

Municipal Clerk's Office  
Amended and Approved  
Date: December 19, 2023

(S) Submitted by: Assembly Members Volland,  
Cross, and Sulte  
(S) Prepared by: Legislative Services Office and  
Assembly Counsel's Office  
(S) Reviewed by: Planning Department, Building  
Services Department  
Planning and Zoning  
Commission  
For reading: December 19, 2023

**ANCHORAGE, ALASKA**  
**AO No. 2023-103(S), As Amended**

1 **AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING CERTAIN**  
2 **PROVISIONS OF ANCHORAGE MUNICIPAL CODE TITLE 21 TO CREATE A**  
3 **CLASSIFICATION OF RESIDENTIAL DEVELOPMENT FOR THREE AND FOUR**  
4 **DWELLING UNIT CONSTRUCTION; APPLY THE RESIDENTIAL DESIGN**  
5 **STANDARDS FOR ONE- AND TWO-FAMILY DWELLINGS TO SUCH**  
6 **DEVELOPMENTS; AND CONFORMING CODE AMENDMENTS.**

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7  
8 **WHEREAS**, with one-third of Alaska's population and nearly half of its jobs in a 100-  
9 square-mile area, the Anchorage Bowl is the urban center of an emerging  
10 metropolitan region and home to a vibrant community burdened by a housing  
11 shortage; and

12  
13 **WHEREAS**, in 2022, Alaska built 2.4 new housing units for every 1,000 people, on  
14 average. In the same year, the Matanuska-Susitna Valley added 7.0 new housing  
15 units and Anchorage only added 1.3 new housing units; and

16  
17 **WHEREAS**, the median single family home listing price in Anchorage rose 43% in  
18 only three years from \$311,000 in January 2020 to \$446,000 in May 2023,  
19 increasing financial barriers for residents who want to become homeowners; and

20  
21 **WHEREAS**, the costs of new construction in the Municipality of Anchorage are  
22 historically higher than in other local jurisdictions in the state and country, with hard  
23 costs from almost \$300 per square foot in Anchorage compared to hard costs of  
24 \$120 per square foot in the Lower 48<sup>1</sup>; and

25  
26 **WHEREAS**, AR 2022-416 identifies actions to alleviate Anchorage's housing  
27 shortage and affordability crisis through support of the development of housing  
28 across the Municipality and encourages actions that create opportunities for  
29 increased and more dense development; and

30  
31 **WHEREAS**, the policy principals adopted via AR 2023-260(S) aim to increase the  
32 local housing stock and create more diverse, affordable opportunities for home  
33 ownership by establishing that the Municipality will work to enact policies that 1)  
34 increase the supply of housing for sale, 2) increase the supply of rental housing, 3)  
35 increase the proportion of resident-occupied housing, and 4) reduce housing cost  
36 burdens on residents; and

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<sup>1</sup> Based on housing development analysis by Agnew::Beck, SALT, NeighborWorks Alaska, and ONC,  
[Housing Alaskans: 2023 Data Takeaways](#)

1  
2 **WHEREAS**, the *Anchorage 2040 Land Use Plan (2040 Plan)* assesses the housing  
3 and employment needs of current and future Anchorage residents and includes  
4 goals, priorities and actions to address those needs; and

5  
6 **WHEREAS**, Goal 2 of the *2040 Plan* envisions that “infill and redevelopment meets  
7 the housing and employment needs of residents and businesses in Anchorage,”  
8 with Policy 2.3 to “remove barriers to desired infill development” and “to promote  
9 adaptive reuse of older buildings and compact infill/redevelopment;” and

10  
11 **WHEREAS**, Goal 3 of the *2040 Plan* envisions thriving, walkable mixed-use  
12 commercial centers within a neighborhood context with “housing affordable to a  
13 range of incomes;” and

14  
15 **WHEREAS**, Goal 4 of the *2040 Plan* envisions that Anchorage’s neighborhoods  
16 provide a range of places to live, meeting the housing needs of residents at all  
17 income levels, household sizes, interests, ages, abilities and races and ethnicities,”  
18 with Policy 4.2 to “allow and encourage innovative compact housing types and a  
19 variety of housing options,” Policy 4.3 to “promote balanced neighborhoods with  
20 diverse infill housing,” and Policy 4.4 to “encourage property owners to preserve,  
21 rehabilitate, or redevelop properties in ways that minimize housing displacement  
22 and maintain affordability, health and safety for residents;” and

23  
24 **WHEREAS**, the *2040 Plan* envisions compact mixed residential areas with low  
25 density, with the “Compact Mixed Residential – Low” land use designation identified  
26 by zones R-2M and R2-D, providing for “a compatible diversity of single-family,  
27 attached and multi-family housing choices in the same neighborhood,” at **five**  
28 **[EIGHT]** to fifteen units per gross acre, **with eight or more near Centers or**  
29 **Transit-supportive Development corridors**; and

30  
31 **WHEREAS**, the *2040 Plan* envisions compact mixed residential areas with medium  
32 density, with the “Compact Mixed Residential – Medium” land use designation  
33 identified by zones R-2M and R-3, providing for “multi-family and a mix of compact  
34 single-family and attached housing,” at **ten to thirty units per gross acre, with**  
35 **fifteen or more near Centers or Transit-supportive Development corridors**  
36 **[FIFTEEN TO THIRTY-FIVE UNITS PER GROSS ACRE]**; and

37  
38 **WHEREAS**, the *2040 Plan* envisions urban residential areas with high density, with  
39 the “Urban Residential – High” land use designation identified by zones R-3 and R-  
40 4, providing for “urban living opportunities” through “apartment buildings,  
41 condominiums and townhouses,” at **fifteen to eighty housing units per gross**  
42 **acre, with twenty or more near Centers or transit corridors [THIRTY-FIVE**  
43 **UNITS PER GROSS ACRE]**; and

44  
45 **WHEREAS**, **the R-2M Mixed residential zoning district currently states an**  
46 **intended gross density between five and 15 dwelling units per acre (AMC**  
47 **21.04.020F.1.), but the 2040 Plan includes the R-2M in both designations for**  
48 **Compact Mixed Residential – Low and Compact Mixed Residential – Medium,**  
49 **the latter which has an intended upper density limit of thirty housing units per**  
50 **gross acre, inclusive of the R-2M district; and**  
51

1 **WHEREAS**, the 2018 Housing Survey Report from the Anchorage Economic  
2 Development Corporation<sup>2</sup> reports that only 21 percent of respondents said that they  
3 would like to see more large, single-family homes in Anchorage – the bulk of what  
4 has been developed for several decades – revealing that this segment may be  
5 overbuilt and small high-density or multi-family housing is lacking; and  
6

7 **WHEREAS**, the same study revealed that the most attractive housing type to  
8 respondents was cottage-style, with 64 percent of respondents wanting more of this  
9 type of housing in Anchorage, and that of those surveyed who had attempted to buy  
10 a home in the previous three years, 69 percent reported they were unsuccessful  
11 because housing was too expensive; now, therefore,  
12

### 13 **THE ANCHORAGE ASSEMBLY ORDAINS:**

14

15 **Section 1.** Anchorage Municipal Code section 21.04.020 is hereby amended to  
16 read as follows (*the remainder of the section is not affected and therefore not set*  
17 *out*):  
18

#### 19 **21.04.020 Residential districts.**

20 \*\*\*      \*\*\*      \*\*\*

#### 21 **F. R-2M: Mixed residential district.**

22 1. *Purpose.* The R-2M district is intended primarily for residential  
23 areas that allow for a variety of single-family, two-family, **[small**  
24 **multifamily,]** and multifamily dwellings, with gross densities  
25 between five and **30 [15]** dwelling units per acre. The R-2M  
26 district provides residential neighborhoods with a greater  
27 diversity of housing by allowing a mix of both detached and a  
28 variety of attached dwelling types in close proximity to each  
29 other, rather than separated into different zoning districts. The  
30 R-2M district is to be located in established or redeveloping  
31 residential neighborhoods or is to create a transition between  
32 single-family, two-family, **[small multifamily,]** and higher  
33 density multifamily and mixed-use areas. The design of new  
34 development, such as building scale and setbacks, parking  
35 facility size and location, and yard landscaping, should be  
36 complementary to the existing neighborhood and mix of  
37 dwelling types.

#### 38 2. *District-specific standards.*

- 39 a. Residential buildings shall contain no more than eight  
40 dwelling units.
- 41 b. The maximum length of a building elevation that is **30**  
42 **feet [two and a half stories], [30 feet]** [TWO AND A  
43 HALF STORIES] or more in height at any point shall be  
44 150 feet. Otherwise, the maximum length shall be 180  
45 feet.
- 46 c. The minimum side setback established in Table 21.06-1  
47 for multifamily dwellings in the R-2M district is reduced  
48 from ten feet to five feet, provided the building elevation  
49 facing the side lot line is:

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<sup>2</sup> [Anchorage Economic Development Corporation, 2018 Housing Survey Report](#)

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- i. No more than 72 feet in length, in order to be compatible in scale to a single-family~~[, two-family, or small multifamily]~~ dwelling or duplex [OR DUPLEX]; or
  - ii. No more than 48 feet in length without a recess in its wall plane, such that the remaining portion of the building elevation has a minimum side setback of at least 15 feet, in order to appear as an arrangement of smaller, connected structures with backyard space.
- d. The minimum side setback established in Table 21.06-1 for all residential development is five feet when the total building area is 5,000 square feet or less, and ten feet when total building areas is over 5,000 square feet.

G. *R-3: Mixed residential district.*

1. *Purpose.* The R-3 district is a multifamily residential district with gross densities between 15 and 40 dwelling units per acre, provided, however, that housing allowed in the R-1, R-1A, R-2A, and R-2D are a permitted use. It is intended primarily for [small multifamily,] multifamily and townhouse dwellings characterized by low-rise multistory buildings. It allows a higher percentage of lot coverage than the R-2M zone, while also maintaining the residential living environment with landscaping, private/common open spaces, and other amenities for residents. This district provides greater housing opportunities and efficient use of residential land near commercial, community activity centers, town centers, and areas well served by transit.

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I. *R-4: Multifamily residential district.*

1. *Purpose.* The R-4 district is a multifamily medium to high density residential district. It is intended primarily for multifamily and multi-story residential buildings, but also allows single-family, duplex, [small multifamily,] and townhouse residential development. For multi-story buildings, the maximum size of buildings and intensity of use is regulated by floor area ratio (FAR) and other site development standards. Multi-story development is intended to be applied in areas well served by transit and/or arterial streets, and by supportive commercial services near the major commercial and employment centers in downtown and midtown. Although some commercial development is allowed within a residential development, the district is intended to be primarily residential. For multi-story buildings, development is intended to be oriented to the sidewalk with windows, entrances, and walkways to provide strong pedestrian connections to nearby services.

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176 , § 3, 1-9-18; AO No. 2019-58 , § 2, 5-7-19; AO 2022-36 , § 2, 4-26-22)

**Section 2.** Anchorage Municipal Code subsection 21.05.030A. is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

**21.05.030 Residential uses: Definitions and use-specific standards.**

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A. *Household living.* This category is characterized by residential occupancy of a dwelling unit by a "household," which is defined in Chapter 21.15. Tenancy is arranged on a month-to-month or longer basis. Common accessory uses include recreational activities, raising of pets, gardens, personal storage buildings, hobbies, and parking of the occupants' vehicles. Specific use types include:

1. *Dwelling, mixed-use.*

- a. *Definition.* A dwelling that is located on the same lot or in the same building as a non-residential use, in a single environment in which both residential and non-residential amenities are provided.
- b. *Use-specific standards.*
  - i. Two or more mixed-use dwellings in the same building with a non-residential use constitute a mixed-use development.
  - ii. Two or more mixed-use dwellings shall comply with the applicable design standards of Section 21.07.110, Residential Design Standards, as determined by the building style.

2. *Dwelling, multifamily.*

- a. *Definition.* A residential building or multiple residential buildings comprising **three [five]** [THREE] or more dwelling units on one lot. The definition includes the terms "apartment" or "apartment building."
- b. *Use-specific standards.*
  - i. Multifamily developments that consist of **five** [THREE] or more units in one building shall comply with subsection 21.07.110C., standards for multifamily residential, except as provided in subsection b.iii. below.
  - ii. Dwellings with single-family style and two-family style construction in multifamily developments, **and multifamily and townhouse developments with less than five units, [except those with four units or fewer]** shall comply with the residential design standards in subsection 21.07.110D., **Standards for Some Single-Family and Two-Family Residential Structures and Multifamily Developments With Less Than Five Units.**
  - iii. Dwellings with townhouse style construction **with five or more units [except those with four units or fewer]** in multifamily developments shall comply with

subsection 21.07.110C., standards for multifamily and townhouse residential.

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6. *Dwelling, two-family.*

- a. *Definition.* One detached building on one lot designed for and constituting two dwelling units. The definition includes the term "duplex."
- b. *Use-specific standard.* Two-family dwellings constructed after January 1, 2014 shall comply with the applicable residential design standards in Section 21.07.110, Residential Design Standards.

~~7. *Dwelling, small multifamily.*~~

- ~~a. *Definition. One or more detached residential buildings not exceeding three stories, with two to four dwelling units on one lot.*~~
- ~~b. *Use-specific standard. Small multifamily dwellings shall comply with the applicable residential design standards in Section 21.07.110, Residential Design Standards.*~~

~~7[8][7]. *Dwelling, mobile home.*~~

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2014-58, § 1, 5-20-14; AO No. 2015-133(S), § 4, 2-23-16 ; AO No. 2017-160 , § 1, 12-19-17; AO No. 2018-118 , § 2, 1-1-19; AO No. 2020-23 , § 2, 3-10-20; AO No. 2020-24 , § 1, 3-10-20)

**Section 3.** Anchorage Municipal Code subsection 21.05.010E., *Table of Allowed Uses*, is not amended by this ordinance [HEREBY AMENDED TO READ SHOWN IN EXHIBIT A, ATTACHED HERETO].

**Section 4.** Anchorage Municipal Code section 21.06.020B.A., Table 21.06-1 Table of Dimensional Standards - Residential Districts, is hereby amended to read shown in Exhibit B.Rev1, attached hereto.

**Section 5.** [New AO section in the (S) version] Anchorage Municipal Code section 21.06.030C. is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

**21.06.030 - Measurements and exceptions.**

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C. **Setbacks.**

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- 2. Projections into required setbacks. The following structures or features may project into required front, side, or rear setbacks as specified in this subsection:

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I. Primary Front Setback Encroachments. A single-family or two-family dwelling, **or multifamily and townhouse construction with less than five units**, may encroach into the primary front setback by up to five feet when there is no garage, or where there is a garage (attached or detached) where the front wall of the garage is located at least 8 feet behind the front façade of the house.

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 D.      Height  
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7. Three-Story Entitlement in R-2A, R-2D, and R-2M Zoning Districts

a. Purpose

The intent of this section is to allow three-story buildings in the R-2 zoning districts at transitions to higher-intensity zones or in locations that minimize bulk, shadowing, privacy, and character impacts on R-2 zoned residential neighborhoods.

b. Three-story Entitlement on Large or Transitional Sites

Development sites that meet one or more of criteria i. to **iv[III]**. are exempt from the two-and-one-half story limit in Table 21.06-1, provided all structures meet the 30- foot height limit and provide the height/bulk transition described in subsection c.:

- i. The development site is at least ½ acre;
- ii. The site is located at a transition to an R-3, R-3A, R-4, R-4A, RO, B-1B, B-3, I-1, or I-2 zoning district, either abutting at its side lot line (except not the side lot line opposite the primary front lot line on a corner lot), or adjacent facing across a local or collector street (except not a secondary frontage opposite the primary frontage on a double-fronted lot); **[OR]**
- iii. The site is adjacent only to non-residential or three-story residential uses; **or**
- iv. The site is multifamily and/or townhouse developments with less than five units.**

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 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 3, 10-13-15 ; AO No. 2017-176 , § 7, 1-9-18; AO No. 2018-12 , § 1, 2-27-18; AO No. 2020-10(S) , § 1, 3-10-20; AO No. 2020-38 , § 7, 5-28-20; AO No. 2021-89(S) , § 10, 2-15-22; AO 2022-36 , § 3, 4-26-22; AO 2023-77, § 10, 7-25-23)

**Section 6[5]**.Anchorage Municipal Code Chapter 21.07 is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

1 **Chapter 21.07 DEVELOPMENT AND DESIGN STANDARDS (NEW**  
 2 **CODE - Effective January 1, 2014)**

3 \*\*\* \*\*

4 **21.07.030 Private open space.**

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 8 C. *Exemptions.* The following are exempt from the private open space  
 9 requirement:

- 10 1. Single-family, two-family, **[small] multifamily dwellings with less**  
 11 **than five units**, mobile home, and townhouse residential uses;

12 \*\*\* \*\*

13 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, §  
 14 4(Exh. B), 10-13-15 ; AO No. 2017-176 , § 8, 1-9-18; AO No. 2020-38 , § 8,  
 15 5-28-20; AO 2023-77, § 10, 7-25-23)

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 18 **21.07.040 Drainage, storm water treatment, erosion control, and**  
 19 **prohibited discharges.**

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21 F. *Snow storage and disposal.*

22 \*\*\* \*\*

- 23 2. *Applicability.* Except where stated otherwise, all existing and  
 24 new uses with on-site surface areas to be plowed for motorized  
 25 vehicle access or parking shall comply with this section. For  
 26 example, this includes surface areas such as parking spaces,  
 27 circulation and parking aisles, associated driveways, queuing  
 28 lanes, emergency vehicle access lanes, loading areas, tractor  
 29 trailer areas, and vehicle sales and display areas. The following  
 30 uses and surfaces are exempt:

- 31 a. Single-family, two-family, *three-unit [small]* [THREE-  
 32 UNIT] multifamily **dwellings with less than five units**,  
 33 townhouse, and mobile home dwellings on individual  
 34 lots;  
 35 b. Snow disposal sites subject to subsection 21.05.060  
 36 E.8.; and  
 37 c. Ice-free (snow-melting) surfaces and/or covered  
 38 surfaces.

39 \*\*\* \*\*

40 (AO 2012-124(S), 2-26-13; AO No. 2015-100, § 5, 10-13-15 ; AO No. 2021-  
 41 89(S) , § 21, 2-15-22)

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 44 **[NOTE: Subsection 21.07.080F.4.b. is newly added to the (S) version, with only**  
 45 **the amendments to its current text indicated by legislative drafting markup.]**

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 47 **21.07.080 - Landscaping, screening, and fences.**

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49 F. *General landscaping requirements and standards.*

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- 51 4. *Installation of landscaping.*



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b. *Guarantee of landscaping survival.*

- i. The owner shall be responsible for landscaping installed to fulfill the requirements of this title and the approved site landscape plan. In order to ensure the preservation or replacement of required and installed landscaping, the owner shall provide to the municipality a warranty guarantee such as a letter of credit, escrow, performance bond, or other surety as approved by the director. Single-family and two-family homes **and multifamily and townhouse developments with less than five units** on individual lots, and lots less than 10,000 square feet in area are exempt from providing this guarantee. The warranty guarantee shall be in an amount equal to the following schedule, and shall remain in effect for two years, starting on the date the municipality witnesses the installation per the approved landscape plan.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-82, § 4, 7-28-15 ; AO No. 2017-55 , § 11, 4-11-17; AO No. 2017-160 , § 4, 12-19-17; AO No. 2020-11 , § 2, 2-25-20; AO No. 2020-38 , § 8, 5-28-20; AO No. 2020-93 , § 2, 10-1-20; AO No. 2020-133, § 1, 1-14-21; AO No. 2021-89(S) , §§ 11, 21, 2-15-22)

\*\*\*      \*\*\*      \*\*\*

**21.07.110 Residential design standards.**

\*\*\*      \*\*\*      \*\*\*

C. *Standards for multifamily and townhouse residential.*

\*\*\*      \*\*\*      \*\*\*

2. *Applicability.* These standards apply to:

- a. Any multifamily **or townhouse development with five or more units** [STRUCTURE (][**five**] [THREE] [OR MORE UNITS)]; **and**
- b. The residential portion of a mixed-use structure[;
- c. **ANY TOWNHOUSE DEVELOPMENT;**
- d. **ANY TOWNHOUSE-STYLE STRUCTURE, INCLUDING ANY ATTACHED SINGLE-FAMILY,] [OR] [TWO-FAMILY][, or small multifamily] [USE THAT IS CONSTRUCTED IN TOWNHOUSE-STYLE].**

This section does not apply in Girdwood or the DT districts.

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D. *Standards for some single-family **and** [,] [AND] two-family[, ~~and small multifamily~~] residential **structures** [**uses**] [STRUCTURES], **and Multifamily and Townhouse Developments with Less Than Five Units.***

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1. *Applicability.* The standards of this subsection D. apply to the developments listed below that are constructed after January 1, 2014. This section does not apply to dwellings constructed prior to January 1, 2014, accessory dwelling unit uses, or in Girdwood or the DT districts.
  - a. Any single-family use except for single-family residential uses on lots of 20,000 square feet or greater.
  - b. Any **two-family** ~~**[small multifamily]**~~ [TWO-FAMILY] use that is **[NOT CONSTRUCTED IN TOWNHOUSE-STYLE AND IS]** on a lot less than 20,000 square feet.
  - c. Any multifamily use with single-family or two-family style construction **with less than five units.**
  - d. Multifamily and townhouse developments with less than five units.**
  
2. *Mix of housing models.* Any subdivision or development of five or more **principal structures** ~~**[buildings]**~~ [UNITS] shall have a mix of housing models, as determined during the building permit process, according to Table 21.07-10. This applies to abutting or adjacent lots.

TABLE 21.07-10 MIX OF HOUSING MODELS	
Number of <b><u>principal structures</u></b> <del><b>[buildings]</b></del> [UNITS]	Number of different models required
5—10	2
11—20	4
21—30	5
31 or more	6

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E. *Site design.*

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2. *Multiple structures on one lot.*
  - a. *Intent.* This section regulates the development of multiple residential structures on a single lot. The section is intended to allow flexibility from the subdivision regulations while still achieving neighborhoods that are healthy, safe, and convenient, and meet the goals of the comprehensive plan. The approval processes and standards are intended to result in a development with a cohesive neighborhood identity, an attractive and functional streetscape, a hierarchy of streets and driveways, convenient and safe pedestrian circulation, sufficient parking near each dwelling unit, usable and well-located open space, a positive image of higher density residential development, and well designed and visually pleasing structures and neighborhoods.
  - b. *Applicability.*

This section applies to the development of **five [THREE]** or more principal residential structures on a single lot. It does not apply to the development of an accessory dwelling unit or a caretaker's unit, or to developments in the R-4A district, **or to developments of two to four principal residential structures.**

c. Review process.

i. Multiple residential structures on a single lot are permitted in the **[R-2A, R-2D,]** R-2M, R-3, R-3A, R-4, R-4A, **[R-5, R-6,]** B-1B, B-3, and RO districts.

iii. Applicable developments with between **five [THREE]** and 30 dwelling units shall be approved by administrative site plan review pursuant to subsection 21.03.180C. Applicable developments with 31 or more dwelling units shall be approved by major site plan review pursuant to subsection 21.03.180D.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-36, §§ 8, 9, 5-14-15 ; AO No. 2015-100, § 8(Exh. C), 10-13-15 ; AO No. 2016-34(S), § 2, 4-12-16 ; AO No. 2016-136am , § 5, 1-1-17; AO No. 2017-160 , § 5, 12-19-17; AO No. 2017-176 , § 9, 1-9-18; AO No. 2018-59 , § 2, 7-31-18; AO No. 2020-38 , § 8, 5-28-20; AO No. 2021-89(S) , §§ 14, 21, 2-15-22; AO No. 2022-80(S) , § 2, 11-22-22; AO No. 2023-30 , § 1, 3-22-23; AO 2023-42, 8-22-23; AO 2023-50, § 2, 7-11-2023; AO 2023-77, § 14, 7-25-23)

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**Section 7[6].** This ordinance shall be effective **January 1, 2024 [IMMEDIATELY UPON PASSAGE AND APPROVAL BY THE ASSEMBLY].**

PASSED AND APPROVED by the Anchorage Assembly this 19th day of December, 2023.

*Christopher Constant*

Chair

ATTEST:

*Janie Stum*

Municipal Clerk



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 1002-2023

Meeting Date: December 19, 2023

1 **From: Assembly Members Cross, Sulte and Volland**

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3 **Subject: AO 2023-103(S): AN ORDINANCE OF THE ANCHORAGE**  
4 **ASSEMBLY AMENDING CERTAIN PROVISIONS OF**  
5 **ANCHORAGE MUNICIPAL CODE TITLE 21 TO CREATE A**  
6 **CLASSIFICATION OF RESIDENTIAL DEVELOPMENT FOR THREE**  
7 **AND FOUR DWELLING UNIT CONSTRUCTION; APPLY THE**  
8 **RESIDENTIAL DESIGN STANDARDS FOR ONE- AND TWO-**  
9 **FAMILY DWELLINGS TO SUCH DEVELOPMENTS; AND**  
10 **CONFORMING CODE AMENDMENTS.**

11  
12 The (S) version of this ordinance makes several changes, some to correctly depict  
13 current Code text that were inadvertently omitted. Those changes are not reflected  
14 by legislative drafting markup, and were made by recently adopted ordinances  
15 described below. The significant changes from the original AO to the (S) version are  
16 also described, as follows:

- 17  
18 • AO 2023-42, As Amended: Modified the R-4A District in Municipal Code and  
19 it has not yet been codified. The changes were inadvertently omitted and  
20 Exhibit A.Rev1 and Exhibit B.Rev1 (in the R-3 section) include updated  
21 current language of that AO.
- 22 • AO 2023-77, an omnibus ordinance to generally update and clarify some Title  
23 21 provisions with current practice or inconsistencies, also made several  
24 changes and have been included. Additionally, AO 2023-77 added a new  
25 subsection AMC 21.06.030C.2.I., to allow for one-family and two-family  
26 dwellings to encroach on front yard setbacks under certain conditions. The  
27 new subsection is included in the (S) version in order to add “small  
28 multifamily” to the allowed encroachment. AO 2023-77 made several text  
29 changes to AMC 21.07.110, Residential Design Standards, including to  
30 Subsection .110F. site design that’s amended by this (S) version for the  
31 Multiple Structures on One Lot in AO(S) Section 6 on p. 10.
- 32 • Incorporates the Planning Department’s recommendations to remove the  
33 proposed addition of “small multifamily” as a use category and instead  
34 establish this classification of three- and four-plexes (or three- and four-  
35 dwelling unit uses) by describing it as “Multifamily and Townhouse  
36 Developments with Less than Five Units.” This classification language is  
37 then inserted where appropriate to include them in the appropriate  
38 dimensional and design standards for similar treatment as single-family and  
39 two-family residential uses and exempt them where relevant multifamily  
40 regulations would otherwise apply. Many (S) version changes reflect the  
41 restoration of current code language where “small multifamily” had been  
42 inserted. A major change is adding this classification to AMC 21.07.110D.  
43 design standards for Single-Family and Two-Family Residential Structures,

1 in AO(S) Section 6 on p. 9.

- 2 • In the Whereas paragraphs, the ones at the bottom of p. 2 were updated to  
3 reflect the exact language of the 2040 Plan with respect to the stated density  
4 per gross acre for the three designations described. And, a new Whereas  
5 paragraph was added to highlight the R-2M district's hybrid nature in both the  
6 Low and Medium Compact Mixed Residential designations.
- 7 • AO(S) Section 1: Increases the defined maximum density calculation, or  
8 "dwelling units per acre (DUA)," in R-2M to 30 DUA, in. Although the Planning  
9 Department recommended an increase to 20 DUA from the current 15 based  
10 on calculations of the effect of the relaxed standards for three- and four-  
11 plexes, the sponsors opted to change to 30 DUA since the 2040 Plan  
12 indicates that is the maximum for R-2M in Compact Mixed Residential-  
13 Medium areas.
- 14 • AO(S) Section 2: The use-specific standards for multifamily dwellings parse  
15 out the "multifamily and townhouse developments with less than five units" in  
16 AMC 21.05.030A.2.b.ii., on p. 5. And, the new use "small multifamily" is  
17 deleted.
- 18 • AO(S) Section 3: Without a "small multifamily" definition, eliminates the  
19 proposed changes to *21.05.010E., Table of Allowed Uses*, and thus Section  
20 3 is changed to omit Exhibit A that had amended the table.
- 21 • AO(S) Section 4: Without a "small multifamily" definition, eliminates the  
22 proposed changes to zones R-3, R-3A, R-4, and R-4A in *21.06.020B.A.,*  
23 *Table 21.06-1 Table of Dimensional Standards - Residential Districts.*  
24 Remaining proposed changes are limited to only the R-2M district. These are  
25 reflected in new Exhibit B.Rev1.
- 26 • AO(S) Section 5 is a newly inserted section in the (S) version, to include a  
27 previously overlooked change by AO 2023-77 for primary front setback  
28 encroachments for single- and two family dwellings, and include the new  
29 classification. In addition, the Planning Department recommended adding  
30 the new classification for less than five units to the "Three-story Entitlement  
31 on Large or Transitional Sites," which replaced several changes in the  
32 original AO Exhibit A.
- 33 • AO(S) Section 6 includes a previously overlooked opportunity to include  
34 multifamily with less than five units in an exemption from a financial warranty  
35 guarantee for landscaping survival that was provided for single- and two-  
36 family dwellings.
- 37 • AO(S) Section 6 also includes the more substantive change to the ordinance  
38 with the change to terminology for describing the classification and where  
39 they fit in the residential design standards in subsections 21.07.110C. and  
40 .110D. Additionally, if there is more than one principal structure on a single  
41 lot, where allowed in the zoning district, Subsection .110E. has design  
42 requirements and an administrative site plan review process, but  
43 developments of less than five residential units in two to four structures will  
44 be exempt from that review process. They will still be reviewed under general  
45 land use permit procedures.
- 46 • AO(S) Section 7: The effective date is set firmly at January 1, 2024.

47  
48 The Planning and Zoning Commission reviewed the ordinance and the (S) version

1 at its December 4, 2023 meeting and passed Resolution No. 2023-020  
2 recommending the (S) version with the drafted Amendment #2 that would keep  
3 existing snow storage requirements. The Planning Department will submit the PZC  
4 packet.

5  
6 **We request your support for the (S) version of the ordinance.**

7  
8 Prepared by: Legislative Services Office  
9 Reviewed by: Assembly Counsel's Office

10  
11 Respectfully submitted: Kevin Cross, Assembly Member  
12 District 2, Chugiak / Eagle River

13  
14 Randy Sulte, Assembly Member  
15 District 6, South Anchorage

16  
17 Daniel Volland, Assembly Member  
18 District 1, North Anchorage

**Exhibit B.Rev1: AO 2023-103(S) for 3 and 4 Dwelling Unit Construction**

**21.06.020 Dimensional standards tables.**

\*\*\*    \*\*\*    \*\*\*

A. *Table of Dimensional Standards: Residential Districts*

TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS								
(Additional standards may apply. See district-specific standards in Chapter 21.04 and use-specific standards in Chapter 21.05.)								
Use	Minimum lot dimensions <sup>1</sup>		Max lot coverage (%)	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract <sup>2</sup>	Maximum height of structures (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear		
***    ***    ***								
<b>R-2A: Two-Family Residential District (larger lot)</b>								
Dwelling, single-family detached	7,200	60	40	20	5	10	1	Principal: 30, <b><u>not to exceed two and one-half stories, except where three stories are allowed per 21.06.030D.7.</u></b> [, NOT TO EXCEED TWO AND ONE-HALF STORIES, EXCEPT WHERE THREE STORIES ARE ALLOWED PER 21.06.030D.7.] Accessory garages/carports: 25
Dwelling, two-family	8,400	70	40	20	5	10	1	
Dwelling, single-family attached	3,500	35 (40 on corner lots)	40	20	N/A on common lot line; otherwise 5	10	1	
All other uses	7,200	60	40	20	5	10	N/A	

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**Exhibit B.Rev1: AO 2023-103(S) for 3 and 4 Dwelling Unit Construction**

								Other accessory: 12
<b>R-2D: Two-Family Residential District</b>								
Dwelling, single-family detached	6,000	50	40	20	5	10	1	Principal: 30, <u>not to exceed two and one-half stories, except where three stories are allowed per 21.06.030D.7.</u> [, NOT TO EXCEED TWO AND ONE-HALF STORIES, EXCEPT WHERE THREE STORIES ARE ALLOWED PER 21.06.030D.7.] Accessory garages/carports: 25 Other accessory: 12
Dwelling, two-family	6,000	50	40	20	5	10	1	
Dwelling, single-family attached	3,500	35 (40 on corner lots)	40	20	N/A on common lot line; otherwise 5	10	1	
All other uses	6,000	50	40	20	5	10	N/A	
<b>R-2M: Mixed Residential District</b>								
Dwelling, single-family detached	6,000	50	40	20	5, <u>except where total building area is over 5,000 square feet, in which case 10</u>	10	1	Principal: 30[ <del>not to exceed two and one-half stories, except where three stories are allowed per 21.06.030D.7.</del> ]



**Exhibit B.Rev1: AO 2023-103(S) for 3 and 4 Dwelling Unit Construction**

Dwelling, <b>two-family</b> [ <b>small multifamily</b> ] [TWO-FAMILY]	6,000	50	40	20	<i>5, except where total building area is over 5,000 square feet, in which case 10</i>	10	1	[, NOT TO EXCEED TWO AND ONE-HALF STORIES, EXCEPT WHERE THREE STORIES ARE ALLOWED PER 21.06.030D.7.] Accessory garages/carports: 25 Other accessory: 12
Dwelling, single-family attached	3,000	35 (40 on corner lots)	40	20	N/A on common lot line; otherwise	10	1	
Dwelling, townhouse	2,400	24 (30 on corner lots)	60	20	<i>5, except where total building area is over 5,000 square feet, in which case 10</i>	10	1	
Dwelling, multifamily ( <b>up 5</b> ) [UP] to 8 units permitted per building)	<b>6,000</b> [ <b>8,500</b> ] + 2,300 for every unit over <b>4</b> [ <b>5</b> ] [3]	50	40	20	10, except <b>5</b> for <b>multifamily with less than five units and 5,000 square feet or less total buildable area</b> , or where 5 is allowed as provided in 21.04.020F.2.c.	10	More than one principal structure may be allowed on any lot or tract in accordance with subsection 21.07.110 F.2.	
Dwelling, multifamily, with single- or two-family style	3,000 per unit	50	40	20	10, except <b>5</b> where total buildable area is 5,000 square feet or less, or	10		

**Exhibit B.Rev1: AO 2023-103(S) for 3 and 4 Dwelling Unit Construction**

construction of multiple buildings on a lot					where 5 is allowed as provided in 21.04.020F.2.c.			
All other uses	6,000	50	40	20	5	10		
<b>R-3: Mixed Residential District</b>								
Dwelling, single-family attached	3,000	35 (40 on corner lots)	40	20	N/A on common lot line; otherwise 5	10	1	35
Dwelling, single-family detached	6,000	50	40	20	5	10	1	35
Dwelling, townhouse	2,000	20 (30 on corner lots)	60	20	N/A on common lot line; otherwise 5	10	1	35
Dwelling, two-family	6,000	50	40	20	5	10	1	35
<b><u>Dwelling, small multifamily</u></b>	<b><u>6,000</u></b>	<b><u>50</u></b>	<b><u>60</u></b>	<b><u>10</u></b>	<b><u>5</u></b>	<b><u>10</u></b>		<b><u>45<sup>4</sup></u></b>
Dwelling, multi-family, three or more units	6,000 + 1,000 for every unit over 4 units	50	40	10	5, unless the abutting lot has a lower-density residential zoning, in which case 10	10 if abutting an alley; otherwise 20	More than one principal structure may be allowed on any lot or tract in accordance with	45 <sup>4</sup>

**Exhibit B.Rev1: AO 2023-103(S) for 3 and 4 Dwelling Unit Construction**

All other uses	6,000	50	40	20	10	20	subsection 21.07.110F.2.	45
<b>R-4A: Multifamily Residential Mixed-Use District</b>								
Dwelling, townhouse	2,000	20 (30 on corner lots)	60	Min: 10 Max: 20 <sup>5</sup> A minimum of 50% of the front building elevation shall be within the maximum front setback (see 21.06.030 C.5.)	N/A on common lot line; otherwise 5	15 if adjacent to a residential district (except R-4 or R-4A); otherwise 10	More than one principal structure may be allowed on any lot or tract in accordance with subsection 21.07.110F.2.	35
Dwelling, mixed-use	6,000	50	75					70 <sup>6</sup> <u>75</u>
<del>Dwelling, small multifamily</del>	<del>6,000</del>	<del>50</del>	<del>75</del>					
Dwelling, multi-family	6,000	50	75					
All other uses	6,000	50	75					75
***    ***    ***								

\*\*\*    \*\*\*    \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 2(Exh. A), 10-13-15 ; AO No. 2016-71, § 1, 6-21-16 ; AO No. 2017-160 , § 3, 12-19-17; AO No. 2017-176 , § 6, 1-9-18; AO No. 2018-43(S) , § 3(Exh. B), 6-12-18; AO No. 2019-11 , § 4, 2-12-19; AO No. 2019-58 , § 3, 5-7-19; AO No. 2020-38 , § 7, 5-28-20; AO No. 2021-89(S) , § 9, 2-15-22; AO No. 2022-36 , § 3, 4-26-22; AO 2023-77, § )



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY INFORMATION MEMORANDUM

No. AIM 236-2023

Meeting Date: December 19, 2023

1 **FROM: MAYOR**

2  
3 **SUBJECT: TRANSMITTAL OF THE SUBSTITUTE ORDINANCE AO**  
4 **NO.2023-103(S), AN ORDINANCE OF THE ANCHORAGE**  
5 **MUNICIPAL ASSEMBLY AMENDING CERTAIN PROVISIONS OF**  
6 **ANCHORAGE MUNICIPAL CODE TITLE 21 TO CREATE A**  
7 **CLASSIFICATION OF RESIDENTIAL DEVELOPMENT FOR**  
8 **THREE AND FOUR DWELLING UNIT CONSTRUCTION; APPLY**  
9 **THE RESIDENTIAL DESIGN STANDARDS FOR ONE- AND TWO-**  
10 **FAMILY DWELLINGS TO SUCH DEVELOPMENTS; AND**  
11 **CONFORMING CODE AMENDMENTS.**

12  
13  
14 This AIM transmits the recommendations for AO No. 2023-103, Planning and  
15 Zoning Commission Case No. 2023-0127. The Planning and Zoning Commission  
16 recommended approval of AO No. 2023-103(S) with Amendment No. 2 to retain  
17 existing snow storage requirements.

18  
19  
20 Prepared by: Francis McLaughlin, Senior Planner  
21 Planning Department  
22 Approved by: Craig H. Lyon, Planning Director  
23 Concur: Lance Wilber, Community Development Director  
24 Concur: Sharon Lechner Acting OMB Director  
25 Concur: Anne Helzer, Municipal Attorney  
26 Concur: Kent Kohlhase, P.E., Municipal Manager  
27 Respectfully submitted: Dave Bronson, Mayor

28  
29 Attachments: 1. Planning and Zoning Commission Resolution No. 2023-020  
30 2. AO No. 2023-103(S)  
31 3. Amendment No. 2  
32 4. Planning and Zoning Commission Staff Packet

33  
34 (PZC Case No. 2023-0127)

**Attachment 1**

Planning and Zoning Commission  
Resolution No. 2023-020  
regarding AO. No. 2023-103(S)

**MUNICIPALITY OF ANCHORAGE  
PLANNING AND ZONING COMMISSION  
RESOLUTION NO. 2023-020**

A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 TO CREATE A CLASSIFICATION OF RESIDENTIAL DEVELOPMENT FOR THREE- AND FOUR-DWELLING CONSTRUCTION; APPLY THE RESIDENTIAL DESIGN STANDARDS FOR ONE- AND TWO-FAMILY DWELLINGS TO SUCH DEVELOPMENTS; AND CONFORMING CODE AMENDMENTS.

(Case 2023-0127)

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WHEREAS, public hearing notices were published, and a public hearing was held on December 4, 2023.

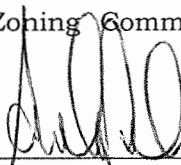
NOW, THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

- A. The Commission makes the following findings of fact:
1. There was a relatively high level of public participation for this case and the Commission received many substantive public comments. The Planning staff helped bring forth a new version of the ordinance that is substantially better than the original ordinance. The Commission can recommend approval of the new version of the ordinance because it will have minimal unintended impacts on code.
  2. One commissioner did not favor reducing the side setbacks from ten feet to five feet but still supported the ordinance.
  3. Another commissioner stated that most of the lots affected by the ordinance are small, and the side setback reduction is needed to make fourplexes possible on those lots. The side setback reduction supports the intent of the ordinance, which results in varied dwelling sizes and a more diverse housing stock overall.
- B. The Commission recommends approval of AO 2023-103(S) with Amendment #2 to retain existing snow storage requirements.

PASSED AND APPROVED by the Anchorage Planning and Zoning Commission on the 4th day of December, 2023.

ADOPTED by the Anchorage Planning and Zoning Commission this 11th day of December, 2023.

  
Craig H. Lyon  
Secretary

  
André Spinelli  
Chair

(Case 2023-0127)

**Attachment 2**

**AO No. 2023-103(S)**  
(includes Assembly Memorandum)

(S) Submitted by: Assembly Members Volland,  
Cross, and Sulte  
(S) Prepared by: Legislative Services Office and  
Assembly Counsel's Office  
(S) Reviewed by: Planning Department, Building  
Services Department  
Planning and Zoning  
Commission  
For reading: December 19, 2023

**ANCHORAGE, ALASKA  
AO No. 2023-103(S)**

1 **AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING CERTAIN**  
2 **PROVISIONS OF ANCHORAGE MUNICIPAL CODE TITLE 21 TO CREATE A**  
3 **CLASSIFICATION OF RESIDENTIAL DEVELOPMENT FOR THREE AND FOUR**  
4 **DWELLING UNIT CONSTRUCTION; APPLY THE RESIDENTIAL DESIGN**  
5 **STANDARDS FOR ONE- AND TWO-FAMILY DWELLINGS TO SUCH**  
6 **DEVELOPMENTS; AND CONFORMING CODE AMENDMENTS.**

---

7  
8 **WHEREAS**, with one-third of Alaska's population and nearly half of its jobs in a 100-  
9 square-mile area, the Anchorage Bowl is the urban center of an emerging  
10 metropolitan region and home to a vibrant community burdened by a housing  
11 shortage; and  
12

13 **WHEREAS**, in 2022, Alaska built 2.4 new housing units for every 1,000 people, on  
14 average. In the same year, the Matanuska-Susitna Valley added 7.0 new housing  
15 units and Anchorage only added 1.3 new housing units; and  
16

17 **WHEREAS**, the median single family home listing price in Anchorage rose 43% in  
18 only three years from \$311,000 in January 2020 to \$446,000 in May 2023,  
19 increasing financial barriers for residents who want to become homeowners; and  
20

21 **WHEREAS**, the costs of new construction in the Municipality of Anchorage are  
22 historically higher than in other local jurisdictions in the state and country, with hard  
23 costs from almost \$300 per square foot in Anchorage compared to hard costs of  
24 \$120 per square foot in the Lower 48<sup>1</sup>; and  
25

26 **WHEREAS**, AR 2022-416 identifies actions to alleviate Anchorage's housing  
27 shortage and affordability crisis through support of the development of housing  
28 across the Municipality and encourages actions that create opportunities for  
29 increased and more dense development; and  
30

31 **WHEREAS**, the policy principals adopted via AR 2023-260(S) aim to increase the  
32 local housing stock and create more diverse, affordable opportunities for home  
33 ownership by establishing that the Municipality will work to enact policies that 1)  
34 increase the supply of housing for sale, 2) increase the supply of rental housing, 3)  
35 increase the proportion of resident-occupied housing, and 4) reduce housing cost  
36 burdens on residents; and

---

<sup>1</sup> Based on housing development analysis by Agnew::Beck, SALT, NeighborWorks Alaska, and ONC,  
[Housing Alaskans: 2023 Data Takeaways](#)



1  
2 **WHEREAS**, the *Anchorage 2040 Land Use Plan (2040 Plan)* assesses the housing  
3 and employment needs of current and future Anchorage residents and includes  
4 goals, priorities and actions to address those needs; and

5  
6 **WHEREAS**, Goal 2 of the *2040 Plan* envisions that “infill and redevelopment meets  
7 the housing and employment needs of residents and businesses in Anchorage,”  
8 with Policy 2.3 to “remove barriers to desired infill development” and “to promote  
9 adaptive reuse of older buildings and compact infill/redevelopment;” and

10  
11 **WHEREAS**, Goal 3 of the *2040 Plan* envisions thriving, walkable mixed-use  
12 commercial centers within a neighborhood context with “housing affordable to a  
13 range of incomes;” and

14  
15 **WHEREAS**, Goal 4 of the *2040 Plan* envisions that Anchorage’s neighborhoods  
16 provide a range of places to live, meeting the housing needs of residents at all  
17 income levels, household sizes, interests, ages, abilities and races and ethnicities,”  
18 with Policy 4.2 to “allow and encourage innovative compact housing types and a  
19 variety of housing options,” Policy 4.3 to “promote balanced neighborhoods with  
20 diverse infill housing,” and Policy 4.4 to “encourage property owners to preserve,  
21 rehabilitate, or redevelop properties in ways that minimize housing displacement  
22 and maintain affordability, health and safety for residents;” and

23  
24 **WHEREAS**, the *2040 Plan* envisions compact mixed residential areas with low  
25 density, with the “Compact Mixed Residential – Low” land use designation identified  
26 by zones R-2M and R2-D, providing for “a compatible diversity of single-family,  
27 attached and multi-family housing choices in the same neighborhood,” at **five**  
28 **[EIGHT]** to fifteen units per gross acre, **with eight or more near Centers or**  
29 **Transit-supportive Development corridors**; and

30  
31 **WHEREAS**, the *2040 Plan* envisions compact mixed residential areas with medium  
32 density, with the “Compact Mixed Residential – Medium” land use designation  
33 identified by zones R-2M and R-3, providing for “multi-family and a mix of compact  
34 single-family and attached housing,” at **ten to thirty units per gross acre, with**  
35 **fifteen or more near Centers or Transit-supportive Development corridors**  
36 **[FIFTEEN TO THIRTY-FIVE UNITS PER GROSS ACRE]**; and

37  
38 **WHEREAS**, the *2040 Plan* envisions urban residential areas with high density, with  
39 the “Urban Residential – High” land use designation identified by zones R-3 and R-  
40 4, providing for “urban living opportunities” through “apartment buildings,  
41 condominiums and townhouses,” at **fifteen to eighty housing units per gross**  
42 **acre, with twenty or more near Centers or transit corridors [THIRTY-FIVE**  
43 **UNITS PER GROSS ACRE]**; and

44  
45 **WHEREAS**, **the R-2M Mixed residential zoning district currently states an**  
46 **intended gross density between five and 15 dwelling units per acre (AMC**  
47 **21.04.020F.1.), but the 2040 Plan includes the R-2M in both designations for**  
48 **Compact Mixed Residential – Low and Compact Mixed Residential – Medium,**  
49 **the latter which has an intended upper density limit of thirty housing units per**  
50 **gross acre, inclusive of the R-2M district; and**

51

1 **WHEREAS**, the 2018 Housing Survey Report from the Anchorage Economic  
 2 Development Corporation<sup>2</sup> reports that only 21 percent of respondents said that they  
 3 would like to see more large, single-family homes in Anchorage – the bulk of what  
 4 has been developed for several decades – revealing that this segment may be  
 5 overbuilt and small high-density or multi-family housing is lacking; and

6  
 7 **WHEREAS**, the same study revealed that the most attractive housing type to  
 8 respondents was cottage-style, with 64 percent of respondents wanting more of this  
 9 type of housing in Anchorage, and that of those surveyed who had attempted to buy  
 10 a home in the previous three years, 69 percent reported they were unsuccessful  
 11 because housing was too expensive; now, therefore,

12  
 13 **THE ANCHORAGE ASSEMBLY ORDAINS:**

14  
 15 **Section 1.** Anchorage Municipal Code section 21.04.020 is hereby amended to  
 16 read as follows (*the remainder of the section is not affected and therefore not set*  
 17 *out*):

18  
 19 **21.04.020 Residential districts.**

20 \*\*\*      \*\*\*      \*\*\*

21 F. *R-2M: Mixed residential district.*

- 22 1. *Purpose.* The R-2M district is intended primarily for residential  
 23 areas that allow for a variety of single-family, two-family, **[small**  
 24 **multifamily,]** and multifamily dwellings, with gross densities  
 25 between five and **30 [15]** dwelling units per acre. The R-2M  
 26 district provides residential neighborhoods with a greater  
 27 diversity of housing by allowing a mix of both detached and a  
 28 variety of attached dwelling types in close proximity to each  
 29 other, rather than separated into different zoning districts. The  
 30 R-2M district is to be located in established or redeveloping  
 31 residential neighborhoods or is to create a transition between  
 32 single-family, two-family, **[small multifamily,]** and higher  
 33 density multifamily and mixed-use areas. The design of new  
 34 development, such as building scale and setbacks, parking  
 35 facility size and location, and yard landscaping, should be  
 36 complementary to the existing neighborhood and mix of  
 37 dwelling types.

38 2. *District-specific standards.*

- 39 a. Residential buildings shall contain no more than eight  
 40 dwelling units.  
 41 b. The maximum length of a building elevation that is **two**  
 42 **and a half stories [30 feet]** [TWO AND A HALF  
 43 STORIES] or more in height at any point shall be 150  
 44 feet. Otherwise, the maximum length shall be 180 feet.  
 45 c. The minimum side setback established in Table 21.06-1  
 46 for multifamily dwellings in the R-2M district is reduced  
 47 from ten feet to five feet, provided the building elevation  
 48 facing the side lot line is:  
 49 i. No more than 72 feet in length, in order to be

<sup>2</sup> [Anchorage Economic Development Corporation, 2018 Housing Survey Report](#)

compatible in scale to a single-family~~[, two-family, or small multifamily]~~ dwelling or duplex [OR DUPLEX]; or

- ii. No more than 48 feet in length without a recess in its wall plane, such that the remaining portion of the building elevation has a minimum side setback of at least 15 feet, in order to appear as an arrangement of smaller, connected structures with backyard space.

G. *R-3: Mixed residential district.*

- 1. *Purpose.* The R-3 district is a multifamily residential district with gross densities between 15 and 40 dwelling units per acre, provided, however, that housing allowed in the R-1, R-1A, R-2A, and R-2D are a permitted use. It is intended primarily for [small multifamily,] multifamily and townhouse dwellings characterized by low-rise multistory buildings. It allows a higher percentage of lot coverage than the R-2M zone, while also maintaining the residential living environment with landscaping, private/common open spaces, and other amenities for residents. This district provides greater housing opportunities and efficient use of residential land near commercial, community activity centers, town centers, and areas well served by transit.

\*\*\*      \*\*\*      \*\*\*

I. *R-4: Multifamily residential district.*

- 1. *Purpose.* The R-4 district is a multifamily medium to high density residential district. It is intended primarily for multifamily and multi-story residential buildings, but also allows single-family, duplex, [small multifamily,] and townhouse residential development. For multi-story buildings, the maximum size of buildings and intensity of use is regulated by floor area ratio (FAR) and other site development standards. Multi-story development is intended to be applied in areas well served by transit and/or arterial streets, and by supportive commercial services near the major commercial and employment centers in downtown and midtown. Although some commercial development is allowed within a residential development, the district is intended to be primarily residential. For multi-story buildings, development is intended to be oriented to the sidewalk with windows, entrances, and walkways to provide strong pedestrian connections to nearby services.

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(AO 2012-124(S), 2-26-13; AO No. 2015-100, § 1, 10-13-15 ; AO No. 2017-176 , § 3, 1-9-18; AO No. 2019-58 , § 2, 5-7-19; AO 2022-36 , § 2, 4-26-22)

**Section 2.** Anchorage Municipal Code subsection 21.05.030A. is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

1  
2 **21.05.030 Residential uses: Definitions and use-specific standards.**  
3 \*\*\* \*\*

4 A. *Household living.* This category is characterized by residential  
5 occupancy of a dwelling unit by a "household," which is defined in  
6 Chapter 21.15. Tenancy is arranged on a month-to-month or longer  
7 basis. Common accessory uses include recreational activities, raising  
8 of pets, gardens, personal storage buildings, hobbies, and parking of  
9 the occupants' vehicles. Specific use types include:

10  
11 1. *Dwelling, mixed-use.*

- 12 a. *Definition.* A dwelling that is located on the same lot or in the  
13 same building as a non-residential use, in a single environment  
14 in which both residential and non-residential amenities are  
15 provided.  
16 b. *Use-specific standards.*  
17 i. Two or more mixed-use dwellings in the same building  
18 with a non-residential use constitute a mixed-use  
19 development.  
20 ii. Two or more mixed-use dwellings shall comply with the  
21 applicable design standards of Section 21.07.110,  
22 Residential Design Standards, as determined by the  
23 building style.

24 2. *Dwelling, multifamily.*

- 25 a. *Definition.* A residential building or multiple residential buildings  
26 comprising **three [five]** [THREE] or more dwelling units on one  
27 lot. The definition includes the terms "apartment" or "apartment  
28 building."  
29 b. *Use-specific standards.*  
30 i. Multifamily developments that consist of **five** [THREE]  
31 or more units in one building shall comply with  
32 subsection 21.07.110C., standards for multifamily  
33 residential, except as provided in subsection b.iii.  
34 below.  
35 ii. Dwellings with single-family style and two-family style  
36 construction in multifamily developments, **and**  
37 **multifamily and townhouse developments with less**  
38 **than five units, [except those with four units or**  
39 **fewer]** shall comply with the residential design  
40 standards in subsection 21.07.110D.. **Standards for**  
41 **Some Single-Family and Two-Family Residential**  
42 **Structures and Multifamily Developments With**  
43 **Less Than Five Units.**  
44 iii. Dwellings with townhouse style construction **with five**  
45 **or more units [except those with four units or**  
46 **fewer]** in multifamily developments shall comply with  
47 subsection 21.07.110C., standards for multifamily and  
48 townhouse residential.

49 \*\*\* \*\*

50 6. *Dwelling, two-family.*

- 51 a. *Definition.* One detached building on one lot designed

for and constituting two dwelling units. The definition includes the term "duplex."

- b. *Use-specific standard.* Two-family dwellings constructed after January 1, 2014 shall comply with the applicable residential design standards in Section 21.07.110, Residential Design Standards.

~~[7. Dwelling, small multifamily.~~

~~a. Definition. One or more detached residential buildings not exceeding three stories, with two to four dwelling units on one lot.~~

~~b. Use specific standard. Small multifamily dwellings shall comply with the applicable residential design standards in Section 21.07.110, Residential Design Standards.]~~

~~7[8][7]. Dwelling, mobile home.~~

~~\*\*\* \*\*~~

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2014-58, § 1, 5-20-14; AO No. 2015-133(S), § 4, 2-23-16 ; AO No. 2017-160 , § 1, 12-19-17; AO No. 2018-118 , § 2, 1-1-19; AO No. 2020-23 , § 2, 3-10-20; AO No. 2020-24 , § 1, 3-10-20)

**Section 3.** Anchorage Municipal Code subsection 21.05.010E., *Table of Allowed Uses*, is not amended by this ordinance [HEREBY AMENDED TO READ SHOWN IN EXHIBIT A, ATTACHED HERETO].

**Section 4.** Anchorage Municipal Code section 21.06.020B.A., Table 21.06-1 Table of Dimensional Standards - Residential Districts, is hereby amended to read shown in Exhibit B.Rev1, attached hereto.

**Section 5.** [New AO section in the (S) version] Anchorage Municipal Code section 21.06.030C. is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

**21.06.030 - Measurements and exceptions.**

~~\*\*\* \*\*~~

C. Setbacks.

~~\*\*\* \*\*~~

2. Projections into required setbacks. The following structures or features may project into required front, side, or rear setbacks as specified in this subsection:

~~\*\*\* \*\*~~

- I. Primary Front Setback Encroachments. A single-family or two-family dwelling, or multifamily and townhouse construction with less than five units, may encroach into the primary front setback by up to five feet when there is no garage, or where there is a garage (attached

or detached) where the front wall of the garage is located at least 8 feet behind the front façade of the house.

\*\*\*      \*\*\*      \*\*\*

D.      Height

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7.      Three-Story Entitlement in R-2A, R-2D, and R-2M Zoning Districts

a.      Purpose

The intent of this section is to allow three-story buildings in the R-2 zoning districts at transitions to higher-intensity zones or in locations that minimize bulk, shadowing, privacy, and character impacts on R-2 zoned residential neighborhoods.

b.      Three-story Entitlement on Large or Transitional Sites

Development sites that meet one or more of criteria i. to iv[III]. are exempt from the two-and-one-half story limit in Table 21.06-1, provided all structures meet the 30- foot height limit and provide the height/bulk transition described in subsection c.:

i.      The development site is at least ½ acre;

ii.     The site is located at a transition to an R-3, R-3A, R-4, R-4A, RO, B-1B, B-3, I-1, or I-2 zoning district, either abutting at its side lot line (except not the side lot line opposite the primary front lot line on a corner lot), or adjacent facing across a local or collector street (except not a secondary frontage opposite the primary frontage on a double-fronted lot); **[OR]**

iii.    The site is adjacent only to non-residential or three-story residential uses; **or**

**iv.    The site is multifamily and/or townhouse developments with less than five units.**

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 3, 10-13-15 ; AO No. 2017-176 , § 7, 1-9-18; AO No. 2018-12 , § 1, 2-27-18; AO No. 2020-10(S) , § 1, 3-10-20; AO No. 2020-38 , § 7, 5-28-20; AO No. 2021-89(S) , § 10, 2-15-22; AO 2022-36 , § 3, 4-26-22; AO 2023-77, § 10, 7-25-23)

**Section 6[5].** Anchorage Municipal Code Chapter 21.07 is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

**Chapter 21.07 DEVELOPMENT AND DESIGN STANDARDS (NEW CODE - Effective January 1, 2014)**

\*\*\*      \*\*\*      \*\*\*

**21.07.030 Private open space.**

\*\*\* \*\*

C. *Exemptions.* The following are exempt from the private open space requirement:

1. Single-family, two-family, **[small] multifamily dwellings with less than five units**, mobile home, and townhouse residential uses;

\*\*\* \*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 4(Exh. B), 10-13-15 ; AO No. 2017-176 , § 8, 1-9-18; AO No. 2020-38 , § 8, 5-28-20; AO 2023-77, § 10, 7-25-23)

**21.07.040 Drainage, storm water treatment, erosion control, and prohibited discharges.**

\*\*\* \*\*

F. *Snow storage and disposal.*

\*\*\* \*\*

2. *Applicability.* Except where stated otherwise, all existing and new uses with on-site surface areas to be plowed for motorized vehicle access or parking shall comply with this section. For example, this includes surface areas such as parking spaces, circulation and parking aisles, associated driveways, queuing lanes, emergency vehicle access lanes, loading areas, tractor trailer areas, and vehicle sales and display areas. The following uses and surfaces are exempt:

- a. Single-family, two-family, **[small] [THREE-UNIT] multifamily dwellings with less than five units**, townhouse, and mobile home dwellings on individual lots;
- b. Snow disposal sites subject to subsection 21.05.060 E.8.; and
- c. Ice-free (snow-melting) surfaces and/or covered surfaces.

\*\*\* \*\*

(AO 2012-124(S), 2-26-13; AO No. 2015-100, § 5, 10-13-15 ; AO No. 2021-89(S) , § 21, 2-15-22)

\*\*\* \*\*

**[NOTE: Subsection 21.07.080F.4.b. is newly added to the (S) version, with only the amendments to its current text indicated by legislative drafting markup.]**

**21.07.080 - Landscaping, screening, and fences.**

\*\*\* \*\*

F. *General landscaping requirements and standards.*

\*\*\* \*\*

4. *Installation of landscaping.*

\*\*\* \*\*

- b. *Guarantee of landscaping survival.*

- i. The owner shall be responsible for landscaping installed to fulfill the requirements of this title and

the approved site landscape plan. In order to ensure the preservation or replacement of required and installed landscaping, the owner shall provide to the municipality a warranty guarantee such as a letter of credit, escrow, performance bond, or other surety as approved by the director. Single-family and two-family homes **and multifamily and townhouse developments with less than five units** on individual lots, and lots less than 10,000 square feet in area are exempt from providing this guarantee. The warranty guarantee shall be in an amount equal to the following schedule, and shall remain in effect for two years, starting on the date the municipality witnesses the installation per the approved landscape plan.

\*\*\* \*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-82, § 4, 7-28-15 ; AO No. 2017-55 , § 11, 4-11-17; AO No. 2017-160 , § 4, 12-19-17; AO No. 2020-11 , § 2, 2-25-20; AO No. 2020-38 , § 8, 5-28-20; AO No. 2020-93 , § 2, 10-1-20; AO No. 2020-133, § 1, 1-14-21; AO No. 2021-89(S) , §§ 11, 21, 2-15-22)

\*\*\* \*\*

**21.07.110 Residential design standards.**

\*\*\* \*\*

**C. Standards for multifamily and townhouse residential.**

\*\*\* \*\*

**2. Applicability.** These standards apply to:

- a. Any multifamily **or townhouse development with five or more units** [STRUCTURE (][**five**] [THREE] [OR MORE UNITS)]; **and**
- b. The residential portion of a mixed-use structure[;
- c. **ANY TOWNHOUSE DEVELOPMENT;**
- d. **ANY TOWNHOUSE-STYLE STRUCTURE, INCLUDING ANY ATTACHED SINGLE-FAMILY,] [OR] [TWO-FAMILY][, ~~or small multifamily~~] [USE THAT IS CONSTRUCTED IN TOWNHOUSE-STYLE].**

This section does not apply in Girdwood or the DT districts.

\*\*\* \*\*

**D. Standards for some single-family and [,] [AND] two-family[, ~~and small multifamily~~] residential structures [uses] [STRUCTURES], and Multifamily and Townhouse Developments with Less Than Five Units.**

- 1. **Applicability.** The standards of this subsection D. apply to the developments listed below that are constructed after January 1, 2014. This section does not apply to dwellings constructed prior to January 1, 2014, accessory dwelling unit uses, or in



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- Girdwood or the DT districts.
- a. Any single-family use except for single-family residential uses on lots of 20,000 square feet or greater.
- b. Any **two-family** ~~[small multifamily]~~ [TWO-FAMILY] use that is **[NOT CONSTRUCTED IN TOWNHOUSE-STYLE AND IS]** on a lot less than 20,000 square feet.
- c. Any multifamily use with single-family or two-family style construction **with less than five units.**
- d. Multifamily and townhouse developments with less than five units.**

2. *Mix of housing models.* Any subdivision or development of five or more **principal structures** ~~[buildings]~~ [UNITS] shall have a mix of housing models, as determined during the building permit process, according to Table 21.07-10. This applies to abutting or adjacent lots.

TABLE 21.07-10 MIX OF HOUSING MODELS	
Number of <b>principal structures</b> <del>[buildings]</del> [UNITS]	Number of different models required
5—10	2
11—20	4
21—30	5
31 or more	6

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E. *Site design.*  
\*\*\*      \*\*\*      \*\*\*

2. *Multiple structures on one lot.*
- a. *Intent.* This section regulates the development of multiple residential structures on a single lot. The section is intended to allow flexibility from the subdivision regulations while still achieving neighborhoods that are healthy, safe, and convenient, and meet the goals of the comprehensive plan. The approval processes and standards are intended to result in a development with a cohesive neighborhood identity, an attractive and functional streetscape, a hierarchy of streets and driveways, convenient and safe pedestrian circulation, sufficient parking near each dwelling unit, usable and well-located open space, a positive image of higher density residential development, and well designed and visually pleasing structures and neighborhoods.
  - b. *Applicability.*  
This section applies to the development of **five** ~~[THREE]~~ or more principal residential structures on a single lot. It does not apply to the development of an accessory dwelling unit or a caretaker's unit, or to developments in the R-4A district, **or to**

**developments of two to four principal residential structures.**

- c. Review process.
  - i. Multiple residential structures on a single lot are permitted in the ~~[R-2A, R-2D,]~~ R-2M, R-3, R-3A, R-4, R-4A, ~~[R-5, R-6,]~~ B-1B, B-3, and RO districts.
  - iii. Applicable developments with between **five [THREE]** and 30 dwelling units shall be approved by administrative site plan review pursuant to subsection 21.03.180C. Applicable developments with 31 or more dwelling units shall be approved by major site plan review pursuant to subsection 21.03.180D.

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-36, §§ 8, 9, 5-14-15 ; AO No. 2015-100, § 8(Exh. C), 10-13-15 ; AO No. 2016-34(S), § 2, 4-12-16 ; AO No. 2016-136am , § 5, 1-1-17; AO No. 2017-160 , § 5, 12-19-17; AO No. 2017-176 , § 9, 1-9-18; AO No. 2018-59 , § 2, 7-31-18; AO No. 2020-38 , § 8, 5-28-20; AO No. 2021-89(S) , §§ 14, 21, 2-15-22; AO No. 2022-80(S) , § 2, 11-22-22; AO No. 2023-30 , § 1, 3-22-23; AO 2023-42, 8-22-23; AO 2023-50, § 2, 7-11-2023; AO 2023-77, § 14, 7-25-23)

\*\*\*      \*\*\*      \*\*\*

**Section 7[6].** This ordinance shall be effective **January 1, 2024 [IMMEDIATELY UPON PASSAGE AND APPROVAL BY THE ASSEMBLY].**

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Municipal Clerk

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[DG Note: Rev1 to update this to reflect current code. Some recent Code changes not yet codified/published were overlooked in creating this Exhibit.  
**Green** = change by AO 2023-42 § 2;

**21.05.010 Table of allowed uses.**

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 \*\*\*  
 E. Table of Allowed Uses - Residential, Commercial, Industrial, and Other Districts

TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS  
 P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review  
 For uses allowed in the A, TA, and TR districts, see section 21.04.060.  
 All other uses not shown are prohibited.

Use Category	Use Type	RESIDENTIAL										COMMERCIAL						INDUST.				OTHER			Definitions and Use-Specific Standards								
		R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	R-1A	B-1B	B-3	RO	MC	I-1	I-2'	M1		AF	DR	PLI	W				
Household Living	Dwelling, mixed-use							P	P	P									P	P	C											21.05.030A.1.	
	Dwelling, multifamily							P	P	P									P	P												21.05.030A.2.	
	Dwelling, single-family, attached							P	P	P																						21.05.030A.3.	
	Dwelling, single-family, detached	P						P	P	P																						21.05.030A.4.	
	Dwelling, townhouse							S	S	S										S	S											21.05.030A.5.	
	Dwelling, two-family							P	P	P																							21.05.030A.6.
	Dwelling, small multifamily							P	P	P																							21.03.030A.7.
	Dwelling, mobile home																																21.05.030A.8[7].
	Manufactured home community							C	C	C																							21.05.030A.9[8].

**Exhibit A Rev1 – AO for 3 and 4 dwelling unit construction\_ AO 2023-103(S)**

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***
1 See subsections 21.04.050B, and C, for interim provisions allowing for additional uses in the I-2 district.
2 Uses with structures with a gross floor area over 20,000 square feet require a major site plan review through subsection 21.07.120A., Large Commercial Establishments.
3 Marijuana cultivation facilities are permitted in the B-3 district when collocated with and attached to a marijuana retail sales establishment. Marijuana manufacturing facilities producing extracts using water-based, food-based, closed-loop carbon dioxide extraction systems, or other methods not employing solvents or gases, as described in 3 AAC 306.555, are permitted in the B-3 district. Marijuana retail sales establishments are permitted in the I-2 district when collocated with and attached to a marijuana cultivation facility or a marijuana manufacturing facility.
4 In accordance with subsection 21.05.040K.3.g., a tower or antenna that is not permitted in a district may be requested through the conditional use process.
5 In the AF district, three towers per lot are permitted by right (or, for Type 2 towers, by administrative site plan review). The installation of more than three towers per lot requires a conditional use permit.
6 Health services facilities not to exceed 15,000 gross square feet per individual parcel.
7 See subsection 21.05.060D, 1.b. for specific use provisions applicable within the Port of Anchorage Security Area.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-139, § 1, 1-28-14; AO No. 2014-58, § 2(Att. A), 5-20-14; AO No. 2015-133(S), § 3(Exh. A), 2-23-16 ; AO No. 2015-142(S-1), § 3(Exh. B) 6-21-16 ; AO No. 2016-3(S), §§ 6, 7, 2-23-16 ; AO No. 2016-131 , § 1, 11-15-16; AO No. 2016-136am , § 2, 11-15-16; AO No. 2016-156 , § 1, 12-20-16; AO No. 2017-10 , § 1, 1-24-17; AO No. 2017-57 , § 1, 4-11-17; AO No. 2017-74 , § 1, 5-23-17; AO No. 2017-176 , § 4, 1-9-18; AO No. 2017-175(S) , § 3(Exh. A), 2-13-18; AO No. 2020-38 , § 6, 5-28-20; AO No. 2020-56 , § 2, 6-23-20; AO No. 2021-54 , § 1, 6-22-21)

**Exhibit B.Rev1: AO 2023-103(S) for 3 and 4 Dwelling Unit Construction**

**21.06.020 Dimensional standards tables.**

\*\*\* \*\*

**A. Table of Dimensional Standards: Residential Districts**

TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS (Additional standards may apply. See district-specific standards in Chapter 21.04 and use-specific standards in Chapter 21.05.)									
Use	Minimum lot dimensions  Area Width (ft) (sq ft)	Max lot coverage (%)	Front	Side	Rear	Minimum setback Requirements (ft)	Max number of principal structures per lot or tract <sup>2</sup>	Maximum height of structures (ft)	
*** **									
<b>R-2A: Two-Family Residential District (larger lot)</b>									
Dwelling, single-family detached	7,200 60	40	20	5	10	5	1	Principal: 30, <u>not to exceed two and one-half stories, except where three stories are allowed per 21.06.030D.7.</u> [, NOT TO EXCEED TWO AND ONE-HALF STORIES, EXCEPT WHERE THREE STORIES ARE ALLOWED PER 21.06.030D.7.] Accessory garages/carports: 25	
Dwelling, two-family	8,400 70	40	20	5	10	5	1		
Dwelling, single-family attached	3,500 35 (40 on corner lots)	40	20	N/A on common lot line; otherwise 5	10	5	1		
All other uses	7,200 60	40	20	5	10	5	N/A		

**Exhibit B.Rev1: AO 2023-103(S) for 3 and 4 Dwelling Unit Construction**

R-2D: Two-Family Residential District									
Dwelling, single-family detached	6,000	50	40	20	5	10	1		Other accessory: 12
Dwelling, two-family	6,000	50	40	20	5	10	1		Principal: 30, <u>not to exceed two and one-half stories, except where three stories are allowed per 21.06.030D.7.</u> [, NOT TO EXCEED TWO AND ONE-HALF STORIES, EXCEPT WHERE THREE STORIES ARE ALLOWED PER 21.06.030D.7.] Accessory garages/carports: 25 Other accessory: 12
Dwelling, single-family attached	3,500	35 (40 on corner lots)	40	20	N/A on common lot line; otherwise 5	10	1		
All other uses	6,000	50	40	20	5	10	N/A		
R-2M: Mixed Residential District									
Dwelling, single-family detached	6,000	50	40	20	5	10	1		Principal: 30, <u>not to exceed two and one-half stories, except where three stories are allowed per 21.06.030D.7.</u> [,
Dwelling, two-family [small multifamily]	6,000	50	40	20	5	10	1		

Exhibit B.Rev1: AO 2023-103(S) for 3 and 4 Dwelling Unit Construction

[TWO-FAMILY]																			NOT TO EXCEED TWO AND ONE-HALF STORIES, EXCEPT WHERE THREE STORIES ARE ALLOWED PER 21.06.030D.7.]
Dwelling, single-family attached	3,000	35 (40 on corner lots)	40	20				N/A on common lot line; otherwise 5	10	1									Accessory garages/carports: 25
Dwelling, townhouse	2,400	24 (30 on corner lots)	60	20				5	10	1									Other accessory: 12
Dwelling, multifamily ( <u>up to 8 units permitted per building</u> )	<del>6,000</del> <b>[8,500]</b> + 2,300 for every unit over <del>4</del> <b>[3]</b>	50	40	20				10, except <u>5</u> for multifamily with less than five units, or where 5 is allowed as provided in 21.04.020F.2.c.	10	More than one principal structure may be allowed on any lot or tract in accordance with subsection 21.07.110 F.2.									
Dwelling, multifamily, with single- or two-family style construction of multiple buildings on a lot	3,000 per unit	50	40	20				10, except where 5 is allowed as provided in 21.04.020F.2.c.	10										
All other uses	6,000	50	40	20				5	10										
<b>R-3: Mixed Residential District</b>																			
Dwelling, single-family attached	3,000	35 (40 on corner lots)	40	20				N/A on common lot line; otherwise 5	10	1									35

**Exhibit B.Rev1: AO 2023-103(S) for 3 and 4 Dwelling Unit Construction**

Dwelling, single-family detached	6,000	50	40	20	5	10	1	35
Dwelling, townhouse	2,000	20 (30 on corner lots)	60	10	N/A on common lot line; otherwise 5	10	More than one principal structure may be allowed on any lot or tract in accordance with subsection 21.07.110F.2.	35
Dwelling, two-family	6,000	50	40					
<del>Dwellings, small multifamily</del>	<del>6,000</del>	<del>50</del>	<del>60</del>		<del>5</del>	<del>10</del>		<del>145<sup>4</sup></del>
Dwelling, multi-family	6,000	50	60		5 plus one foot for each 5 feet in height exceeding 35 feet	10		45 <sup>4</sup>
All other uses	6,000	50	60			10		45
<b>R-4A: Multifamily Residential Mixed-Use District</b>								
Dwelling, townhouse	2,000	20 (30 on corner lots)	60	Min: 10 Max: 20 <sup>5</sup> A minimum of 50% of the front building elevation shall be within the maximum front setback (see	N/A on common lot line; otherwise 5	15 if adjacent to a residential district (except R-4 or R-4A); otherwise 10	More than one principal structure may be allowed on any lot or tract in accordance with subsection 21.07.110F.2.	35
Dwelling, mixed-use	6,000	50	75		10 if adjacent to a residential district (except for R-4 or R-4A); otherwise 5			70 <sup>6</sup> <del>75</del>
<del>Dwellings, small multifamily</del>	<del>6,000</del>	<del>50</del>	<del>75</del>					
Dwelling, multi-family	6,000	50	75					
All other uses	6,000	50	75					75



**Exhibit B.Rev1: AO 2023-103(S) for 3 and 4 Dwelling Unit Construction**

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***	***	***	21.06.030 C.5.)				
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 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 2(Exh. A), 10-13-15 ; AO No. 2016-71, § 1, 6-21-16 ; AO No. 2017-160 , § 3, 12-19-17; AO No. 2017-176 , § 6, 1-9-18; AO No. 2018-43(S) , § 3(Exh. B), 6-12-18; AO No. 2019-11 , § 4, 2-12-19; AO No. 2019-58 , § 3, 5-7-19; AO No. 2020-38 , § 7, 5-28-20; AO No. 2021-89(S) , § 9, 2-15-22; AO No. 2022-36 , § 3, 4-26-22)



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM \_\_\_\_-2023

Meeting Date: \_\_\_\_\_, 2023

**From: Assembly Members Cross, Sulte and Volland**

**Subject: AO 2023-103(S): AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING CERTAIN PROVISIONS OF ANCHORAGE MUNICIPAL CODE TITLE 21 TO CREATE A CLASSIFICATION OF RESIDENTIAL DEVELOPMENT FOR THREE AND FOUR DWELLING UNIT CONSTRUCTION; APPLY THE RESIDENTIAL DESIGN STANDARDS FOR ONE- AND TWO-FAMILY DWELLINGS TO SUCH DEVELOPMENTS; AND CONFORMING CODE AMENDMENTS.**

The (S) version of this ordinance makes several changes, some to correctly depict current Code text that were inadvertently omitted. Those changes are not reflected by legislative drafting markup, and were made by recently adopted ordinances described below. The significant changes from the original AO to the (S) version are also described, as follows:

- AO 2023-42, As Amended: Modified the R-4A District in Municipal Code and it has not yet been codified. The changes were inadvertently omitted and Exhibit A.Rev1 and Exhibit B.Rev1 include updated current language of that AO.
- AO 2023-77, an omnibus ordinance to generally update and clarify some Title 21 provisions with current practice or inconsistencies, also made several changes and have been included. Additionally, AO 2023-77 added a new subsection AMC 21.06.030C.2.I., to allow for one-family and two-family dwellings to encroach on front yard setbacks under certain conditions. The new subsection is included in the (S) version in order to add “small multifamily” to the allowed encroachment. AO 2023-77 made several text changes to AMC 21.07.110, Residential Design Standards, including to Subsection .110F. site design that’s amended by this (S) version for the Multiple Structures on One Lot in AO(S) Section 6 on p. 10.
- Incorporates the Planning Department’s recommendations to remove the proposed addition of “small multifamily” as a use category and instead establish this classification of three- and four-plexes (or three- and four-dwelling unit uses) by describing it as “Multifamily and Townhouse Developments with Less than Five Units.” This classification language is then inserted where appropriate to include them in the appropriate dimensional and design standards for similar treatment as single-family and two-family residential uses and exempt them where relevant multifamily regulations would otherwise apply. Many (S) version changes reflect the restoration of current code language where “small multifamily” had been inserted. A major change is adding this classification to AMC 21.07.110D. design standards for Single-Family and Two-Family Residential Structures,

1 in AO(S) Section 6 on p. 9.

- 2 • In the Whereas paragraphs, the ones at the bottom of p. 2 were updated to  
3 reflect the exact language of the 2040 Plan with respect to the stated density  
4 per gross acre for the three designations described. And, a new Whereas  
5 paragraph was added to highlight the R-2M district's hybrid nature in both the  
6 Low and Medium Compact Mixed Residential designations.
- 7 • AO(S) Section 1: Increases the defined maximum density calculation, or  
8 "dwelling units per acre (DUA)," in R-2M to 30 DUA, in. Although the Planning  
9 Department recommended an increase to 20 DUA from the current 15 based  
10 on calculations of the effect of the relaxed standards for three- and four-  
11 plexes, the sponsors opted to change to 30 DUA since the 2040 Plan  
12 indicates that is the maximum for R-2M in Compact Mixed Residential-  
13 Medium areas.
- 14 • AO(S) Section 2: The use-specific standards for multifamily dwellings parse  
15 out the "multifamily and townhouse developments with less than five units" in  
16 AMC 21.05.030A.2.b.ii., on p. 5. And, the new use "small multifamily" is  
17 deleted.
- 18 • AO(S) Section 3: Without a "small multifamily" definition, eliminates the  
19 proposed changes to *21.05.010E., Table of Allowed Uses*, and thus Section  
20 3 is changed to omit Exhibit A that had amended the table.
- 21 • AO(S) Section 4: Without a "small multifamily" definition, eliminates the  
22 proposed changes to zones R-3, R-3A, R-4, and R-4A in *21.06.020B.A.,*  
23 *Table 21.06-1 Table of Dimensional Standards - Residential Districts.*  
24 Remaining proposed changes are limited to only the R-2M district. These are  
25 reflected in new Exhibit B.Rev1.
- 26 • AO(S) Section 5 is a newly inserted section in the (S) version, to include a  
27 previously overlooked change by AO 2023-77 for primary front setback  
28 encroachments for single- and two family dwellings, and include the new  
29 classification. In addition, the Planning Department recommended adding  
30 the new classification for less than five units to the "Three-story Entitlement  
31 on Large or Transitional Sites," which replaced several changes in the  
32 original AO Exhibit A.
- 33 • AO(S) Section 6 includes a previously overlooked opportunity to include  
34 multifamily with less than five units in an exemption from a financial warranty  
35 guarantee for landscaping survival that was provided for single- and two-  
36 family dwellings.
- 37 • AO(S) Section 6 also includes the more substantive change to the ordinance  
38 with the change to terminology for describing the classification and where  
39 they fit in the residential design standards in subsections 21.07.110C. and  
40 .110D. Additionally, if there is more than one principal structure on a single  
41 lot, where allowed in the zoning district, Subsection .110E. has design  
42 requirements and an administrative site plan review process, but  
43 developments of less than five residential units in two to four structures will  
44 be exempt from that review process. They will still be reviewed under general  
45 land use permit procedures.
- 46 • AO(S) Section 7: The effective date is set firmly at January 1, 2024.

47  
48 The Planning and Zoning Commission reviewed the ordinance and the (S) version

1 at its December 4, 2023 meeting and passed Resolution No. 2023-020  
2 recommending the (S) version with the drafted Amendment #2 that would keep  
3 existing snow storage requirements. The Planning Department will submit the PZC  
4 packet.  
5

6 **We request your support for the (S) version of the ordinance.**  
7

8 Prepared by: Legislative Services Office

9 Reviewed by: Assembly Counsel's Office

10  
11 Respectfully submitted: Kevin Cross, Assembly Member  
12 District 2, Chugiak / Eagle River

13  
14 Randy Sulte, Assembly Member  
15 District 6, South Anchorage

16  
17 Daniel Volland, Assembly Member  
18 District 1, North Anchorage

Amendment No. 2  
for  
AO No. 2023-103(S)

**Proposed Amendment #2 to AO 2023-103(S)**

**AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING CERTAIN PROVISIONS OF ANCHORAGE MUNICIPAL CODE TITLE 21 TO CREATE A CLASSIFICATION OF RESIDENTIAL DEVELOPMENT FOR THREE AND FOUR DWELLING UNIT CONSTRUCTION; APPLY THE RESIDENTIAL DESIGN STANDARDS FOR ONE- AND TWO-FAMILY DWELLINGS TO SUCH DEVELOPMENTS; AND CONFORMING CODE AMENDMENTS.**

Submitted by: Assembly Member \_\_\_\_\_

<b>PROPOSED AMENDMENT</b>
---------------------------

**Purpose/Summary of Amendment:** The Right of Way enforcement staff for the municipality mentioned some concerns with snow clearing violations that could result from enlarging the exception to required snow storage and disposal areas. The current code exempts, for residential uses, single-family, two-family, “three-unit multifamily,” townhouse and mobile home dwellings on individual lots from the requirements. The proposed ordinance enlarges the exemption to include multifamily 4-unit dwellings as well. This amendment scratches that change and retains the current code language for this provision.

<b>TEXT OF AMENDMENT</b>
--------------------------

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

**AO(S) Section 6, p. 8, beginning at line 20, amending as follows:**

...The following uses and surfaces are exempt:

- a. Single-family, two-family, three-unit **[small]** [THREE-UNIT] multifamily [dwellings with less than five units], townhouse, and mobile home dwellings on individual lots;

<b>Will there be any public or private economic effect to the proposed amendment?</b>
---

<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (check one) <b>If yes, please detail below.</b>
---

Planning and Zoning Commission  
Staff Packet  
PZC Case No. 2023-0127  
regarding AO. No. 2023-103(S)

# *Municipality of Anchorage*

## MEMORANDUM

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**DATE:** December 4, 2023  
**TO:** Planning and Zoning Commission  
**THRU:** *elc* Craig H. Lyon, Planning Director  
**FROM:** *FM* Francis McLaughlin, Senior Planner  
**SUBJECT:** Case 2023-0127, Text Amendments to Title 21

The Assembly sponsors of AO 2023-103 are requesting the Commission's review of proposed amendments to the ordinance, which are attached.



(S) Submitted by: Assembly Members Volland,  
Cross, and Sulte  
(S) Prepared by: Legislative Services Office and  
Assembly Counsel's Office  
(S) Reviewed by: Planning Department, Building  
Services Department  
For reading: December 19, 2023

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**ANCHORAGE, ALASKA  
AO No. 2023-103(S)**

1 **AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING CERTAIN**  
2 **PROVISIONS OF ANCHORAGE MUNICIPAL CODE TITLE 21 TO CREATE A**  
3 **CLASSIFICATION OF RESIDENTIAL DEVELOPMENT FOR THREE AND FOUR**  
4 **DWELLING UNIT CONSTRUCTION; APPLY THE RESIDENTIAL DESIGN**  
5 **STANDARDS FOR ONE- AND TWO-FAMILY DWELLINGS TO SUCH**  
6 **DEVELOPMENTS; AND CONFORMING CODE AMENDMENTS.**

7  
8 **WHEREAS**, with one-third of Alaska's population and nearly half of its jobs in a 100-  
9 square-mile area, the Anchorage Bowl is the urban center of an emerging  
10 metropolitan region and home to a vibrant community burdened by a housing  
11 shortage; and

12  
13 **WHEREAS**, in 2022, Alaska built 2.4 new housing units for every 1,000 people, on  
14 average. In the same year, the Matanuska-Susitna Valley added 7.0 new housing  
15 units and Anchorage only added 1.3 new housing units; and

16  
17 **WHEREAS**, the median single family home listing price in Anchorage rose 43% in  
18 only three years from \$311,000 in January 2020 to \$446,000 in May 2023,  
19 increasing financial barriers for residents who want to become homeowners; and

20  
21 **WHEREAS**, the costs of new construction in the Municipality of Anchorage are  
22 historically higher than in other local jurisdictions in the state and country, with hard  
23 costs from almost \$300 per square foot in Anchorage compared to hard costs of  
24 \$120 per square foot in the Lower 48<sup>1</sup>; and

25  
26 **WHEREAS**, AR 2022-416 identifies actions to alleviate Anchorage's housing  
27 shortage and affordability crisis through support of the development of housing  
28 across the Municipality and encourages actions that create opportunities for  
29 increased and more dense development; and

30  
31 **WHEREAS**, the policy principals adopted via AR 2023-260(S) aim to increase the  
32 local housing stock and create more diverse, affordable opportunities for home  
33 ownership by establishing that the Municipality will work to enact policies that 1)  
34 increase the supply of housing for sale, 2) increase the supply of rental housing, 3)  
35 increase the proportion of resident-occupied housing, and 4) reduce housing cost  
36 burdens on residents; and

37  
38 **WHEREAS**, the *Anchorage 2040 Land Use Plan (2040 Plan)* assesses the housing

---

<sup>1</sup> Based on housing development analysis by Agnew::Beck, SALT, NeighborWorks Alaska, and ONC,  
[Housing Alaskans: 2023 Data Takeaways](#)

\*\*\* DRAFT \*\*\*

1 and employment needs of current and future Anchorage residents and includes  
2 goals, priorities and actions to address those needs; and  
3

4 **WHEREAS**, Goal 2 of the *2040 Plan* envisions that “infill and redevelopment meets  
5 the housing and employment needs of residents and businesses in Anchorage,”  
6 with Policy 2.3 to “remove barriers to desired infill development” and “to promote  
7 adaptive reuse of older buildings and compact infill/redevelopment;” and  
8

9 **WHEREAS**, Goal 3 of the *2040 Plan* envisions thriving, walkable mixed-use  
10 commercial centers within a neighborhood context with “housing affordable to a  
11 range of incomes;” and  
12

13 **WHEREAS**, Goal 4 of the *2040 Plan* envisions that Anchorage’s neighborhoods  
14 provide a range of places to live, meeting the housing needs of residents at all  
15 income levels, household sizes, interests, ages, abilities and races and ethnicities,”  
16 with Policy 4.2 to “allow and encourage innovative compact housing types and a  
17 variety of housing options,” Policy 4.3 to “promote balanced neighborhoods with  
18 diverse infill housing,” and Policy 4.4 to “encourage property owners to preserve,  
19 rehabilitate, or redevelop properties in ways that minimize housing displacement  
20 and maintain affordability, health and safety for residents;” and  
21

22 **WHEREAS**, the *2040 Plan* envisions compact mixed residential areas with low  
23 density, with the “Compact Mixed Residential – Low” land use designation identified  
24 by zones R-2M and R2-D, providing for “a compatible diversity of single-family,  
25 attached and multi-family housing choices in the same neighborhood,” at five  
26 [EIGHT] to fifteen units per gross acre, with eight or more near Centers or  
27 Transit-supportive Development corridors; and  
28

29 **WHEREAS**, the *2040 Plan* envisions compact mixed residential areas with medium  
30 density, with the “Compact Mixed Residential – Medium” land use designation  
31 identified by zones R-2M and R-3, providing for “multi-family and a mix of compact  
32 single-family and attached housing,” at ten to thirty units per gross acre, with  
33 fifteen or more near Centers or Transit-supportive Development corridors  
34 [FIFTEEN TO THIRTY-FIVE UNITS PER GROSS ACRE]; and  
35

36 **WHEREAS**, the *2040 Plan* envisions urban residential areas with high density, with  
37 the “Urban Residential – High” land use designation identified by zones R-3 and R-  
38 4, providing for “urban living opportunities” through “apartment buildings,  
39 condominiums and townhouses,” at fifteen to eighty housing units per gross  
40 acre, with twenty or more near Centers or transit corridors [THIRTY-FIVE  
41 UNITS PER GROSS ACRE]; and  
42

43 **WHEREAS**, the R-2M Mixed residential zoning district currently states an  
44 intended gross density between five and 15 dwelling units per acre (AMC  
45 21.04.020F.1.), but the 2040 Plan includes the R-2M in both designations for  
46 Compact Mixed Residential – Low and Compact Mixed Residential – Medium,  
47 the latter which has an intended upper density limit of thirty housing units per  
48 gross acre, inclusive of the R-2M district; and  
49

50 **WHEREAS**, the 2018 Housing Survey Report from the Anchorage Economic

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1 Development Corporation<sup>2</sup> reports that only 21 percent of respondents said that they  
 2 would like to see more large, single-family homes in Anchorage – the bulk of what  
 3 has been developed for several decades – revealing that this segment may be  
 4 overbuilt and small high-density or multi-family housing is lacking; and  
 5

6 **WHEREAS**, the same study revealed that the most attractive housing type to  
 7 respondents was cottage-style, with 64 percent of respondents wanting more of this  
 8 type of housing in Anchorage, and that of those surveyed who had attempted to buy  
 9 a home in the previous three years, 69 percent reported they were unsuccessful  
 10 because housing was too expensive; now, therefore,  
 11

## 12 **THE ANCHORAGE ASSEMBLY ORDAINS:**

13  
 14 **Section 1.** Anchorage Municipal Code section 21.04.020 is hereby amended to  
 15 read as follows (*the remainder of the section is not affected and therefore not set*  
 16 *out*):  
 17

### 18 **21.04.020 Residential districts.**

19 \*\*\* \*\*

#### 20 **F. R-2M: Mixed residential district.**

- 21 1. *Purpose.* The R-2M district is intended primarily for residential  
 22 areas that allow for a variety of single-family, two-family, **[small**  
 23 **multifamily,]** and multifamily dwellings, with gross densities  
 24 between five and **30 [15]** dwelling units per acre. The R-2M  
 25 district provides residential neighborhoods with a greater  
 26 diversity of housing by allowing a mix of both detached and a  
 27 variety of attached dwelling types in close proximity to each  
 28 other, rather than separated into different zoning districts. The  
 29 R-2M district is to be located in established or redeveloping  
 30 residential neighborhoods or is to create a transition between  
 31 single-family, two-family, **[small multifamily,]** and higher  
 32 density multifamily and mixed-use areas. The design of new  
 33 development, such as building scale and setbacks, parking  
 34 facility size and location, and yard landscaping, should be  
 35 complementary to the existing neighborhood and mix of  
 36 dwelling types.

#### 37 2. *District-specific standards.*

- 38 a. Residential buildings shall contain no more than eight  
 39 dwelling units.  
 40 b. The maximum length of a building elevation that is **two**  
 41 **and a half stories [30 feet]** [TWO AND A HALF  
 42 STORIES] or more in height at any point shall be 150  
 43 feet. Otherwise, the maximum length shall be 180 feet.  
 44 c. The minimum side setback established in Table 21.06-1  
 45 for multifamily dwellings in the R-2M district is reduced  
 46 from ten feet to five feet, provided the building elevation  
 47 facing the side lot line is:  
 48 i. No more than 72 feet in length, in order to be

<sup>2</sup> Anchorage Economic Development Corporation, 2018 Housing Survey Report

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compatible in scale to a single-family~~[, two-family, or small multifamily]~~ dwelling or duplex [OR DUPLEX]; or

- ii. No more than 48 feet in length without a recess in its wall plane, such that the remaining portion of the building elevation has a minimum side setback of at least 15 feet, in order to appear as an arrangement of smaller, connected structures with backyard space.

G. *R-3: Mixed residential district.*

1. *Purpose.* The R-3 district is a multifamily residential district with gross densities between 15 and 40 dwelling units per acre, provided, however, that housing allowed in the R-1, R-1A, R-2A, and R-2D are a permitted use. It is intended primarily for [small multifamily,] multifamily and townhouse dwellings characterized by low-rise multistory buildings. It allows a higher percentage of lot coverage than the R-2M zone, while also maintaining the residential living environment with landscaping, private/common open spaces, and other amenities for residents. This district provides greater housing opportunities and efficient use of residential land near commercial, community activity centers, town centers, and areas well served by transit.

\*\*\*      \*\*\*      \*\*\*

I. *R-4: Multifamily residential district.*

1. *Purpose.* The R-4 district is a multifamily medium to high density residential district. It is intended primarily for multifamily and multi-story residential buildings, but also allows single-family, duplex, [small multifamily,] and townhouse residential development. For multi-story buildings, the maximum size of buildings and intensity of use is regulated by floor area ratio (FAR) and other site development standards. Multi-story development is intended to be applied in areas well served by transit and/or arterial streets, and by supportive commercial services near the major commercial and employment centers in downtown and midtown. Although some commercial development is allowed within a residential development, the district is intended to be primarily residential. For multi-story buildings, development is intended to be oriented to the sidewalk with windows, entrances, and walkways to provide strong pedestrian connections to nearby services.

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO No. 2015-100, § 1, 10-13-15 ; AO No. 2017-176 , § 3, 1-9-18; AO No. 2019-58 , § 2, 5-7-19; AO 2022-36 , § 2, 4-26-22)

**Section 2.** Anchorage Municipal Code subsection 21.05.030A. is hereby amended to read as follows (*the remainder of the section is not affected and*

1 therefore not set out):

2  
3 **21.05.030 Residential uses: Definitions and use-specific standards.**

4 \*\*\* \*\*

5 A. *Household living.* This category is characterized by residential  
6 occupancy of a dwelling unit by a "household," which is defined in  
7 Chapter 21.15. Tenancy is arranged on a month-to-month or longer  
8 basis. Common accessory uses include recreational activities, raising  
9 of pets, gardens, personal storage buildings, hobbies, and parking of  
10 the occupants' vehicles. Specific use types include:

11  
12 1. *Dwelling, mixed-use.*

- 13 a. *Definition.* A dwelling that is located on the same lot or in the  
14 same building as a non-residential use, in a single environment  
15 in which both residential and non-residential amenities are  
16 provided.  
17 b. *Use-specific standards.*  
18 i. Two or more mixed-use dwellings in the same building  
19 with a non-residential use constitute a mixed-use  
20 development.  
21 ii. Two or more mixed-use dwellings shall comply with the  
22 applicable design standards of Section 21.07.110,  
23 Residential Design Standards, as determined by the  
24 building style.

25 2. *Dwelling, multifamily.*

- 26 a. *Definition.* A residential building or multiple residential buildings  
27 comprising ~~three~~ **five** [THREE] or more dwelling units on one  
28 lot. The definition includes the terms "apartment" or "apartment  
29 building."  
30 b. *Use-specific standards.*  
31 i. Multifamily developments that consist of ~~five~~ [THREE]  
32 or more units in one building shall comply with  
33 subsection 21.07.110C., standards for multifamily  
34 residential, except as provided in subsection b.iii.  
35 below.  
36 ii. Dwellings with single-family style and two-family style  
37 construction in multifamily developments, **and**  
38 **multifamily and townhouse developments with less**  
39 **than five units, [except those with four units or**  
40 **fewer]** shall comply with the residential design  
41 standards in subsection 21.07.110D., **Standards for**  
42 **Some Single-Family and Two-Family Residential**  
43 **Structures and Multifamily Developments With**  
44 **Less Than Five Units.**  
45 iii. Dwellings with townhouse style construction **with five**  
46 **or more units [except those with four units or**  
47 **fewer]** in multifamily developments shall comply with  
48 subsection 21.07.110C., standards for multifamily and  
49 townhouse residential.

50 \*\*\* \*\*

\*\*\* DRAFT \*\*\*

- 6. Dwelling, two-family.
  - a. Definition. One detached building on one lot designed for and constituting two dwelling units. The definition includes the term "duplex."
  - b. Use-specific standard. Two-family dwellings constructed after January 1, 2014 shall comply with the applicable residential design standards in Section 21.07.110, Residential Design Standards.

~~7. Dwelling, small multifamily.~~

- ~~a. Definition. One or more detached residential buildings not exceeding three stories, with two to four dwelling units on one lot.~~
- ~~b. Use specific standard. Small multifamily dwellings shall comply with the applicable residential design standards in Section 21.07.110, Residential Design Standards.]~~

~~7[8][7]. Dwelling, mobile home.~~

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2014-58, § 1, 5-20-14; AO No. 2015-133(S), § 4, 2-23-16 ; AO No. 2017-160 , § 1, 12-19-17; AO No. 2018-118 , § 2, 1-1-19; AO No. 2020-23 , § 2, 3-10-20; AO No. 2020-24 , § 1, 3-10-20)

**Section 3.** Anchorage Municipal Code subsection 21.05.010E., *Table of Allowed Uses*, is not amended by this ordinance [HEREBY AMENDED TO READ SHOWN IN EXHIBIT A, ATTACHED HERETO].

**Section 4.** Anchorage Municipal Code section 21.06.020B.A., Table 21.06-1 Table of Dimensional Standards - Residential Districts, is hereby amended to read shown in Exhibit B, Rev.1, attached hereto.

**Section 5.** [New AO section in the (S) version] Anchorage Municipal Code section 21.06.030C. is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

**21.06.030 - Measurements and exceptions.**

\*\*\*      \*\*\*      \*\*\*

C. Setbacks.

\*\*\*      \*\*\*      \*\*\*

- 2. Projections into required setbacks. The following structures or features may project into required front, side, or rear setbacks as specified in this subsection:

\*\*\*      \*\*\*      \*\*\*

- I. Primary Front Setback Encroachments. A single-family or two-family dwelling, or multifamily and townhouse

\*\*\* DRAFT \*\*\*

**construction with less than five units**, may encroach into the primary front setback by up to five feet when there is no garage, or where there is a garage (attached or detached) where the front wall of the garage is located at least 8 feet behind the front façade of the house.

\*\*\*      \*\*\*      \*\*\*  
 D.    Height  
 \*\*\*      \*\*\*      \*\*\*

7. Three-Story Entitlement in R-2A, R-2D, and R-2M Zoning Districts

a. *Purpose*

The intent of this section is to allow three-story buildings in the R-2 zoning districts at transitions to higher-intensity zones or in locations that minimize bulk, shadowing, privacy, and character impacts on R-2 zoned residential neighborhoods.

b. *Three-story Entitlement on Large or Transitional Sites*

Development sites that meet one or more of criteria i. to **iv[III]**, are exempt from the two-and-one-half story limit in Table 21.06-1, provided all structures meet the 30-foot height limit and provide the height/bulk transition described in subsection c.:

i. The development site is at least ½ acre;

ii. The site is located at a transition to an R-3, R-3A, R-4, R-4A, RO, B-1B, B-3, I-1, or I-2 zoning district, either abutting at its side lot line (except not the side lot line opposite the primary front lot line on a corner lot), or adjacent facing across a local or collector street (except not a secondary frontage opposite the primary frontage on a double-fronted lot); **[OR]**

iii. The site is adjacent only to non-residential or three-story residential uses; **or**

**iv. The site is multifamily and/or townhouse developments with less than five units.**

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 3, 10-13-15 ; AO No. 2017-176 , § 7, 1-9-18; AO No. 2018-12 , § 1, 2-27-18; AO No. 2020-10(S) , § 1, 3-10-20; AO No. 2020-38 , § 7, 5-28-20; AO No. 2021-89(S) , § 10, 2-15-22; AO 2022-36 , § 3, 4-26-22; AO 2023-77, § 10, 7-25-23)

**Section 6[5].** Anchorage Municipal Code Chapter 21.07 is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

\*\*\* DRAFT \*\*\*

**Chapter 21.07 DEVELOPMENT AND DESIGN STANDARDS (NEW CODE - Effective January 1, 2014)**

\*\*\* \*\*

**21.07.030 Private open space.**

\*\*\* \*\*

C. *Exemptions.* The following are exempt from the private open space requirement:

- 1. Single-family, two-family, **[small] multifamily dwellings with less than five units**, mobile home, and townhouse residential uses;

\*\*\* \*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 4(Exh. B), 10-13-15 ; AO No. 2017-176 , § 8, 1-9-18; AO No. 2020-38 , § 8, 5-28-20; AO 2023-77, § 10, 7-25-23)

**21.07.040 Drainage, storm water treatment, erosion control, and prohibited discharges.**

\*\*\* \*\*

F. *Snow storage and disposal.*

\*\*\* \*\*

- 2. *Applicability.* Except where stated otherwise, all existing and new uses with on-site surface areas to be plowed for motorized vehicle access or parking shall comply with this section. For example, this includes surface areas such as parking spaces, circulation and parking aisles, associated driveways, queuing lanes, emergency vehicle access lanes, loading areas, tractor trailer areas, and vehicle sales and display areas. The following uses and surfaces are exempt:

- a. Single-family, two-family, **[small] [THREE-UNIT] multifamily dwellings with less than five units**, townhouse, and mobile home dwellings on individual lots;
- b. Snow disposal sites subject to subsection 21.05.060 E.8.; and
- c. Ice-free (snow-melting) surfaces and/or covered surfaces.

\*\*\* \*\*

(AO 2012-124(S), 2-26-13; AO No. 2015-100, § 5, 10-13-15 ; AO No. 2021-89(S) , § 21, 2-15-22)

\*\*\* \*\*

**[NOTE: Subsection 21.07.080F.4.b. is newly added to the (S) version, with only the amendments to its current text indicated by legislative drafting markup.]**

**21.07.080 - Landscaping, screening, and fences.**

\*\*\* \*\*

F. *General landscaping requirements and standards.*

\*\*\* \*\*



\*\*\* DRAFT \*\*\*

4. *Installation of landscaping.*

\*\*\* \*\*\* \*\*\*

b. *Guarantee of landscaping survival.*

- i. The owner shall be responsible for landscaping installed to fulfill the requirements of this title and the approved site landscape plan. In order to ensure the preservation or replacement of required and installed landscaping, the owner shall provide to the municipality a warranty guarantee such as a letter of credit, escrow, performance bond, or other surety as approved by the director. Single-family and two-family homes and multifamily and townhouse developments with less than five units on individual lots, and lots less than 10,000 square feet in area are exempt from providing this guarantee. The warranty guarantee shall be in an amount equal to the following schedule, and shall remain in effect for two years, starting on the date the municipality witnesses the installation per the approved landscape plan.

\*\*\* \*\*\* \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-82, § 4, 7-28-15 ; AO No. 2017-55 , § 11, 4-11-17; AO No. 2017-160 , § 4, 12-19-17; AO No. 2020-11 , § 2, 2-25-20; AO No. 2020-38 , § 8, 5-28-20; AO No. 2020-93 , § 2, 10-1-20; AO No. 2020-133, § 1, 1-14-21; AO No. 2021-89(S) , §§ 11, 21, 2-15-22)

\*\*\* \*\*\* \*\*\*

**21.07.110 Residential design standards.**

\*\*\* \*\*\* \*\*\*

C. *Standards for multifamily and townhouse residential.*

\*\*\* \*\*\* \*\*\*

2. *Applicability.* These standards apply to:

- a. Any multifamily or townhouse development with five or more units [STRUCTURE (][~~five~~] [THREE] [OR MORE UNITS)]; and
- b. The residential portion of a mixed-use structure[;
- c. **ANY TOWNHOUSE DEVELOPMENT;**
- d. **ANY TOWNHOUSE-STYLE STRUCTURE, INCLUDING ANY ATTACHED SINGLE-FAMILY,] [OR] [TWO-FAMILY][, ~~or small multifamily~~] [USE THAT IS CONSTRUCTED IN TOWNHOUSE-STYLE].**

This section does not apply in Girdwood or the DT districts.

\*\*\* \*\*\* \*\*\*

D. *Standards for some single-family and [,] [AND] two-family[~~, and small multifamily~~] residential structures [uses] [STRUCTURES], and*

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**Multifamily and Townhouse Developments with Less Than Five Units.**

1. *Applicability.* The standards of this subsection D. apply to the developments listed below that are constructed after January 1, 2014. This section does not apply to dwellings constructed prior to January 1, 2014, accessory dwelling unit uses, or in Girdwood or the DT districts.
  - a. Any single-family use except for single-family residential uses on lots of 20,000 square feet or greater.
  - b. Any **two-family** ~~[small-multifamily]~~ [TWO-FAMILY] use that is **[NOT CONSTRUCTED IN TOWNHOUSE-STYLE AND IS]** on a lot less than 20,000 square feet.
  - c. Any multifamily use with single-family or two-family style construction **with less than five units.**
  - d. **Multifamily and townhouse developments with less than five units.**
2. *Mix of housing models.* Any subdivision or development of five or more **principal structures** ~~[buildings]~~ [UNITS] shall have a mix of housing models, as determined during the building permit process, according to Table 21.07-10. This applies to abutting or adjacent lots.

TABLE 21.07-10 MIX OF HOUSING MODELS	
Number of <b>principal structures</b> <del>[buildings]</del> [UNITS]	Number of different models required
5—10	2
11—20	4
21—30	5
31 or more	6

\*\*\*      \*\*\*      \*\*\*

**E. *Site design.***

\*\*\*      \*\*\*      \*\*\*

2. *Multiple structures on one lot.*
  - a. *Intent.* This section regulates the development of multiple residential structures on a single lot. The section is intended to allow flexibility from the subdivision regulations while still achieving neighborhoods that are healthy, safe, and convenient, and meet the goals of the comprehensive plan. The approval processes and standards are intended to result in a development with a cohesive neighborhood identity, an attractive and functional streetscape, a hierarchy of streets and driveways, convenient and safe pedestrian circulation, sufficient parking near each dwelling unit, usable and well-located open space, a positive image of higher density

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residential development, and well designed and visually pleasing structures and neighborhoods.

b. *Applicability.*

This section applies to the development of **five [THREE]** or more principal residential structures on a single lot. It does not apply to the development of an accessory dwelling unit or a caretaker's unit, or to developments in the R-4A district, or to developments of two to four principal residential structures.

c. Review process.

- i. Multiple residential structures on a single lot are permitted in the ~~[R-2A, R-2D,]~~ R-2M, R-3, R-3A, R-4, R-4A, ~~[R-5, R-6,]~~ B-1B, B-3, and RO districts.
- iii. Applicable developments with between **five [THREE]** and 30 dwelling units shall be approved by administrative site plan review pursuant to subsection 21.03.180C. Applicable developments with 31 or more dwelling units shall be approved by major site plan review pursuant to subsection 21.03.180D.

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-36, §§ 8, 9, 5-14-15 ; AO No. 2015-100, § 8(Exh. C), 10-13-15 ; AO No. 2016-34(S), § 2, 4-12-16 ; AO No. 2016-136am , § 5, 1-1-17; AO No. 2017-160 , § 5, 12-19-17; AO No. 2017-176 , § 9, 1-9-18; AO No. 2018-59 , § 2, 7-31-18; AO No. 2020-38 , § 8, 5-28-20; AO No. 2021-89(S) , §§ 14, 21, 2-15-22; AO No. 2022-80(S) , § 2, 11-22-22; AO No. 2023-30 , § 1, 3-22-23; AO 2023-42, 8-22-23; AO 2023-50, § 2, 7-11-2023; AO 2023-77, § 14, 7-25-23)

\*\*\*      \*\*\*      \*\*\*

**Section 7[6].** This ordinance shall be effective **January 1, 2024 [IMMEDIATELY UPON PASSAGE AND APPROVAL BY THE ASSEMBLY].**

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Chair \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Municipal Clerk

21.05.010 Table of allowed uses.

\*\*\* \*\*\*

E. Table of Allowed Uses - Residential, Commercial, Industrial, and Other Districts

TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS

P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review  
 For uses allowed in the A, TA, and TR districts, see section 21.04.060.  
 All other uses not shown are prohibited.

Use Category	Use Type	RESIDENTIAL										COMMERCIAL						INDUST.				OTHER				Definitions and Use-Specific Standards							
		R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	I-1	I-1'	I-2'	MI		AF	DR	PR	PLI	W		
RESIDENTIAL USES Household Living	Dwelling, mixed-use							P	P	P																							21.05.030A.1.
	Dwelling, multifamily				S	S		P	P	P																							21.05.030A.2.
	Dwelling, single-family, attached				P	P	P	P	P	P																							21.05.030A.3.
	Dwelling, single-family, detached	P	P	P	P	P	P	P	P	P					P	P																	21.05.030A.4.
	Dwelling, townhouse						S	S	S	S	S																						
Dwelling, two-family					P	P	P	P	P	P																							21.05.030A.6.
Dwelling, small multifamily					P	P	P	P	P	P																							<del>21.05.030A.7.</del>
Dwelling, mobile home										P																							21.05.030A.7(a)(7).
Manufactured home community						C	C	C	C	C																							21.05.030A.8(a)(8).

<sup>1</sup> See subsections 21.04.050B, and C, for interim provisions allowing for additional uses in the I-2 district.

<sup>2</sup> Uses with structures with a gross floor area over 20,000 square feet require a major site plan review through subsection 21.07.120A., Large Commercial Establishments.

Exhibit A.Rev1 – AO for 3 and 4 dwelling unit construction

<sup>3</sup> Marijuana cultivation facilities are permitted in the B-3 district when collocated with and attached to a marijuana retail sales establishment. Marijuana manufacturing facilities producing extracts using water-based, food-based, closed-loop carbon dioxide extraction systems, or other methods not employing solvents or gases, as described in 3 AAC 306.555, are permitted in the B-3 district. Marijuana retail sales establishments are permitted in the I-2 district when collocated with and attached to a marijuana cultivation facility or a marijuana manufacturing facility.

<sup>4</sup> In accordance with subsection 21.05.040K.3.g., a tower or antenna that is not permitted in a district may be requested through the conditional use process.

<sup>5</sup> In the AF district, three towers per lot are permitted by right (or, for Type 2 towers, by administrative site plan review). The installation of more than three towers per lot requires a conditional use permit.

<sup>6</sup> Health services facilities not to exceed 15,000 gross square feet per individual parcel.

<sup>7</sup> See subsection 21.05.060D.1.b. for specific use provisions applicable within the Port of Anchorage Security Area.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-139, § 1, 1-28-14; AO No. 2014-58, § 2(Att. A), 5-20-14; AO No. 2015-133(S), § 3(Exh. A), 2-23-16; AO No. 2015-142(S-1), § 3(Exh. B), 6-21-16; AO No. 2016-3(S), §§ 6, 7, 2-23-16; AO No. 2016-131, § 1, 11-15-16; AO No. 2016-136am, § 2, 11-15-16; AO No. 2016-156, § 1, 12-20-16; AO No. 2017-10, § 1, 1-24-17; AO No. 2017-57, § 1, 4-11-17; AO No. 2017-74, § 1, 5-23-17; AO No. 2017-176, § 4, 1-9-18; AO No. 2017-175(S), § 3(Exh. A), 2-13-18; AO No. 2020-38, § 6, 5-28-20; AO No. 2020-56, § 2, 6-23-20; AO No. 2021-54, § 1, 6-22-21)

[DG Note: Rev1 to update this to reflect current code. Some recent Code changes not yet codified/published were overlooked in creating this Exhibit.  
Green = change by AO 2023-42 § 2;

21.05.010 Table of allowed uses.

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E. Table of Allowed Uses - Residential, Commercial, Industrial, and Other Districts

TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS

P = Permitted Use, S = Administrative Site Plan Review, C = Conditional Use, M = Major Site Plan Review

For uses allowed in the A, TA, and TR districts, see section 21.04.060.

All other uses not shown are prohibited.

Use Category	Use Type	RESIDENTIAL										COMMERCIAL							INDUST.			OTHER			Definitions and Use-Specific Standards							
		R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	R-1A	B-1B	B-3	RO	MC	I-1	I-2 <sup>1</sup>	MI		AF	DR	PR	PLI	W		
Household Living	Dwelling, mixed-use						P	P	P										P	P	P	C										21.05.030A.1.
	Dwelling, multifamily					P/S	P	P	P										P	P	P											21.05.030A.2.
	Dwelling, single-family, attached		P	P	P	P	P	P	P																							21.05.030A.3.
	Dwelling, single-family, detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P																21.05.030A.4.
	Dwelling, townhouse					S	S	S	S											S	S											21.05.030A.5.
	Dwelling, two-family			P	P	P	P	P	P	P	P	P	P	P	P	P																21.05.030A.6.
	Dwelling, small multifamily					P	P	P	P	P	P	P	P	P	P	P																21.05.030A.7.
	Dwelling, mobile home																															21.05.030A.8(7).
	Manufactured home community					C	C	C	C	C																						21.05.030A.9(8).

Exhibit A Rev1 – AO for 3 and 4 dwelling unit construction\_ AO 2023-103(S)

***
***
1 See subsections 21.04.050B, and C, for interim provisions allowing for additional uses in the I-2 district.
2 Uses with structures with a gross floor area over 20,000 square feet require a major site plan review through subsection 21.07.120A., Large Commercial Establishments.
3 Marijuana cultivation facilities are permitted in the B-3 district when collocated with and attached to a marijuana retail sales establishment. Marijuana manufacturing facilities producing extracts using water-based, food-based, closed-loop carbon dioxide extraction systems, or other methods not employing solvents or gases, as described in 3 AAC 306.555, are permitted in the B-3 district. Marijuana retail sales establishments are permitted in the I-2 district when collocated with and attached to a marijuana cultivation facility or a marijuana manufacturing facility.
4 In accordance with subsection 21.05.040K.3.g., a tower or antenna that is not permitted in a district may be requested through the conditional use process.
5 In the AF district, three towers per lot are permitted by right (or, for Type 2 towers, by administrative site plan review). The installation of more than three towers per lot requires a conditional use permit.
6 Health services facilities not to exceed 15,000 gross square feet per individual parcel.
7 See subsection 21.05.060D.1.b. for specific use provisions applicable within the Port of Anchorage Security Area.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-139, § 1, 1-28-14; AO No. 2014-58, § 2(Att. A), 5-20-14; AO No. 2015-133(S), § 3(Exh. A), 2-23-16; AO No. 2015-142(S-1), § 3(Exh. B), 6-21-16; AO No. 2016-3(S), §§ 6, 7, 2-23-16; AO No. 2016-131, § 1, 11-15-16; AO No. 2016-136am, § 2, 11-15-16; AO No. 2016-156, § 1, 12-20-16; AO No. 2017-10, § 1, 1-24-17; AO No. 2017-57, § 1, 4-11-17; AO No. 2017-74, § 1, 5-23-17; AO No. 2017-176, § 4, 1-9-18; AO No. 2017-175(S), § 3(Exh. A), 2-13-18; AO No. 2020-38, § 6, 5-28-20; AO No. 2020-56, § 2, 6-23-20; AO No. 2021-54, § 1, 6-22-21)

## Proposed Amendment #1 to AO 2023-103(S)

**AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING CERTAIN PROVISIONS OF ANCHORAGE MUNICIPAL CODE TITLE 21 TO CREATE A CLASSIFICATION OF RESIDENTIAL DEVELOPMENT FOR THREE AND FOUR DWELLING UNIT CONSTRUCTION; APPLY THE RESIDENTIAL DESIGN STANDARDS FOR ONE- AND TWO-FAMILY DWELLINGS TO SUCH DEVELOPMENTS; AND CONFORMING CODE AMENDMENTS.**

Submitted by: Assembly Member Volland

### PROPOSED AMENDMENT

**Purpose/Summary of Amendment:** The working group of stakeholders, municipal staff and Assembly sponsors had initially included the addition of two other zoning districts where multifamily units could be constructed in multiple principal residential buildings on a single lot, the R-2A (Two-Family Residential (larger lot)) and R-2D (Two-Family Residential) districts. However, the group recommended removal of that change because the focus of the group and the ordinance was on removing obstacles to developing triplexes and 4-plexes and not on expanding multifamily developments to other zoning districts where not currently allowed. This amendment will put the R-2A and R-2D districts back in the Code section allowing multiple structures on one lot, and limit them to 3- and 4-plexes or multiple buildings with less than 5 dwelling units on a single lot. This may be a little broader than the working group's focus, but it is aligned with the overall goals of the Assembly and the need to increase housing unit volume development and address the housing crisis by allowing more to be built. In order to enable this amendment, the Table of Allowed uses and the use-specific standards need to be amended as well to restrict the multifamily developments in the R-2A and R-2D districts to only those with less than five units. This does impact those two-family districts because they previously only allowed one- and two-family dwellings.

### TEXT OF AMENDMENT

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

**AO Section 2, p. 5, beginning at line 41,** amending to add a new subsection as follows:

- iv. In the R-2A and R-2D districts, only those multifamily and townhouse developments with less than five units are allowed when compatible with the character of the district.*

**AO Section 3, p. 6 beginning at line 20,** amending to restore use of Exhibit A, and replace with Exhibit A.Rev1, and attach it, as follows:

**Section 3.** Anchorage Municipal Code subsection 21.05.010E., *Table of Allowed Uses*, is *hereby amended to read as shown in Exhibit A.Rev1, attached hereto* ~~[not amended by this ordinance]~~ **[HEREBY AMENDED TO READ SHOWN IN EXHIBIT A, ATTACHED HERETO].**



**AO Section 6, p. 10, beginning at line 35, amending as follows:**

- c. Review process.
  - i. Multiple residential structures on a single lot are permitted in the R-2A, R-2D, [R-2A, R-2D,] R-2M, R-3, R-3A, R-4, R-4A, [R-5, R-6,] B-1B, B-3, and RO districts.

**Will there be any public or private economic effect to the proposed amendment?**  
 YES  NO (check one) **If yes, please detail below.**

## Proposed Amendment #2 to AO 2023-103(S)

**AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING CERTAIN PROVISIONS OF ANCHORAGE MUNICIPAL CODE TITLE 21 TO CREATE A CLASSIFICATION OF RESIDENTIAL DEVELOPMENT FOR THREE AND FOUR DWELLING UNIT CONSTRUCTION; APPLY THE RESIDENTIAL DESIGN STANDARDS FOR ONE- AND TWO-FAMILY DWELLINGS TO SUCH DEVELOPMENTS; AND CONFORMING CODE AMENDMENTS.**

Submitted by: Assembly Member \_\_\_\_\_

### PROPOSED AMENDMENT

**Purpose/Summary of Amendment:** The Right of Way enforcement staff for the municipality mentioned some concerns with snow clearing violations that could result from enlarging the exception to required snow storage and disposal areas. The current code exempts, for residential uses, single-family, two-family, "three-unit multifamily," townhouse and mobile home dwellings on individual lots from the requirements. The proposed ordinance enlarges the exemption to include multifamily 4-unit dwellings as well. This amendment scratches that change and retains the current code language for this provision.

### TEXT OF AMENDMENT

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

**AO(S) Section 6, p. 8, beginning at line 20, amending as follows:**

...The following uses and surfaces are exempt:

- a. Single-family, two-family, three-unit **[small]** [THREE-UNIT] multifamily [dwellings with less than five units], townhouse, and mobile home dwellings on individual lots;

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

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



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM \_\_\_\_-2023

Meeting Date: \_\_\_\_\_, 2023

1 **From:** Assembly Members Cross, Sulte and Volland  
 2  
 3 **Subject:** AO 2023-103(S): AN ORDINANCE OF THE ANCHORAGE  
 4 ASSEMBLY AMENDING CERTAIN PROVISIONS OF  
 5 ANCHORAGE MUNICIPAL CODE TITLE 21 TO CREATE A  
 6 CLASSIFICATION OF RESIDENTIAL DEVELOPMENT FOR THREE  
 7 AND FOUR DWELLING UNIT CONSTRUCTION; APPLY THE  
 8 RESIDENTIAL DESIGN STANDARDS FOR ONE- AND TWO-  
 9 FAMILY DWELLINGS TO SUCH DEVELOPMENTS; AND  
 10 CONFORMING CODE AMENDMENTS.  
 11

12 The (S) version of this ordinance makes several changes, some to correctly depict  
 13 current Code text that were inadvertently omitted. Those changes are not reflected  
 14 by legislative drafting markup, and were made by recently adopted ordinances  
 15 described below. The significant changes from the original AO to the (S) version are  
 16 also described, as follows:  
 17

- 18 • AO 2023-42, As Amended: Modified the R-4A District in Municipal Code and  
 19 it has not yet been codified. The changes were inadvertently omitted and  
 20 Exhibit A.Rev1 and Exhibit B.Rev1 include updated current language of that  
 21 AO.
- 22 • AO 2023-77, an omnibus ordinance to generally update and clarify some Title  
 23 21 provisions with current practice or inconsistencies, also made several  
 24 changes and have been included. Additionally, AO 2023-77 added a new  
 25 subsection AMC 21.06.030C.2.I., to allow for one-family and two-family  
 26 dwellings to encroach on front yard setbacks under certain conditions. The  
 27 new subsection is included in the (S) version in order to add "small  
 28 multifamily" to the allowed encroachment. AO 2023-77 made several text  
 29 changes to AMC 21.07.110, Residential Design Standards, including to  
 30 Subsection .110F, site design that's amended by this (S) version for the  
 31 Multiple Structures on One Lot in AO(S) Section 6 on p. 10.
- 32 • Incorporates the Planning Department's recommendations to remove the  
 33 proposed addition of "small multifamily" as a use category and instead  
 34 establish this classification of three- and four-plexes (or three- and four-  
 35 dwelling unit uses) by describing it as "Multifamily and Townhouse  
 36 Developments with Less than Five Units." This classification language is  
 37 then inserted where appropriate to include them in the appropriate  
 38 dimensional and design standards for similar treatment as single-family and  
 39 two-family residential uses and exempt them where relevant multifamily  
 40 regulations would otherwise apply. Many (S) version changes reflect the  
 41 restoration of current code language where "small multifamily" had been  
 42 inserted. A major change is adding this classification to AMC 21.07.110D.  
 43 design standards for Single-Family and Two-Family Residential Structures,

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1 in AO(S) Section 6 on p. 9.

- 2 • In the Whereas paragraphs, the ones at the bottom of p. 2 were updated to  
3 reflect the exact language of the 2040 Plan with respect to the stated density  
4 per gross acre for the three designations described. And, a new Whereas  
5 paragraph was added to highlight the R-2M district's hybrid nature in both the  
6 Low and Medium Compact Mixed Residential designations.
- 7 • AO(S) Section 1: Increases the defined maximum density calculation, or  
8 "dwelling units per acre (DUA)," in R-2M to 30 DUA, in. Although the Planning  
9 Department recommended an increase to 20 DUA from the current 15 based  
10 on calculations of the effect of the relaxed standards for three- and four-  
11 plexes, the sponsors opted to change to 30 DUA since the 2040 Plan  
12 indicates that is the maximum for R-2M in Compact Mixed Residential-  
13 Medium areas.
- 14 • AO(S) Section 2: The use-specific standards for multifamily dwellings parse  
15 out the "multifamily and townhouse developments with less than five units" in  
16 AMC 21.05.030A.2.b.ii., on p. 5. And, the new use "small multifamily" is  
17 deleted.
- 18 • AO(S) Section 3: Without a "small multifamily" definition, eliminates the  
19 proposed changes to 21.05.010E., *Table of Allowed Uses*, and thus Section  
20 3 is changed to omit Exhibit A that had amended the table.
- 21 • AO(S) Section 4: Without a "small multifamily" definition, eliminates the  
22 proposed changes to zones R-3, R-3A, R-4, and R-4A in 21.06.020B.A.,  
23 *Table 21.06-1 Table of Dimensional Standards - Residential Districts*.  
24 Remaining proposed changes are limited to only the R-2M district. These are  
25 reflected in new Exhibit B.Rev1.
- 26 • AO(S) Section 5 is a newly inserted section in the (S) version, to include a  
27 previously overlooked change by AO 2023-77 for primary front setback  
28 encroachments for single- and two family dwellings, and include the new  
29 classification. In addition, the Planning Department recommended adding  
30 the new classification for less than five units to the "Three-story Entitlement  
31 on Large or Transitional Sites," which replaced several changes in the  
32 original AO Exhibit A.
- 33 • AO(S) Section 6 includes a previously overlooked opportunity to include  
34 multifamily with less than five units in an exemption from a financial warranty  
35 guarantee for landscaping survival that was provided for single- and two-  
36 family dwellings.
- 37 • AO(S) Section 6 also includes the more substantive change to the ordinance  
38 with the change to terminology for describing the classification and where  
39 they fit in the residential design standards in subsections 21.07.110C. and  
40 .110D. Additionally, if there is more than one principal structure on a single  
41 lot, where allowed in the zoning district, Subsection .110E. has design  
42 requirements and an administrative site plan review process, but  
43 developments of less than five residential units in two to four structures will  
44 be exempt from that review process. They will still be reviewed under general  
45 land use permit procedures.
- 46 • AO(S) Section 7: The effective date is set firmly at January 1, 2024.

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**We request your support for the (S) version of the ordinance.**

Prepared by: Legislative Services Office  
Reviewed by: Assembly Counsel's Office

Respectfully submitted: Kevin Cross, Assembly Member  
District 2, Chugiak / Eagle River

Randy Sulte, Assembly Member  
District 6, South Anchorage

Daniel Volland, Assembly Member  
District 1, North Anchorage

# Municipality of Anchorage

## MEMORANDUM

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**DATE:** November 13, 2023

**TO:** Planning and Zoning Commission

**THRU:** *CL* Craig H. Lyon, Planning Director

**FROM:** *FM* Francis McLaughlin, Senior Planner

**SUBJECT:** Case 2023-0127, Text Amendments for Three and Four Dwelling Unit Construction

### BACKGROUND

Members of the Anchorage Assembly are proposing text amendments to Anchorage Municipal Code (AMC) Title 21, *Land Use Planning*. The intent of the draft ordinance is for the proposed zoning code changes to only apply to the Anchorage Bowl, not to Chugiak-Eagle River, Turnagain Arm, or Girdwood. It is unclear whether they are meant to apply to Downtown.

The proposed text amendments are found in AO 2023-103, which was introduced for reading at the September 26<sup>th</sup> Assembly meeting. The Assembly referred the ordinance to the Planning and Zoning Commission for review and recommendation. A public hearing on the ordinance is scheduled for the December 19<sup>th</sup> Assembly meeting.

One issue with AO 2023-103 is that the drafting does not take into account a different ordinance that the Assembly will review in November and would take effect on January 1, 2024. For this reason, the code changes proposed in AO 2023-103 need to be reconciled with this soon to be adopted ordinance. AO 2023-103 does not address this conflict with the other ordinance. It is also worth noting that AO 2023-50aa, Site Access Amendments, was adopted in July, but does not take effect until January 1, 2024.

### AMC 21.03.210 Title 21 - Text Amendments

#### C. Approval Criteria

**Text amendments may be approved if the assembly finds that all of the following approval criteria have been met:**

- 1. The proposed amendment will promote the public health, safety, and general welfare.**

Housing availability inherently promotes the public health, safety, and general welfare of Anchorage. The objective of the proposed amendments is to increase housing availability by allowing 3- and 4-dwelling developments (detached, attached, or any combination to the two) to be more pervasive in our community. 3- and 4-dwelling developments can

create more rental units and are compatible with a greater variety of residential neighborhoods than more dense forms of multifamily development (i.e., larger apartment buildings).

**2. The proposed amendment is consistent with the comprehensive plan and the stated purposes of this title.**

The objectives of AO 2023-103 are consistent with the following goals of the *Anchorage 2040*:

- *Goal 2. Infill and redevelopment meets the housing and employment needs of residents and businesses in Anchorage.*
- *Goal 4. 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.*

The ordinance is intended to facilitate the development of 3- and 4-dwelling buildings (detached, attached, or any combination to the two), which could increase housing availability and may positively affect affordability. More housing options are good for the community and help residents of all income levels and household sizes.

**3. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.**

The city's current economic conditions are increasing housing costs and reducing housing availability. The objective of the proposed ordinance is to remove regulatory restrictions around the development of 3- and 4-dwelling residential buildings. However, it is important to note that there are many factors other than zoning regulations that affect housing construction and housing prices. This ordinance is focused on amending the land use planning regulations, AMC Title 21.

**DEPARTMENTAL AND PUBLIC COMMENTS**

State and Municipal reviewing agencies do not object to changes to the zoning regulations. The written comments from reviewing agencies are attached.

The Planning Department routed AO 2023-0103 to the Federation of Community Councils (FCC) and to all community councils within the Municipality of Anchorage on September 25, 2023. As of this writing, no responses have been received from the FCC, the community councils, or the public.

**DISCUSSION**

The Department supports the intent of the ordinance, but recommends changes to limit its complexity and eliminate conflicts with other chapters of AMC Title 21. The following is the Department's assessment and recommended improvements to AO 2023-103 to support its objectives.

The proposed ordinance makes 10 changes to the entitlements for 3- and 4-dwelling developments and other residential uses:

1. Exempts 3- and 4-dwelling developments from the open space requirements (AMC 21.07.030).
2. Exempts 3- and 4-dwelling developments from snow storage requirements (AMC 21.07.040F.).
3. Exempts 3- and 4-dwelling buildings (but not townhouse-style structures) from the multifamily and townhouse residential design standards (AMC 21.07.110C., *Standards for Multifamily and Townhouse Residential*) and subjects them to the single-family and two-family residential design standards (AMC 21.07110D.).
4. In the R-2M district, allows 3- and 4-dwelling developments (detached, attached, or any combination of the two) on 6,000 square-foot lots (i.e., the same lot size as for single-family detached and duplex buildings).
5. In the R-2M district, increases the allowed length of residential buildings taller than 2½ stories from 150 feet to 180 feet (i.e., allows 3-story 7- and 8-unit townhouses), and reduces the side setback for 3- and 4-unit developments greater than 72-feet in length from 10 feet to 5 feet.
6. In R-2A, R-2D, and R-2M districts, deletes cross-references to the 3-story building height and bulk standards for single-family, two-family, and multifamily residences, but does not remove these standards.
7. Makes the R-2A, R-2D, R-5, and R-6 districts subject to AMC 21.07.110F.2., *Multiple Structures on One Lot*, but does not change Table 21.06-1 to allow 2 principal structures on a single lot.
8. Allows 3- and 4-unit residential developments in the Marine Commercial (MC) district.

In addition to changes listed above, the proposed ordinance inadvertently does the following:

9. Prohibits 3- and 4-unit developments in Chugiak-Eagle River and Downtown. Chapter 10, *Chugiak – Eagle River*, and Chapter 11, *Downtown*, relying on the use type definitions in Chapter 5. The new use type created by this ordinance is not reconciled with Chapters 10 and 11.
10. Potentially exempts and prohibits 3- and 4-unit developments from many other regulations throughout Chapter 7, *Development and Design Standards*, and other chapters in AMC Title 21.

**Creating a new use type is unnecessary and problematic.** The new use type, Small Multifamily Dwelling, overlaps with the definition of Two-Family Dwelling, which creates problems in the code. Changes 1 through 5 above could be accomplished through simpler amendments that exempt 3- and 4-unit developments from code requirements rather than creating a new use type (i.e., Dwelling, Small Multifamily) in



Chapter 5. This would achieve the Assembly’s desired outcome without complicating and lengthening AMC Title 21 and creating unintended effects.

**Conflicts with Code and Anchorage 2040.**

- In 1 and 2 above, the existing parking lot snow storage area requirement protects adjoining properties and streets from encroaching plowed snow and flooding originating from multifamily developments. 3- and 4-unit developments typically have more paving than single- and two-family homes on comparably sized lots. Snow storage areas do not reduce housing as they can overlap with setbacks, parking areas, yards, easements, etc.
- In 3 above, the existing landscaping subsection of the multifamily design standards ensures minimum foundation landscaping between parking areas and residences, and landscaping breaks between rows of individual driveways along the front entries of multi-unit buildings.
- In 4 above, the result is residential densities exceeding 20 dwelling units per acre which exceeds the intended density of 5-15 du/a for the primarily affected “compact mixed residential-low” land use designation in the *Anchorage 2040*.
- In 5 above, the existing 150-foot maximum building length does not affect 3- and 4-plexes; instead, it keeps 3-story 8-plex townhouse buildings in scale with the R-2M district. Otherwise, they could be as large as 16-plex apartments. The existing 72-foot maximum building sidewall length for 5-foot side setbacks addresses impacts from larger 4-plex multifamily buildings.
- 8 above, deletes the cross-reference but does not remove the building bulk standards for 3-story single-family homes, duplexes, and multi-unit buildings. The current R-2A, R-2D, and R-2M district bulk rules came into effect 16 months ago and allow the development of 3-stories in these zoning districts while mitigating impacts of 35- to 40-foot-tall building walls on adjoining lots.
- 8 above does not follow the intent of the Marine Commercial (MC) district, a small, specialized zoning district managed by the Port of Alaska and the Alaska Railroad. The majority of this district is a secure area in which the construction of the 3- and 4-unit developments may be impractical.

**RECOMMENDATIONS**

The Department recommends simplifying the ordinance by replacing the proposed “Dwelling, Small Multifamily” use type with the following code amendments.

Note: The code citations within 9 and 10 below are reflective of AO 2023-50, *Site Access Amendments*, which will come into effect on January 1, 2024.

1. Remove “Dwelling, Small Multifamily” as a new use.
2. Change the intended residential density within AMC 21.04.020F.1. to read: “The R-2M district is intended primarily for residential areas that allow for a variety of single family, two-family, and multifamily dwellings, with gross densities between five and 25 [15] dwelling units per acre.”

3. Change AMC 21.05.030A.2.b.i., “Dwelling, Multifamily” to state, “Multifamily developments that consist of five[THREE] or more units in one building, shall comply with AMC 21.07.110C., *Standards for Multifamily and Townhouse Residential*, except as provided in subsection b.iii. below.”
4. Change the AMC 21.05.030A.2.b.ii., “Dwelling, Multifamily” to state, “Dwellings with single-family style and two-family style construction in multifamily developments, and multifamily developments of 4 units or less, shall comply with the residential design standards in AMC 21.07.110D.”
5. Change AMC Table 21.06-1 dimensional standards in the R-2M district to allow multifamily uses with up to 4 dwelling units on the same lot size as a single family detached. For multifamily developments with 5 or more dwelling units, change the minimum lot size to read, “6,000 + 2,300 for every unit over 5,”.
6. Add 3- and 4-unit multifamily to the list of development sites allowed to have 3-stories by-right in the R-2A, R-2D, and R-2M districts, in AMC 21.06.030D.7.b., *Three-story Entitlement*.
7. Change AMC Table 21.06-1 to allow the R-2A, R-2D, R-5, and R-6 to have 2 detached principal structures per lot.
8. Exempt “multifamily with less than 5 units” from the private open space requirements in AMC 21.07.030C.1.
9. Change AMC 21.07.110C.2.a. to say “Any multifamily structure of five [THREE] or more units;”
10. Change AMC 21.07.110D.1.c. to say “Any multifamily use with less than 5 units, or single-family or two-family style construction.” Change AMC 21.07.110D.2. to apply the mix of housing models requirement to “Any subdivision or development of five or more principal structures[UNITS]...”
11. Change AMC 21.07.110E.2.b. to say, “This section applies to the development of five[three] or more principal residential structures on a single lot. It does not apply to the development of an accessory dwelling unit or a caretaker’s unit, or to developments in the R-4A district.”

This replacement language listed above would achieve the same code changes as intended by the proposed ordinance, except to:

- Retain the Marine Commercial (MC) district for non-residential uses.
- Retain the snow storage area requirement for 3- and 4-plexes.
- Retain the standards of AMC 21.07.110C.7., *Landscaping*, for 3- and 4-dwelling developments.

# AO 2023-103

Submitted by: Assembly Members Volland,  
Cross, and Sulte

Prepared by: Legislative Services Office and  
Assembly Counsel's Office

Reviewed by: Planning Department, Building  
Services Department and  
Department of Law

For reading:

**ANCHORAGE, ALASKA  
AO No. 2023-103**

1 **AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING CERTAIN**  
2 **PROVISIONS OF ANCHORAGE MUNICIPAL CODE TITLE 21 TO CREATE A**  
3 **CLASSIFICATION OF RESIDENTIAL DEVELOPMENT FOR THREE AND FOUR**  
4 **DWELLING UNIT CONSTRUCTION; APPLY THE RESIDENTIAL DESIGN**  
5 **STANDARDS FOR ONE- AND TWO-FAMILY DWELLINGS TO SUCH**  
6 **DEVELOPMENTS; AND CONFORMING CODE AMENDMENTS.**

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7  
8 **WHEREAS**, with one-third of Alaska's population and nearly half of its jobs in a 100-  
9 square-mile area, the Anchorage Bowl is the urban center of an emerging  
10 metropolitan region and home to a vibrant community burdened by a housing  
11 shortage; and

12  
13 **WHEREAS**, in 2022, Alaska built 2.4 new housing units for every 1,000 people, on  
14 average. In the same year, the Matanuska-Susitna Valley added 7.0 new housing  
15 units and Anchorage only added 1.3 new housing units; and

16  
17 **WHEREAS**, the median single family home listing price in Anchorage rose 43% in  
18 only three years from \$311,000 in January 2020 to \$446,000 in May 2023,  
19 increasing financial barriers for residents who want to become homeowners; and

20  
21 **WHEREAS**, the costs of new construction in the Municipality of Anchorage are  
22 historically higher than in other local jurisdictions in the state and country, with hard  
23 costs from almost \$300 per square foot in Anchorage compared to hard costs of  
24 \$120 per square foot in the Lower 48<sup>1</sup>; and

25  
26 **WHEREAS**, AR 2022-416 identifies actions to alleviate Anchorage's housing  
27 shortage and affordability crisis through support of the development of housing  
28 across the Municipality and encourages actions that create opportunities for  
29 increased and more dense development; and

30  
31 **WHEREAS**, the policy principals adopted via AR 2023-260(S) aim to increase the  
32 local housing stock and create more diverse, affordable opportunities for home  
33 ownership by establishing that the Municipality will work to enact policies that 1)  
34 increase the supply of housing for sale, 2) increase the supply of rental housing, 3)  
35 increase the proportion of resident-occupied housing, and 4) reduce housing cost  
36 burdens on residents; and

37  

---

<sup>1</sup> Based on housing development analysis by Agnew::Beck, SALT, NeighborWorks Alaska, and ONC,  
[Housing Alaskans: 2023 Data Takeaways](#)

1 **WHEREAS**, the *Anchorage 2040 Land Use Plan (2040 Plan)* assesses the housing  
2 and employment needs of current and future Anchorage residents and includes  
3 goals, priorities and actions to address those needs; and  
4

5 **WHEREAS**, Goal 2 of the *2040 Plan* envisions that “infill and redevelopment meets  
6 the housing and employment needs of residents and businesses in Anchorage,”  
7 with Policy 2.3 to “remove barriers to desired infill development” and “to promote  
8 adaptive reuse of older buildings and compact infill/redevelopment;” and  
9

10 **WHEREAS**, Goal 3 of the *2040 Plan* envisions thriving, walkable mixed-use  
11 commercial centers within a neighborhood context with “housing affordable to a  
12 range of incomes;” and  
13

14 **WHEREAS**, Goal 4 of the *2040 Plan* envisions that Anchorage’s neighborhoods  
15 provide a range of places to live, meeting the housing needs of residents at all  
16 income levels, household sizes, interests, ages, abilities and races and ethnicities,”  
17 with Policy 4.2 to “allow and encourage innovative compact housing types and a  
18 variety of housing options,” Policy 4.3 to “promote balanced neighborhoods with  
19 diverse infill housing,” and Policy 4.4 to “encourage property owners to preserve,  
20 rehabilitate, or redevelop properties in ways that minimize housing displacement  
21 and maintain affordability, health and safety for residents;” and  
22

23 **WHEREAS**, the *2040 Plan* envisions compact mixed residential areas with low  
24 density, with the “Compact Mixed Residential – Low” land use designation identified  
25 by zones R-2M and R2-D, providing for “a compatible diversity of single-family,  
26 attached and multi-family housing choices in the same neighborhood,” at eight to  
27 fifteen units per gross acre; and  
28

29 **WHEREAS**, the *2040 Plan* envisions compact mixed residential areas with medium  
30 density, with the “Compact Mixed Residential – Medium” land use designation  
31 identified by zones R-2M and R-3, providing for “multi-family and a mix of compact  
32 single-family and attached housing,” at fifteen to thirty-five units per gross acre; and  
33

34 **WHEREAS**, the *2040 Plan* envisions urban residential areas with high density, with  
35 the “Urban Residential – High” land use designation identified by zones R-3 and R-  
36 4, providing for “urban living opportunities” through “apartment buildings,  
37 condominiums and townhouses,” at thirty-five units per gross acre; and  
38

39 **WHEREAS**, the 2018 Housing Survey Report from the Anchorage Economic  
40 Development Corporation<sup>2</sup> reports that only 21 percent of respondents said that they  
41 would like to see more large, single-family homes in Anchorage – the bulk of what  
42 has been developed for several decades – revealing that this segment may be  
43 overbuilt and small high-density or multi-family housing is lacking; and  
44

45 **WHEREAS**, the same study revealed that the most attractive housing type to  
46 respondents was cottage-style, with 64 percent of respondents wanting more of this  
47 type of housing in Anchorage, and that of those surveyed who had attempted to buy  
48 a home in the previous three years, 69 percent reported they were unsuccessful  
49 because housing was too expensive; now, therefore,

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<sup>2</sup> Anchorage Economic Development Corporation. 2018 Housing Survey Report

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2  
3 **THE ANCHORAGE ASSEMBLY ORDAINS:**  
4

5 **Section 1.** Anchorage Municipal Code section 21.04.020 is hereby amended to  
6 read as follows (*the remainder of the section is not affected and therefore not set*  
7 *out*):  
8

9 **21.04.020 Residential districts.**

10 \*\*\*      \*\*\*      \*\*\*

11  
12 F. *R-2M: Mixed residential district.*

13 1. *Purpose.* The R-2M district is intended primarily for residential  
14 areas that allow for a variety of single-family, two-family, small  
15 multifamily, and multifamily dwellings, with gross densities  
16 between five and 15 dwelling units per acre. The R-2M district  
17 provides residential neighborhoods with a greater diversity of  
18 housing by allowing a mix of both detached and a variety of  
19 attached dwelling types in close proximity to each other, rather  
20 than separated into different zoning districts. The R-2M district  
21 is to be located in established or redeveloping residential  
22 neighborhoods or is to create a transition between single-  
23 family, two-family, small multifamily, and higher density  
24 multifamily and mixed-use areas. The design of new  
25 development, such as building scale and setbacks, parking  
26 facility size and location, and yard landscaping, should be  
27 complementary to the existing neighborhood and mix of  
28 dwelling types.

29 2. *District-specific standards.*

- 30 a. Residential buildings shall contain no more than eight  
31 dwelling units.  
32 b. The maximum length of a building elevation that is 30  
33 feet [TWO AND A HALF STORIES] or more in height at  
34 any point shall be 150 feet. Otherwise, the maximum  
35 length shall be 180 feet.  
36 c. The minimum side setback established in Table 21.06-1  
37 for multifamily dwellings in the R-2M district is reduced  
38 from ten feet to five feet, provided the building elevation  
39 facing the side lot line is:  
40 i. No more than 72 feet in length, in order to be  
41 compatible in scale to a single-family, two-family,  
42 or small multifamily dwelling [OR DUPLEX]; or  
43 ii. No more than 48 feet in length without a recess  
44 in its wall plane, such that the remaining portion  
45 of the building elevation has a minimum side  
46 setback of at least 15 feet, in order to appear as  
47 an arrangement of smaller, connected structures  
48 with backyard space.

49  
50 G. *R-3: Mixed residential district.*

51 1. *Purpose.* The R-3 district is a multifamily residential district with

gross densities between 15 and 40 dwelling units per acre, provided, however, that housing allowed in the R-1, R-1A, R-2A, and R-2D are a permitted use. It is intended primarily for small multifamily, multifamily and townhouse dwellings characterized by low-rise multistory buildings. It allows a higher percentage of lot coverage than the R-2M zone, while also maintaining the residential living environment with landscaping, private/common open spaces, and other amenities for residents. This district provides greater housing opportunities and efficient use of residential land near commercial, community activity centers, town centers, and areas well served by transit.

\*\*\*      \*\*\*      \*\*\*

I. *R-4: Multifamily residential district.*

1. *Purpose.* The R-4 district is a multifamily medium to high density residential district. It is intended primarily for multifamily and multi-story residential buildings, but also allows single-family, duplex, small multifamily, and townhouse residential development. For multi-story buildings, the maximum size of buildings and intensity of use is regulated by floor area ratio (FAR) and other site development standards. Multi-story development is intended to be applied in areas well served by transit and/or arterial streets, and by supportive commercial services near the major commercial and employment centers in downtown and midtown. Although some commercial development is allowed within a residential development, the district is intended to be primarily residential. For multi-story buildings, development is intended to be oriented to the sidewalk with windows, entrances, and walkways to provide strong pedestrian connections to nearby services.

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO No. 2015-100, § 1, 10-13-15 ; AO No. 2017-176 , § 3, 1-9-18; AO No. 2019-58 , § 2, 5-7-19; AO 2022-36 , § 2, 4-26-22)

**Section 2.** Anchorage Municipal Code subsection 21.05.030A. is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

**21.05.030 Residential uses: Definitions and use-specific standards.**

\*\*\*      \*\*\*      \*\*\*

A. *Household living.* This category is characterized by residential occupancy of a dwelling unit by a "household," which is defined in Chapter 21.15. Tenancy is arranged on a month-to-month or longer basis. Common accessory uses include recreational activities, raising of pets, gardens, personal storage buildings, hobbies, and parking of the occupants' vehicles. Specific use types include:

1. *Dwelling, mixed-use.*

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- a. *Definition.* A dwelling that is located on the same lot or in the same building as a non-residential use, in a single environment in which both residential and non-residential amenities are provided.
  - b. *Use-specific standards.*
    - i. Two or more mixed-use dwellings in the same building with a non-residential use constitute a mixed-use development.
    - ii. Two or more mixed-use dwellings shall comply with the applicable design standards of Section 21.07.110, Residential Design Standards, as determined by the building style.
2. *Dwelling, multifamily.*
- a. *Definition.* A residential building or multiple residential buildings comprising five [THREE] or more dwelling units on one lot. The definition includes the terms "apartment" or "apartment building."
  - b. *Use-specific standards.*
    - i. Multifamily developments that consist of five [THREE] or more units in one building shall comply with subsection 21.07.110C., standards for multifamily residential, except as provided in subsection b.iii. below.
    - ii. Dwellings with single-family style and two-family style construction in multifamily developments except those with four units or fewer shall comply with the residential design standards in subsection 21.07.110D.
    - iii. Dwellings with townhouse style construction except those with four units or fewer in multifamily developments shall comply with subsection 21.07.110C., standards for multifamily and townhouse residential.
- \*\*\*      \*\*\*      \*\*\*
6. *Dwelling, two-family.*
- a. *Definition.* One detached building on one lot designed for and constituting two dwelling units. The definition includes the term "duplex."
  - b. *Use-specific standard.* Two-family dwellings constructed after January 1, 2014 shall comply with the applicable residential design standards in Section 21.07.110, Residential Design Standards.
7. *Dwelling, small multifamily.*
- a. *Definition.* One or more detached residential buildings not exceeding three stories, with two to four dwelling units on one lot.
  - b. *Use-specific standard.* Small multifamily dwellings shall comply with the applicable residential design standards in Section 21.07.110, Residential Design Standards.
- 8[7]. *Dwelling, mobile home.*



1                                   \*\*\*       \*\*\*       \*\*\*  
 2                                   (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2014-58, § 1, 5-  
 3                                   20-14; AO No. 2015-133(S), § 4, 2-23-16 ; AO No. 2017-160 , § 1, 12-19-  
 4                                   17; AO No. 2018-118 , § 2, 1-1-19; AO No. 2020-23 , § 2, 3-10-20; AO No.  
 5                                   2020-24 , § 1, 3-10-20)

6  
 7  
 8 **Section 3.** Anchorage Municipal Code subsection 21.05.010E., *Table of Allowed*  
 9 *Uses*, is hereby amended to read shown in Exhibit A, attached hereto.

10  
 11 **Section 4.** Anchorage Municipal Code section 21.06.020B.A., Table 21.06-1  
 12 Table of Dimensional Standards - Residential Districts, is hereby amended to read  
 13 shown in Exhibit B, attached hereto.

14  
 15 **Section 5.** Anchorage Municipal Code Chapter 21.07 is hereby amended to read  
 16 as follows (*the remainder of the chapter is not affected and therefore not set out*):

17  
 18                                   **Chapter 21.07 DEVELOPMENT AND DESIGN STANDARDS (NEW**  
 19                                   **CODE - Effective January 1, 2014)**

20  
 21                                   \*\*\*       \*\*\*       \*\*\*  
 22                                   **21.07.030 Private open space.**  
 23                                   \*\*\*       \*\*\*       \*\*\*

24  
 25                                   C. *Exemptions.* The following are exempt from the private open space  
 26 requirement:

- 27                                   1. Single-family, two-family, small multifamily, mobile home, and  
 28 townhouse residential uses;

29                                   \*\*\*       \*\*\*       \*\*\*  
 30                                   (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, §  
 31 4(Exh. B), 10-13-15 ; AO No. 2017-176 , § 8, 1-9-18; AO No. 2020-38 , § 8,  
 32 5-28-20)

33  
 34  
 35                                   **21.07.040 Drainage, storm water treatment, erosion control, and**  
 36 **prohibited discharges.**

37                                   \*\*\*       \*\*\*       \*\*\*  
 38                                   F. *Snow storage and disposal.*  
 39                                   \*\*\*       \*\*\*       \*\*\*

- 40                                   2. *Applicability.* Except where stated otherwise, all existing and  
 41 new uses with on-site surface areas to be plowed for motorized  
 42 vehicle access or parking shall comply with this section. For  
 43 example, this includes surface areas such as parking spaces,  
 44 circulation and parking aisles, associated driveways, queuing  
 45 lanes, emergency vehicle access lanes, loading areas, tractor  
 46 trailer areas, and vehicle sales and display areas. The following  
 47 uses and surfaces are exempt:

- 48                                   a. Single-family, two-family, small [THREE-UNIT]  
 49 multifamily, townhouse, and mobile home dwellings on  
 50 individual lots;  
 51                                   b. Snow disposal sites subject to subsection 21.05.060

E.8.; and

c. Ice-free (snow-melting) surfaces and/or covered surfaces.

\*\*\* \*\*

(AO 2012-124(S), 2-26-13; AO No. 2015-100, § 5, 10-13-15 ; AO No. 2021-89(S) , § 21, 2-15-22)

\*\*\* \*\*

**21.07.110 Residential design standards.**

\*\*\* \*\*

**C. Standards for multifamily and townhouse residential.**

2. *Applicability.* These standards apply to:

- a. Any multifamily structure (five [THREE] or more units);
- b. The residential portion of a mixed-use structure;
- c. Any townhouse development;
- d. Any townhouse-style structure, including any attached single-family, [OR] two-family, or small multifamily use that is constructed in townhouse-style.

This section does not apply in Girdwood or the DT districts.

\*\*\* \*\*

**D. Standards for some single-family, [AND] two-family, and small multifamily residential uses [STRUCTURES].**

1. *Applicability.* The standards of this subsection D. apply to the developments listed below that are constructed after January 1, 2014. This section does not apply to dwellings constructed prior to January 1, 2014, accessory dwelling unit uses, or in Girdwood or the DT districts.

- a. Any single-family use except for single-family residential uses on lots of 20,000 square feet or greater.
- b. Any small multifamily [TWO-FAMILY] use that is not constructed in townhouse-style and is on a lot less than 20,000 square feet.
- c. Any multifamily use with single-family or two-family style construction.

2. *Mix of housing models.* Any subdivision or development of five or more buildings [UNITS] shall have a mix of housing models, as determined during the building permit process, according to Table 21.07-10. This applies to abutting or adjacent lots.

TABLE 21.07-10 MIX OF HOUSING MODELS	
Number of buildings [UNITS]	Number of different models required
5—10	2
11—20	4
21—30	5

31 or more	6
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F. *Site design.*

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2. *Multiple structures on one lot.*

a. *Intent.* This section regulates the development of multiple residential structures on a single lot. The section is intended to allow flexibility from the subdivision regulations while still achieving neighborhoods that are healthy, safe, and convenient, and meet the goals of the comprehensive plan. The approval processes and standards are intended to result in a development with a cohesive neighborhood identity, an attractive and functional streetscape, a hierarchy of streets and driveways, convenient and safe pedestrian circulation, sufficient parking near each dwelling unit, usable and well-located open space, a positive image of higher density residential development, and well designed and visually pleasing structures and neighborhoods.

b. *Applicability and review process.*

- i. This section applies to the development of three or more principal residential structures on a single lot. It does not apply to the development of an accessory dwelling unit or a caretaker's unit.
- ii. Multiple residential structures on a single lot are permitted in the R-2A, R-2D, R-2M, R-3, R-3A, R-4, R-4A, R-5, R-6, B-3, and RO districts.
- iii. Applicable developments with between three and 30 dwelling units shall be approved by administrative site plan review pursuant to subsection 21.03.180C. Applicable developments with 31 or more dwelling units shall be approved by major site plan review pursuant to subsection 21.03.180D.

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-36, §§ 8, 9, 5-14-15 ; AO No. 2015-100, § 8(Exh. C), 10-13-15 ; AO No. 2016-34(S), § 2, 4-12-16 ; AO No. 2016-136am , § 5, 1-1-17; AO No. 2017-160 , § 5, 12-19-17; AO No. 2017-176 , § 9, 1-9-18; AO No. 2018-59 , § 2, 7-31-18; AO No. 2020-38 , § 8, 5-28-20; AO No. 2021-89(S) , §§ 14, 21, 2-15-22)

\*\*\*      \*\*\*      \*\*\*

**Section 6.** This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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Chair \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Municipal Clerk

MUNICIPALITY OF ANCHORAGE



ASSEMBLY MEMORANDUM

No. AM 756-2023

Meeting Date: September 26, 2023

1 From: Assembly Members Cross, Sulte and Volland

2  
3 Subject: AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING  
4 CERTAIN PROVISIONS OF ANCHORAGE MUNICIPAL CODE  
5 TITLE 21 TO CREATE A CLASSIFICATION OF RESIDENTIAL  
6 DEVELOPMENT FOR THREE AND FOUR DWELLING UNIT  
7 CONSTRUCTION; APPLY THE RESIDENTIAL DESIGN  
8 STANDARDS FOR ONE- AND TWO-FAMILY DWELLINGS TO  
9 SUCH DEVELOPMENTS; AND CONFORMING CODE  
10 AMENDMENTS.  
11

12 This ordinance is one of two components to revise Anchorage Municipal Code  
13 (AMC) to classify "small multifamily" construction as residential development to cut  
14 red tape and allow faster, less expensive building of three- and four-unit residential  
15 projects with the aim to increase Municipality's supply of abundant, diverse  
16 housing options. A second ordinance with proposed amendments to Title 23  
17 Building Codes will be introduced in the coming months.  
18

19 **The Problem**

20 Anchorage is experiencing a housing shortage crisis. Between rising construction  
21 costs, increasing interest rates, an aging population and smaller household sizes,  
22 there are more households to house and fewer housing opportunities to house  
23 them. This is a basic economic problem: less supply raises costs.  
24

25 According to data collected from the Federal Reserve Bank of St. Louis (FRED)  
26 database, the median single family home listing price in Anchorage rose 43% in only  
27 three years from \$311,000 in January 2020 to \$446,000 in May 2023. For  
28 prospective homebuyers, this abrupt increase creates financial barriers that prevent  
29 residents from becoming homeowners. This data is evidence of the supply and  
30 demand imbalance—there are not enough housing options for everyone who wants  
31 to live here.  
32

33 But there are barriers to building new housing; the cost of new construction in the  
34 Municipality of Anchorage is higher than in other jurisdictions in the state and  
35 country. Whereas the hard costs are roughly \$300 per square foot in Anchorage,  
36 those hard costs are \$120 per square foot in the Lower 48<sup>1</sup>.  
37

38 The high cost of construction contributed to Alaska's rank as 45<sup>th</sup> in the US for new  
39 units built in 2022. That year, Alaska built an average of 2.4 new housing units for  
40 every 1,000 people. The Matanuska-Susitna Valley added 7.0 new housing units

<sup>1</sup> Based on housing development analysis by Agnew::Beck, SALT, NeighborWorks Alaska, and ONC, Housing Alaskans: 2023 Data Takeaways

1 per 1,000 residents, while Anchorage only added 1.3 new housing units for every  
2 1,000 residents.

3 Seeing this problem on the horizon, our community committed to a comprehensive  
4 plan to designate land use to house current and future Anchorage residents: the  
5 *Anchorage 2040 Plan (2040 Plan)*. As the 2017 iteration of the *2020*  
6 *Comprehensive Plan*, the *2040 Plan* projects recent trends to cast a light on the  
7 future population of Anchorage, including:

- 8
- 9 • Accelerated growth in aging households and smaller households with fewer
- 10 children.
- 11 • Continued evolution into one of the most racially and ethnically diverse
- 12 communities in the U.S.
- 13 • Diverse households and income levels that need more affordable housing
- 14 options and more transportation choices.
- 15 • Talented professionals from all fields that are attracted to Anchorage's
- 16 unique setting.
- 17 • A growing number of multigenerational families and less transient
- 18 population.
- 19

20 Based on these predictions, the *2040 Plan* forecasts that over the next 25 years,  
21 more people will be in "starter home," moderate income, or downsizing households  
22 and that, as a result, people will be looking for smaller, more urban residences  
23 with walkable neighborhood amenities.

24

25 Recent housing preference data affirms the trends predicted in the *2040 Plan*. The  
26 2018 Housing Survey Report from the Anchorage Economic Development  
27 Corporation reports that 41 percent of respondents said they would like to see  
28 high-density, mixed-use residential and 36 percent would like to see duplexes, and  
29 32 percent would like to see more rowhouses/townhouses. The survey did not ask  
30 about triplex or fourplex housing, but 26 percent of respondents said they would  
31 like to see more high-density condos or apartments. All of the options provided  
32 ranked higher than single-family homes, with only 16 percent wanting to see more  
33 high-density single-family and 22 percent wanting to see more large single-family  
34 homes. The top preferences reinforce the predictions forecast in the *2040 Plan*  
35 that Anchorage wants more high-density housing with smaller footprint options and  
36 more walkable areas.

37

38 Cook Inlet Housing Authority reviewed MOA property records from 1970 and 1985  
39 and identified that 326 triplexes were built during this time frame, or about 22 a  
40 year. Since 1999 only 31 triplexes, or about 1 year, have been built.

41

42 Through the development of this ordinance, the sponsors also heard of multiple  
43 instances where a land owner sought to build a triplex or fourplex, but when faced  
44 with the bureaucratic hurdles, opted instead to build a duplex. This practice  
45 reduces the number of new units coming online and wastes valuable land that  
46 could otherwise be available for a higher density.

47

48 Although Anchorage residents have communicated their housing preferences, the  
49 market has not responded and provided these options, which may be the result of

1 onerous requirements in the Anchorage Municipal Code.

## 2 **Barriers to Building Small Multi-family Housing**

3 The *Anchorage 2040 Land Use Plan* proposes a solution to Anchorage's housing  
4 shortage: infill development and gentle density.

5  
6 Infill development identifies existing development patterns and builds within  
7 unused and underutilized lands, accommodating additional housing and  
8 supporting environmentally sustainable growth. Gentle density recognizes that  
9 neighborhoods could contain more housing units by increasing the production of  
10 triplexes and fourplexes.

11  
12 In February 2023, stakeholders, including industry experts and municipal staff as  
13 noted in the attached AIM, identified what barriers stand in the way of building  
14 triplexes and fourplexes throughout the Municipality. Over months of meetings, the  
15 group considered the question: "If a triplex and a duplex were built on the same  
16 lot, in the same footprint, what makes the triplex more expensive and more time  
17 consuming?"

18  
19 The results of the initial discussion revealed obstacles written in code and  
20 embedded in development processes:

- 21 • *Where three and four-unit developments can be built.* While triplexes and  
22 fourplexes are technically allowed per Title 21 in residential districts from R-  
23 2M to R-4A, the dimensional standards (such as lot size and setback  
24 requirements) limited the actual potential lots that could be built on.
- 25 • *Which design standards apply.* Because triplexes and fourplexes are  
26 considered "multifamily" by default, development projects of this type have  
27 historically been held to the same design standards as apartment buildings,  
28 which restricts the design possibilities and creates an unintended effect of  
29 increased expense for professional services and materials to meet  
30 compliance.
- 31 • *Which permitting regulations apply.* Because triplexes and fourplexes cross  
32 the Municipality's threshold for commercial development at three or more  
33 units, the permitting requirements to complete these projects are the same  
34 as major commercial construction and come at higher costs than residential  
35 construction in terms of both fees and professional services.

36  
37 To address the housing crisis and land constraints and provide Anchorage  
38 residents with more choices, this legislative package proposes code changes that  
39 **support infill development and make building triplexes and fourplexes more**  
40 **time efficient and cost effective.** This missing middle housing increases the  
41 number of units with gentle density, limiting the impact on neighborhoods. Gentle  
42 density provides housing compatible in scale with the existing building inventory  
43 and function of the neighborhood and meets the demand for compact, efficient,  
44 and walkable urban living.

## 45 **The Ordinance**

46 Through multiple roundtable meetings with industry stakeholders and municipal  
47 staff, these barriers were traced back to two chapters of Anchorage Municipal  
48 Code (AMC): Title 21 – Land Use and Title 23 – Building Codes.  
49

1  
2 *Title 21 – Land Use*

3 Proposed changes to Title 21 – Land Use were drafted and vetted through the  
4 roundtable group to determine at what level the 2040 Land Use plan allows for  
5 “small multifamily” residential development, or two-, three- and four-family lots.  
6 With an explicit definition for this type of development, this ordinance proposes  
7 establishing dimensional standards to permit small multifamily development in  
8 residential zones R2-M, R-3, and R4-A, as well as commercial zones B1-A, B1-B,  
9 B-3, and RO, with conditional use in MC.

10  
11 *Title 23 – Building Codes*

12 Proposed changes to Title 23 – Building Codes establishes “small multifamily”  
13 development as residential development for the purposes of permitting processes  
14 and creates local amendments to allow for flexibility in building codes, where  
15 possible without jeopardizing residents’ safety.

16  
17 A companion AO to address the Title 23 changes is forthcoming and will include a  
18 copy of this AM.

19  
20 **I request your support for the ordinance.**

21  
22 Reviewed by: Assembly Counsel’s Office

23  
24 Respectfully submitted: Kevin Cross, Assembly Member  
25 District 2, Chugiak / Eagle River

26  
27 Randy Sulte, Assembly Member  
28 District 6, South Anchorage

29  
30 Daniel Volland, Assembly Member  
31 District 1, North Anchorage





**MUNICIPALITY OF ANCHORAGE  
ASSEMBLY INFORMATION MEMORANDUM**

No. AIM 193-2023

Meeting Date: September 26, 2023

1 **From: Assembly Members Cross, Sulte and Volland**

2  
3 **Subject: Community engagement information: AO 2023-103**

4  
5 The Assembly sponsors provide the following additional information on this  
6 ordinance and its companion ordinance with proposed amendments to Title 23  
7 Building Codes that will be introduced in the coming months:

- 8  
9 • The idea for these ordinances was raised during the Assembly Retreat on  
10 September 9, 2022, when a panel of industry experts including planners,  
11 builders and realtors, expressed their experiences, concerns and ideas on the  
12 topic of housing development in Anchorage. The session informed a list of  
13 policy ideas to be explored, developed and considered in the months to come.  
14  
15 • In spring 2023, Assembly Members Kevin Cross, Randy Sulte and Daniel  
16 Volland initiated a collaborative process to deregulating the development of  
17 triplexes and fourplexes in mid- to high-density residential zones by treating  
18 triplexes and fourplexes as residential instead of commercial development. The  
19 sponsors invited industry stakeholders and municipal staff to provide ideas and  
20 inform the draft legislation over a series of working group roundtables.  
21  
22 • Working group roundtable attendees included:  
23     o Assembly Members Kevin Cross, Randy Sulte and Daniel Volland  
24     o Municipal staff, including:  
25         • Municipal Manager Kent Kohlhaase  
26         • Director of Economic & Community Development Lance  
27         Wilber, Acting Building Official Ross Noffsinger, Acting  
28         Municipal Engineer Brandon Telford, Acting Development  
29         Services Director Greg Soule and Project Management &  
30         Engineering staff: Melinda Kohlhaase and Kristi Bischofberger  
31         • Director of Planning Craig Lyon, with Planning Department  
32         staff: David Whitfield, Sonnet Calhoun, Tom Davis, Kristine  
33         Burnell, Daniel McKenna-Foster, and Elizabeth Appleby  
34         • Assembly staff: Allie Hartman, Shelley Routon and Clare Ross  
35     o Local housing enthusiasts, including Jeanette Lee, John Weddleton,  
36     Chris Schutte, Tyler Robinson, Devin Kelly, Andre Spinelli, Eric  
37     Visser, Brandon Marcott and Amanda Moser  
38  
39 • Working group roundtables convened on the following dates:  
40     o *February 24, 2023 – Kickoff Discussion & Brainstorm*  
41     Industry stakeholders and municipal staff discussed the existing cost  
42     and procedural barriers to building more three and four-unit  
43     residential buildings. The discussion identified limitations in Title 21  
44     and Title 23 as well as obstacles outside of Anchorage Municipal  
45     Code.

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- *April 28, 2023 – Proposed Code Changes Review*  
Assembly staff presented an early list of potential code changes for the group to scrutinize and reflect on. The discussion eliminated, redefined and added items to the list of potential changes.
  - *May 12, 2023 – Title 21 Deep Dive*  
Assembly staff presented the second iteration of potential code changes, and the group specifically focused on possible amendments to Title 21, concerning land use and where small multifamily units could be made more accessible to small-scale developers and residents investing in their community.
  - *June 23, 2023 – Title 21 Site Access Review*  
As the potential changes to Title 21 crystalized, the roundtable cross-referenced the potential changes against AO 2023-50, which made several changes to site access regulations. Ultimately, the roundtable group decided to align with the pending legislation and remove site access changes from the roundtable group’s work as to let AO 2023-50 establish new site access rules.
  - *July 21, 2023 – Title 23 Deep Dive*  
Finally, the group turned to potential changes to Title 23, which would incorporate local amendments to International Building Code (IBC), International Fire Code (IFC) and International Residential Code (IRC).
  - *August 18, 2023 – Final Review of Title 21*  
The roundtable group reviewed the final drafts of this ordinance.
- **Outside of the working group roundtable conversations, community stakeholders contributed to drafting this AO, including the following:**
    - April 5, 2023 – Sponsors’ Meeting with Planning Department
    - April 12, 2023 – Sponsors’ Meeting with Development Services
    - May 25, 2023 – Lunch n’ Learn with Shelby County
    - July 6, 2023 – Sponsors’ Meeting with Development Services
    - August 1, 2023 – Sponsors’ Meeting with Project Management & Engineering

Respectfully submitted: Daniel Volland, Assembly Member

**Exhibit A – AO for 3 and 4 dwelling unit construction**

**21.05.010 Table of allowed uses.**

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\*\*\*  
\*\*\*

**E. Table of Allowed Uses - Residential, Commercial, Industrial, and Other Districts**

**TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS**

P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review

For uses allowed in the A, TA, and TR districts, see section 21.04.060.

All other uses not shown are prohibited.

Use Category	Use Type	RESIDENTIAL												COMMERCIAL							INDUST.					OTHER					Definitions and Use-Specific Standards			
		R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	I-1	I-2 <sup>1</sup>	MI	AF	DR	PR	PLI	W					
RESIDENTIAL USES Household Living	Dwelling, mixed-use						P	P	P									P	P	P	C												21.05.030A.1.	
	Dwelling, multifamily					P/S	P	P	P										P	P	P												21.05.030A.2.	
	Dwelling, single-family, attached		P		P	P	P	P																									21.05.030A.3.	
	Dwelling, single-family, detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P																21.05.030A.4.		
	Dwelling, townhouse					S	S	S	S	S										S	S												21.05.030A.5.	
	Dwelling, two-family		P	P	P	P	P	P	P	P	P	P	P	P	P	P																	21.05.030A.6.	
	Dwelling, small multifamily					P	P	P	P	P																							21.03.030A.7.	
	Dwelling, mobile home									P																								21.05.030A.8[7].
	Manufactured home					C	C	C	C	C																								21.05.030A.8[8].
	community																																	
	***	***																																

<sup>1</sup> See subsections 21.04.050B, and C, for interim provisions allowing for additional uses in the I-2 district.

<sup>2</sup> Uses with structures with a gross floor area over 20,000 square feet require a major site plan review through subsection 21.07.120A., Large Commercial Establishments.

<sup>3</sup> Marijuana cultivation facilities are permitted in the B-3 district when collocated with and attached to a marijuana retail sales establishment. Marijuana manufacturing facilities producing extracts using water-based, food-based, closed-loop carbon dioxide extraction systems, or other methods not employing solvents or gases, as described in 3 AAC 306.555, are permitted in the B-3 district. Marijuana retail sales establishments are permitted in the I-2 district when collocated with and attached to a marijuana cultivation facility or a marijuana manufacturing facility.

<sup>4</sup> In accordance with subsection 21.05.040K.3.g., a tower or antenna that is not permitted in a district may be requested through the conditional use process.

**Exhibit A – AO for 3 and 4 dwelling unit construction**

<sup>5</sup> In the AF district, three towers per lot are permitted by right (or, for Type 2 towers, by administrative site plan review). The installation of more than three towers per lot requires a conditional use permit.

<sup>6</sup> Health services facilities not to exceed 15,000 gross square feet per individual parcel.

<sup>7</sup> See subsection 21.05.060D.1.b. for specific use provisions applicable within the Port of Anchorage Security Area.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-139, § 1, 1-28-14; AO No. 2014-58, § 2(Att. A), 5-20-14; AO No. 2015-133(S), § 3(Exh. A), 2-23-16 ; AO No. 2015-142(S-1), § 3(Exh. B), 6-21-16 ; AO No. 2016-3(S), §§ 6, 7, 2-23-16 ; AO No. 2016-131, § 1, 11-15-16; AO No. 2016-136am, § 2, 11-15-16; AO No. 2016-156, § 1, 12-20-16; AO No. 2017-10, § 1, 1-24-17; AO No. 2017-57, § 1, 4-11-17; AO No. 2017-74, § 1, 5-23-17; AO No. 2017-176, § 4, 1-9-18; AO No. 2017-175(S), § 3(Exh. A), 2-13-18; AO No. 2020-38, § 6, 5-28-20; AO No. 2020-56, § 2, 6-23-20; AO No. 2021-54, § 1, 6-22-21)

**Exhibit B: AO for 3 and 4 Dwelling Unit Construction**

**21.06.020 Dimensional standards tables.**

\*\*\* \*\*\*

**A. Table of Dimensional Standards: Residential Districts**

**TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS**  
 (Additional standards may apply. See district-specific standards in Chapter 21.04 and use-specific standards in Chapter 21.05.)

Use	Minimum lot dimensions Area (sq ft)	Width (ft)	Max lot coverage (%)	Front	Side	Rear	Minimum Setback Requirements (ft)	Max number of principal structures per lot or tract <sup>2</sup>	Maximum height of structures (ft)
-----	---	------------	-------------------------	-------	------	------	-----------------------------------	---	--------------------------------------

\*\*\* \*\*\*

**R-2A: Two-Family Residential District (larger lot)**

Dwelling, single-family detached	7,200	60	40	20	5	10		1	Principal: 30[, NOT TO EXCEED TWO AND ONE-HALF STORIES, EXCEPT WHERE THREE STORIES ARE ALLOWED PER
Dwelling, two-family	8,400	70	40	20	5	10		1	21.06.030D.7.] Accessory garages/carports: 25 Other accessory: 12
Dwelling, single-family attached	3,500	35 (40 on corner lots)	40	20	N/A on common lot line; otherwise 5	10		1	
All other uses	7,200	60	40	20	5	10		N/A	

**R-2D: Two-Family Residential District**

Dwelling, single-family detached	6,000	50	40	20	5	10		1	Principal: 30[, NOT TO EXCEED TWO
----------------------------------	-------	----	----	----	---	----	--	---	-----------------------------------

**Exhibit B: AO for 3 and 4 Dwelling Unit Construction**

Dwelling, two-family	6,000	50	40	20	5	10	1	AND ONE-HALF STORIES, EXCEPT WHERE THREE STORIES ARE ALLOWED PER
Dwelling, single-family attached	3,500	35 (40 on corner lots)	40	20	N/A on common lot line; otherwise 5	10	1	21.06.030D.7.] Accessory garages/carports: 25 Other accessory: 12
All other uses	6,000	50	40	20	5	10	N/A	
<b>R-2M: Mixed Residential District</b>								
Dwelling, single-family detached	6,000	50	40	20	5	10	1	Principal: 30[, NOT TO EXCEED TWO AND ONE-HALF STORIES, EXCEPT WHERE THREE STORIES ARE ALLOWED PER
Dwelling, small multifamily [TWO-FAMILY]	6,000	50	40	20	5	10	1	21.06.030D.7.] Accessory garages/carports: 25 Other accessory: 12
Dwelling, single-family attached	3,000	35 (40 on corner lots)	40	20	N/A on common lot line; otherwise 5	10	1	
Dwelling, townhouse	2,400	24 (30 on corner lots)	60	20	5	10	1	
Dwelling, multifamily (5 [UP] to 8 units permitted per building)	8,500 + 2,300 for every unit	50	40	20	10, except where 5 is allowed as provided in 21.04.020F.2.c.	10	More than one principal structure may be allowed on any lot or tract in	

Exhibit B: AO for 3 and 4 Dwelling Unit Construction

	over <u>2</u> [3]														
Dwelling, multifamily, with single- or two-family style construction of multiple buildings on a lot	3,000 per unit	50	40	20			10, except where 5 is allowed as provided in 21.04.020F.2.c.	10						accordance with subsection 21.07.110 F.2.	
All other uses	6,000	50	40	20			5	10							
<b>R-3: Mixed Residential District</b>															
Dwelling, single-family attached	3,000	35 (40 on corner lots)	40	20			N/A on common lot line; otherwise 5	10	1						35
Dwelling, single-family detached	6,000	50	40	20			5	10	1						35
Dwelling, single-family, attached	3,000	35 (40 on corner lots)	40	20			N/A on common lot line; otherwise 5	10	1						35
Dwelling, single-family detached	6,000	50	40				5	10							
Dwelling, townhouse	2,000	20 (30 on corner lots)	60	10			N/A on common lot line; otherwise 5	10						More than one principal structure may be allowed	35

Created: 2023-05-23 17:17:44 [EST]

(Supp. No. Ma 80)

**Exhibit B: AO for 3 and 4 Dwelling Unit Construction**

Dwelling, small multifamily	6,000	50	60		5	10	on any lot or tract in accordance with subsection 21.07.110F.2.	45 <sup>4</sup>	
Dwelling, multi-family	6,000	50	60		5 plus one foot for each 5 feet in height exceeding 35 feet	10		45 <sup>4</sup>	
All other uses	6,000	50	60			10		45	
<b>R-4A: Multifamily Residential Mixed-Use District</b>									
Dwelling, townhouse	2,000	20 (30 on corner lots)	60		Min: 10 Max: 20 <sup>5</sup> A minimum of 50% of the front building elevation shall be within the maximum front setback (see 21.06.030 C.5.)	15 if adjacent to a residential district (except R-4 or R-4A); otherwise 10	More than one principal structure may be allowed on any lot or tract in accordance with subsection 21.07.110F.2.	35	
Dwelling, mixed-use	6,000	50	75					70 <sup>6</sup>	
Dwelling, small multifamily	6,000	50	75					75	
Dwelling, multi-family	6,000	50	75						
All other uses	6,000	50	75					75	
***	***	***	***	***	***	***	***	***	

\*\*\* \*\*\*(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 2(Exh. A), 10-13-15; AO No. 2016-71, § 1, 6-21-16; AO No. 2017-160, § 3, 12-19-17; AO No. 2017-176, § 6, 1-9-18; AO No. 2018-43(S), § 3(Exh. B), 6-12-18; AO No. 2019-11, § 4, 2-12-19; AO No. 2019-58, § 3, 5-7-19; AO No. 2020-38, § 7, 5-28-20; AO No. 2021-89(S), § 9, 2-15-22; AO No. 2022-36, § 3, 4-26-22)



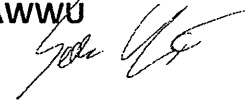
# Departmental and Public Comments

# MEMORANDUM

RECEIVED

OCT 17 2023

**DATE:** October 17, 2023  
**TO:** Dave Whitfield, Planning Manager, Planning Section, Planning Division  
**FROM:** Seth Wise, Engineering Technician III, Planning Section, AWWU  
**RE:** Zoning Case Comments  
Decision date: November 13, 2023  
Agency Comments due: October 16, 2023



AWWU has reviewed the materials and has the following comments:

**2023-0127 Review and Recommendation by the Planning and Zoning Commission to the Anchorage Assembly of an Ordinance (AO 2023-103) amending AMC Title 21 to create a classification of residential development for three and four dwelling unit construction; apply the residential design standards for one and two-family dwellings to such developments; and conforming code amendments.**

1. AWWU has no comments or objections to this Review and Recommendation.

If you have any questions pertaining to public water or sewer, please call (907) 564-2757 or send an e-mail to [seth.wise@awwu.biz](mailto:seth.wise@awwu.biz).



# MUNICIPALITY OF ANCHORAGE



Development Services Department

Private Development Section

*Mayor Dave Bronson*

## MEMORANDUM

### Comments to Planning and Zoning Commission Applications/Petitions

**DATE:** October 18, 2023  
**TO:** Current Planning Division  
**FROM:** Judy Anunciacion, Private Development Engineer  
**SUBJECT:** PZC Case 2023-0127

**Case 2023-0127** – Review and Recommendation by the Planning and Zoning Commission to the Anchorage Assembly of an Ordinance (AO 2023-103) amending AMC Title 21 to create a classification of residential development for three and four dwelling unit construction; apply the residential design standards for one and two-family dwellings to such developments; and conforming code amendments.

#### **Department Recommendations:**

Private Development has no objection to the proposed revisions to Title 21 to create a classification of residential development for three and four dwelling unit construction; apply the residential design standards for one and two-family dwellings to such developments; and conforming code amendments.

**Kimmel, Corliss A.**

---

**From:** Walters, Michael S.  
**Sent:** Monday, October 16, 2023 8:43 AM  
**To:** Blake, Lori A.; Kimmel, Corliss A.  
**Subject:** 2023-0127 Request for Reviewing Agency Comments

**RECEIVED**

OCT 16 2023

All:

ROW has the following comments for case number 2023-0127:

Changing the code to allow for more dwelling units on a parcel without taking into consideration additional parking on property/ off property will be a burden to the municipal infrastructure. The current streets and rights of ways are not constructed to accept additional parking for the overflow that will occur when there is not enough spaces on property.

Regards,

Michael S Walters  
Senior Plan Reviewer  
Right of Way Section  
[michael.walters@anchorageak.gov](mailto:michael.walters@anchorageak.gov)  
Office: 907-343-8226  
Cell: 907-727-7637  
Fax: 907-249-7910

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THE STATE  
of **ALASKA**  
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and  
Public Facilities

Program Development and Statewide Planning  
Anchorage Field Office

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, AK 99519-6900  
Main number: 907-269-0520  
Fax number: 907-269-0521  
Website: dot.state.ak.us

October 11, 2023

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OCT 11 2023

David Whitfield, Current Planning Manager  
MOA, Community Development Department  
Planning Division  
P.O. Box 196650  
Anchorage, Alaska 99519-6650

[Sent Electronically]

Re: MOA Zoning Review

Dear Mr. Whitfield:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has no comments:

- 2023-0122 - 615 W 17<sup>th</sup> Ave Site Plan Review
- 2023-0123 - King Street Industrial Park Blk 2, Lt 3 – Snow Disposal Site (E 100<sup>th</sup> Ave)
- 2023-0127 - Title 21 Code Amendment for multifamily dwellings

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has the following comments and questions:

- 2023-0118 – 3541 W. Dimond Blvd Site Plan Review
  - No objection to the site plan;
  - No changed to existing access to W Dimond Blvd;
  - Applicant should verify their access to W. Dimond Blvd is permitted with DOT&PF ROW. If not, the applicant will need to apply for a driveway permit to perfect access. Driveway permits can be applied for through the DOT&PF's ROW ePermit website at: <https://dot.alaska.gov/row/Login.po> A regional ROW permit officer can be reached at 1-800-770-5263 for questions and assistance.

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the

*"Keep Alaska Moving through service and infrastructure."*

Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments, please feel free to contact me at (907) 269-0522 or [mark.eisenman@alaska.gov](mailto:mark.eisenman@alaska.gov).

Sincerely,



Mark Eisenman  
Anchorage Area Planner, DOT&PF

cc: Sean Baski, P.E., Highway Design Group Chief, DOT&PF  
Jacob Ciuffo, P.E., Regional Hydrologist, Hydrology DOT&PF  
Matt Walsh, Property Management Supervisor, Right of Way, DOT&PF  
Corliss Kimmel, Office Associate, Current Planning, MOA  
Lori Black, Office Associate, Current Planning, MOA  
Devki Rearden, Engineering Associate, DOT&PF

**Kimmel, Corliss A.**

---

**From:** Fisher, Timothy W (DPS) <timothy.fisher@alaska.gov>  
**Sent:** Monday, October 2, 2023 5:07 PM  
**To:** Kimmel, Corliss A.; Blake, Lori A.  
**Cc:** Brauneis, Mark D (DPS); Nakano, Lloyd M (DPS)  
**Subject:** RE: 2023-0127 Request for Reviewing Agency Comments

RECEIVED

OCT 02 2023

[EXTERNAL EMAIL]

Hey Lori and Corliss;

Alaska State Fire Marshals Office has OBJECTIONS on the requirements to treat FOUR-PLEXs the same as residential 1, 2, & 3 Family Dwelling Codes. One, Two, and Three Family Dwellings are not reviewable until a Four Plex or Four Units within 20' of each other or Other commercial businesses on the properties by the State. Thus the municipality can not be less stringent than the State in creating these codes for 4-Plex or larger.

No objection on 1, 2, & 3 single or multiple family units with stays over 30 day code use changes.

This did not stipulate as to the codes utilized or changing...State Fire Marshals Office has adopted the 2021 IBC, IFC, IMC, IFGC, and IEBC for Four Plexes or larger. Suggests comparison accomplished to ensure they equal or exceed state requirements.

Nothing on zoning so no objection.

Take care;

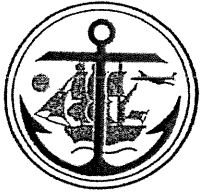
*Tim*

Timothy W. Fisher  
Plans Examiner II, Plan Review Bureau  
Division of Fire and Life Safety  
Dept. of Public Safety, State of Alaska  
[www.akburny.com](http://www.akburny.com) , [timothy.fisher@alaska.gov](mailto:timothy.fisher@alaska.gov)  
907-269-2004

**From:** Stewart, Gloria I. <gloria.stewart@anchorageak.gov>  
**Sent:** Monday, September 25, 2023 11:58 AM  
**Cc:** Stewart, Gloria I. <gloria.stewart@anchorageak.gov>; McLaughlin, Francis D. <francis.mclaughlin@anchorageak.gov>; Whitfield, David R. <david.whitfield@anchorageak.gov>  
**Subject:** 2023-0127 Request for Reviewing Agency Comments

**CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello all. There is one more case to review for PZC 11/13/23. Attached please find our routing Coversheet for the above referenced Case No. 2023-0127 (Code Amendment), which is scheduled for review and recommendation by the Planning and Zoning Commission at a Public Hearing on 11/13/23. Routing materials can be viewed by clicking on the link below, scrolling to bottom of page and selecting 2023-0127 Reviewing Agency Routing. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake ([corliss.kimmel@anchorageak.gov](mailto:corliss.kimmel@anchorageak.gov) & [lori.blake@anchorageak.gov](mailto:lori.blake@anchorageak.gov)) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.



# MUNICIPALITY OF ANCHORAGE

Traffic Engineering Department



## MEMORANDUM

RECEIVED

DATE: October 2, 2023

TO: Current Planning Division Supervisor,  
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,  
Traffic Engineering Department

FROM: Randy Ribble PE, Assistant Traffic Engineer

SUBJECT: **2023-0127 Amendment to AMC Title 21 to create a classification of residential development for three and four plex dwelling unit construction, apply the residential design standards for one- and two-family dwellings to such developments and conforming code amendments.**

OCT 02 2023

Traffic Engineering has no objection to the proposed amendments to AMC Title 21 as it relates to small multifamily developments to include triplex and four plex structures. Proposed ordinance does not impact the recently adopt changes to current AMC 21.07 for site access and municipal driveway standards currently in place for single, two family and multifamily developments.



AO 2023-260(S)\*

**ANCHORAGE, ALASKA**  
**AR No. 2023-260(S)\***

1 **A RESOLUTION OF THE ANCHORAGE ASSEMBLY RECOGNIZING THE**  
2 **COMMUNITY'S DIVERSE LIVED EXPERIENCES OF HOUSING IN THE**  
3 **MUNICIPALITY OF ANCHORAGE AND ADOPTING GENERAL PRINCIPLES**  
4 **FOR FUTURE HOUSING POLICY DECISIONS.**

---

5  
6 **WHEREAS**, the community of Anchorage was founded in 1915 as a tent city on the  
7 unceded lands of the Dena'ina Athabascan people, and grew in less than 100 years  
8 to have a population of almost 300,000 residents; and  
9

10 **WHEREAS**, the community has faced many housing stresses in its history, from  
11 housing shortages during periods of prosperity and rapid growth, to mass out-  
12 migrations during recessions, and now a lack of supply and diversity of housing  
13 stock to meet the changing demands of our population; and  
14

15 **WHEREAS**, as the community grows and changes over time, it becomes a better  
16 place as a direct result of the collective hard work, investments, innovations, and  
17 creativity of the diverse people who make Anchorage their home; and  
18

19 **WHEREAS**, a home takes many forms, but is in essence a place where a person  
20 feels safe, where a person can rest, and serves as a stable anchoring point in a  
21 person's life, regardless of the many challenges they may face; and  
22

23 **WHEREAS**, housing also takes many forms, from modest to grand, from large to  
24 small, owned and rented, old and new, in urban neighborhoods and rural areas; and  
25

26 **WHEREAS**, some residents in our community live in the same home they grew up  
27 in, or has been owned by multiple generations of their family; and  
28

29 **WHEREAS**, some community residents chose their home because of the amenities  
30 and features of the surrounding neighborhood; and  
31

32 **WHEREAS**, some residents live in neighborhoods they could afford when they  
33 moved in, but would not be able to afford a similar home today; and  
34

35 **WHEREAS**, some residents live in their ideal home for their employment or  
36 profession, family size, life stage, or personal preferences; and  
37

38 **WHEREAS**, some residents' homes do not meet their needs; and  
39

40 **WHEREAS**, some residents can only afford a home by living with roommates; and  
41

42 **WHEREAS**, some residents cannot afford housing, even if they are employed; and  
43

44 **WHEREAS**, some residents live in unsafe places, but have few or no alternatives

\* The (S) incorporates amendments to the original AR passed and approved at the August 8, 2023 Assembly meeting, without showing legislative drafting markup of those amendments. Legislative drafting is used to show changes in the (S) from the original AR, As Amended.

1 they can afford in order to better their situation; and

2  
3 **WHEREAS**, some residents have had housing, but were evicted because they could  
4 not continue to afford rent; and

5  
6 **WHEREAS**, some residents are choosing to leave, and the difficulty of finding or  
7 affording housing that meets their needs is a significant factor in that choice; and

8  
9 **WHEREAS**, our community values home ownership as a way to maintain stability,  
10 build wealth, and feel invested in the long-term health of the community; and

11  
12 **WHEREAS**, increasing home ownership includes reducing cost burdens on  
13 residents who rent, allowing renters to build financial assets to purchase a home;

14  
15 **WHEREAS**, our community values diversity, which means not only diversity of  
16 residents, but also diversity of homes of many sizes, designs, and price points;

17  
18 **WHEREAS**, the Assembly previously set broad vision for the Municipality in the  
19 areas of economic and workforce development in AR 2022-136; identified  
20 actionable strategies to address the community's housing shortage in AR 2022-416;  
21 and adopted Housing among its 2023 priorities in AR 2023-45;

22  
23 **WHEREAS**, AR 2022-416 committed the Assembly to “develop a comprehensive  
24 housing policy outlining an Assembly action plan”; and

25  
26 **WHEREAS**, the Assembly will sponsor Housing Action Week in Anchorage from  
27 October 30 to November 4, 2023, with a Community Housing Action Summit  
28 planned for Friday, November 3, 2023;

29  
30 **NOW, THEREFORE, THE ANCHORAGE ASSEMBLY RESOLVES:**

31  
32 **Section 1.** The Assembly recognizes the right of all people to choose the  
33 Municipality of Anchorage as their home.

34  
35 **Section 2.** The Assembly recognizes its duty to weigh the interests of all  
36 Anchorage residents, and adopt public policy informed by diverse perspectives.

37  
38 **Section 3.** The Assembly adopts the following housing policy principles:

- 39 1. The Municipality strives to be a community with diverse and abundant  
40 opportunities for residents to choose a home that meets their needs.  
41 2. The Municipality will work to increase opportunities for home ownership by:  
42 a. Enacting policies to increase supply of housing for sale;  
43 b. Enacting policies to increase supply of rental housing; **[and]**  
44 c. **Enacting policies to increase the proportion of resident-occupied**  
45 **housing; and**  
46 d. Pursuing strategies to reduce housing cost burdens on residents.  
47 3. The Municipality cannot unilaterally address all barriers in the housing  
48 market, but will act locally through plans, policies, and funding decisions to  
49 create more favorable market conditions.

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**4. The Assembly will support the community to achieve meaningful progress not through a single policy change, but through shared commitment and ongoing collaboration to evaluate, identify, and remove local barriers.**

**5.** Housing policies will align with the adopted comprehensive plan elements in AMC Section 21.01.080.

**Section 4. The Assembly will present a housing policy strategic plan at the Community Housing Action Summit in fall 2023, and work collaboratively with the community to prioritize actionable strategies for the upcoming year.**

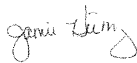
**Section 5[4].** This resolution shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this 22nd day of August, 2023.



Chair

ATTEST:



Municipal Clerk

# Planning and Zoning Commission

December 4, 2023

Case #: **2023-0127**

**Case Title: Review and Recommendation by the Planning and Zoning Commission to the Anchorage Assembly of an Ordinance (AO 2023-103) amending AMC Title 21 to create a classification of residential development for three and four dwelling unit construction; apply the residential design standards for one and two-family dwellings to such developments; and conforming code amendments.**

**\*POSTPONED FROM 11/13/23\***

Agenda Item #: **G.4** Supplementary Packet #: **1**

**X** Comments submitted after the packet was finalized

Additional information

Other:

Sent by email:            yes            **X**            no

11/14/2023 12:48 PM



RECEIVED

NOV 14 2023

Nov. 9, 2023

Anchorage Planning and Zoning Commission

Re: Case 2023-0127, Text Amendments for Three and Four Dwelling Unit Construction

Dear Commissioners,

Please accept this letter offering comments for Title 21 text amendments for three and four dwelling unit construction. Cook Inlet Housing Authority (CIHA) is an Alaska Regional Housing Authority and Tribally Designated Housing Entity in the CIRI region. Our organization owns and operates more than 1,700 units of housing in Southcentral Alaska and has been one of the few builders of new multi-family housing in Anchorage in the past decade. Our portfolio includes several 3- and 4-unit buildings built since 2010 and we have direct experience with the regulatory barriers that face small multi-family projects.

Small multi-family adds gradual density, attainability, and housing choice to neighborhoods, but Anchorage rarely sees new 3- and 4-unit developments today. The mid-1980s economic crash virtually halted these development types in our community; land use and zoning limitations have helped keep it that way. As Anchorage faces rising housing costs, changing household sizes, constrained land for greenfield development, and redevelopment needs, community members are advocating for sensible, clear regulations that promote housing production and preservation. Through recent projects, CIHA has identified regulatory triggers that pose barriers to 3- and 4-unit projects. While 3- and 4-unit projects qualify for residential financing, the Municipality of Anchorage's permitting department classifies anything larger than a duplex as commercial. A commercial permit sets in motion a host of additional requirements, including full review by Private Development; the need to prove out drainage, on-site lighting, and off-site fire review; on-site maneuverability requirements; additional and more complex design standard requirements; private open space requirements; and additional off-site improvements. Setback and minimum lot size requirements limit 3- and 4-unit buildings even in districts where they are allowed. As a result, we see builders routinely build single-family homes or duplexes on lots that could accommodate 3 or 4 units.

These experiences informed CIHA's participation this year in a technical advisory group to draft an ordinance encouraging 3- and 4- unit development. The result, AO 2023-103, addresses many of our concerns and recommendations. We applaud efforts to move 3- and 4-unit developments to a residential permit where possible and pave the way for these projects to be built more broadly, particularly in the R2M zoning district. We appreciate that Planning Department staff understands how the changes interface with current code.

Some issues remain. We question staff's recommendation to retain snow storage for 3- and 4-unit developments given the Assembly's repeal of minimum parking requirements. The proposed ordinance also does not address drainage requirements for 3- and 4-unit projects in the Design Criteria Manual. Current drainage requirements are based on unit numbers, not





lot coverage, which unfairly burdens small multi-family projects. A 3,000 square foot single-family home has no requirement to manage stormwater, but a 3,000 square foot triplex does, at considerable additional expense to a builder. There is no nexus between the number of units and the drainage impact in the standard.

- **We ask the Planning Commission to include in its resolution a recommendation to the Assembly to expediently amend DCM Chapter 2 Drainage to either exempt triplex/fourplexes or to specify a maximum area of disturbance that is exempted regardless of how many units are within the structure.**

Finally, significant barriers exist in recently-adopted design regulations relating to pedestrian and site access standards in 21.07.060 (AO 2023-50). The technical advisory group did not review the new requirements in the context of 3- and 4-unit developments. When we independently reviewed the new regulations with this development type in mind, we found unworkable barriers to small infill in urban contexts.

We have the following recommendations for additional code amendments:

- **21.07.060.F, Table 21.07-2, A: We do not see how to build a triplex or fourplex on a standard Anchorage lot without an alley and be able to comply with this standard, unless the builder is providing virtually no parking. It is unlikely for a builder or investor to do so. Unless the standard exempts 3- and 4-unit projects, we do not expect to see that building type on a standard non-alley urban lot.**
- **21.07.060.F, Table 21.07-2, B and C: Similar comment to above.**
- **21.07.060.F, Table 21.07-2, F: We understand staff has a separate amendment moving forward that clarifies that this standard would apply to at least one and no more than 50% of the unit entrances of the building. This clarification is needed.**
- **21.07.060.F, Table 21.07-2, G: Ensure pedestrian amenity standards do not apply to 3- and 4-unit buildings. Single- and two-family are already exempted. In our review of the menu items, virtually all apply to larger multi-family developments and would be very challenging for tri- and four-plex developments, especially without an alley on standard width lot. Not all urban context lots have alleys.**

Thank you for the opportunity to comment. We urge your support for this important step toward broader housing affordability and choice in the Anchorage community.

Tyler Robinson  
V.P., Community Development and Real Estate

Devin Kelly  
Community Development Planner



**Kimmel, Corliss A.**

---

**From:** McLaughlin, Francis D.  
**Sent:** Tuesday, November 14, 2023 12:31 PM  
**To:** Kimmel, Corliss A.  
**Subject:** FW: Support for Easing Regulatory Barriers to Triplexes and Fourplexes (AO 2023-103)

RECEIVED

Public comment for case 2023-0127.

NOV 14 2023

**From:** Jeannette Lee <Jeannette@sightline.org>  
**Sent:** Monday, November 13, 2023 4:23 PM  
**To:** McLaughlin, Francis D. <francis.mclaughlin@anchorageak.gov>  
**Cc:** Whitfield, David R. <david.whitfield@anchorageak.gov>; Yelle, Ryan J <ryan.yelle@anchorageak.gov>; Davis, Tom G. <tom.davis@anchorageak.gov>  
**Subject:** Support for Easing Regulatory Barriers to Triplexes and Fourplexes (AO 2023-103)

[EXTERNAL EMAIL]

To the members of the Planning and Zoning Commission,

I am a homeowner in Sand Lake and have been a renter in Fairview, Turnagain, and Rogers Park. I am also Alaska Research Director for Sightline Institute, a policy think tank focused on housing in Anchorage.

I support reforms that would remove as many barriers as possible (without compromising health and safety) to building three- and four-plexes on lots where Title 21 already allows them. Contrary to the intentions laid out in the municipality's 2040 Land Use Plan, Anchorage housing code has long favored single-detached homes over multifamily, which is one reason our city now faces low supply and a lack of diverse housing styles and price points. These policies favor the most expensive housing that gobbles up the most land, contributing to prices that are out of reach for many Anchorage residents, including those earning middle-class incomes.

As detailed in an article I wrote on the issue in August 2022:

Duplexes and single-detached homes fall under the relatively straightforward "residential" building code. But triplexes are notoriously hard to build in Anchorage because adding a third housing unit pushes the development into the commercial building category, triggering a raft of extra requirements. Three-unit homebuilding projects go through the same regulatory compliance process as a Wal-Mart or a 50-unit apartment complex.

There is plenty of evidence showing small multifamily homes with three or four units are often indistinguishable from single-detached homes. And replacing a blighted single-detached home with a new home containing three or four units makes housing widely available and improves the look and feel of neighborhoods.

I look forward to further refinement of this ordinance (as well as separate, but related reforms to drainage requirements and building code) and hope the Planning and Zoning Commission will allow the public process to continue under the auspices of the Anchorage Assembly.

I appreciate your consideration of these comments and your passing along these comments + my article on the topic ("Can Anchorage Bring Back the Triplex?" <https://www.sightline.org/2022/08/24/can-anchorage-bring-back-the-triplex/>) to the Planning and Zoning Commission.

Thank you,

Jeannette Lee



# Public Comments: 2023-0127

Commenter	Email	Phone Number	Submitted
John Weddleton 9836 Reliance Dr Anchorage, AK 99518	john@weddleton.com	9073170222	11/8/2023 6:49:35 PM
<p>I appreciate the Staff Recommendations to clean up AO 2023-103. They meet the goals with less chaos in the code.</p> <p>I recommend a couple changes:</p> <p>1) SITE PLAN REVIEW THRESHOLD</p> <p>With the AO's intent to make 4 units and fewer much easier to build, it would be consistent to increase the Site Plan Review threshold to 5 and above.</p> <p>Section 5. p8 line 28</p> <p>iii. Applicable developments with between five [THREE] and 30 dwelling units shall be approved by administrative site plan review pursuant to subsection 21.03.180C. Applicable developments with 31 or more dwelling units shall be approved by major site plan review pursuant to subsection 21.03.180D.</p> <p>2) REMOVE R-6 Districts. The goal of "densifying" Anchorage is not met with the inclusion of R-6 since the lot size would have to increase with more units in a 3 or 4 plex. The current 2 DUA in 1 structure leads to the same density. It would be cleaner to delete R-6 from line 27 p8 (p 14 in the PZC packet.)</p>			
Brandy 1302 W 31st Ave Anchorage, AK 99503	brandy@brandypennington.co m	9072276682	11/8/2023 9:17:07 PM
<p>r6-r7 should be included as they are plentiful and in abundance they typically offer more separation between properties and they are some that are less than half an acre</p>			
Marc 8801 Upper Dearthmoun Road Anchorage, AK 99516	Junelawyer@cs.com	9073452726	11/9/2023 10:04:02 AM
<p>This change is not justified for R-6 zoning and R-6 lots should be expressly excluded from the proposed Ordinance.</p> <p>Also, with 25 inches of snow last night, the Planning Department's concerns re snow storage and landscaping are well taken. We want a city of neighborhoods, not a city of multi-unit clusters next to other multi-unit clusters.</p>			
Sharon Stockard 1518 Garden Street Anchorage, AK 99508	sharonstockard@yahoo.com	9072781505	11/13/2023 2:32:41 PM
<p>I am concerned about the proposal to allow fourplexes onto small lots (6,000 sf) currently zoned for duplexes, particularly in neighborhoods such as South Addition and other older neighborhoods. These older neighborhoods want to preserve their safety, walkability, and character in the face of efforts to pack more density into them without protections residents have developed over years through consensus.</p> <p>The Assembly seems to be in a rush to push through changes quickly, without consistency or an eye toward preserving the character of our older neighborhoods. That also includes level sidewalks, landscaping, a place to store snow that doesn't block visibility or inhibit safety, open spaces, and design standards.</p> <p>While increasing housing in Anchorage is a desirable goal, it should not be the first and only goal, especially at the expense of our older neighborhoods. The first goal should be preserving our old neighborhood and the design standards that make them safe, livable, and walkable. I don't believe PZC 2023-0127 does that. Certainly not at the breakneck speed this seems to be moving.</p>			



# MUNICIPALITY OF ANCHORAGE

## Assembly Information Memorandum

No. AIM 238-2023

Meeting Date: December 19, 2023

1 **From:** ASSEMBLY MEMBER VOLLAND

2  
3 **Subject:** AN ORDINANCE AMENDING CERTAIN PROVISIONS OF  
4 ANCHORAGE MUNICIPAL CODE TITLE 21 TO CREATE A  
5 CLASSIFICATION OF RESIDENTIAL DEVELOPMENT FOR  
6 THREE AND FOUR DWELLING UNIT CONSTRUCTION; APPLY  
7 THE RESIDENTIAL DESIGN STANDARDS FOR ONE- AND TWO-  
8 FAMILY DWELLINGS TO SUCH DEVELOPMENTS; AND  
9 CONFORMING CODE AMENDMENTS.

10  
11  
12 For the Assembly's consideration; please see the attached resolution from South  
13 Addition Community Council regarding triplex and fourplex dimensional and design  
14 standards.

15  
16  
17  
18  
19  
20  
21  
22 Prepared by: Assembly Counsel's Office

23  
24 Respectfully submitted: Daniel Volland, Assembly Member  
25 District 1, North Anchorage

**A RESOLUTION OF THE SOUTH ADDITION COMMUNITY COUNCIL REGARDING ANCHORAGE  
MUNICIPAL CODE AMENDMENTS SPECIFIC TO TRIPLEX AND FOURPLEX DIMENSIONAL AND  
DESIGN STANDARDS**

WHEREAS, *Anchorage 2020* is the governing comprehensive plan document for the Anchorage bowl;  
and

WHEREAS, *Anchorage 2020* provides the following guidance on housing: “Provide a diverse supply of  
quality housing that meets the needs and preferences of city residents, for all income levels, in safe and  
livable neighborhoods”; and

WHEREAS, the *Anchorage 2040 Land Use Plan* was adopted in 2017 and supplements *Anchorage 2020*  
to provide guidance on Anchorage’s growth and land use; and

WHEREAS, Goal 4 of the *Anchorage 2040 Land Use Plan* envisions that “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”; and

WHEREAS, the following Action items are included under Goal 4 of the 2040 Land Use Plan:

Action 4-4 Amend Title 21 to allow compact housing on R-2M or R-3 zoned lots near designated  
Centers. May include increased height or allowed units per lot, subject to additional urban design  
and neighborhood compatibility standards, such as for building massing and scale, lot coverage,  
setbacks, and vehicle access. Determine appropriate measures through a public process  
including collaboration with neighborhoods and stakeholders. Implementation Timeframe: 1-3  
years

Action 4-19 Adopt a low-density compact housing district that allows a modest increase in density  
above the R-2D two-family district, of up to 3 to 4 residential units per structure, while retaining  
the prevailing lotting pattern and built scale within existing neighborhoods. Avoid lot aggregation  
of whole blocks or **construction of eight-plexes, which is already allowed** (emphasis added)  
in the R-2M zone. Implementation Timeframe: 4-6 years; and

WHEREAS, Goal 7 of the *Anchorage 2040 Land Use Plan* envisions that “infill development is compatible  
with the valued characteristics of surrounding properties and neighborhoods” and states that “While many  
people welcome more diverse housing options, current residents of the neighborhood often see new or  
different housing as being incompatible with their neighborhood’s scale, character, and livability. The form  
and scale that new developments take—more than its density— is increasingly a primary concern”; and

WHEREAS, if the South Addition Community Council is supportive of and responsive to the *Anchorage  
2040 Land Use Plan*, form and scale should be a primary consideration, rather than number of units; and

WHEREAS, the *Anchorage 2040 Land Use Plan* states “The Anchorage Bowl has an identified need for  
21,000 new residential units to meet the base case forecast population growth through 2040. For a  
comparison, this is roughly the amount of housing existing today in all of Northeast Anchorage including  
Russian Jack Park, Northeast, and Scenic Foothills Community Councils. The 21,000 new households  
translates into a need for an average net gain of 840 housing units per year in the Anchorage Bowl,  
nearly triple the net gain of recent years”; and

WHEREAS, the South Addition Community Council values all of our neighbors as important community  
members, whether they are homeowners or renters; and

WHEREAS, an aging housing stock and lack of housing supply contributes to increased rental prices and low vacancy rates, which in turn contributes to housing insecurity; and

WHEREAS, Figure 1-10 of the *Anchorage 2040 Land Use Plan* “reflects an adjustment of single-family housing demand over time toward more compact housing and multifamily types, as single-family lots become more scarce”; and

WHEREAS, the *Anchorage 2040 Land Use Plan* contends that “challenges have intensified as demand grows for more choices of housing types. Millennials, downsizing seniors, and a more diverse population desire smaller homes and compact housing, located in walkable neighborhoods near services, jobs, entertainment, parks and trails, and with less driving and yard maintenance. Anchorage has relatively few walkable neighborhoods that meet this growing need. Because demand overwhelms supply, only a small number of people who would like to live in these kinds of places can afford to do so. With the cost of housing rising in general, more people are finding it harder to afford a house on a standard-sized lot. These challenges affect the quality of life of residents and the ability of businesses to attract and retain qualified workers”; and

WHEREAS, the *Anchorage 2040 Land Use Plan* “recommends allowing and encouraging more ‘compact’ types of housing choices, including small-lot “cottage” homes, accessory dwelling units (ADUs), attached dwellings (duplex/ triplex/townhomes), small multifamily buildings, forms of cohousing or shared courtyard homes, and mixed-use housing in commercial developments. Vacant lots or other spaces for infill vary in size. Large mixed-use and multifamily developments will be important; however, most buildable sites are small. Small infill residential projects are a big part of the housing strategy. Smaller-scale housing can be designed and situated to fit with existing neighborhood character. Smaller or compact housing can contribute to property values and generate income. It also aligns with the capabilities of many builders and property owners. As a result, neighborhoods are enriched with a greater variety of housing opportunities for all generations”; and

WHEREAS, the R-2M Zone is included in two different Land Use Designations on the 2040 Land Use Map: Compact Mixed Residential - Low and Compact Mixed Residential - Medium; and

WHEREAS, the Compact Mixed Residential Low designation provides for a “compatible, diverse range of single-family, attached, and smaller-scale apartment housing choices in the same neighborhood” and the following uses: Single-family detached homes on standard-sized single-family lots; accessory dwelling units; small-lot single-family homes; cottage home courts; attached single-family, two-family, and other kinds of compact housing; townhomes and smaller apartment structures that are consistent with the area’s scale and intensity; and a neighborhood-wide mix of housing types, unit sizes, and household incomes; and

WHEREAS, the Compact Mixed Residential Medium designation provides for “multi-unit apartment and townhouse living and a mix of compact single-family and attached housing in a cohesive neighborhood” and “makes efficient use of residential land near services, shopping, jobs, and commercial mixed-use Centers. Apartment and townhouse development supports greater housing opportunities near jobs and services, efficient public services, and frequent transit service” and encourages the following uses: Townhouses, garden apartments, and other forms of low-rise apartments; single-family and two-family residences; Accessory dwelling units; and a neighborhood-wide mix of housing types, unit sizes, and household incomes,

NOW, THEREFORE, BE IT RESOLVED:

**Section 1.** The South Addition Community Council acknowledges that residential land within our

community council boundary that is zoned R-2M should reflect a neighborhood-wide mix of housing types, unit sizes, and household incomes and should allow for the following uses: single family homes, accessory dwelling units, cottage home courts, two-family homes, townhomes, and low-rise apartment structures, including triplexes and four-plexes.

**Section 2.** The South Addition Community Council supports the following amendments to AMC Title 21 to reduce the following barriers to thoughtful development of small multifamily (4 units or less), where it is already allowed:

- Minimum Lot size of 6000 square feet (same as single family, duplex) across applicable zones
- Exemption from open space requirements (same as single family, duplex) across applicable zones
- Side setbacks of 5 feet (same as single family and duplex) in R-2M zoning
- Exempting 3/4 plex from Multifamily and Townhome design standards and instead subjecting them to single and two family residential design standards

**Section 3.** The South Addition Community Council supports retaining the following requirements in Anchorage Municipal Code for small multifamily (4 units or less):

- Landscaping standards found in AMC 21.07.110C.7 to ensure minimum foundation landscaping between parking areas and residences and landscaping breaks between rows of individual driveways along the front entries of multi-unit buildings
- Building heights of 30 feet for principal dwelling structures in R-2M zoning
- Front setbacks of 20 feet and rear setbacks of 10 feet in R-2M zoning

Yes Votes 22 No Votes 43 Abstentions 5

Approved ~~Rejected~~ this 14 day of December, 2023

John Thurber, President John Thurber