 2,000 sq ft
- Minimum lot width reduced: 20 ft or 30 on corners
- Maximum building height 35 → 40 ft
- Maximum lot coverage increased for most uses: 50% → 70%
- Front setback increased for 3+ units: 10 → 20 ft
- Side setback decreased for properties adjacent to lower density: 10 → 5 ft
- Mobile/manufactured home permitted

What Stays the Same

- Allows duplex, single family attached, multi-family
- Minimum lot size for most uses
- Minimum lot widths for most uses
- Front, side, and rear setbacks for most uses
- Allows Accessory Dwelling Units (ADUs)

What happens in R-3A?

What Changes

- Allows some commercial uses alone
- Allows multiple principal structures
potential for cottage-style dwellings
- Minimum lot size reduced for 4+ units: 6,000 sq ft total
- Maximum building height for townhomes: 35 → 40 ft
- Maximum lot coverage increased for most uses: 50% → 70%
- Front setback increased for mixed use: 10 → 20 ft; no maximum
- Side setback decreased for properties adjacent to lower density: 10 → 5 ft
- Mobile/manufactured home permitted

What Stays the Same

- Allows duplex, single family attached, multi-family
- Allows mixed-use commercial
- Minimum lot size for smaller uses
- Minimum lot widths, except attached
- Maximum height for some uses (40 ft)
- Front, side, and rear setbacks for most uses
- Allows Accessory Dwelling Units (ADUs)

What happens in R-4?

What Changes

- Allows some commercial uses, and mixed-use development
- Allows multiple principal structures *potential for cottage-style dwellings*
- Minimum lot size reduced for most uses to 2,000 sq ft
- Maximum building height of most uses to 60 ft (90 ft w/ admin site plan)
- Minimum lot width unrestricted
- Maximum lot coverage unrestricted
- Front setback with maximum 20 ft
- Side setback not scaled with building height, decreases with firewall
- Mobile/manufactured home permitted

What Stays the Same

- Allows duplex, single family attached, multi-family
- Rear setbacks for all uses
- Allows Accessory Dwelling Units (ADUs)

What happens in R-4A?

What Changes

- Allows some commercial uses alone
- Allows multiple principal structures
potential for cottage-style dwellings
- Minimum lot size reduced for all uses to 2,000 sq ft
- Mobile/manufactured home permitted

What Stays the Same

- Allows duplex, single family attached, multi-family
- Allows mixed-use commercial
- Minimum lot size unrestricted
- Minimum lot width unrestricted
- Maximum lot coverage unrestricted
- Maximum building height
- Front, side, and rear setbacks
- Allows Accessory Dwelling Units (ADUs)

What happens in R-6?

What Changes

- Decrease minimum lot size for duplex (2 acre → 1 acre)
- Increase minimum lot width to 120 ft
- Increase front setback 20 → 25 ft
- Increase side setback 5 → 10 ft
- Mobile/manufactured home permitted

What Stays the Same

- Allows duplexes
- 1 principal structure
- Minimum lot size for single family detached (1 acre / 43,560 sq ft)
- Maximum height of structure
- Maximum lot coverage
- Rear setbacks
- Allows Accessory Dwelling Units (ADUs)

What happens in R-7?

What Changes

- Increase minimum lot size
 - Single family: 20,000 → 43,560 sf
 - Duplex: 40,000 → 43,560 sf
- Increase minimum lot width to 120 ft
- Increase front setback 20 → 25 ft
- Increase side setback 5 → 10 ft
- Mobile/manufactured home permitted

What Stays the Same

- Allows duplexes
- 1 principal structure
- Maximum height of structure
- Maximum lot coverage
- Rear setbacks
- Allows Accessory Dwelling Units (ADUs)

What happens in R-8?

What Changes

- Decrease minimum lot size
 - Single family: 4 acres → 1 acre
 - Duplex: 8 acres → 1 acre
- Decrease minimum lot width to 120 ft
- Increase maximum lot coverage
- Decrease side setback 15 → 10 ft
- Decrease rear setback 25 → 20 ft
- Mobile/manufactured home permitted

What Stays the Same

- Allows duplexes
- 1 principal structure
- Maximum height of structure
- Front setback
- Allows Accessory Dwelling Units (ADUs)

What happens in R-9?

What Changes

- Decrease minimum lot size
 - Single family: 2 acres → 1 acre
 - Duplex: 4 acres → 1 acre
- Decrease minimum lot width to 120 ft
- Increase maximum lot coverage
- Decrease side setback 15 → 10 ft
- Decrease rear setback 25 → 20 ft
- Mobile/manufactured home permitted

What Stays the Same

- Allows duplexes
- 1 principal structure
- Maximum height of structure
- Front setback
- Allows Accessory Dwelling Units (ADUs)

What happens in R-10?

What Changes

- Allow duplexes
- Minimum lot size standardized to 1 acre
- Increase maximum lot coverage
- Decrease minimum lot width to 120 ft
- Increase front setback 10 → 25 ft
- Decrease side setback 15 → 10 ft
- Increase rear setback 10 → 20 ft
- Mobile/manufactured home permitted

What Stays the Same

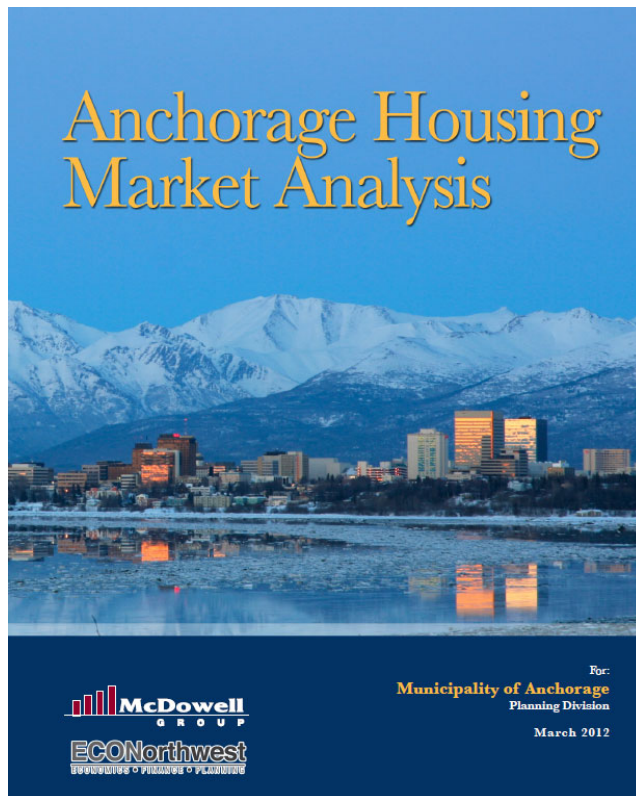
- 1 principal structure
- Maximum height of structure
- Rules for slope, equivalent language to AMC 21.04.020P2
- Allows Accessory Dwelling Units (ADUs)
- **Rules regarding slope and grade are relocated out of R-10 only, applies to all LLR-zoned properties on steep slopes**



Additional Reference Slides

Anchorage needs more housing.

Our housing shortage is not a new or sudden problem: it developed over time.



Key conclusions:

1. Given the historic density of development and rate of redevelopment, the Anchorage Bowl does not have sufficient vacant buildable residential land to accommodate the demand for housing units forecasted over the next 20 years.
2. Building mid-rise residential and mid-rise mixed-use rental developments is not financially feasible in the current market.

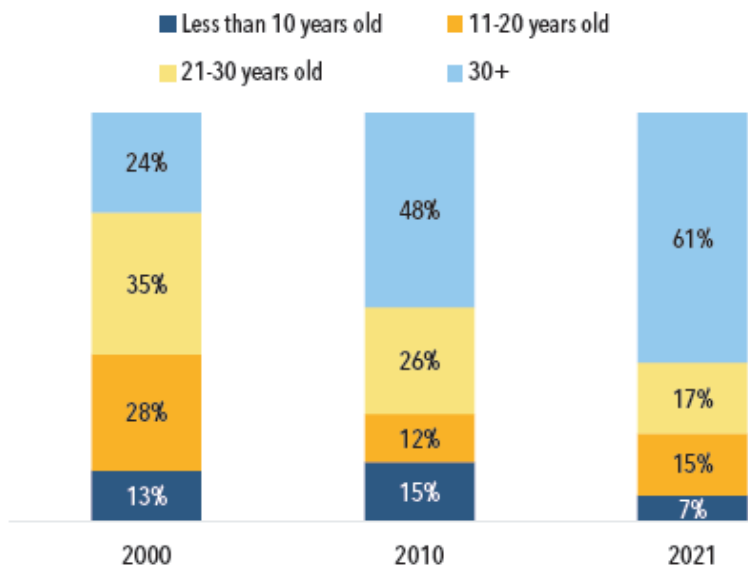
What can the Muni do to accommodate expected future housing demand?

Source: *Anchorage Housing Market Analysis* (2012), pg 4

Anchorage needs more housing.

Our housing shortage is not a new or sudden problem: it developed over time.

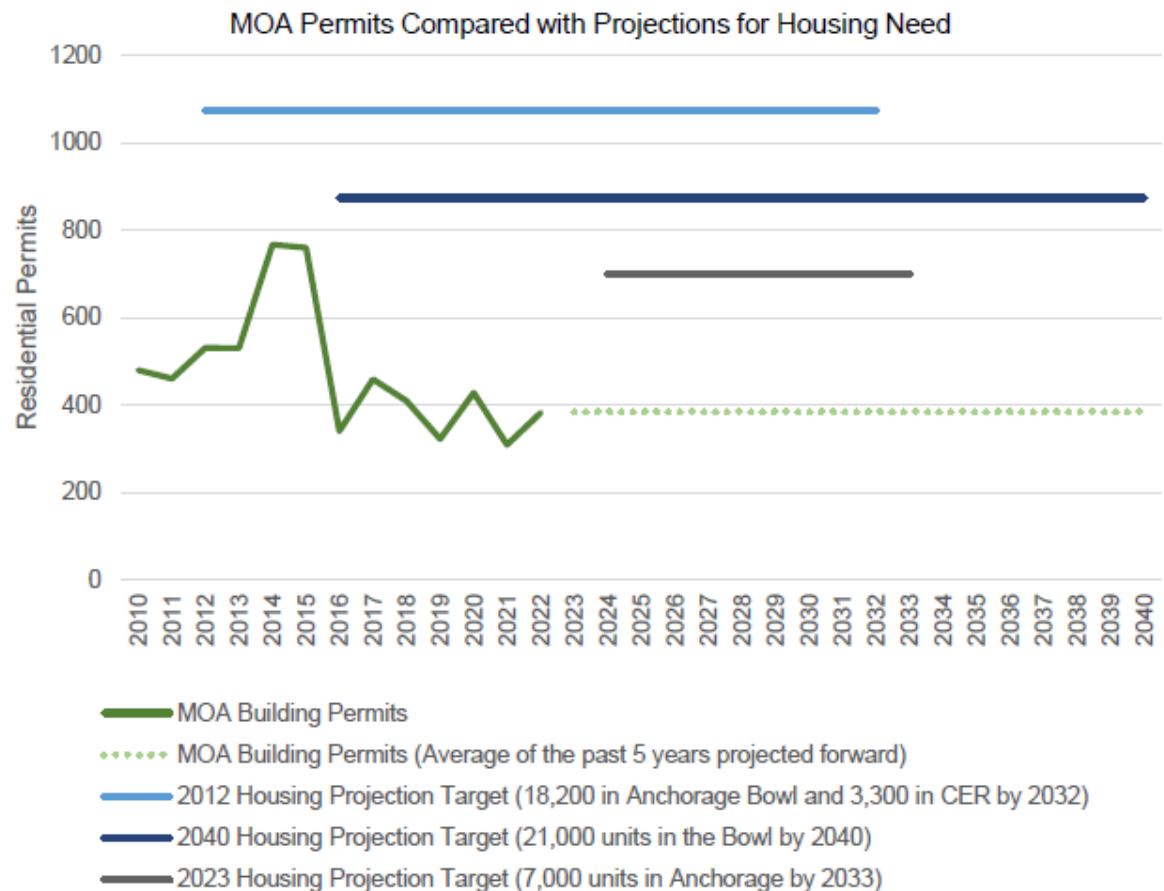
Figure 6. Age of Anchorage Housing Stock, 2000-2021



Source: U.S. Census Bureau

Source: ACDA, *Incentives for Market-Rate Attainable Development* (2023)

Anchorage Permits Compared with Past Projections



Source: Planning Department, *Housing White Paper* (May 2023)

Zoning changes are a key part of the solution for more housing.

- Zoning is not the *only* factor that affects the feasibility of building or renovating housing...

AND

- It is a key part of our housing supply shortage, and in our local power to change:
 - Developers and planning professionals documented many issues with current Title 21: using real-life local projects, estimates found new code requirements added 10 to 20% to the cost.
 - Our current code has resulted in many projects that are impossible to build, economically infeasible, and leave properties unchanged.
 - Overly-complex code is difficult to understand, use for development projects, and administer by staff. This adds costs in design, permitting, and more burden on owners.



Literature that supports Zoning Reform

<p>The Impact of Zoning on Housing Affordability</p> <p>https://webstate.ohio.gov/newsroom/working-research/the-impact-of-zoning-on-housing-affordability/</p>	<p>"The bulk of the evidence examined indicates that zoning and other land use controls are responsible for prices in high-cost areas of the country. This indicates that restrictions on supply and new development, not just high demand for certain regions, are responsible for the housing affordability problems that do exist. The results also suggest that if housing affordability advocates are interested in reducing housing costs, they would do well to start with zoning reform, and not focus as much on public or subsidized construction programs."</p>
<p>"Land-Use Reforms and Housing Costs: Does Allowing for Increased Density Lead to Greater Affordability?" Reviewed in the article with the title: "Zoning Changes Have Small Impact on Housing Supply"</p> <p>https://www.governor.com/newsroom/ohio-changes-small-impact-on-housing-supply-affordability-study</p>	<p>"Although the study won't settle the debate about how zoning reforms affect housing affordability, it does add to a growing body of research <u>that suggests zoning reforms can play a small but meaningful role</u> in increasing housing supply, says Freemark."</p>
<p>The effect of upzoning on house prices and redevelopment premiums in Auckland, New Zealand</p> <p>https://www.aucklandcouncil.govt.nz/1177/094709409469274994/Endeavour</p>	<p>"Notably, intensively developed properties decrease in value relative to similar dwellings that were not upzoned, showing that the large-scale upzoning had an immediate depreciative effect on pre-existing intensive housing."</p>
<p>Zoning and affordability: A reply to Rodriguez-Pose and Storper</p> <p>https://www.cato.org/policy-analysis/zoning-land-use-planning-housing-affordability</p>	<p>"While uncertainties remain in the study of housing prices and land use regulation, neither theory nor evidence warrant dispensing with zoning reform, or concluding that it could only be regressive. Viewed in full, the evidence suggests that increasing allowable housing densities is an important part of housing affordability in expensive regions."</p>
<p>Zoning, Land-Use Planning, and Housing Affordability</p> <p>https://www.cato.org/policy-analysis/zoning-land-use-planning-housing-affordability</p>	<p>"States and local municipalities can improve housing affordability without federal cash by reforming local zoning and land-use regulations. Reforms such as streamlining approval processes, making development by right, and reallocating state funds to cities reducing regulation provide benefits to <i>all</i> constituents. The benefits of reform include housing affordability, better job-to-worker matching, and improved economic growth."</p>
<p>Addressing Challenges to Affordable Housing in Land Use Law:</p>	<p>"While the causes of the national shortage of affordable housing are manifold, this Note focuses on the role that land use law, particularly zoning, plays in constraining the supply of affordable housing. Restrictive zoning rules, like single-family zoning, reduce the supply of land available for new housing, which in turn inflates the cost of new</p>
<p>Recognizing Affordable Housing as a Right</p> <p>https://harvardlawreview.org/print/vol-135/addressing-challenges-to-affordable-housing-in-land-use-law/</p>	<p>housing projects. And where zoning laws do permit the construction of higher-density housing, density-reducing regulations — such as height restrictions, minimum lot size requirements, prohibitions on accessory dwelling units (ADUs), or setback requirements — impair affordability by forcing each unit to bear a greater share of the cost of land. Removing these legal barriers is not likely to be sufficient to fully relieve the nation's severe housing shortage, and other policy solutions such as rent subsidies are likely to be more effective in addressing the role that factors like income inequality play in magnifying the impact of the shortage. However, legal reform remains critical to removing blockages to constructing additional affordable housing."</p>
<p>The invisible laws that led to America's housing crisis</p> <p>https://www.cnn.com/2023/08/05/business/single-family-zoning-laws/index.html</p>	<p>"Restrictive zoning has impacted housing supply and affordability.</p> <p>A 2021 study found that in San Francisco, the "zoning tax" — the amount land prices are artificially inflated due to restrictive residential zoning laws — was estimated at more than \$400,000 per house. In Los Angeles, New York City and Seattle, the zoning tax was up to \$200,000, the study found. It reached \$80,000 in Chicago, Philadelphia, Portland and Washington, D.C.</p> <p>So more cities have turned to zoning reform to address the housing shortage."</p>

There is a growing body of evidence in the fields of city planning and urban economics, leading to the same conclusions:

1. **Restrictive zoning** and land use policies are part of our housing shortage problem.

2. **Relaxing zoning restrictions** to encourage housing development is part of the solution.

Public Engagement So Far

Actions to Date (as of 3/18)

- *Fall 2023:*
Work session 9/15, South Addition CC 9/28
- *January 2024:*
Initial meetings with Planning staff,
prepare draft, public engagement plan
- *February:*
 - Press release for process, 2/12/24
 - Outreach to Federation of Community Councils and all councils, 2/20/24
- **Sponsors' Webinar, 3/4/24**
- **Meetings & Events so far:**
 - ACDA Board, 3/6/24
 - Anchorage Homebuilders (AHBA), 3/6/24
 - Anchorage Chamber of Commerce
Make it Monday, 3/11/24
 - Anchorage Chamber YPG, 3/12/24
 - Anchorage Chamber MAC, 3/13/24
 - North Star CC, 3/13/24
 - South Addition CC, 3/14/24

Scheduled Meetings (as of 3/18)

- Government Hill CC, 3/21/24
- ACDA (AERAC), 3/25/24
- Geotechnical Advisory Commission, 3/26/24
- Rabbit Creek CC (committee), 3/26/24
- Alaska Native Sisterhood, ANS Camp 87, 3/27/24
- *Pending scheduling:*
 - Federation of CCs
 - Turnagain CC
 - Several community groups
 - Other councils: asked for invites on future agendas



Draft ordinance with details:

Sectional summary (1 of 3)

1. Section 1, AMC 21.01.050: Conforming change (zoning district names)
2. Section 2, AMC 21.03.160: Conforming change (district names)
3. Section 3, AMC 21.04: Defines new residential zoning districts
 - 21.04.020 B: Defines new STFR district; repeals R-1, R-1A, R-2A, R-2D*, R-5
 - 21.04.020 C: Defines new CMRL district; repeals R-2D*, R-2M
 - 21.04.020 D: Defines new CMRM district; repeals R-3, R-3A (language relocated)
 - 21.04.020 E: Defines new URH district; repeals R-4, R-4A (language relocated)
 - 21.04.020 F: Defines new LLR district; repeals R-6, R-7, R-8, R-9, R-10 (language relocated)
 - 21.04.030 Commercial districts: Conforming change (district names)
4. Section 4, AMC 21.05: Updates use table with new districts, removes some standards for R-5 district, mobile homes, hotels, and hostels

** R-2D appears in both land use designations. Sponsors discussing including in STFR, not CMRL*

Draft ordinance with details:

Sectional summary (2 of 3)

5. Section 5, AMC 21.06: Updates dimensional standards table for each district (details in each table); conforming changes (district names)
6. Section 6, AMC 21.07: Relocates language from some sections into appropriate chapter, Design Standards
 - 21.07.020 C: Steep slope regulations, applied to any property with steep slopes and additional protections for LLR district (relocated from language defined in district R-10)
 - 21.07.030 B: Conforming change (district names)
 - 21.07.060 E: Conforming change (district names)
 - 21.07.070: Bonus provisions to increase housing density relocated from sections of R-3A and R-4A, and re-organized for clarity.
 - 21.07.080: Conforming change (district names)
 - 21.07.090: Conforming change (district names)
 - 21.07.110 F: Allows multiple structures (“detached duplex”) in all districts
 - 21.07.110 H: Conforming change (district names)

Draft ordinance with details:

Sectional summary (3 of 3)

- Section 7, AMC 21.08.030: Allows “detached duplex” in cluster housing
- Section 8, AMC 21.10 (+Section 11): Preserves existing zones in Girdwood, Chugiak-Eagle River
- Section 9, AMC 21.12.060: Conforming change (district names)
- Section 10, AMC 21.13.050: Addresses legal nonconformity of existing lots upon passage.
- Section X (draft): Effective date, immediate upon passage.

A note about effective dates:

As currently written, AO 2023-87(S) is “effective upon passage.” A previous version proposed Jan. 1, 2024 and Jan. 1, 2025 effective dates for different zones. This was removed in the S version in August 2023.

The sponsors are considering staggered effective dates, especially taking more time on implementation of LLR (Large Lot Residential).

New Residential Zoning District – Single and Two Family Residential

Use(s)	Min. Lot Area	Min. Width	Max. Lot Cover	Setbacks <i>Front, Side, Rear</i>	# Main Bldgs	Max. Height of Structures
New Zoning District: STFR						
1-family attached All other uses	3,000 sf 6,000 sf	35' (40' on corner lot) 50'	40%	20', N/A / 5', 10' 20', 5', 10'	N/A 2	30'
Existing District: R-1						
Residential uses All other uses	6,000 sf	50'	40%	20', 5', 10'	1 N/A	Principal: 30' Other: 12-25'
Existing District: R-1A						
Residential uses All other uses	8,400 sf	70'	40%	20', 5', 10'	1 N/A	Principal: 30' Other: 12-25'
Existing District: R-2A						
1-family attached 1-family detached 2-family	3,500 sf 7,200 sf 8,400 sf	60' 35' (or 40') 60'	40%	20', 5', 10' Other uses: 5', 5', 10'	1 1 N/A	Principal: 30' up to 2.5 or 3 stories Other: 12-25'
Existing District: R-5						
1-family or mobile home 2-family	7,000 sf 13,000 sf	50' 100'	30%	20', 5', 10'	1	Principal: 30' Other: 12-25'

* R-2D appears in 2 land use designations. Sponsors discussing including in STFR, not CMRL

New Residential Zoning District – Compact Mixed Residential - Low

Use(s)	Min. Lot Area	Min. Width	Max. Lot Cover	Setbacks <i>Front, Side, Rear</i>	# Main Bldgs	Max. Height of Structures
New Zoning District: CMRL						
1-family attached Townhouse All other uses	2,400 sf 6,000 sf 6,000 + 1,500 per unit over 4	24' (30' on corner lot) 50'	60%	20', N/A / 5', 10' 20', 5', 10'	More than one allowed	30'
Existing District: R-2D* shown here as written in January draft; see note below						
1-family detached 1-family attached 2-family	7,200 sf 3,500 sf 8,400 sf	50' 35' (40' on corner lot) 50'	40%	20', N/A / 5', 10'	1 1 N/A	Principal: 30' up to 2.5 or 3 stories Other: 12-25'
Existing District: R-2M						
1-family detached 1-family attached 2-family Townhouse Multi-family up to 8 plex Multi-family, scattered	6,000 sf 3,000 sf 6,000 sf 2,400 sf 7,200 sf 8,400 sf	50' 50' 35' (40' corner) 24' (30' corner) 50'	40% 40% 40% 60% 40% 40%	20', 5', 10' 20', NA (common lot line) 5', 10' 20, 10' (except 5' where allowed), 10'	More than one allowed	Principal: 30' up to 2.5 or 3 stories Other: 12-25'

* R-2D appears in 2 land use designations. Sponsors discussing including in STFR, not CMRL

New Residential Zoning District – Compact Mixed Residential – Med.

Use(s)	Min. Lot Area	Min. Width	Max. Lot Cover	Setbacks <i>Front, Side, Rear</i>	# Main Bldgs	Max. Height of Structures
New Zoning District: CMRM						
1-family attached	2,000 sf	20' (30' on corner lot)	70%	20', N/A / 5', 10'	More than one allowed	40'
Townhouse	2,000 sf					
All other uses	6,000					
Existing District: R-3						
1-family detached	6,000 sf	20' (30' on corner lot)	40%	20', 5', 10'	1	35'
1-family attached	3,000 sf					
Townhouse	2,400 sf					
2-family	6,000 sf					
3+ units	6,000 sf + 1,000 per unit over 4					
Existing District: R-3A						
Townhouse	2,000 sf	20' (30' on corner lot)	60%	20', NA (common lot line), 5', 10'	More than one allowed	35'
Multi-family Mixed-use	6,000 sf + 1,000 per unit over 4					
		50'	50%	10' max 40', 5'+ 2' per 5' over 35' 20' unless alley: 10'		40', not to exceed 3 stories

New Residential Zoning District – Urban Residential – High

Use(s)	Min. Lot Area	Min. Width	Max. Lot Cover	Setbacks <i>Front, Side, Rear</i>	# Main Bldgs	Max. Height of Structures
New Zoning District: URH						
All uses	2,000 sf	No min.	No max.	0 or at least 5' max 20', 0 or at least 5', 10'	More than one allowed	60' Up to 90' if Admin Site Plan Review
Existing District: R-4						
1-family detached	6,000 sf	50' 35' (40' on corner lot)	40%	20', 10', 5'	1	35'
1-family attached	3,000 sf	35' (40' on corner lot)	40%	10, N/A or 5', 10'		35'
Townhouse	2,000 sf	20' (30' on corner lot)	60%	10', 5' + 1' per 5' over 35'; 10'	More than one allowed	45'
3+ units	6,000 sf	50'	60%			45'
Existing District: R-4A						
All uses	2,000 sf	Required per 21.08.030	N/A	0 or at least 5' max 20', 0 or at least 5', 10'	More than one allowed	60' Up to 90' if Admin Site Plan Review

New Residential Zoning District – Large Lot Residential

Use(s)	Min. Lot Area	Min. Width	Max. Lot Cover	Setbacks <i>Front, Side, Rear</i>	# Main Bldgs	Max. Height of Structures
New Zoning District: LLR						
All uses	43,560 sf	120'	30'	25', 10', 20'	1	Principal: 35' Garage: 30' Other: 25'
Existing Districts:						
R-6 (1 acre) 1-family Duplex	43,560 sf 87,120 sf	100' 50'	30%	20', 5', 10'	1	Principal: 35' Garage: 30' Other: 25'
R-7 (0.5 acre) 1-family Duplex	20,000 sf 40,000 sf	120'	30%	25', 10', 20'	1	Principal: 35' Garage: 30' Other: 25'
R-8 (4 acre) 1-family Duplex	174,240 sf 261,360 sf	300'	5%	25', 15', 25'	1	Principal: 35' Garage: 30' Other: 25'
R-9 (2 acre) 1-family Duplex	87,120 sf 130,680 sf	180'	10%	25', 15', 25'	1	Principal: 35' Garage: 30' Other: 25'
R-10 (Alpine/slope) All uses	Defined in 21.04.020P2	(21.04.020P2)	10%	10', 25' or 50' if avg. slope exceeds 30%, 10'	1	Principal: 30' Garage: 25' Other: 18'

