

H.O.M.E. Initiative Draft

A.O. 2023-87(S), dated 9-26-2023

Title 21 Text Amendment: H.O.M.E. Initiative

PZC Case No. 2024-0006

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Submitted by: Vice Chair Zaletel and Assembly
Members Volland and Brawley

Prepared by: Assembly Counsel's Office

For reading: September 26, 2023

**ANCHORAGE, ALASKA
AO No. 2023-87(S)**

1 **AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ADOPTING THE**
2 **“HOUSING OPPORTUNITIES IN THE MUNICIPALITY FOR EVERYONE”**
3 **(HOME) INITIATIVE BY AMENDING AND REPEALING PORTIONS OF**
4 **ANCHORAGE MUNICIPAL CODE CHAPTERS 21.04, 21.05, 21.06 AND 21.07 TO**
5 **REALIGN THE RESIDENTIAL ZONING DISTRICTS THROUGHOUT THE**
6 **ANCHORAGE BOWL WITH THE STATED GOALS AND INTENTS OF THE**
7 **COMPREHENSIVE PLAN AND ANCHORAGE 2040 LAND USE PLAN, AND**
8 **PROVIDING FOR STAGGERED EFFECTIVE DATES FOR CHANGES TO**
9 **GROUPS OF RESIDENTIAL ZONING DISTRICTS[, AND WAIVING PLANNING**
10 **AND ZONING COMMISSION REVIEW OF THIS ORDINANCE].**

11 .

12
13 **WHEREAS**, the Anchorage Assembly has stated one of its priorities is to increase
14 housing availability within the Municipality of Anchorage; and

15
16 **WHEREAS**, the Anchorage 2020 Comprehensive Plan is the parent of the
17 Anchorage 2040 Land Use Plan (“2040 LUP”) and both guide the implementation of
18 and changes to Title 21 of the Anchorage Municipal Code; and

19
20 **WHEREAS**, the 2040 LUP aims to promote sustainable growth and development
21 within the Anchorage Bowl; and

22
23 **WHEREAS**, the 2040 LUP seeks to improve capacity and types of housing to
24 alleviate costs; and

25
26 **WHEREAS**, the 2040 LUP supplements the Anchorage 2020 Comprehensive Plan
27 and provides a baseline from which land use decisions can proceed, by: providing
28 greater land use predictability and clearer policy direction, coordinating
29 recommended land uses from various adopted area-specific plans, and clarifying
30 the framework for making zoning and development decisions; and

31
32 **WHEREAS**, the 2040 LUP recommends future land uses and a range of potential
33 intensities of use, however, it is zoning that regulates and sets the rules for the use
34 of property, lot size, setbacks, building heights, and other site attributes; and

35
36 **WHEREAS**, changes to the official Zoning Map (rezonings) or to Title 21 land use
37 regulations are separate public processes that include community input; and

38
39 **WHEREAS**, the 2040 Land Use Plan Map is the “blueprint that guides future use,
40 intensity, and character of growth” and Title 21 Land Use Code is the “action that
41 carries out the plan by regulating use of property” (2040 LUP, p. 7); and

42
43 **WHEREAS**, the 2040 LUP contends that recent Anchorage trends provide a general
44 picture of the future population, including:

- 1
2 • Accelerated growth in aging households and smaller households with fewer
3 children.
4 • Continued evolution into one of the most racially and ethnically diverse
5 communities in the U.S.
6 • Diverse households and income levels that need more affordable housing
7 options and more transportation choices.
8 • Talented professionals from all fields that are attracted to Anchorage’s
9 unique setting.
10 • A growing number of multigenerational families and less transient
11 population (2040 LUP, p. 10); and
12

13 **WHEREAS**, the 2040 LUP anticipates that over the next 25 years, more people will
14 be in “starter home,” moderate income, or downsizing households and that, as a
15 result, people will be looking for smaller, more urban residences with walkable
16 neighborhood amenities nearby; and
17

18 **WHEREAS**, the majority of the 2040 LUP policies support simplifying and
19 streamlining zoning, it is the intent of the Assembly to do so through this ordinance
20 and subsequent implementing legislation which may be known as the HOME
21 Initiative – Housing Opportunities in the Municipality for Everyone; and
22

23 **WHEREAS**, simplifying zoning in support of the 2040 LUP can help address the
24 growing housing demand in Anchorage and provide more affordable housing
25 options for residents while still retaining predictability and continuity with existing
26 neighborhood characteristics; and
27

28 **WHEREAS**, simplifying zoning promotes efficient land use by utilizing existing
29 infrastructure, reducing urban sprawl, and minimizing the need for extensive new
30 infrastructure development; and
31

32 **[WHEREAS, SIMPLIFYING ZONING CAN CONTRIBUTE TO A MORE**
33 **WALKABLE AND BIKEABLE COMMUNITY, REDUCING DEPENDENCE ON**
34 **PRIVATE VEHICLES AND PROMOTING HEALTHIER LIFESTYLES; AND]**
35

36 **WHEREAS**, allowing simplified zoning in residential areas can create diverse and
37 vibrant neighborhoods with a greater mix of housing types, promoting social
38 interaction and community cohesion, support public transit systems by providing a
39 larger customer base, making public transportation more economically viable and
40 accessible, enhance access to amenities such as parks, schools, healthcare
41 facilities, and shopping centers, as these amenities can be located closer to where
42 people live, help preserve natural areas and open spaces by minimizing the need
43 for new development on undeveloped land, help reduce the environmental impact
44 associated with suburban sprawl, including carbon emissions from transportation
45 and the loss of natural habitats; and
46

47 **WHEREAS**, allowing for the possibility of more density in residential zoning
48 consistent with the 2040 LUP can encourage the development of mixed-use
49 neighborhoods, where residents have easy access to a variety of services,
50 employment opportunities, and recreational amenities; and
51

1 **WHEREAS**, allowing for the possibility of more density in residential zoning
 2 consistent with the 2040 LUP aligns with the goals of creating a more inclusive and
 3 equitable city by providing housing options for people of different income levels and
 4 lifestyles and can foster a sense of belonging and community pride, as residents
 5 have more opportunities to engage with their neighbors and participate in local
 6 activities; and

7
 8 **WHEREAS**, simplifying residential zoning to allow for predictable development in a
 9 streamlined manner is a proactive and forward-thinking approach that supports the
 10 long-term growth and sustainability of Anchorage as outlined in the Anchorage 2040
 11 Land Use Plan; and

12
 13 **WHEREAS, the Planning and Zoning Commission is granted specific advisory**
 14 **powers and duties in AMC 21.10.015 regarding the comprehensive plan and**
 15 **Title 21, including to “1. Develop, review and make recommendations to the**
 16 **assembly regarding policies, plans and ordinances to implement the**
 17 **municipal function of planning for the economic, social and land use needs**
 18 **of the community” and “2. Develop, review and make recommendations to the**
 19 **assembly regarding the comprehensive development plan and amendments”;**
 20 **and**

21
 22 **WHEREAS**, changes to Residential Zoning District types will require additional
 23 updates to Title 21, so **[THE EFFECTIVE DATE OF]**this ordinance **outlines[IS**
 24 **STAGGERED BETWEEN JANUARY 1, 2024 AND JANUARY 1, 2025 TO**
 25 **CREATE]** a phased implementation which will allow work on the necessary
 26 additional changes within code or the comprehensive plan to conform to and fully
 27 implement this ordinance and be enacted before the changes go into effect; now,
 28 therefore,

29
 30 **THE ANCHORAGE ASSEMBLY ORDAINS:**

31
 32 **Section 1.** Anchorage Municipal Code Chapter 21.04 is hereby amended to read
 33 as follows (*the remainder of the section is not affected and therefore not set out*):

34
 35 **21.04.010 General provisions.**
 36 *** *** ***

37 A. Districts Established; Zoning Map

- 38
 39 1. *Purpose.* The municipality is divided into zoning districts in
 40 order to achieve the purposes of this title established in chapter
 41 21.01, which include implementation of the comprehensive
 42 plan, and its land use plan map.
 43
 44 2. Zoning districts established. The following zoning districts are
 45 established:
 46

TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED

District Type	Abbreviation	District Name
Residential Districts	STFR[R-1]	Single and Two Family Residential[SINGLE-FAMILY RESIDENTIAL]
	[R-1A]	[SINGLE-FAMILY RESIDENTIAL (LARGER LOT)]
	[R-2A]	[TWO-FAMILY RESIDENTIAL (LARGER LOT)]
	[R-2D]	[TWO-FAMILY RESIDENTIAL]
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*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2017-176 , § 2, 1-9-18; AO No. 2020-38 , § 4, 5-28-20)

*** *** ***

21.04.020 Residential districts.

*** *** ***

B. STFR: Single and Two Family Residential district:

1. Purpose. The STFR district provides for a variety of low-density urban/suburban residential neighborhoods with gross densities between three and eight dwelling units per acre. Most areas have well-developed infrastructure, public water and sewer, and municipal services.

[B. R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT.

1. PURPOSE. THE R-1 DISTRICT IS INTENDED PRIMARILY FOR DETACHED SINGLE-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FIVE DWELLING UNITS PER ACRE. THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE INTENDED TO BE PROVIDED.]

C. Reserved.[R-1A: SINGLE-FAMILY RESIDENTIAL DISTRICT (LARGER LOT).

1. PURPOSE. THE R-1A DISTRICT IS INTENDED PRIMARILY FOR DETACHED SINGLE-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FOUR DWELLING UNITS PER ACRE THE MINIMUM LOT SIZE IS SLIGHTLY LARGER

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THAN THE R-1 DISTRICT. THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE INTENDED TO BE PROVIDED.]

D. Reserved.[R-2A: TWO-FAMILY RESIDENTIAL DISTRICT (LARGER LOT).

1. PURPOSE. THE R-2A DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES BETWEEN FIVE AND SEVEN DWELLING UNITS PER ACRE. THE MINIMUM LOT SIZE IS SLIGHTLY LARGER THAN THE R-2D DISTRICT. THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE INTENDED TO BE PROVIDED.]

E. Reserved.[R-2D: TWO-FAMILY RESIDENTIAL DISTRICT.

1. PURPOSE. THE R-2D DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES BETWEEN FIVE AND EIGHT DWELLING UNITS PER ACRE. THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE INTENDED TO BE PROVIDED.]

*** *** ***

(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; AO No. 2022-80(S) , § 1, 11-22-22)

Section 2. Anchorage Municipal Code section 21.05.010E., Table 21.05-1: Table of Allowed Uses is hereby amended as shown in Exhibit A (*the remainder of the section is not affected and therefore not set out*):

21.05.010 Table of allowed uses.

Table 21.05-1 below lists the uses allowed within all base zoning districts in the Anchorage Bowl except for the Downtown (DT) Districts. (See Chapters 21.09, 21.10, and 21.11 for regulations specific to Girdwood, Chugiak-Eagle River, and the Downtown (DT) Districts, respectively.) Each of the listed uses is defined in Sections 21.05.030 through 21.05.060.

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

[See Exhibit A for amendments to the Table]

(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)

Section 3. Anchorage Municipal Code Chapter 21.04 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.04.010 General provisions.

*** *** ***

A. Districts Established; Zoning Map

1. *Purpose.* The municipality is divided into zoning districts in order to achieve the purposes of this title established in chapter 21.01, which include implementation of the comprehensive plan, and its land use plan map.
2. Zoning districts established. The following zoning districts are established:

TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED

District Type	Abbreviation	District Name
	***	*** *** ***
Residential Districts	<u>CMR-L[R-2M]</u>	<u>Compact Mixed Residential - Low</u>
	***	*** *** ***

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2017-176 , § 2, 1-9-18; AO No. 2020-38 , § 4, 5-28-20)

*** *** ***

21.04.020 Residential districts.

*** *** ***

C. CMR-L: Compact Mixed Residential -Low[RESERVED].

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1. Purpose. The CMR-L 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 15 dwelling units per acre, with 8 or more near Centers or Transit-supportive Development corridors. The CMR-L district provides residential neighborhoods with a greater diversity of housing by allowing a mix of both detached and a variety of attached dwelling types in close proximity to each other, rather than separated into different zoning districts. The CMR-L district is to be located in areas that are accessible to major streets without travel through less-intensive uses and provide a transition from more intense uses or traffic volumes to lower intensity residential areas. The design of new development, such as building scale and setbacks, parking facility size and location, and yard landscaping, should be complementary to the existing neighborhood and mix of dwelling types.

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F. Reserved. *[R-2M: MIXED RESIDENTIAL DISTRICT.*

1. *PURPOSE. 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 15 DWELLING UNITS PER ACRE. THE R-2M DISTRICT PROVIDES RESIDENTIAL NEIGHBORHOODS WITH A GREATER DIVERSITY OF HOUSING BY ALLOWING A MIX OF BOTH DETACHED AND A VARIETY OF ATTACHED DWELLING TYPES IN CLOSE PROXIMITY TO EACH OTHER, RATHER THAN SEPARATED INTO DIFFERENT ZONING DISTRICTS. THE R-2M DISTRICT IS TO BE LOCATED IN ESTABLISHED OR REDEVELOPING RESIDENTIAL NEIGHBORHOODS OR IS TO CREATE A TRANSITION BETWEEN SINGLE-FAMILY, TWO-FAMILY, AND HIGHER DENSITY MULTIFAMILY AND MIXED-USE AREAS. THE DESIGN OF NEW DEVELOPMENT, SUCH AS BUILDING SCALE AND SETBACKS, PARKING FACILITY SIZE AND LOCATION, AND YARD LANDSCAPING, SHOULD BE COMPLEMENTARY TO THE EXISTING NEIGHBORHOOD AND MIX OF DWELLING TYPES.*

2. DISTRICT-SPECIFIC STANDARDS.

- a. RESIDENTIAL BUILDINGS SHALL CONTAIN NO MORE THAN EIGHT DWELLING UNITS.
- b. THE MAXIMUM LENGTH OF A BUILDING ELEVATION THAT IS TWO AND A HALF STORIES OR MORE IN

HEIGHT AT ANY POINT SHALL BE 150 FEET. OTHERWISE, THE MAXIMUM LENGTH SHALL BE 180 FEET.

c. THE MINIMUM SIDE SETBACK ESTABLISHED IN TABLE 21.06-1 FOR MULTIFAMILY DWELLINGS IN THE R-2M DISTRICT IS REDUCED FROM TEN FEET TO FIVE FEET, PROVIDED THE BUILDING ELEVATION FACING THE SIDE LOT LINE IS:

i. NO MORE THAN 72 FEET IN LENGTH, IN ORDER TO BE COMPATIBLE IN SCALE TO A SINGLE-FAMILY DWELLING 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.]

*** ***(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; AO No. 2022-80(S) , § 1, 11-22-22)

Section 4. Anchorage Municipal Code Chapter 21.04 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.04.010 General provisions.

A. Districts Established; Zoning Map

1. Purpose. The municipality is divided into zoning districts in order to achieve the purposes of this title established in chapter 21.01, which include implementation of the comprehensive plan, and its land use plan map.

2. Zoning districts established. The following zoning districts are established:

TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED

District Type	Abbreviation	District Name
	***	*** *** ***
Residential Districts	CMR-M[R-3]	Compact Mixed Residential - Medium
	[R-3A]	[RESIDENTIAL MIXED-USE]
	UR-H[R-4]	Urban Residential – High[MULTIFAMILY RESIDENTIAL]
	[R-4A]	[MULTIFAMILY RESIDENTIAL MIXED-USE]
	LLR[R-5]	Large Lot Residential[LOW-DENSITY RESIDENTIAL]
	[R-6]	LOW-DENSITY RESIDENTIAL (1 ACRE)
	R-7	SINGLE-FAMILY RESIDENTIAL (20K)
	R-8	LOW-DENSITY RESIDENTIAL (4 ACRES)
	R-9	LOW-DENSITY RESIDENTIAL (2 ACRES)
	R-10	LOW-DENSITY RESIDENTIAL, ALPINE/SLOPE]
	***	***

*** *** ***
 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2017-176 , § 2, 1-9-18; AO No. 2020-38 , § 4, 5-28-20)

*** *** ***
21.04.020 Residential districts.

*** *** ***
 D. CMR-M: Compact Mixed Residential – Medium[RESERVED].

1. Purpose. The CMR-M district is a multifamily residential district with gross densities between 10 and 30 dwelling units per acre, with 15 or more near Centers or Transit-supportive Development corridors. It is intended primarily for multifamily, apartments, condominiums, and townhouse dwellings characterized by low-rise multistory buildings. It allows a higher percentage of lot coverage than the CMR-L zone, while also maintaining the residential living environment with landscaping.

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1 private/common open spaces, and other amenities for
 2 residents. This district provides greater housing opportunities
 3 and efficient use of residential land near commercial,
 4 community activity centers, town centers, and areas well
 5 served by transit.

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 7 2. *District-specific standard.* The maximum length of a
 8 townhouse-style building elevation shall be 250 feet.

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 10 E. *UR-H: Urban Residential – High*[RESERVED].

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 12 1. *Purpose.* The UR-H zone provides for urban living opportunities
 13 close to major employment centers and contributes to the
 14 vitality of city centers by concentrating new housing nearby. It
 15 is intended primarily for apartment buildings, condominiums,
 16 and townhouses but also allows for compact single and two-
 17 family and mixed-density projects, as well as limited ground
 18 floor commercial space within residential projects to make
 19 efficient use of public infrastructure and lands near city centers.

20
 21 F. *LLR: Large Lot-Residential* [RESERVED].

22
 23 1. *Purpose.* The LLR district is intended primarily for single- and
 24 two-family residential areas with gross densities of one housing
 25 unit or less per gross acre, and up to three dwelling units per
 26 acre in areas designated by approved district plans. This district
 27 preserves natural vegetation, hillside topography,
 28 environmental constraints, and adjacent natural open spaces
 29 that contribute to the overall rural character and, where
 30 feasible, make use of “conservation subdivisions” that cluster
 31 homes to preserve natural features and shared open spaces.
 32 The availability of infrastructure and municipal services is
 33 varied. Mobile homes on individual lots are allowed in this
 34 district.

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 36 [G. *R-3: MIXED RESIDENTIAL DISTRICT.*

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 38 1. *PURPOSE.* THE R-3 DISTRICT IS A MULTIFAMILY
 39 RESIDENTIAL DISTRICT WITH GROSS DENSITIES
 40 BETWEEN 15 AND 40 DWELLING UNITS PER ACRE,
 41 PROVIDED, HOWEVER, THAT HOUSING ALLOWED IN THE
 42 R-1, R-1A, R-2A, AND R-2D ARE A PERMITTED USE. IT IS
 43 INTENDED PRIMARILY FOR MULTIFAMILY AND
 44 TOWNHOUSE DWELLINGS CHARACTERIZED BY LOW-
 45 RISE MULTISTORY BUILDINGS. IT ALLOWS A HIGHER
 46 PERCENTAGE OF LOT COVERAGE THAN THE R-2M ZONE,
 47 WHILE ALSO MAINTAINING THE RESIDENTIAL LIVING
 48 ENVIRONMENT WITH LANDSCAPING, PRIVATE/COMMON
 49 OPEN SPACES, AND OTHER AMENITIES FOR RESIDENTS.
 50 THIS DISTRICT PROVIDES GREATER HOUSING
 51 OPPORTUNITIES AND EFFICIENT USE OF RESIDENTIAL

1 LAND NEAR COMMERCIAL, COMMUNITY ACTIVITY
2 CENTERS, TOWN CENTERS, AND AREAS WELL SERVED
3 BY TRANSIT.
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- 5 2. *DISTRICT-SPECIFIC STANDARD.* THE MAXIMUM LENGTH
6 OF A TOWNHOUSE-STYLE BUILDING ELEVATION SHALL
7 BE 250 FEET.
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9 H. *R-3A: RESIDENTIAL MIXED-USE DISTRICT.*
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- 11 1. *PURPOSE* R-3A DISTRICT IS A MEDIUM DENSITY, MIXED-
12 USE MULTI-FAMILY DISTRICT WITH GROSS DENSITIES
13 BETWEEN 12 AND 30 DWELLING UNITS PER GROSS
14 ACRE. THE R-3A DISTRICT IS PRIMARILY RESIDENTIAL,
15 BUT ALLOWS A VARIETY OF COMPATIBLE COMMERCIAL,
16 RETAIL, SERVICES, OR OFFICE USES, AS IDENTIFIED IN
17 TABLE 21.05-1. TO MAINTAIN AND PROVIDE DESIRED
18 HOUSING DENSITIES WITH THE ADDITION OF OTHER
19 USES, THE R-3A DISTRICT ALLOWS GREATER BUILDING
20 HEIGHTS AND GREATER LOT COVERAGE THAN THE R-3
21 DISTRICT, BASED ON SITE-SPECIFIC CRITERIA, WHILE
22 MAINTAINING A RESIDENTIAL LIVING ENVIRONMENT
23 WITH COMMON OPEN SPACE, LANDSCAPING, AND
24 OTHER FEATURES THAT BENEFIT RESIDENTS AND THE
25 COMMUNITY. THE R-3A DISTRICT IS TYPICALLY
26 LOCATED NEAR DESIGNATED CITY, REGIONAL, AND
27 TOWN CENTERS. THE COMMERCIAL ASPECTS OF THIS
28 MIXED-USE DISTRICT ARE INTENDED TO SERVE LOCAL
29 NEIGHBORHOOD NEEDS AND PROMOTE PEDESTRIAN
30 ACCESS TO SUPPORT LOCAL SHOPPING.
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32 2. *DISTRICT-SPECIFIC STANDARDS.*
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- 34 a. *ALLOWED COMMERCIAL USES.* THE R-3A
35 DISTRICT ALLOWS A MAXIMUM OF 33 PERCENT OF
36 GROSS FLOOR AREA ON THE DEVELOPMENT SITE
37 TO BE DEDICATED TO NON-RESIDENTIAL USES
38 SUCH AS COMMERCIAL DEVELOPMENT. ALLOWED
39 COMMERCIAL USES ARE IDENTIFIED IN TABLE
40 21.05-1. COMMERCIAL USES MAY BE LOCATED IN
41 THE SAME BUILDING AS RESIDENTIAL
42 DEVELOPMENT OR MAY BE HOUSED IN A
43 SEPARATE BUILDING FROM RESIDENTIAL UNITS.
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- 45 b. *MINIMUM RESIDENTIAL DENSITY.* THE
46 DEVELOPMENT SHALL BE BUILT TO A NET
47 DENSITY OF AT LEAST 15 DWELLING UNITS PER
48 ACRE.
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- 50 c. *TIMING OF RESIDENTIAL AND NON-RESIDENTIAL*
51 *DEVELOPMENT.* AT ANY PHASE OF THE

1 DEVELOPMENT, THE NON-RESIDENTIAL PORTION
2 OF THE DEVELOPMENT SHALL NOT RECEIVE A
3 CERTIFICATE OF OCCUPANCY OR CONDITIONAL
4 CERTIFICATE OF OCCUPANCY UNTIL THE
5 PROPORTIONATE SHARE OF RESIDENTIAL UNITS
6 THAT MEET THE REQUIREMENTS OF
7 SUBSECTIONS 2.A. AND 2.B. ABOVE HAVE
8 RECEIVED A CERTIFICATE OF OCCUPANCY OR
9 CONDITIONAL CERTIFICATE OF OCCUPANCY.

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11 d. *MIXED-USE DEVELOPMENT STANDARDS.*

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13 *PURPOSE:* THE R-3A DISTRICT IS INTENDED TO
14 CREATE A MIXED-USE NEIGHBORHOOD
15 DEVELOPMENT, WITH BUILDINGS ADDRESSING A
16 "COMPLETE STREET" PEDESTRIAN ENVIRONMENT
17 WITH SHOPS, ENTRANCES, AND WINDOWS. NON-
18 RESIDENTIAL USES SHOULD BE LOCATED ALONG
19 THE STREET FRONTAGE AND AWAY FROM
20 PROPERTY LINES THAT ABUT LOWER DENSITY
21 RESIDENTIAL AREAS.

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23 i. *BUILDING PLACEMENT RELATIVE TO THE*
24 *STREET.* NON-RESIDENTIAL USE SHALL NOT
25 BE SEPARATED FROM ABUTTING STREET
26 ROWS BY PARKING LOTS THAT ARE WIDER
27 THAN ONE PARKING BAY, OR 90 FEET OF
28 TOTAL DISTANCE. WHERE FACING A
29 STREET DESIGNATED IN THE
30 COMPREHENSIVE PLAN AS MAIN STREET,
31 MIXED-USE STREET, OR TRANSIT STREET
32 TYPOLOGY, AT LEAST ONE-THIRD OF THE
33 LENGTH OF THE STREET-FACING
34 COMMERCIAL BUILDING ELEVATION SHALL
35 HAVE A MAXIMUM SETBACK OF 40 FEET, IN
36 COMPLIANCE WITH THE ILLUSTRATED
37 MAXIMUM SETBACK PROVISIONS OF
38 SUBSECTION 21.06.030C.5. THE MAXIMUM
39 SETBACK MAY BE INCREASED TO 60 FEET
40 AS PROVIDED IN SUBSECTION
41 21.06.030C.5.C. OF THE MAXIMUM SETBACK
42 PROVISIONS. SITES THAT FRONT ON MORE
43 THAN ONE FRONTAGE ARE REQUIRED TO
44 MEET THESE STANDARDS ON AT LEAST
45 ONE STREET, AS ESTABLISHED ON
46 SUBSECTION 21.06.030C.5.A.II., EXCEPT
47 THAT A SECOND STREET FRONTAGE SHALL
48 EITHER MEET THE MAXIMUM SETBACK OR
49 INCORPORATE PRIMARY PEDESTRIAN
50 WALKWAYS CONNECTING TO OFF-SITE
51 DESTINATIONS.

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ii. *STREET-FACING WINDOWS AND ENTRIES.* VISUAL ACCESS WINDOWS OR PRIMARY ENTRANCES SHALL COMPRISE AT LEAST 15 PERCENT OF THE NON-RESIDENTIAL WALL AREA OF THE STREET-FACING ELEVATION. IF THERE IS MORE THAN ONE STREET FRONTAGE OR BUILDING ON THE SITE, THE STREET-FACING WALL AREAS MAY BE COMBINED FOR THE PURPOSE OF THIS CALCULATION. BUILDING FAÇADE WALLS MORE THAN 150 FEET AWAY FROM THE FACING-STREET ROW ARE EXEMPT FROM THIS CALCULATION. THE FOLLOWING ADDITIONAL STANDARDS APPLY TO THIS CALCULATION ON THE GROUND FLOOR:

(A) QUALIFYING WINDOWS SHALL BE NO MORE THAN FOUR FEET ABOVE FINISHED GRADE.

(B) NO SINGLE BLANK WALL SECTION BETWEEN QUALIFYING WINDOWS OR ENTRIES ON THE LONGEST BUILDING ELEVATION SHALL BE MORE THAN TWO-THIRDS OF THE TOTAL LENGTH OF THAT ELEVATION.

iii. *VISIBLE PRIMARY ENTRANCES.*

(A) DEVELOPMENTS WITH NON-RESIDENTIAL USES SHALL PROVIDE AT LEAST ONE PRIMARY ENTRANCE THAT IS CONNECTED BY A WALKWAY OF 90 FEET OR LESS TO THE STREET ROW. THE WALKWAY SHALL MEET THE STANDARDS OF PRIMARY PEDESTRIAN WALKWAY IF THE WALKWAY IS MORE THAN 45 FEET LONG.

(B) THE PRIMARY ENTRANCE IN SUBSECTION III.(A) ABOVE SHALL BE ACCENTUATED BY AT LEAST ONE OF THE FOLLOWING MENU CHOICES:

(1) PORTICO, OVERHANG, CANOPY, OR SIMILAR PERMANENT FEATURE PROJECTING FROM THE WALL;

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- (2) RECESSED AND/OR PROJECTED ENTRANCE WALL PLANE;
 - (3) ARCHES, PEAKED ROOF FORMS, TERRACING PARAPETS, OR OTHER CHANGE OF BUILDING ROOFLINE;
 - (4) CHANGES IN SIDING MATERIAL, OR DETAIL FEATURES SUCH AS TILEWORK, TO SIGNIFY THE ENTRANCE; OR
 - (5) ENTRANCE PLAZA, PATIO, OR SIMILAR COMMON PRIVATE SPACE.
- iv. *STREET-FACING STRUCTURED PARKING.* STRUCTURED PARKING IS SUBJECT TO SUBSECTION 21.07.090M.3.
- v. *OUTDOOR COMMERCIAL OPERATIONS.* ALL COMMERCIAL AND NON-RESIDENTIAL USES SHALL BE CONDUCTED ENTIRELY WITHIN AN ENCLOSED BUILDING CONCEPT EXCEPT FOR PARKING AND LOADING FACILITIES AND RESTAURANT SEATING.
- vi. *MAINTAINING RESIDENTIAL CHARACTER.* ALL FLOOR AREA DEDICATED TO HEIGHT INCREASES IN THE DEVELOPMENT BEYOND 40 FEET SHALL BE RESIDENTIAL.
- e. *ENHANCED SIDEWALK OPTION.* AN ENHANCED SIDEWALK ENVIRONMENT MAY BE PROVIDED IN LIEU OF REQUIRED SIDEWALKS AND SITE PERIMETER LANDSCAPING, AS PROVIDED IN SUBSECTION 21.07.060F.17.
- f. *BUILDING HEIGHT INCREASES.* BUILDING HEIGHT INCREASES MAY EXCEED THE MAXIMUM HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO A MAXIMUM HEIGHT OF 70 FEET NOT TO EXCEED SIX STORIES THROUGH THE FOLLOWING BONUSES. THESE PROVIDE FOR AN INCREMENTAL INCREASE IN HEIGHT IN EXCHANGE FOR FEATURES DEEMED OF BENEFIT TO THE COMMUNITY. HEIGHT INCREASES ARE SUBJECT TO THE R-3A DISTRICT BUILDING BULK AND TRANSITION STANDARDS OF SUBSECTION H. BELOW TO MITIGATE IMPACTS ON SURROUNDING PROPERTIES AND SUPPORT

1 NEIGHBORHOOD COMPATIBILITY. THE MAXIMUM
2 BUILDING HEIGHT POSSIBLE SHALL BE LIMITED TO
3 50 FEET NOT TO EXCEED FOUR STORIES ON SITES
4 SMALLER THAN TWO ACRES. AN INCREASE IN
5 HEIGHT MAY BE ACHIEVED THROUGH THE USE OF
6 ONE OR MORE OF THE FOLLOWING CHOICES:
7

8 i. *INCREASED HOUSING DENSITY.* ONE STORY
9 OF ADDITIONAL HEIGHT IS ALLOWED
10 WHERE THE HOUSING DENSITY OF THE
11 DEVELOPMENT SITE IS AT LEAST 30
12 DWELLING UNITS PER NET ACRE.
13

14 ii. *BELOW-GRADE PARKING.* ONE STORY OF
15 ADDITIONAL HEIGHT IS ALLOWED WHERE
16 AT LEAST ONE-THIRD OF THE PARKING
17 SPACES OF THE DEVELOPMENT SITE ARE IN
18 A COVERED BELOW-GRADE PARKING
19 LEVEL. ANOTHER STORY OF ADDITIONAL
20 HEIGHT IS ALLOWED WHERE AT LEAST
21 TWO-THIRDS OF THE PARKING SPACES OF
22 THE DEVELOPMENT SITE ARE IN A
23 COVERED BELOW-GRADE PARKING LEVEL.
24

25 iii. *AFFORDABLE HOUSING UNITS.* ONE STORY
26 OF ADDITIONAL HEIGHT IS ALLOWED
27 WHERE AT LEAST TEN PERCENT OF THE
28 DWELLINGS ARE AFFORDABLE RENTAL
29 HOUSING UNITS CONSISTENT WITH THE
30 STANDARDS OF SUBSECTION 21.07.110G.,
31 AFFORDABLE HOUSING.
32

33 iv. *HABITABLE FLOOR AREA WRAPPING*
34 *PARKING GARAGES.* ONE STORY OF
35 ADDITIONAL HEIGHT IS ALLOWED WHERE
36 THE DEVELOPMENT FEATURES HABITABLE
37 FLOOR AREA WRAPPED AROUND A
38 PARKING STRUCTURE. THE GROSS FLOOR
39 AREA OF THE WRAP PORTION OF THE
40 BUILDING SHALL BE EQUAL TO AT LEAST
41 HALF THE GROSS FLOOR AREA OF
42 ADDITIONAL HEIGHT GAINED THROUGH
43 THIS FEATURE.
44

45 v. *ADDITIONAL/HIGH-QUALITY OPEN SPACE.*
46 ONE STORY OF ADDITIONAL HEIGHT IS
47 ALLOWED WHERE ADDITIONAL GROUND-
48 LEVEL OPEN SPACE NOT TO BE USED FOR
49 SNOW STORAGE AND THAT MEETS THE
50 STANDARDS FOR HIGH QUALITY SPACES IN
51 SUBSECTION 21.07.030D.4. IS PROVIDED.

1 THE OPEN SPACE SHALL BE IN ADDITION TO
2 ANY OPEN SPACE OTHERWISE REQUIRED
3 BY THIS TITLE, AND ITS AREA SHALL BE
4 EQUAL TO OR GREATER THAN HALF THE
5 GROSS FLOOR AREA OF ADDITIONAL
6 HEIGHT GAINED THROUGH THIS FEATURE.
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8 vi. *TRANSITIONS IN BUILDING SCALE OR*
9 *HOUSING TYPE.* ONE STORY OF ADDITIONAL
10 HEIGHT IS ALLOWED WHERE THE
11 DEVELOPMENT PROVIDES A TRANSITION IN
12 BUILDING FORM AND SCALE OR HOUSING
13 TYPE DOWN TO ADJACENT PROPERTIES IN
14 LOWER DENSITY RESIDENTIAL ZONING
15 DISTRICTS ALONG THE ENTIRE LENGTH OF
16 AT LEAST ONE PROPERTY LINE OF THE
17 DEVELOPMENT.
18

19 vii. *HIGHER-QUALITY STREET-LEVEL MIXED-*
20 *USE PEDESTRIAN ENVIRONMENT.* ONE
21 STORY OF ADDITIONAL HEIGHT IS ALLOWED
22 WHERE THE DEVELOPMENT PROVIDES A
23 PEDESTRIAN-INTERACTIVE USE MEETING
24 THE STANDARDS OF SUBSECTION
25 21.07.060F.16. AND ENHANCED SIDEWALK
26 MEETING THE STANDARDS OF SUBSECTION
27 21.07.060F.4. OR 21.07.060F.17., ALONG THE
28 MAJORITY OF THE STREET-FACING
29 BUILDING ELEVATIONS. SITES WITH MORE
30 THAN TWO FRONTAGES ARE NOT
31 REQUIRED TO MEET THIS STANDARD ON
32 MORE THAN TWO STREETS.
33

34 g. *NEIGHBORHOOD PROTECTIONS.* IN ORDER FOR
35 NEW DEVELOPMENTS IN THIS DISTRICT TO
36 MAINTAIN COMPATIBILITY WITH ADJACENT
37 RESIDENTIAL AREAS, THE FOLLOWING
38 STANDARDS APPLY:
39

40 i. *HEIGHT/BULK TRANSITIONS.* BUILDINGS
41 ARE SUBJECT TO THE HEIGHT TRANSITIONS
42 FOR NEIGHBORHOOD COMPATIBILITY IN
43 SUBSECTION 21.06.030D.8.
44

45 ii. *NORTHERN CLIMATE WEATHER*
46 *PROTECTION AND SUNLIGHT.* BUILDINGS
47 TALLER THAN 40 FEET SHALL NOT CAST
48 SHADOWS ON RESIDENTIAL PROPERTIES,
49 DEDICATED NEIGHBORHOOD USE PARKS,
50 OR SCHOOL PROPERTIES BETWEEN 9:00
51 A.M. AND 3:00 P.M., SOLAR TIME ON THE

1 MARCH/SEPTEMBER 21 EQUINOXES.
2 PROPOSED BUILDINGS THAT WOULD CAST
3 SHADOWS ON PROPERTIES IN AN R-1 OR R-
4 2 DISTRICT BETWEEN 9:00 A.M. AND 3:00
5 P.M., SOLAR TIME FROM SEPTEMBER 21 TO
6 OCTOBER 21, SHALL BE SUBJECT TO MAJOR
7 SITE PLAN REVIEW PROCESS TO MITIGATE
8 SUCH SHADOW IMPACTS.
9

10 iii. *BUILDING HEIGHT INCREASES.* BUILDING
11 HEIGHT INCREASES AS PROVIDED FOR IN
12 SUBSECTION G. ABOVE SHALL BE SUBJECT
13 TO ADMINISTRATIVE SITE PLAN REVIEW
14 UNLESS A MAJOR SITE PLAN REVIEW IS
15 REQUIRED BY OTHER PROVISIONS.
16 NEIGHBORHOOD PROTECTION STANDARDS
17 IN SECTION 21.07.070 APPLY AS APPROVAL
18 CRITERIA. IN CASES WHERE LONG-
19 DISTANCE VIEWS FROM ABUTTING
20 STREETS OR RESIDENTIAL PROPERTIES TO
21 THE MOUNTAINS, THE INLET, NEARBY
22 LAKES, OR BOGS ARE IMPACTED BY
23 PROPOSED CONSTRUCTION OVER 40 FEET
24 IN HEIGHT, THE IMPORTANCE OF THE VIEW
25 AND THE NUMBER OF PROPERTIES
26 IMPACTED MAY BE CONSIDERED BY THE
27 DECISION-MAKING BODY IN ESTABLISHING
28 THE ALLOWED BUILDING HEIGHT.
29

30 iv. *SCALE, PROPORTION, AND DAYLIGHTING*
31 *OF STREET CANYON.* UPPER-FLOOR
32 PORTIONS OF THE STRUCTURE SHALL BE
33 SET BACK AN ADDITIONAL FOOT FROM THE
34 STREET BEYOND THE MINIMUM 10-FOOT
35 SETBACK OF THE DISTRICT, FOR EACH
36 FOOT IN BUILDING HEIGHT ABOVE 40 FEET.
37

38 v. *UPPER STORY SIZE/WIDTH LIMITS.*
39 PORTIONS OF STRUCTURES GAINED
40 THROUGH AN INCREASE IN ALLOWED
41 HEIGHT ABOVE A HEIGHT OF 40 FEET ARE
42 LIMITED TO A MAXIMUM FAÇADE WIDTH OF
43 130 FEET. THE AVERAGE GROSS FLOOR
44 AREA OF ALL STORIES ABOVE 40 FEET IN
45 HEIGHT SHALL BE LIMITED TO 12,000
46 SQUARE FEET. FOR EACH OF THE FOURTH
47 THROUGH SIXTH STORIES, THE TOTAL
48 GROSS FLOOR AREA OF THE FLOOR
49 PLATES(S) OF THE BUILDING(S) ON THE SITE
50 IS LIMITED TO A MAXIMUM OF 25 PERCENT
51 OF THE LOT AREA.

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2 vi. *MAXIMUM BUILDING LENGTH.* THE MAXIMUM
3 LENGTH OF A TOWNHOUSE-STYLE
4 BUILDING ELEVATION SHALL BE 250 FEET.

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6 vii. *COMMERCIAL GROSS FLOOR AREA*
7 *LIMITATIONS.* THE GROSS FLOOR AREA OF
8 EACH ALLOWED USE IN THE COMMERCIAL
9 USE CATEGORY, EXCEPT FOR GROCERY
10 OR FOOD STORE, IS LIMITED TO 10,000
11 SQUARE FEET PER USE, WITHOUT ANY
12 REVIEW BEYOND THAT REQUIRED BY
13 TABLE 21.05-1. GROSS FLOOR AREA OF
14 MORE THAN 10,000 SQUARE FEET FOR
15 ALLOWED COMMERCIAL USES EXCEPTING
16 GROCERY OR FOOD STORES MAY BE
17 REQUESTED THROUGH THE CONDITIONAL
18 USE PROCEDURE. THE MAXIMUM GROSS
19 FLOOR AREA OF A GROCERY OR FOOD
20 STORE IS 20,000 SQUARE FEET, WITHOUT
21 ANY REVIEW BEYOND THAT REQUIRED BY
22 TABLE 21.05-1.

23
24 3. *DISTRICT LOCATION REQUIREMENTS.*

25
26 a. *PURPOSE.* IT IS ESSENTIAL THAT THIS DISTRICT
27 BE LIMITED IN EXTENT TO PARTICULAR
28 LOCATIONS THAT CAN ACCOMMODATE
29 RESIDENTIAL GROWTH WITH MINIMAL IMPACTS
30 TO THE CHARACTER OF SURROUNDING
31 RESIDENTIAL NEIGHBORHOODS. AREAS IN THIS
32 DISTRICT SHOULD ALSO INCLUDE ADEQUATE AND
33 COMPLETE STREETS, PUBLIC TRANSIT, WATER,
34 SEWER, ELECTRIC, PARKS AND OPEN SPACE
35 INFRASTRUCTURE.

36
37 b. *REQUIREMENTS.* THE MINIMUM CONTIGUOUS
38 AREA FOR AN R-3A DISTRICT SHALL BE 21,000
39 SQUARE FEET OR GREATER. IN ADDITION TO
40 MEETING THE GENERAL REZONING APPROVAL
41 CRITERIA, THE NEW OR ENLARGED R-3A
42 DISTRICTS SHALL:

43
44 i. LOCATE IN AN AREA DESIGNATED IN THE
45 COMPREHENSIVE PLAN, LAND USE PLAN
46 MAP, WHERE THE GROWTH-SUPPORTING
47 FEATURE FOR RESIDENTIAL MIXED-USE
48 DEVELOPMENT OVERLAYS THE COMPACT
49 MIXED RESIDENTIAL-MEDIUM, TOWN
50 CENTER, OR MAIN STREET CORRIDOR
51 DESIGNATION, OR A CORRESPONDING

DESIGNATION IN A NEIGHBORHOOD OR DISTRICT PLAN; AND

ii. BE ADJACENT TO ONE OF THE FOLLOWING LAND USE DESIGNATIONS OR STREET CLASSIFICATIONS IDENTIFIED IN THE COMPREHENSIVE PLAN:

- (A) CITY CENTER;
- (B) REGIONAL CENTER;
- (C) TOWN CENTER;
- (D) MAIN STREET CORRIDOR;
- (E) ONE-QUARTER MILE OF A TRANSIT ROUTE STREET ROW OF A DESIGNATED TRANSIT-SUPPORTIVE DEVELOPMENT CORRIDOR; OR
- (F) INTERSECTION OF AN ARTERIAL STREET AND ANOTHER STREET CLASSIFIED IN THE OFFICIAL STREETS AND HIGHWAYS PLAN AS A COLLECTOR OR GREATER, WITH PUBLIC TRANSIT ON BOTH STREETS.]

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, 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,

1 ENTRANCES, AND WALKWAYS TO PROVIDE STRONG
2 PEDESTRIAN CONNECTIONS TO NEARBY SERVICES.

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4 2. *DISTRICT-SPECIFIC STANDARDS.*

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6 a. *ALLOWED COMMERCIAL USES.* THE COMMERCIAL
7 USES LISTED BELOW ARE ALLOWED THROUGH
8 THE APPROVAL PROCESS SHOWN IN TABLE 21.05-
9 1, SHALL ONLY BE DEVELOPED IN CONJUNCTION
10 WITH MULTIFAMILY OR MIXED USE DWELLINGS,
11 AND ARE LIMITED TO FIVE PERCENT OF THE
12 GROSS FLOOR AREA OF THE DEVELOPMENT ON A
13 SITE, OR 1,500 SQUARE FEET, WHICHEVER IS
14 LESS.

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16 i. FITNESS AND RECREATIONAL SPORTS
17 CENTER;

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19 ii. RESTAURANT;

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21 iii. CONVENIENCE STORE;

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23 iv. GROCERY OR FOOD STORE.

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25 b. *ALCOHOL SALES PROHIBITED.* SPECIAL LAND USE
26 PERMITS FOR ALCOHOL SHALL NOT BE
27 AUTHORIZED FOR USES IN THE R-4 DISTRICT.

28
29 c. *FLOOR AREA RATIO (FAR).* THE MAXIMUM FLOOR
30 AREA RATIO (FAR) IN THE R-4 DISTRICT IS 1.0, BUT
31 MAY BE INCREASED THROUGH THE BONUS
32 PROVISIONS IN SUBSECTION 21.04.020I.2.D.
33 BELOW.

34
35 d. *BUILDING HEIGHT INCREASE.* BUILDINGS IN THE R-
36 4 DISTRICT MAY EXCEED THE MAXIMUM HEIGHT
37 ESTABLISHED IN TABLE 21.06-1, UP TO A MAXIMUM
38 TOTAL HEIGHT OF 70 FEET (OR SLIGHTLY MORE—
39 SEE SUBSECTION 21.06.030D.7., HEIGHT
40 ADJUSTMENTS), SUBJECT TO ALL OF THE
41 FOLLOWING REQUIREMENTS TO ENCOURAGE
42 THE PROVISION OF LIGHT AND AIR AT THE
43 GROUND LEVEL, AND ACTIVE USES ON THE
44 GROUND FLOOR FACING THE STREET:

45
46 i. THE DEVELOPMENT SHALL PARTICIPATE IN
47 THE FAR INCENTIVES PROVIDED IN
48 SUBSECTION 21.04.020J.2.C. BELOW;

49
50 ii. THE GROUND FLOOR OF THE BUILDING
51 SHALL BE RESIDENTIAL OR OTHER

1 PERMITTED NONPARKING USE, FOR AT
 2 LEAST 24 FEET OF DEPTH FACING THE
 3 STREET FOR THE FULL LENGTH OF THE
 4 STREET FACING BUILDING ELEVATION,
 5 EXCEPT FOR VEHICLE ENTRANCES AND
 6 EXITS. WHERE THE SITE HAS TWO OR MORE
 7 FRONTAGES, THE STANDARD SHALL BE
 8 MET ON AT LEAST ONE FRONTAGE. THE
 9 DIRECTOR MAY WAIVE THIS REQUIREMENT
 10 ON ARTERIALS OR GREATER
 11 CLASSIFICATION STREETS;

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 13 iii. THE HEIGHT INCREASE SHALL ADHERE TO
 14 THE HEIGHT TRANSITIONS PROVISIONS OF
 15 SUBSECTION 21.06.030D.8.; AND

16
 17 iv. DEVELOPMENT REQUESTING THE HEIGHT
 18 INCREASE SHALL BE SUBJECT TO
 19 ADMINISTRATIVE SITE PLAN REVIEW,
 20 UNLESS A HIGHER LEVEL OF REVIEW IS
 21 ALREADY REQUIRED.

22
 23 e. *MAXIMUM BUILDING LENGTH.* THE MAXIMUM
 24 LENGTH OF A TOWNHOUSE-STYLE BUILDING
 25 ELEVATION SHALL BE 300 FEET.

26
 27 J. *R-4A: MULTIFAMILY RESIDENTIAL MIXED-USE DISTRICT.*

28
 29 1. *PURPOSE.* THE R-4A DISTRICT IS A PRIMARILY
 30 RESIDENTIAL DISTRICT INTENDED FOR HIGH-DENSITY
 31 MULTIFAMILY DWELLINGS, WITH GROSS DENSITIES
 32 INTENDED TO BE GREATER THAN 35 DWELLING UNITS
 33 PER ACRE. COMMERCIAL RETAIL, SERVICES, AND
 34 OFFICE USES ARE ALSO ALLOWED IN COMBINATION
 35 WITH HOUSING TO CREATE A TRULY MIXED-USE
 36 NEIGHBORHOOD ENVIRONMENT, ALTHOUGH A
 37 MAJORITY OF THE GROSS FLOOR AREA OF THE
 38 DEVELOPMENT SHALL BE A RESIDENTIAL USE. THIS
 39 DISTRICT IS TO BE APPLIED IN AREAS NEAR DOWNTOWN
 40 AND MIDTOWN, IN ORDER TO PROVIDE HOUSING
 41 DENSITIES WHICH SUPPORT THESE CITY CENTERS,
 42 EFFICIENT USE OF RESIDENTIAL LAND, AND
 43 RESIDENTIAL LIVING OPPORTUNITIES NEAR
 44 EMPLOYMENT AND SERVICES. BY PROVIDING THE
 45 FLEXIBILITY FOR INTEGRATED MIXED-USE SITE
 46 DEVELOPMENT, THE R-4A DISTRICT FACILITATES
 47 REINVESTMENT AND REVITALIZATION WITHIN AREAS IN
 48 TRANSITION. NEW MIXED-USE DEVELOPMENT SHOULD
 49 FACILITATE STRONG PEDESTRIAN AND BICYCLE
 50 CONNECTIONS WITH NEARBY NEIGHBORHOODS AND
 51 CITY CENTERS.

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2. *DISTRICT-SPECIFIC STANDARDS.*

a. *MIXED-USE DEVELOPMENT STANDARDS.*
DEVELOPMENT IN THE R-4A DISTRICT SHALL COMPLY WITH THE MIXED-USE DEVELOPMENT STANDARDS IN SUBSECTIONS 21.04.030G.6. AND 21.04.030G.7. REGARDING ENHANCED SIDEWALK OPTION AND BUILDING PLACEMENT AND ORIENTATION.

b. *MAINTAINING RESIDENTIAL CHARACTER.*
DEVELOPMENT SHALL BE PRIMARILY RESIDENTIAL. THE FOLLOWING STANDARDS AND EXCEPTIONS APPLY:

i. NON-RESIDENTIAL USES ALLOWED IN THE R-4A DISTRICT SHALL BE MIXED WITH RESIDENTIAL ACCORDING TO THE PROVISIONS THAT FOLLOW. (THE USES "PARK, PUBLIC OR PRIVATE," "COMMUNITY GARDEN," "UTILITY SUBSTATION," TELECOMMUNICATIONS TOWERS, "PARKING LOT, PRINCIPAL USE," AND "PARKING STRUCTURE, PRINCIPAL USE" ARE EXEMPT FROM THE MIXED-USE REQUIREMENT.)

(A) IF RESIDENTIAL USES OCCUPY AT LEAST 90 PERCENT OF THE GROSS FLOOR AREA DEPICTED ON A SITE PLAN, NO REVIEW BEYOND THAT REQUIRED BY TABLE 21.05-1 IS REQUIRED.

(B) A MAJOR SITE PLAN REVIEW IS REQUIRED FOR NON-RESIDENTIAL USES PROPOSED TO OCCUPY GREATER THAN TEN AND LESS THAN OR EQUAL TO 20 PERCENT OF THE GROSS FLOOR AREA OF THE DEVELOPMENT AS DEPICTED ON A SITE PLAN.

(C) A CONDITIONAL USE PERMIT IS REQUIRED FOR NON-RESIDENTIAL USES PROPOSED TO OCCUPY GREATER THAN 20 AND LESS THAN OR EQUAL TO 49 PERCENT OF THE GROSS FLOOR AREA OF THE

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DEVELOPMENT AS DEPICTED ON A SITE PLAN.

(D) MAJOR SITE PLAN REVIEWS OR CONDITIONAL USE REVIEWS UNDER SUBSECTIONS B.I.(B). AND B.I.(C). SHALL MEET THE FOLLOWING CRITERIA. THIS SHALL BE IN ADDITION TO THE GENERAL SITE PLAN APPROVAL CRITERIA (SUBSECTION 21.03.180F.) AND CONDITIONAL USE APPROVAL CRITERIA (SUBSECTION 21.03.080D.).

(1) THE DEVELOPMENT SHALL RESULT IN A NET INCREASE IN DWELLING UNITS OVER PRE-DEVELOPMENT DENSITY, OR SHALL BE AT LEAST 20 DWELLING UNITS PER ACRE, WHICHEVER IS GREATER. THE TOTAL GROSS FLOOR AREA OF HOUSEHOLD LIVING USES SHALL BE EQUAL TO OR GREATER THAN ANY PRIOR RESIDENTIAL DEVELOPMENT.

(2) STIPULATIONS MAY BE IMPOSED RELATING TO BUILDING DESIGN, TRAFFIC, PRIVACY, FLOOR AREA RESTRICTIONS, RESTRICTIONS AGAINST COMMERCIAL ABOVE THE GROUND FLOOR, AND OTHER CONDITIONS NECESSARY TO MAINTAIN A RESIDENTIAL CHARACTER AND COMPATIBILITY WITH ADJACENT RESIDENTIAL DISTRICTS.

ii. THE NON-RESIDENTIAL PORTION OF THE DEVELOPMENT SHALL NOT BE GIVEN A CERTIFICATE OF ZONING COMPLIANCE OR A CONDITIONAL CERTIFICATE OF ZONING COMPLIANCE UNTIL ALL OF THE RESIDENTIAL PORTION OF THE DEVELOPMENT IS GIVEN A CERTIFICATE OF ZONING COMPLIANCE.

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iii. GROUND FLOOR BUILDING FACADES
FACING AND WITHIN 100 FEET OF PUBLIC
STREETS, PRIMARY CIRCULATION DRIVES,
OR PRIMARY PEDESTRIAN WALKWAYS
SHALL MEET THE FOLLOWING WINDOW
STANDARDS ON THOSE FACADES:

(A) NON-RESIDENTIAL USES: AT LEAST 50
PERCENT OF THE LENGTH AND 25
PERCENT OF THE AREA OF GROUND-
LEVEL WALLS SHALL BE WINDOWS
PROVIDING VISUAL ACCESS TO THE
INTERIOR OF THE BUILDING.

(B) RESIDENTIAL USES: AT LEAST 25
PERCENT OF THE LENGTH AND 12
PERCENT OF THE AREA OF GROUND-
LEVEL WALLS SHALL BE WINDOWS.

(C) ALL USES: BLANK WALLS SHALL NOT
EXCEED 30 FEET IN LENGTH.

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iv. ALL COMMERCIAL USES SHALL BE
CONDUCTED ENTIRELY WITHIN A
COMPLETELY ENCLOSED BUILDING EXCEPT
FOR PARKING AND LOADING FACILITIES
AND OUTDOOR RESTAURANT SEATING.
OUTDOOR STORAGE OF GOODS
ACCESSORY TO A COMMERCIAL USE IS
PROHIBITED.

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c. *FLOOR AREA RATIO (FAR) INCENTIVES FOR THE R-4 AND R-4A DISTRICTS.* THE MAXIMUM FLOOR AREA RATIO (FAR) WITHIN THE R-4 AND R-4A DISTRICTS IS 1.5 AND 2.0 FAR RESPECTIVELY, BUT MAY BE INCREASED UP TO A MAXIMUM TOTAL FAR OF 2.0 IN THE R-4 DISTRICT AND 3.0 IN THE R-4A DISTRICT THROUGH THE FOLLOWING BONUS PROVISIONS, SUBJECT TO SECTION 21.06.030E. THESE INCENTIVES PROVIDE FOR AN INCREMENTAL INCREASE IN THE FLOOR AREA OF A DEVELOPMENT IN EXCHANGE FOR INCREMENTAL INCREASES IN ANY OF THE FOLLOWING SPECIAL FEATURES DEEMED OF BENEFIT TO THE COMMUNITY. INCREASES IN THE FAR MAY BE ACHIEVED THROUGH THE USE OF ONE OR MORE OF THE FOLLOWING:

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i. *BONUS FOR OPEN SPACE.* ONE SQUARE FOOT OF ADDITIONAL FLOOR AREA IS ALLOWED PER SQUARE FOOT OF

1 ADDITIONAL OPEN SPACE AREA. THIS
2 SPACE SHALL MEET THE STANDARDS OF
3 SUBSECTION 21.07.030D. AND BE IN
4 ADDITION TO ANY OPEN SPACE REQUIRED
5 BY SECTION 21.07.030. THE FLOOR AREA
6 BONUS INCREASES TO TWO SQUARE FEET
7 FOR OPEN SPACE THAT MEETS THE
8 STANDARDS FOR HIGH QUALITY SPACES IN
9 SUBSECTION 21.07.030D.6.

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11 ii. *BONUS FOR BELOW GRADE PARKING.* TWO
12 SQUARE FEET OF ADDITIONAL FLOOR AREA
13 IS ALLOWED PER GROSS SQUARE FOOT OF
14 COVERED BELOW GRADE PARKING FLOOR
15 AREA, UP TO A MAXIMUM INCREASE OF 1.0
16 FAR. THE FLOOR AREA BONUS INCREASES
17 TO THREE SQUARE FEET ON THE SECOND
18 PARKING LEVEL BELOW GRADE.

19
20 iii. *BONUS FOR AFFORDABLE HOUSING.* THREE
21 SQUARE FEET OF ADDITIONAL FLOOR AREA
22 IS ALLOWED PER SQUARE FOOT OF
23 AFFORDABLE HOUSING UNIT FLOOR AREA,
24 UP TO A MAXIMUM INCREASE OF 0.5 FAR.
25 THE AFFORDABLE HOUSING UNITS SHALL
26 BE CONSISTENT WITH THE STANDARDS OF
27 SUBSECTION 21.07.110H., AFFORDABLE
28 HOUSING.

29
30 iv. *BONUS FOR SIDEWALK/WALKWAY*
31 *WIDENING.* ONE SQUARE FOOT OF
32 ADDITIONAL FLOOR AREA IS ALLOWED PER
33 SQUARE FOOT OF AREA PROVIDED AS PART
34 OF A PRIMARY PEDESTRIAN WALKWAY
35 THAT MEETS THE REQUIREMENTS OF
36 SUBSECTION 21.07.060F.4.

37
38 v. *BONUS FOR UPPER LEVEL SETBACKS/STEP*
39 *BACKS FOR SUNLIGHT ACCESS.* A FLOOR
40 AREA BONUS IS ALLOWED EQUAL TO ONE-
41 THIRD OF THE SUM OF STEP BACK AREAS
42 ON EACH UPPER FLOOR WHERE THE STEP
43 BACK IS AT LEAST 16 FEET FROM THE FACE
44 OF THE BUILDING AT THE FLOOR
45 IMMEDIATELY BELOW, SUCH THAT THE
46 FLOOR'S EXISTENCE DOES NOT INCREASE
47 THE AMOUNT OF SHADOWING ON
48 SURROUNDING RESIDENCES, PRIVATE
49 OPEN SPACES, SIDEWALKS, SCHOOLS, OR
50 PARKS ON MARCH/SEPTEMBER 21, FROM
51 9:00 A.M. TO 3:00 P.M. SOLAR TIME.

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- vi. *BONUS FOR AMBIENT DAYLIGHT FOR RESIDENCES.* A FLOOR AREA BONUS EQUAL TO TEN PERCENT OF THE LOT AREA (0.10 FAR) BUT NOT TO EXCEED 4,000 SQUARE FEET IS ALLOWED FOR PRESERVATION OF DAYLIGHT FOR ALL DWELLINGS IN THE DEVELOPMENT AND FACING THE DEVELOPMENT, USING THE STANDARDS OF SUBSECTION 21.07.110C.8.H.
 - vii. *BONUS FOR PEDESTRIAN-INTERACTIVE USE.* THREE SQUARE FEET OF ADDITIONAL FLOOR AREA IS ALLOWED PER EACH SQUARE FOOT OF GROUND-FLOOR SPACE WHICH IS TO BE OCCUPIED BY A PEDESTRIAN-INTERACTIVE USE THAT MEETS THE STANDARDS OF SUBSECTION 21.07.060F.16.
 - d. *BUILDING HEIGHT INCREASE.* BUILDINGS IN THE R-4A DISTRICT MAY EXCEED THE MAXIMUM HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO A MAXIMUM TOTAL HEIGHT OF 90 FEET, SUBJECT TO ALL OF THE FOLLOWING CONDITIONS. THESE CONDITIONS ENCOURAGE SLENDER TOWERS WITH CONDENSED FLOOR PLATES, LIGHT AND AIR AT THE PEDESTRIAN LEVEL, AND ACTIVE USES ON THE GROUND FLOOR FACING THE STREET:
 - i. THE DEVELOPMENT SHALL PARTICIPATE IN THE FAR INCENTIVES PROVIDED FOR THE R-4A DISTRICT IN SUBSECTION 21.04.020I.2.C. ABOVE;
 - ii. THE GROUND FLOOR OF THE BUILDING SHALL BE RESIDENTIAL OR OTHER PERMITTED NON-PARKING USE FOR AT LEAST 25 FEET OF DEPTH FACING THE STREET FOR THE FULL LENGTH OF THE BUILDING, EXCEPT FOR VEHICLE ENTRANCES AND EXITS. WHERE THE SITE HAS TWO OR MORE FRONTAGES, THE STANDARD SHALL BE MET ON TWO FRONTAGES;
 - iii. ALL FLOOR AREA PROVIDED BY THE HEIGHT INCREASE SHALL BE FOR RESIDENTIAL USES;

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- iv. THE HEIGHT INCREASE SHALL ADHERE TO THE HEIGHT TRANSITIONS OF SUBSECTION 21.06.030D.8.;
- v. THE HEIGHT INCREASE SHALL ADHERE TO THE APPLICABLE DESIGN STANDARDS FOR TALL BUILDINGS IN SUBSECTION 21.07.120C.; AND
- vi. UNLESS A MAJOR SITE PLAN REVIEW OR A CONDITIONAL USE IS REQUIRED BY OTHER PARTS OF THIS SECTION, ALL DEVELOPMENTS REQUESTING THE HEIGHT INCREASE SHALL BE SUBJECT TO ADMINISTRATIVE SITE PLAN REVIEW.

3. *DISTRICT LOCATION REQUIREMENT.* IT IS ESSENTIAL THAT THIS DISTRICT BE LIMITED IN EXTENT TO PARTICULAR STRATEGIC LOCATIONS. THE SUBJECT PROPERTY SHALL BE:

- a. IN AN AREA DESIGNATED IN THE COMPREHENSIVE PLAN FOR RESIDENTIAL CITY CENTER INTENSITY OR REDEVELOPMENT/MIXED-USE, OR SIMILAR DESIGNATION IN A NEIGHBORHOOD OR DISTRICT PLAN; AND
- b. ADJACENT TO OR WITHIN A DESIGNATED MAJOR EMPLOYMENT CENTER OR MAJOR CITY CENTER, OR ON A DESIGNATED TRANSIT SUPPORTIVE DEVELOPMENT CORRIDOR OR TRANSIT ROUTE WITH 15-MINUTE BUS SERVICE HEADWAYS; AND
- c. CONCENTRATED AS A NODE NEAR THE INTERSECTION OF AN ARTERIAL STREET AND ANOTHER STREET OF COLLECTOR CLASSIFICATION OR GREATER, IN A COMPACT FORM LIMITED IN EXTENT TO NO MORE THAN A QUARTER MILE BETWEEN ANY TWO POINTS ON THE DISTRICT BOUNDARY, UNLESS SPECIFICALLY DESIGNATED OTHERWISE IN AN ADOPTED NEIGHBORHOOD OR DISTRICT PLAN.

K. *R-5: LOW DENSITY RESIDENTIAL DISTRICT.*

1. *PURPOSE.* THE R-5 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FIVE DWELLING UNITS PER ACRE. MOBILE HOMES ON INDIVIDUAL LOTS ARE ALLOWED IN THIS DISTRICT.

1 L. *R-6: LOW-DENSITY RESIDENTIAL (1 ACRE) DISTRICT.*

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3 1. *PURPOSE.* THE R-6 DISTRICT IS INTENDED PRIMARILY
4 FOR SINGLE- AND TWO-FAMILY LARGE-LOT
5 RESIDENTIAL AREAS, WITH GROSS DENSITIES OF UP TO
6 ONE DWELLING UNIT PER ACRE. THE R-6 IS DESIGNED
7 TO ENCOURAGE LOW-DENSITY RESIDENTIAL
8 DEVELOPMENT. THIS DISTRICT IS INTENDED TO
9 PROTECT AND ENHANCE THOSE PHYSICAL AND
10 ENVIRONMENTAL FEATURES THAT ADD TO THE
11 DESIRABILITY OF LARGE-LOT RESIDENTIAL LIVING. THE
12 AVAILABILITY OF INFRASTRUCTURE AND MUNICIPAL
13 SERVICES IS VARIED.

14
15 M. *R-7: SINGLE-FAMILY RESIDENTIAL (20K) DISTRICT.*

16
17 1. *PURPOSE.* THE R-7 DISTRICT IS INTENDED PRIMARILY
18 FOR SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS
19 WITH GROSS DENSITIES BETWEEN ONE AND TWO
20 DWELLING UNITS PER ACRE. THIS DISTRICT MAY ALSO
21 BE APPLIED TO AREAS BETWEEN LARGER LOT
22 DISTRICTS AND HIGHER DENSITY DISTRICTS.

23
24 N. *R-8: LOW-DENSITY RESIDENTIAL (4 ACRES) DISTRICT.*

25
26 1. *PURPOSE.* THE R-8 DISTRICT IS INTENDED PRIMARILY
27 FOR SINGLE- AND TWO-FAMILY LARGE-LOT
28 RESIDENTIAL AREAS WITH GROSS DENSITIES LESS
29 THAN ONE DWELLING UNIT PER FOUR ACRES, WHERE
30 TOPOGRAPHIC OR OTHER NATURAL CONDITIONS ARE
31 SUCH THAT HIGHER-DENSITY DEVELOPMENT WOULD
32 BE UNFEASIBLE. IN ADDITION TO TOPOGRAPHY, SOME
33 OF THE NATURAL CONDITIONS WHICH COULD EXIST TO
34 RENDER LAND DESIRABLE FOR THE DENSITIES
35 PROPOSED IN THIS ZONE ARE WIND HAZARDS,
36 MARGINAL SOILS, LANDSLIDE SUSCEPTIBILITY,
37 POTENTIAL FOR GROUNDWATER POLLUTION, AND
38 GROUNDWATER AVAILABILITY.

39
40 O. *R-9: LOW-DENSITY RESIDENTIAL (2 ACRES) DISTRICT.*

41
42 1. *PURPOSE.* THE R-9 DISTRICT IS INTENDED PRIMARILY
43 FOR SINGLE- AND TWO-FAMILY LARGE LOT
44 RESIDENTIAL AREAS WITH GROSS DENSITIES LESS
45 THAN ONE DWELLING UNIT PER TWO ACRES, WHERE
46 PUBLIC SEWER AND WATER ARE UNLIKELY TO BE
47 PROVIDED OR WHERE TOPOGRAPHIC OR OTHER
48 NATURAL CONDITIONS ARE SUCH THAT HIGHER-
49 DENSITY DEVELOPMENT WOULD BE UNFEASIBLE.
50 WHERE PUBLIC FACILITIES MAY BE PROVIDED IN THE
51 DISTANT FUTURE, THE REGULATIONS ARE INTENDED TO

1 ENSURE THAT DEVELOPMENT DURING THE INTERIM
2 PERIOD DOES NOT EXCEED GEOLOGICAL AND
3 HYDROLOGICAL CAPACITIES FOR SAFE AND
4 HEALTHFUL MAINTENANCE OF HUMAN HABITATION.
5

6 P. *R-10: LOW-DENSITY RESIDENTIAL, ALPINE/SLOPE DISTRICT.*
7

8 1. *PURPOSE.* THE R-10 DISTRICT IS INTENDED FOR USE IN
9 THOSE AREAS WHERE NATURAL PHYSICAL FEATURES
10 AND ENVIRONMENTAL FACTORS SUCH AS SLOPES,
11 ALPINE AND FOREST VEGETATION, SOILS, SLOPE
12 STABILITY, AND GEOLOGIC HAZARDS REQUIRE UNIQUE
13 AND CREATIVE DESIGN FOR DEVELOPMENT. CREATIVE
14 SITE DESIGN AND SITE ENGINEERING ARE ESSENTIAL
15 TO ENSURE THAT THE DEVELOPMENT OF THESE LANDS
16 WILL:
17

18 a. PROTECT NATURAL FEATURES SUCH AS PONDS,
19 STREAMS, WETLANDS, AND SPRINGS, AND
20 INCORPORATE SUCH FEATURES INTO THE
21 DEVELOPMENT OF THE SITE DESIGN;
22

23 b. ENSURE THE USE OF SITE DESIGN TECHNIQUES
24 THAT TAKE INTO CONSIDERATION TOPOGRAPHIC
25 CONSTRAINTS AND OTHER PHYSICAL FEATURES;
26

27 c. AVOID NATURAL HAZARDS INCLUDING SNOW
28 AVALANCHE AND MASS WASTING AREAS;
29

30 d. DETAIN THE NATURAL FLOW AND STORAGE
31 CAPACITY OF ANY WATERCOURSE AND
32 WETLAND, TO MINIMIZE THE POSSIBILITY OF
33 FLOODING OR ALTERATION OF WATER
34 BOUNDARIES;
35

36 e. ASSURE THAT SOIL AND SUBSOIL CONDITIONS
37 ARE SUITABLE FOR EXCAVATIONS, SITE
38 PREPARATION, AND ON-SITE WASTE WATER
39 DISPOSAL;
40

41 f. PROVIDE ADEQUATE SITE DRAINAGE TO AVOID
42 EROSION AND TO CONTROL THE SURFACE
43 RUNOFF IN COMPLIANCE WITH THE FEDERAL
44 CLEAN WATER ACT;
45

46 g. ASSURE AN ADEQUATE SUPPLY OF POTABLE
47 WATER FOR THE SITE DEVELOPMENT; AND
48

49 h. MINIMIZE THE GRADING OPERATIONS, INCLUDING
50 CUT AND FILL, CONSISTENT WITH THE RETENTION
51 OF THE NATURAL CHARACTER OF THE SITE.

2. *DISTRICT-SPECIFIC STANDARDS.*

a. *LOT AND SITE REQUIREMENTS.* TABLE 21.04-2 PROVIDES THE LOT AND SITE REQUIREMENTS FOR THE R-10 DISTRICT. THIS TABLE APPLIES IN ADDITION TO THE DIMENSIONAL STANDARDS STATED IN TABLE 21.06-1.

TABLE 21.04-2: LOT AND SITE REQUIREMENTS FOR R-10 DISTRICT				
AVERAGE SLOPE OF LOT (PERCENT)	MINIMUM LOT AREA (ACRES)	MINIMUM LOT WIDTH (FEET)	MAXIMUM LOT COVERAGE OF ALL BUILDINGS (PERCENT)	COVERAGE IMPERVIOUS SURFACES (PERCENT)
MORE THAN 30.00	7.50	300	3	8
25.01—30.00	5.00	300	5	10
20.01—25.00	2.50	180	8	14
20.00 OR LESS	1.25	100	10	20

AVERAGE SLOPE IS CALCULATED BY THE FOLLOWING FORMULA:
 $S = \frac{I \cdot L}{A} \cdot 0.0023$
 WHERE:
 S = AVERAGE SLOPE OF LOT OR TRACT IN PERCENT
 I = CONTOUR INTERVAL (20 FEET OR LESS)
 L = SUM OF LENGTH OF ALL CONTOURS ON LOT OR TRACT IN FEET
 A = AREA OF THE LOT OR TRACT IN ACRES

b. **BEDROCK.** WHEN ONE-THIRD OR MORE OF REQUIRED SOILS BORINGS REVEAL BEDROCK AT A DEPTH OF LESS THAN 16 FEET ON THE LOT OR TRACT, LOT AND SITE REQUIREMENTS SHALL BE DETERMINED AS IF THE AVERAGE SLOPE WERE IN THE NEXT STEEPER PERCENTAGE RANGE SHOWN ON THE TABLE IN THIS SUBSECTION. ANY REQUIRED SOIL BORING THAT DOES NOT EXTEND TO A DEPTH OF AT LEAST 16 FEET SHALL BE DEEMED FOR THE PURPOSES OF THIS SUBSECTION TO HAVE ENCOUNTERED BEDROCK.]

(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; AO No. 2022-80(S) , § 1, 11-22-22)

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1 **Section 5.** Upon passage of this ordinance by the Assembly, the Planning
2 Department shall initiate the procedure under AMC 21.03.070. to amend the
3 comprehensive plan **and the 2040 Land Use Plan** to be consistent with this
4 ordinance, if the Department determines there are any inconsistencies of this
5 ordinance with the comprehensive plan **or the 2040 Land Use Plan**.

6
7 **Section 6.** The Assembly hereby petitions the Planning Department to initiate
8 **[AND EXPEDITE]** a **concurrent** text amendment ordinance to Title 21 under AMC
9 section 21.03.210 by evaluating what amendments are needed to the dimensional
10 standards in AMC chapter 21.06 and to other provisions of the Anchorage Municipal
11 Code necessary to give effect to Sections 1 and 2 of this ordinance; drafting an
12 ordinance or ordinances that do so; and providing it and a staff report to the Planning
13 and Zoning Commission for its review and recommendation to be forwarded to the
14 Assembly for action.

15
16 **Section 7. [THE PLANNING DEPARTMENT SHALL REPORT TO THE**
17 **ASSEMBLY BY INFORMATION MEMORANDUM AT THE SEPTEMBER 26, 2023**
18 **REGULAR MEETING THE STATUS OF ITS REVIEW, ITS DETERMINATION,**
19 **AND THE TIMELINE FOR A COMPREHENSIVE PLAN AMENDMENT IF SUCH**
20 **IS NEEDED, AND TEXT AMENDMENT ORDINANCE(S), PURSUANT TO**
21 **SECTIONS 5 AND 6 OF THIS ORDINANCE.**

22
23 **SECTION 8.]** It is the intent of the Assembly that it shall, through subsequent
24 ordinance(s), make any additional amendments to the Anchorage Municipal Code
25 necessary to give effect to Sections 3 and 4 of this ordinance by the effective dates
26 for those respective sections, after the Planning Department staff report and
27 Planning and Zoning Commission's review and recommendation in accordance with
28 AMC section 21.03.210.

29
30 **[SECTION 9. NOTWITHSTANDING AMC SECTION 21.03.210, THIS**
31 **ORDINANCE SHALL NOT REQUIRE PLANNING AND ZONING COMMISSION**
32 **REVIEW PRIOR TO ASSEMBLY ACTION, AND THE 21-DAY PUBLISHED**
33 **NOTICE REQUIREMENT OF AMC SUBSECTION 21.03.020H.4. IS WAIVED;**
34 **THIS ORDINANCE SHALL COMPLY WITH CHARTER § 10.01(B) NOTICE**
35 **REQUIREMENTS.]**

36
37 **Section 8[10].** This ordinance and the subsequent ordinance and legislation
38 necessary to implement it shall be known as the Housing Opportunities in the
39 Municipality for Everyone (HOME) Initiative.

40
41 **Section 9[11].** This ordinance shall have the following effective dates:

- 42 • Sections 1 and 2 of this ordinance shall be effective **immediately upon**
43 **passage and approval by the Assembly[ON JANUARY 1, 2024.**
 - 44 • **SECTION 3 OF THIS ORDINANCE SHALL BE EFFECTIVE ON JUNE 1,**
45 **2024].**
 - 46 • Sections **3 and** 4 of this ordinance shall be effective on January 1, 2025.
 - 47 • The remainder of this ordinance shall be effective upon passage and
48 approval by the Assembly.
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PASSED AND APPROVED by the Anchorage Assembly this _____ day
of _____, 2023.

Chair _____

ATTEST:

Municipal Clerk

MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM ____-2023

Meeting Date: _____, 2023

From: Assembly Vice Chair Zaletel and Members Brawley and Volland

Subject: AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ADOPTING THE “HOUSING OPPORTUNITIES IN THE MUNICIPALITY FOR EVERYONE” (HOME) INITIATIVE BY AMENDING AND REPEALING PORTIONS OF ANCHORAGE MUNICIPAL CODE CHAPTERS 21.04, 21.05, 21.06 AND 21.07 TO REALIGN THE RESIDENTIAL ZONING DISTRICTS THROUGHOUT THE ANCHORAGE BOWL WITH THE STATED GOALS AND INTENTS OF THE COMPREHENSIVE PLAN AND ANCHORAGE 2040 LAND USE PLAN, AND PROVIDING FOR STAGGERED EFFECTIVE DATES FOR CHANGES TO GROUPS OF RESIDENTIAL ZONING DISTRICTS[, AND WAIVING PLANNING AND ZONING COMMISSION REVIEW OF THIS ORDINANCE].

The substitute version of AO 2023-87, the “Housing Opportunities in the Municipality for Everyone (HOME) Initiative,” does not change the overall policy intent of this proposed ordinance, which is to simplify the residential zoning districts in Title 21, and make other necessary changes to code to enact this change, and amendments to the 2040 Land Use Plan it would require to do so.

In response to community feedback, and consideration of the processes necessary to amend the current comprehensive plan and enact re-zones, this version makes changes to the proposed timeline and process, detailed in the list on the following page.

Summary of Policy Direction: No Changes from Original to S Version

The table below illustrates a summary of changes to residential zoning districts, which remain unchanged between the original and substitute versions:

Existing Zone	Converts To:
R-5, R-6, R-7, R-8, R-9, R-10	LLR—Large Lot Residential
R-1, R-1A, R-2A, R-2D	STFR—Single and Two Family Residential
R-2M	Compact Mixed Residential - Low
R-3, R-3A	Compact Mixed Residential - Medium
R-4, R-4A	Urban Residential - High

Other zoning districts would remain the same.

Summary of Process Changes from Original to S Version

The overall intent of this version is to ensure the ordinance follows the established process for comprehensive plan amendments and Title 21 code changes; engages the Planning Department and Planning and Zoning Commission in the work to identify other code changes needed in Title 21, because this change impacts multiple other sections, including the Use Table (AMC 21.05) and Dimensional Standards (AMC 21.06), as well as requiring plan amendments; and still maintains the overall policy direction of the original ordinance, which is to simplify residential zoning codes and make changes on a timeline that appropriately responds to the urgency of the city's housing shortage.

- (Existing Section 6) Petitions the Planning Department to concurrently identify changes needed to Title 21 to implement the changes proposed in this ordinance to residential zoning districts, as well as to identify necessary changes to the Comprehensive Plan and the 2040 Land Use Plan, and prepare recommendations and draft legislation to enact those changes.
- (Deleted Section 7) Strikes the language requiring a report by the Planning Department on September 26, 2023.
- (Deleted Section 9) Strikes the language waiving referral to the Planning and Zoning Commission, which restores the referral to that body.
- (Renumbered Section 9) Changes effective dates of certain sections to remove 2024 dates: the new zoning district "Single and Two Family Residential" would be effective immediately on passage by the Assembly, after the ordinance has returned from review by the Planning and Zoning Commission; changes enacting the other four districts (Sections 3 and 4) would be effective January 1, 2025, also after having followed review by the Planning and Zoning Commission.

I request your support for the ordinance.

Reviewed by: Assembly Counsel's Office

Respectfully submitted: Meg Zaletel, Assembly Vice Chair
District 4, Midtown Anchorage

Daniel Volland, Assembly Member
District 1, North Anchorage

Anna Brawley, Assembly Member
District 3, West Anchorage