<u>Revised H.O.M.E. Initiative</u> (Sponsors' Draft), dated 1-12-2024

Title 21 Text Amendment: H.O.M.E. Initiative PZC Case No. 2024-0006

March 18, 2024 PZC Public Hearing

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Submitted by:	Assembly Member Zaletel
	Assembly Member Brawley
	Assembly Member Volland
Prepared by:	Assembly Council's Office
Reviewed by:	
For reading:	

ANCHORAGE, ALASKA AO NO. 2024-____

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ADOPTING THE "HOUSING 1 2 OPPORTUNITIES IN THE MUNICIPALITY FOR EVERYONE" (HOME) INITIATIVE BY 3 AMENDING AND REPEALING PORTIONS OF ANCHORAGE MUNICIPAL CODE CHAPTERS, 4 21.01, 21.04, 21.05, 21.06, 21.07, 21.08, 21.09. 21.10, 21.12, AND 21.13 AND TO 5 REALIGN THE RESIDENTIAL ZONING DISTRICTS THROUGHOUT THE ANCHORAGE BOWL 6 WITH THE STATED GOALS AND INTENTS OF THE COMPREHENSIVE PLAN AND 7 ANCHORAGE 2040 LAND USE PLAN, AND PROVIDING FOR STAGGERED EFFECTIVE DATES 8 FOR CHANGES TO GROUPS OF RESIDENTIAL ZONING DISTRICTS.

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10 (Planning and Zoning Commission Case No. 2022-0010)

WHEREAS, the bill of rights of the Anchorage charter states; "Among rights guaranteed
by this Charter are: The right to opportunities in housing, public accommodations,
employment, and education without regard to race, religion, sex, color, national origin,
marital status, or physical disability; and the right to an equal rights commission at the
municipal level in aid thereof"; and

18 WHEREAS, the Anchorage Assembly has stated one of its priorities is to increase
19 housing availability within the Municipality of Anchorage; and

WHEREAS, the Anchorage 2020 Comprehensive Plan is the parent of the
 Anchorage 2040 Land Use Plan ("2040 LUP") and both guide the implementation of and
 changes to Title 21 of the Anchorage Municipal Code; and

WHEREAS, the 2040 LUP aims to promote sustainable growth and development withinthe Anchorage Bowl; and

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

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

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37 WHEREAS, the 2040 LUP recommends future land uses and a range of potential

intensities of use, however, it is zoning that regulates and sets the rules for the use of

property, lot size, setbacks, building heights, and other site attributes; and

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WHEREAS, changes to the official Zoning Map (rezonings) or to Title 21 land use regulations are separate public processes that include community input; and WHEREAS, the 2040 Land Use Plan Map is the "blueprint that guides future use, intensity, and character of growth" and Title 21 Land Use Code is the "action that carries out the plan by regulating use of property" (2040 LUP, p. 7); and WHEREAS, the 2040 LUP contends that recent Anchorage trends provide a general picture of the future population, including: • Accelerated growth in aging households and smaller households with fewer children. Continued evolution into one of the most racially and ethnically diverse communities in the U.S. Diverse households and income levels that need more affordable housing options and more transportation choices. • Talented professionals from all fields that are attracted to Anchorage's unique setting. • A growing number of multigenerational families and less transient • population (2040 LUP, p. 10); and WHEREAS, the 2040 LUP anticipates that over the next 25 years, more people will be in "starter home," moderate income, or downsizing households and that, as a result, people will be looking for smaller, more urban residences with walkable neighborhood amenities nearby; and WHEREAS, simplifying zoning means reducing the number of zones, standardizing dimensions across similar zones, and other amendments which make codes shorter and easier to read and understand; and

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

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

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

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

5 WHEREAS, allowing simplified zoning in residential areas can create diverse and vibrant 6 neighborhoods with a greater mix of housing types, promoting social interaction 7 and community cohesion, support public transit systems by providing a larger customer 8 base, making public transportation more economically viable and accessible, enhance 9 access to amenities such as parks, schools, healthcare facilities, and shopping 10 centers, as these amenities can be located closer to where people live, help preserve 11 natural areas and open spaces by minimizing the need for new development on 12 undeveloped land, help reduce the environmental impact associated with suburban 13 sprawl, including carbon emissions from transportation and the loss of natural habitats; 14 and

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

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

WHEREAS, Assembly Resolution AR 2022-416 called for the Anchorage Assembly to
support actions that would alleviate Anchorage's housing shortage and affordability crisis
through support of the development of housing across the Municipality of varied
densities, types, and price points, also identifying opportunities for additional housing
development incentives and streamlining regulations; and

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WHEREAS, the Assembly's 2023 Housing Action Strategic Plan, adoped in AR 2023-433 on December 19th, 2023 called for increasing the supply of housing units for sale and for rent, diversify the housing market: housing types, sizes, price points, locations, accessibility, and ownership models, making the Municipality a better partner in the development process, reducing housing cost burdens by removing barriers to infill and new construction, and encouraging reuse and redevelopment, among others; and

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40 WHEREAS, the HOME project implements implementation action A-2 of the Assembly
41 Housing Action Plan, which states, "Simplify residential zoning code to align with 2040 Land
42 Use Plan (HOME Initiative, AO 2023-87(S))"; and

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44 WHEREAS, the Planning and Zoning Commission is granted specific advisory powers and
45 duties in AMC 21.10.015 regarding the comprehensive plan and Title 21, including to
46 "1. Develop, review and make recommendations to the assembly regarding policies,

plans and ordinances to implement the municipal function of planning for the
economic, social and land use needs of the community" and "2. Develop, review and
make recommendations to the assembly regarding the comprehensive development plan
and amendments"; and

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6 WHEREAS, changes to the Residential Zoning Districts types will require additional
7 updates to Title 21, so this ordinance includes a phased implementation which will allow
8 work on the necessary additional changes within code or the comprehensive plan to
9 conform to and fully implement this ordinance and be enacted before the changes go
10 into effect; now, therefore,

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1 2								
3	THE A	NCHOR	AGE ASS	EMBLY ORDAINS:				
4								
5	Sectio			age Municipal Code Chapter 21.01 is hereby amended to read as				
6	follow	is (the r	emainde	r of the section is not affected and therefore not set out):				
7	21 01	050.05						
8 9	21.01	.050 OF	FICIAL ZU	DNING MAP				
9 10	***	***	***					
11		C.	Interpr	etation of District Boundaries				
12		0.	-	Where the case record conflicts with the zoning map, the case				
13				record shall control. For example, if the zoning map shows a				
14				property to be zoned <u>STFR</u> [R-1], yet the case record shows that the				
15				property was actually zoned I-1, the case record would control and				
16				the map would be changed to reflect the case record. Any permits				
17				issued in reliance on the erroneous designation shall be considered				
18				valid under this title; however, the lot, structure, or use shall be				
19				considered nonconforming and governed by chapter 21.13,				
20				Nonconformities.				
21			,					
22	(AO 20:	12-124(S)	, 2-26-13; /	AO 2020-38, 4-28-20)				
23 24	Sectio	n 7	Anchor	age Municipal Code Chanter 21.02 is hereby amended to read as				
24 25			Anchorage Municipal Code Chapter 21.03 is hereby amended to read as emainder of the section is not affected and therefore not set out):					
26	10110 00	3 (110 11	linamaci					
27 28	21.03	.160 RE	ZONINGS	S (ZONING MAP AMENDMENTS)				
20 29	***	***	***					
30		в.	Minimu	um Area Requirements				
31								
32			A rezor	ning shall only be considered for properties totaling 1.75 acres				
33			(76,230	square feet) or more (excluding rights-of-way), except for:				
34								
35			1.	A rezoning extending the boundaries of an existing zoning district;				
36				or				
37								
38				A rezoning initiated by the municipal administration to place				
39				municipally owned land in a PLI, PR, DR, GIP, GOS, CE-PLI, CE-PR, or				
40				CE-DR zoning district.				
41 42			2	A receiving into the D 1A [ar D 2A] district				
42 43			3.	A rezoning into the B-1A [or R-3A] district.				
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AO regarding _____
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1 2 3 4		2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2017-176, 1-9-18; AO 2021-89(S), 2-15-2022; 2022-38, 4-12-2022)										
5	***	***	***									
6	21.03.	180	SITE P	LAN RE	VIEW							
7 8	***	***	***									
9	G.	Appro	oval Crit	eria – T	opic-Sp	ecific S	ite Plan R	eviews				
10						10	,					
11		Note	to revis	or—ren	umber	accordi	ngly					
12		r.,										
13		[1.								TERIA FOF		
14											NIH	E [R-2A,
15	***	***	K-2D, ***	AND R-	2MJ DIS	RICIS	ARE LISTE	D IN 21.	.06.03	30D.7.D.J		
16				12 40	2012 11	7 12 2	12 40 201	1 4 4 9 / 0	1) (21.10.40	2024	00(6) 2
17 18			5), 2-26 2-36, 4-2		2013-11	7, 12-3-	13; AU 201	15-142(5-	-1), 6	21-16; AO	2021-	·89(S), Z-
19	15-22;	AU 202.	2-30, 4-2	25-22)								
20	21.03.	200			IC .							
20	21.05.	200	3000	IVISION	5							
22	***	***	***									
22												
		В.	ماند									
24 25		р.	Applic	ability								
			***	***	***							
26												
27			2.	Abbre	viated	Plat						
28 29			***	***	***							
30				h	The even	، ام السال						
31				b.				•		el, or lot i		
32										eight un		•
33							.08.070E.), provid	eath	at the sub	aivisi	on does
34					not:							
35												
36					i.		-	-		ed use to		
37						or trac	ct may be	devoted	lunde	er existing	zonir	ng.
38						-						
39					ii.	•	•			from all		
40						create	a by the s	ubdivisi	on or	those adj	acent	t to it.
41												
42					iii.	Divide	a tract, p	arcel or	lot:			
43						()	.	• • •				
44						(A)	Created	within	the	previous	48	months

1 2 3 4 5						considering unit lot der AMC 21.08.070E.) approval of a preliminary ction;
6 7 8 9 10 11				(B)	an individual capa corporation, part	having an owner either in acity or as an owner of a mership, or other legal nary plat approved within onths; or
12 13 14 15				(C)	R-8, R-9, AND R-10	more in the <u>LLR</u> [R-6, R-7, D] zoning district or that is D 84-21 (G-5 areawide
16 17 18 19	•		*** (S), 2-26-13; AO 2013), 2-15-2022)	3-117, 12-3-	13; AO 2017-75, 5-9-	-2017; AO 2020-38, 4-28-20;
20	AU 202	21-09(3)], 2-15-2022]			
21	Sectio	n 3	Anchorage Munic	inal Code	Chapter 21 04 is he	reby amended to read as
22	-	·	emainder of the sec	•	- 150 · •	•
23	10110 00	s (the r				
24	21 04	010 GF	NERAL PROVISION	s		
25	21.04	.010 GE				
26	***	***	***			
27						
28		A.	Districts Establish	ed: Zonine	Map	
29						
30		***	*** ***			
31						
32			2. Zoning Dis	tricts Esta	olished	
33			-		districts are establis	shed:
34						
					TABLE 21.04	
			District		ZONING DISTRICTS ES	TABLISHED
			District Type	Abbreviati	on Distric	t Name
				[R-1	SINGLE	E-FAMILY RESIDENTIAL
				R-1A	SINGLE	E-FAMILY RESIDENTIAL (LARGER LOT)
				R-2A	TWO-F	FAMILY RESIDENTIAL (LARGER LOT)]
				STFR	Single	Family and Two Family Residential
				[R-2D	TWO-F	AMILY RESIDENTIAL
				R-2M	MIXED	RESIDENTIAL]

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	CMRL	Compact Mixed Residential Low
Residential	[R-3	MIXED RESIDENTIAL
Districts	R-3A	RESIDENTIAL MIXED-USE]
	<u>CMRM</u>	Compact Mixed Residential Medium
	[R-4	MULTIFAMILY RESIDENTIAL
	R-4A	MULTIFAMILY RESIDENTIAL MIXED-USE]
	<u>URH</u>	Urban Residential High
	[R-5	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]
	LLR	Large Lot Residential
	B-1A	Local and Neighborhood Business
	B-1B	Community Business
Commercial	B-3	General Business
Districts	RO	Residential Office
	MC	Marine Commercial
	I-1	Light Industrial
Industrial Districts	I-2	Heavy Industrial
Districts	MI	Marine Industrial

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3	***	***	***
4			
5	21.04	.020 RE	SIDENTIAL DISTRICTS
6			
7	***	***	***
8			
9		В.	STFR: Single Family and Two Family Residential: Is intended primarily for
10			residential development with up to eight (8) dwelling units per acre. These
11			areas generally have well-developed infrastructure and municipal services.
12			
13		[R-1:	SINGLE-FAMILY RESIDENTIAL DISTRICT
14			1. PURPOSE
15			THE R-1 DISTRICT IS INTENDED PRIMARILY FOR DETACHED SINGLE-
16			FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FIVE
17			DWELLING UNITS PER ACRE. THESE AREAS GENERALLY ARE
18			INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE, AND
19			MUNICIPAL SERVICES GENERALLY ARE INTENDED TO BE PROVIDED.
20			
21		C.	R-1A: SINGLE-FAMILY RESIDENTIAL DISTRICT (LARGER LOT)
	-		

A		
1		
2		2. PURPOSE
3		THE R-1A DISTRICT IS INTENDED PRIMARILY FOR DETACHED
4		SINGLE-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO
5		FOUR DWELLING UNITS PER ACRE THE MINIMUM LOT SIZE IS
6		SLIGHTLY LARGER THAN THE R-1 DISTRICT. THESE AREAS
7		GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED
8		INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE
9	D	INTENDED TO BE PROVIDED.
10	D.	R-2A: TWO-FAMILY RESIDENTIAL DISTRICT (LARGER LOT)
11		
12		1. PURPOSE
13		THE R-2A DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND
14		TWO-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES
15 16		BETWEEN FIVE AND SEVEN DWELLING UNITS PER ACRE. THE
		MINIMUM LOT SIZE IS SLIGHTLY LARGER THAN THE R-2D DISTRICT.
17		THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-
18 19		DEVELOPED INFRASTRUCTURE, AND MUNICIPAL SERVICES
20		GENERALLY ARE INTENDED TO BE PROVIDED.]
20		
21	C	CMDL: Compact Mixed Desidential Low
22	<u>C.</u>	CMRL: Compact Mixed Residential Low
23		<u>1. Purpose</u> The CMPL district is intended primarily for residential development
24		<u>The CMRL district is intended primarily for residential development</u> of up to 24 dwelling units per acre. These areas generally have well-
26		
20		developed infrastructure and municipal services.
28		[R-2D: TWO-FAMILY RESIDENTIAL DISTRICT]
29		[R-2D. TWO-FAMILT RESIDENTIAL DISTRICT]
30		1. PURPOSE
31		THE R-2D DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND
32		TWO-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES
33		BETWEEN FIVE AND EIGHT DWELLING UNITS PER ACRE. THESE
34		AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED
35		INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE
36		INTRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE
37		
38		R-2M: MIXED RESIDENTIAL DISTRICT
39		
40		2. PURPOSE
41		THE R-2M DISTRICT IS INTENDED PRIMARILY FOR RESIDENTIAL
42		AREAS THAT ALLOW FOR A VARIETY OF SINGLE- FAMILY, TWO-
43		FAMILY, AND MULTIFAMILY DWELLINGS, WITH GROSS DENSITIES
		Trainer, AND MOETHAMIET DWELLINGS, WITH GROSS DENSITIES
•		

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15	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.
16	3. DISTRICT-SPECIFIC STANDARDS
17	
18	A. RESIDENTIAL BUILDINGS SHALL CONTAIN NO MORE THAN
19 20	EIGHT DWELLING UNITS.
20 21	B. THE MAXIMUM LENGTH OF A BUILDING ELEVATION THAT IS TWO AND A HALF STORIES OR MORE IN HEIGHT AT ANY
22	
22	POINT SHALL BE 150 FEET. OTHERWISE, THE MAXIMUM LENGTH SHALL BE 180 FEET.
23	C. THE MINIMUM SIDE SETBACK ESTABLISHED IN TABLE 21.06-
25	1 FOR MULTIFAMILY DWELLINGS IN THE R-2M DISTRICT IS
26	REDUCED FROM 10 FEET TO 5 FEET, PROVIDED THE
27	BUILDING ELEVATION FACING THE SIDE LOT LINE IS:
28	
29	I. NO MORE THAN 72 FEET IN LENGTH, IN ORDER TO
30	BE COMPATIBLE IN SCALE TO A SINGLE-FAMILY
31	DWELLING OR DUPLEX; OR
32	II. NO MORE THAN 48 FEET IN LENGTH WITHOUT A
33	RECESS IN ITS WALL PLANE, SUCH THAT THE
34	REMAINING PORTION OF THE BUILDING ELEVATION
35	HAS A MINIMUM SIDE SETBACK OF AT LEAST 15
36	FEET, IN ORDER TO APPEAR AS AN ARRANGEMENT
37	OF SMALLER, CONNECTED STRUCTURES WITH
38	BACKYARD SPACE.]
39	
40	D. CMRM: Compact Mixed Residential Medium. This district is intended
41	primarily for residential development of up to 50 dwelling units per acre,
42	with some limited non-residential uses for mixed use developments. These
43	areas shall generally have well-developed infrastructure and municipal
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1 2		services.
2		1. District Location Reguirements:
4		1. <u>District Location Regarements.</u>
5		a. Areas designated as Compact Mixed Residential Medium in
6		the Comprehensive Plan Land Use Plan Map, or a
7		corresponding designation in a neighborhood or district
8		<u>plan.</u>
9		2.
10		
11		[R-3: MIXED RESIDENTIAL DISTRICT
12		
13		1. PURPOSE
14		THE R-3 DISTRICT IS A MULTIFAMILY RESIDENTIAL DISTRICT
15		WITH GROSS DENSITIES BETWEEN 15 AND 40 DWELLING
16 17		UNITS PER ACRE, PROVIDED, HOWEVER, THAT HOUSING
18		ALLOWED IN THE R-1, R-1A, R-2A, AND R-2D ARE A PERMITTED USE. IT IS INTENDED PRIMARILY FOR
19		MULTIFAMILY AND TOWNHOUSE DWELLINGS
20		CHARACTERIZED BY LOW-RISE MULTISTORY BUILDINGS. IT
21		ALLOWS A HIGHER PERCENTAGE OF LOT COVERAGE THAN
22		THE R-2M ZONE, WHILE ALSO MAINTAINING THE
23		RESIDENTIAL LIVING ENVIRONMENT WITH LANDSCAPING,
24		PRIVATE/COMMON OPEN SPACES, AND OTHER AMENITIES
25		FOR RESIDENTS. THIS DISTRICT PROVIDES GREATER
26		HOUSING OPPORTUNITIES AND EFFICIENT USE OF
27		RESIDENTIAL LAND NEAR COMMERCIAL, COMMUNITY
28		ACTIVITY CENTERS, TOWN CENTERS, AND AREAS WELL
29		SERVED BY TRANSIT.
30		
31 32		2. DISTRICT-SPECIFIC STANDARD
33		THE MAXIMUM LENGTH OF A TOWNHOUSE-STYLE BUILDING ELEVATION SHALL BE 250 FEET.
34		BOILDING ELEVATION SHALL BE 250 FEET.
35	D.	R-3A: RESIDENTIAL MIXED-USE DISTRICT
36	υ.	1. PURPOSE
37		THE R-3A DISTRICT IS A MEDIUM DENSITY, MIXED-USE MULTI-
38		FAMILY DISTRICT WITH GROSS DENSITIES BETWEEN 12 AND 30
39		DWELLING UNITS PER GROSS ACRE. THE R-3A DISTRICT IS
40		PRIMARILY RESIDENTIAL, BUT ALLOWS A VARIETY OF COMPATIBLE
41		COMMERCIAL, RETAIL, SERVICES, OR OFFICE USES, AS IDENTIFIED
42		IN TABLE 21.05-1. TO MAINTAIN AND PROVIDE DESIRED HOUSING
43		DENSITIES WITH THE ADDITION OF OTHER USES, THE R-3A

1 2 3 4 5 6 7 8 9 10 11			COVEL CRITEL ENVIR OTHEL COMM DESIG COMM	ICT ALLOWS GREATER BUILDING HEIGHTS AND GREATER LOT RAGE THAN THE R-3 DISTRICT, BASED ON SITE-SPECIFIC RIA, WHILE MAINTAINING A RESIDENTIAL LIVING ONMENT WITH COMMON OPEN SPACE, LANDSCAPING, AND R FEATURES THAT BENEFIT RESIDENTS AND THE MUNITY. THE R-3A DISTRICT IS TYPICALLY LOCATED NEAR NATED CITY, REGIONAL, AND TOWN CENTERS. THE MERCIAL ASPECTS OF THIS MIXED-USE DISTRICT ARE DED TO SERVE LOCAL NEIGHBORHOOD NEEDS AND IOTE PEDESTRIAN ACCESS TO SUPPORT LOCAL SHOPPING.]
12 13		[2.	DISTR	ICT-SPECIFIC STANDARDS
14 15			^	ALLOWED COMMERCIAL USES
			A.	
16 17				THE R-3A DISTRICT ALLOWS A MAXIMUM OF 33% OF GROSS
17				FLOOR AREA ON THE DEVELOPMENT SITE TO BE DEDICATED TO NON-RESIDENTIAL USES SUCH AS COMMERCIAL
19				DEVELOPMENT. ALLOWED COMMERCIAL USES ARE
20				IDENTIFIED IN TABLE 21.05-1. COMMERCIAL USES MAY BE
21				LOCATED IN THE SAME BUILDING AS RESIDENTIAL
22				DEVELOPMENT OR MAY BE HOUSED IN A SEPARATE
23				BUILDING FROM RESIDENTIAL UNITS.
24				
25			В.	MINIMUM RESIDENTIAL DENSITY
26				THE DEVELOPMENT SHALL BE BUILT TO A NET DENSITY OF
27				AT LEAST 15 DWELLING UNITS PER ACRE.
28				
29			C.	TIMING OF RESIDENTIAL AND NON-RESIDENTIAL
30				DEVELOPMENT
31				AT ANY PHASE OF THE DEVELOPMENT, THE NON-
32	2,			RESIDENTIAL PORTION OF THE DEVELOPMENT SHALL NOT
33	х. Х.			RECEIVE A CERTIFICATE OF OCCUPANCY OR CONDITIONAL
34				CERTIFICATE OF OCCUPANCY UNTIL THE PROPORTIONATE
35				SHARE OF RESIDENTIAL UNITS THAT MEET THE
36				REQUIREMENTS OF 2.A. AND 2.B. ABOVE HAVE RECEIVED A
37				CERTIFICATE OF OCCUPANCY OR CONDITIONAL
38				CERTIFICATE OF OCCUPANCY.
39				
40			D.	MIXED-USE DEVELOPMENT STANDARDS
41				PURPOSE: THE R-3A DISTRICT IS INTENDED TO CREATE A
42				MIXED-USE NEIGHBORHOOD DEVELOPMENT, WITH
43				BUILDINGS ADDRESSING A "COMPLETE STREET"
I				

1 2 3 4 5 6	PEDESTRIAN ENVIRONMENT WITH SHOPS, ENTRANCES, AND WINDOWS. NON-RESIDENTIAL USES SHOULD BE LOCATED ALONG THE STREET FRONTAGE AND AWAY FROM PROPERTY LINES THAT ABUT LOWER DENSITY RESIDENTIAL AREAS.
7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	I. BUILDING PLACEMENT RELATIVE TO THE STREET. NON-RESIDENTIAL USE SHALL NOT BE SEPARATED FROM ABUTTING STREET ROWS BY PARKING LOTS THAT ARE WIDER THAN ONE PARKING BAY, OR 90 FEET OF TOTAL DISTANCE. WHERE FACING A STREET DESIGNATED IN THE COMPREHENSIVE PLAN AS MAIN STREET, MIXED-USE STREET, OR TRANSIT STREET TYPOLOGY, AT LEAST ONE-THIRD OF THE LENGTH OF THE STREET-FACING COMMERCIAL BUILDING ELEVATION SHALL HAVE A MAXIMUM SETBACK OF 40 FEET, IN COMPLIANCE WITH THE ILLUSTRATED MAXIMUM SETBACK PROVISIONS OF SUBSECTION 21.06.030C.5. THE MAXIMUM SETBACK MAY BE INCREASED TO 60 FEET AS PROVIDED IN SUBSECTION 21.06.030C.5.C. OF THE MAXIMUM SETBACK PROVISIONS. SITES THAT FRONT ON MORE THAN ONE FRONTAGE ARE REQUIRED TO MEET THESE STANDARDS ON AT LEAST ONE STREET, AS ESTABLISHED ON 21.06.030C.5.A.II., EXCEPT THAT A SECOND STREET FRONTAGE SHALL EITHER MEET THE MAXIMUM SETBACK OR INCORPORATE PRIMARY PEDESTRIAN WALKWAYS CONNECTING TO OFF-SITE DESTINATIONS.
31 32 33 34 35 36 37 38 39 40 41 42 43	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

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1	1	GROU	IND FLOOR:
2		GNOO	IND FLOOR.
3		(A)	QUALIFYING WINDOWS SHALL BE NO MORE
4		(/ ()	THAN FOUR FEET ABOVE FINISHED GRADE.
5			
6		(B)	NO SINGLE BLANK WALL SECTION BETWEEN
7		(0)	QUALIFYING WINDOWS OR ENTRIES ON THE
8			LONGEST BUILDING ELEVATION SHALL BE
9			MORE THAN TWO-THIRDS OF THE TOTAL
10			LENGTH OF THAT ELEVATION.
11			
12	.	VISIBI	E PRIMARY ENTRANCES
13		10101	
14		(A)	DEVELOPMENTS WITH NON-RESIDENTIAL
15		(* *)	USES SHALL PROVIDE AT LEAST ONE
16			PRIMARY ENTRANCE THAT IS CONNECTED
17			BY A WALKWAY OF 90 FEET OR LESS TO THE
18			STREET ROW. THE WALKWAY SHALL MEET
19			THE STANDARDS OF PRIMARY PEDESTRIAN
20			WALKWAY IF THE WALKWAY IS MORE THAN
21			45 FEET LONG.
22			
23		(B)	THE PRIMARY ENTRANCE IN SUBSECTION
24			III.(A) ABOVE SHALL BE ACCENTUATED BY AT
25			LEAST ONE OF THE FOLLOWING MENU
26			CHOICES:
27			
28			(1) PORTICO, OVERHANG, CANOPY, OR
29			SIMILAR PERMANENT FEATURE
30			PROJECTING FROM THE WALL;
31			
32			(2) RECESSED AND/OR PROJECTED
33			ENTRANCE WALL PLANE;
34			
35			(3) ARCHES, PEAKED ROOF FORMS,
36			TERRACING PARAPETS, OR OTHER
37			CHANGE OF BUILDING ROOFLINE;
38			
39			(4) CHANGES IN SIDING MATERIAL, OR
40			DETAIL FEATURES SUCH AS
41			TILEWORK, TO SIGNIFY THE
42			ENTRANCE, OR
43			
	I		

1 2 3		(5) ENTRANCE PLAZA, PATIO, OR SIMILAR COMMON PRIVATE SPACE.
5 4 5 6 7		IV. STREET-FACING STRUCTURE PARKING. STRUCTURED PARKING IS SUBJECT TO SUBSECTION 21.07.090M.3.
7 8 9 10 11 12 13		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.
13 14 15 16 17 18		VI. MAINTAINING RESIDENTIAL CHARACTER. ALL FLOOR AREA DEDICATED TO HEIGHT INCREASES IN THE DEVELOPMENT BEYOND 40 FEET SHALL BE RESIDENTIAL.
19 20 21 22 23 24	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.16.
25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	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 6 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 NEIGHBORHOOD COMPATIBILITY. THE MAXIMUM BUILDING HEIGHT POSSIBLE SHALL BE LIMITED TO 50 FEET NOT TO EXCEED FOUR STORIES ON SITES SMALLER THAN TWO ACRES. AN INCREASE IN HEIGHT MAY BE ACHIEVED THROUGH THE USE OF ONE OR MORE OF THE FOLLOWING CHOICES:
42 43	I.	INCREASED HOUSING DENSITY. ONE STORY OF ADDITIONAL

1 2 3 4		IT IS ALLOWED WHERE THE HOUSING DENSITY OF THE OPMENT SITE IS AT LEAST 30 DWELLING UNITS PER CRE.
4 5 6 7 8 9 10 11 12 13 14	Ш.	BELOW-GRADE PARKING. ONE STORY OF ADDITIONAL HEIGHT IS ALLOWED WHERE AT LEAST ONE-THIRD OF THE PARKING SPACES OF THE DEVELOPMENT SITE ARE IN A COVERED BELOW- GRADE PARKING LEVEL. ANOTHER STORY OF ADDITIONAL HEIGHT IS ALLOWED WHERE AT LEAST TWO-THIRDS OF THE PARKING SPACES OF THE DEVELOPMENT SITE ARE IN A COVERED BELOW- GRADE PARKING LEVEL.
15 16 17 18 19 20 21	111.	AFFORDABLE HOUSING UNITS. ONE STORY OF ADDITIONAL HEIGHT IS ALLOWED WHERE AT LEAST 10 PERCENT OF THE DWELLINGS ARE AFFORDABLE RENTAL HOUSING UNITS CONSISTENT WITH THE STANDARDS OF SUBSECTION 21.07.110G., AFFORDABLE HOUSING.
22 23 24 25 26 27 28 29 30 31	IV.	HABITABLE FLOOR AREA WRAPPING PARKING GARAGES. ONE STORY OF ADDITIONAL HEIGHT IS ALLOWE4D WHERE THE DEVELOPMENT FEATURES HABITABLE FLOOR AREA WRAPPED AROUND A PARKING STRUCTURE. THE GROSS FLOOR AREA OF THE WRAP PORTION OF THE BUILDING SHALL BE EQUAL TO AT LEAST HALF THE GROSS FLOOR AREA OF ADDITIONAL HEIGHT GAINED THROUGH THIS FEATURE.
32 33 34 35 36 37 38 39 40 41 42 43	 V.	ADDITIONAL/HIGH-QUALITY OPEN SPACE. ONE STORY OF ADDITIONAL HEIGHTS IS ALLOWED WHERE ADDITIONAL GROUND-LEVEL OPEN SPACE NOT TO BE USED FOR SOW STORAGE AND THAT MEETS THE STANDARDS FOR HIGH QUALITY SPACES IN SUBSECTION 21.07.030D.4. IS PROVIDED. THE OPEN SPACE SHALL BE IN ADDITION TO ANY OPEN SPACE OTHERWISE REQUIRED BY THIS TITLE, AND ITS AREA SHALL BE EQUAL TO OR GREATER THAN HALF THE GROSS FLOOR AREA OF ADDITIONAL HEIGHT GAINED THROUGH THIS FEATURE.

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1 2 3 4 5 6 7 8 9		VI.	TRANSITIONS IN BUILDING SCALE OR HOUSING TYPE. ONE STORY OF ADDITIONAL HEIGHT IS ALLOWED WHERE THE DEVELOPMENT PROVIDES A TRANSITION IN BUILDING FORM AND SCALE OR HOUSING TYPE DOWN TO ADJACENT PROPERTIES IN LOWER DENSITY RESIDENTIAL ZONING DISTRICTS ALONG THE ENTIRE LENGTH OF AT LEAST ONE PROPERTY LINE OF THE DEVELOPMENT.
10 11 12 13 14 15 16 17 18 19 20 21 22		VII.	HIGHER-QUALITY STREET-LEVEL MIXED-USE PEDESTRIAN ENVIRONMENT. ONE STORY OF ADDITIONAL HEIGHT IS ALLOWED WHERE THE DEVELOPMENT PROVIDES A PEDESTRIAN- INTERACTIVE USE MEETING THE STANDARDS OF SUBSECTION 21.07.060F.15. AND ENHANCED SIDEWALK MEETING THE STANDARDS OF SUBSECTIONS 21.07.060F.4. OR F.17., ALONG THE MAJORITY OF THE STREET-FACING BUILDING ELEVATIONS. SITES WITH MORE THAN TWO FRONTAGES ARE NOT REQUIRED TO MEET THIS STANDARD ON MORE THAN TWO STREETS.
23 24 25 26 27	G.	IN OR MAIN	BORHOOD PROTECTIONS. DER FOR NEW DEVELOPMENTS IN THIS DISTRICT TO TAIN COMPATIBILITY WITH ADJACENT RESIDENTIAL 5, THE FOLLOWING STANDARDS APPLY:
28 29 30 31 32		l.	HEIGHT/BULK TRANSITIONS. BUILDINGS ARE SUBJECT TO THE HEIGHT TRANSITIONS FOR NEIGHBORHOOD COMPATIBILITY IN SUBSECTION 21.06.030D.8.
32 33 34 35 36 37 38 39 40 41 42 43		Π.	NORTHERN CLIMATE WEATHER PROTECTION AND SUNLIGHT. BUILDINGS TALLER THAN 40 FEET SHALL NOT CAST SHADOWS ON RESIDENTIAL PROPERTIES, DEDICATED NEIGHBORHOOD USE PARKS, OR SCHOOL PROPERTIES BETWEEN 9:00 AM AND 3:00 PM, SOLAR TIME ON THE MARCH/SEPTEMBER 21 EQUINOXES. PROPOSED BUILDINGS THAT WOULD CAST SHADOWS ON PROPERTIES IN AN R-1 OR R-2 DISTRICT BETWEEN 9:00 AM AND 3:00 PM, SOLAR TIME FROM SEPTEMBER 21 TO OCTOBER 21, SHALL BE SUBJECT TO THE MAJOR SITE PLAN REVIEW

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1 PROCESS TO MITIGATE SUCH SHADOW IMPACTS. 2 3 111. BUILDING HEIGHT INCREASES. BUILDING HEIGHT 4 INCREASES AS PROVIDED FOR IN SUBSECTION G. 5 ABOVE SHALL BE SUBJECT TO ADMINISTRATIVE SITE 6 PLAN REVIEW UNLESS A MAJOR SITE PLAN REVIEW 7 ΒY OTHER IS REQUIRED PROVISIONS. 8 NEIGHBORHOOD PROTECTION STANDARDS IN 9 SECTION 21.07.070 APPLY AS APPROVAL CRITERIA. 10 IN CASES WHERE LONG-DISTANCE VIEWS FROM 11 ABUTTING STREETS OR RESIDENTIAL PROPERTIES 12 TO THE MOUNTAINS, THE INLET, NEARBY LAKES, OR 13 BOGS ARE IMPACTED BY PROPOSED 14 CONSTRUCTION OVER 40 FEET IN HEIGHT, THE 15 IMPORTANCE OF THE VIEW AND THE NUMBER OF 16 PROPERTIES IMPACTED MAY BE CONSIDERED BY 17 THE DECISION-MAKING BODY IN ESTABLISHING THE 18 ALLOWED BUILDING HEIGHT. 19 20 IV. SCALE, PROPORTION, AND DAYLIGHTING OF STREET 21 CANYON. UPPER-FLOOR PORTIONS OF THE 22 STRUCTURE SHALL BE SET BACK AN ADDITIONAL 23 FOOT FROM THE STREET BEYOND THE MINIMUM 24 10-FOOT SETBACK OF THE DISTRICT, FOR EACH 25 FOOT IN BUILDING HEIGHT ABOVE 40 FEET. 26 27 V. UPPER STORY SIZE/WIDTH LIMITS. PORTIONS OF 28 STRUCTURES GAINED THROUGH AN INCREASE IN 29 ALLOWED HEIGHT ABOVE A HEIGHT OF 40 FEET ARE 30 LIMITED TO A MAXIMUM FAÇADE WIDTH OF 130 31 FEET. THE AVERAGE GROSS FLOOR AREA OF ALL 32 STORIES ABOVE 40 FEET IN HEIGHT SHALL BE 33 LIMITED TO 12,000 SQUARE FEET. FOR EACH OF THE 34 FOURTH THROUGH SIXTH STORIES, THE TOTAL 35 GROSS FLOOR AREA OF THE FLOOR PLATE(S) OF THE 36 BUILDING(S) ON THE SITE IS LIMITED TO A 37 MAXIMUM OF 25 PERCENT OF THE LOT AREA. 38 39 VI. MAXIMUM BUILDING LENGTH. THE MAXIMUM 40 LENGTH OF A TOWNHOUSE-STYLE BUILDING 41 **ELEVATION SHALL BE 250 FEET.** 42 43 VII. COMMERCIAL GROSS FLOOR AREA LIMITATIONS.

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1 2 3 4 5 6 7 8 9 10 11 12 13 14		,		THE GROSS FLOOR AREA OF EACH ALLOWED USE IN THE COMMERCIAL USE CATEGORY, EXCEPT FOR GROCERY OR FOOD STORE, IS LIMITED TO 10,000 SQUARE FEET PER USE, WITHOUT ANY REVIEW BEYOND THAT REQUIRED BY TABLE 21.05-1. GROSS FLOOR AREA OF MORE THAN 10,000 SQUARE FEET FOR ALLOWED COMMERCIAL USES EXCEPTING GROCERY OR FOOD STORES MAY BE REQUESTED THROUGH THE CONDITIONAL USE PROCEDURE. THE MAXIMUM GROSS FLOOR AREA OF A GROCERY OR FOOD STORE IS 20,000 SQUARE FEET, WITHOUT ANY REVIEW BEYOND THAT REQUIRED BY TABLE 21.05-1.
	n	חוכדי		
15	3.			ATION REQUIREMENTS.
16 17		Α.		
18				ESSENTIAL THAT THIS DISTRICT BE LIMITED IN EXTENT TO
10				CULAR LOCATIONS THAT CAN ACCOMMODATE RESIDENTIAL /TH WITH MINIMAL IMPACTS TO THE CHARACTER OF
20				OUNDING RESIDENTIAL NEIGHBORHOODS. AREAS IN THIS
20				ICT SHOULD ALSO INCLUDE ADEQUATE AND COMPLETE
22				TS, PUBLIC TRANSIT, WATER, SEWER, ELECTRIC, PARKS AND
23				SPACE INFRASTRUCTURE.
24				
25		B.	REOUI	REMENTS.
26		2.		INIMUM CONTIGUOUS AREA FOR AN R-3A DISTRICT SHALL
27				000 SQUARE FEET OR GREATER. IN ADDITION TO MEETING
28			5 N.	GENERAL REZONING APPROVAL CRITERIA, THE NEW OR
29				GED R-3A DISTRICTS SHALL:
30				
31			١.	LOCATE IN AN AREA DESIGNATED IN THE COMPREHENSIVE
32				PLAN, LAND USE PLAN MAP, WHERE THE GROWTH-
33				SUPPORTING FEATURE FOR RESIDENTIAL MIXED-USE
34				DEVELOPMENT OVERLAYS THE COMPACT MIXED
35				RESIDENTIAL- MEDIUM, TOWN CENTER, OR MAIN STREET
36				CORRIDOR DESIGNATION, OR A CORRESPONDING
37				DESIGNATION IN A NEIGHBORHOOD OR DISTRICT PLAN;
38				AND
39				
40			II.	BE ADJACENT TO ONE OF THE FOLLOWING LAND USE
41				DESIGNATIONS OR STREET CLASSIFICATIONS IDENTIFIED IN
42				THE COMPREHENSIVE PLAN:
43				

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1	(A) CITY CENTER;	
2 3	(B) REGIONAL CENTER;	
4		
5	(C) TOWN CENTER;	
6 7	(D) MAIN STREET CORRIDOR;	
8		
9	(E) ONE-QUARTER MILE OF A TRANSIT ROUTE STREET ROW OF	
10	A DESIGNATED TRANSIT-SUPPORTIVE DEVELOPMENT	ſ
11 12	CORRIDOR; OR	
13	(F) INTERSECTION OF AN ARTERIAL STREET AND ANOTHER	{
14	STREET CLASSIFIED IN THE OFFICIAL STREETS & HIGHWAYS	5
15	PLAN AS A COLLECTOR OR GREATER, WITH PUBLIC TRANSIT	Г
16	ON BOTH STREETS.]	
17 18		
19	E. URH: Urban Residential High District:	
20		
21	This district is intended primarily for residential development over 49 dwelling	_
22	units per acre, with some limited non-residential uses for mixed use	
23 24	developments. These areas shall generally have well-developed infrastructure and	1
	municinal services "	
	municipal services."	
24 25 26	<u> <u> <u> </u> <u> 1. District Location Requirements:</u> </u></u>	
25 26 27	1. District Location Reguirements:	
25 26 27 28	1.District Location Requirements:a.Locate in a land use designation, center, or corridor in the	
25 26 27 28 29	1. District Location Reguirements: a. Locate in a land use designation, center, or corridor in the Comprehensive Plan Land Use Plan Map or in any other	r
25 26 27 28 29 30	1. District Location Requirements: a. Locate in a land use designation, center, or corridor in the Comprehensive Plan Land Use Plan Map or in any other place which allowed R-4 or R-4A as an implementation	<u>r</u> <u>1</u>
25 26 27 28 29	1. District Location Reguirements: a. Locate in a land use designation, center, or corridor in the Comprehensive Plan Land Use Plan Map or in any other	<u>r</u> <u>1</u>
25 26 27 28 29 30 31 32 33	1.District Location Requirements:a.Locate in a land use designation, center, or corridor in the Comprehensive Plan Land Use Plan Map or in any other place which allowed R-4 or R-4A as an implementation zoning district, or a corresponding designation in a	<u>r</u> <u>1</u>
25 26 27 28 29 30 31 32 33 34	 <u>District Location Requirements:</u> <u>a. Locate in a land use designation, center, or corridor in the Comprehensive Plan Land Use Plan Map or in any other place which allowed R-4 or R-4A as an implementation zoning district, or a corresponding designation in a neighborhood or district plan.</u> 	<u>r</u> <u>1</u>
25 26 27 28 29 30 31 32 33 34 35	1. District Location Requirements: a. Locate in a land use designation, center, or corridor in the Comprehensive Plan Land Use Plan Map or in any other place which allowed R-4 or R-4A as an implementation zoning district, or a corresponding designation in a neighborhood or district plan. [R-4: MULTIFAMILY RESIDENTIAL DISTRICT	<u>r</u> <u>1</u>
25 26 27 28 29 30 31 32 33 34 35 36	1. District Location Requirements: a. Locate in a land use designation, center, or corridor in the Comprehensive Plan Land Use Plan Map or in any other place which allowed R-4 or R-4A as an implementation zoning district, or a corresponding designation in a neighborhood or district plan. [R-4: MULTIFAMILY RESIDENTIAL DISTRICT 1. PURPOSE	<u>r</u> <u>n</u>
25 26 27 28 29 30 31 32 33 34 35 36 37	1. District Location Requirements: a. Locate in a land use designation, center, or corridor in the Comprehensive Plan Land Use Plan Map or in any other place which allowed R-4 or R-4A as an implementation zoning district, or a corresponding designation in a neighborhood or district plan. [R-4: MULTIFAMILY RESIDENTIAL DISTRICT	
25 26 27 28 29 30 31 32 33 34 35 36	 <u>District Location Requirements:</u> <u>a. Locate in a land use designation, center, or corridor in the Comprehensive Plan Land Use Plan Map or in any other place which allowed R-4 or R-4A as an implementation zoning district, or a corresponding designation in a neighborhood or district plan.</u> [R-4: MULTIFAMILY RESIDENTIAL DISTRICT PURPOSE THE R-4 DISTRICT IS A MULTIFAMILY MEDIUM TO HIGH DENSITY [R-4: DISTRICT IS A MULTIFAMILY MEDIUM TO HIGH DENSITY 	
25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	 <u>District Location Requirements:</u> <u>Locate in a land use designation, center, or corridor in the Comprehensive Plan Land Use Plan Map or in any other place which allowed R-4 or R-4A as an implementation zoning district, or a corresponding designation in a neighborhood or district plan.</u> [R-4: MULTIFAMILY RESIDENTIAL DISTRICT 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 	
25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	 <u>District Location Requirements:</u> <u>Locate in a land use designation, center, or corridor in the Comprehensive Plan Land Use Plan Map or in any other place which allowed R-4 or R-4A as an implementation zoning district, or a corresponding designation in a neighborhood or district plan.</u> [R-4: MULTIFAMILY RESIDENTIAL DISTRICT 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 	
25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	 <u>District Location Requirements:</u> <u>Locate in a land use designation, center, or corridor in the Comprehensive Plan Land Use Plan Map or in any other place which allowed R-4 or R-4A as an implementation zoning district, or a corresponding designation in a neighborhood or district plan.</u> [R-4: MULTIFAMILY RESIDENTIAL DISTRICT 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 	

1 2 3 4 5 6 7 8 9 10 11 12		INTEN AND/O SERVIO CENTE COMN DEVEL RESID INTEN ENTRA	OPMENT STANDARDS. MULTI-STORY DEVELOPMENT IS DED TO BE APPLIED IN AREAS WELL SERVED BY TRANSIT OR ARTERIAL STREETS, AND BY SUPPORTIVE COMMERCIAL CES NEAR THE MAJOR COMMERCIAL AND EMPLOYMENT ERS IN DOWNTOWN AND MIDTOWN. ALTHOUGH SOME MERCIAL DEVELOPMENT IS ALLOWED WITHIN A RESIDENTIAL OPMENT, THE DISTRICT IS INTENDED TO BE PRIMARILY ENTIAL. FOR MULTI-STORY BUILDINGS, DEVELOPMENT IS DED TO BE ORIENTED TO THE SIDEWALK WITH WINDOWS, ANCES, AND WALKWAYS TO PROVIDE STRONG PEDESTRIAN ECTIONS TO NEARBY SERVICES.
13	2.	DISTR	ICT-SPECIFIC STANDARDS
14			
15		Α.	ALLOWED COMMERCIAL USES
16			THE COMMERCIAL USES LISTED BELOW ARE ALLOWED
17			THROUGH THE APPROVAL PROCESS SHOWN IN TABLE
18			21.05-1, SHALL ONLY BE DEVELOPED IN CONJUNCTION
19 20			WITH MULTIFAMILY OR MIXED USE DWELLINGS, AND ARE
20 21			LIMITED TO FIVE PERCENT OF THE GROSS FLOOR AREA OF
22			THE DEVELOPMENT ON A SITE, OR 1,500 SQUARE FEET, WHICHEVER IS LESS.
23			WHICHEVER IS LESS.
24			I. FITNESS AND RECREATIONAL SPORTS CENTER;
25			II. RESTAURANT;
26			III. CONVENIENCE STORE;
27			IV. GROCERY OR FOOD STORE.
28			
29		В.	ALCOHOL SALES PROHIBITED
30			
31			SPECIAL LAND USE PERMITS FOR ALCOHOL SHALL NOT BE
32			AUTHORIZED FOR USES IN THE R-4 DISTRICT.
33			
34		C.	FLOOR AREA RATIO (FAR)
35			
36			THE MAXIMUM FLOOR AREA RATIO (FAR) IN THE R-4
37			DISTRICT IS 1.0 BUT MAY BE INCREASED THROUGH THE
38			BONUS PROVISIONS. THESE INCENTIVES PROVIDE FOR AN
39			INCREMENTAL INCREASE IN THE FLOOR AREA OF A
40			DEVELOPMENT IN EXCHANGE FOR INCREMENTAL
41			INCREASES IN ANY OF THE FOLLOWING SPECIAL FEATURES
42 43			DEEMED OF BENEFIT TO THE COMMUNITY.
43			
I			

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1 2 3 4 5 6	Ι.		BONUS FOR OPEN SPACE. ONE SQUARE FOOT OF ADDITIONAL FLOOR AREA IS ALLOWED PER SQUARE FOOT OF ADDITIONAL OPEN SPACE AREA. THIS SPACE SHALL MEET THE STANDARDS OF 21.07.030D.4.
7 8 9 10 11 12 13 14	I	Ι.	BONUS FOR BELOW GRADE PARKING. TWO SQUARE FEET OF ADDITIONAL FLOOR AREA IS ALLOWED PER GROSS SQUARE FOOT OF COVERED BELOW GRADE PARKING FLOOR AREA, UP TO A MAXIMUM INCREASE OF 1.0 FAR. THE FLOOR AREA BONUS INCREASES TO FOUR SQUARE FEET ON THE SECOND PARKING LEVEL BELOW GRADE.
15 16 17 18 19 20 21 22 23		11.	BONUS FOR AFFORDABLE RENTAL HOUSING. FOUR SQUARE FEET OF ADDITIONAL GROSS FLOOR AREA IS ALLOWED PER SQUARE FOOT OF AFFORDABLE RENTAL HOUSING UNIT FLOOR AREA, UP TO A MAXIMUM INCREASE OF 1.0 FAR. THE AFFORDABLE HOUSING UNITS SHALL BE CONSISTENT WITH THE STANDARDS OF 21.07.110G., AFFORDABLE HOUSING.
24 25 26 27 28 29 30 31	ŗ		BONUS FOR ENHANCED SIDEWALK/WALKWAY WIDENING. TWO SQUARE FEET OF ADDITIONAL FLOOR AREA IS ALLOWED PER SQUARE FOOT OF AREA PROVIDED AS PART OF A PRIMARY PEDESTRIAN WALKWAY OR ENHANCED SIDEWALK THAT MEETS THE REQUIREMENTS OF SUBSECTIONS 21.07.060F.4. OR 21.07.060F.17.
32 33 34 35 36 37 38 39 40 41 42 43		1.	BONUS FOR UPPER-LEVEL SETBACKS/STEP BACKS FOR SUNLIGHT ACCESS. A FLOOR AREA BONUS IS ALLOWED EQUAL TO ONE-THIRD OF THE SUM OF STEP BACK AREAS ON EACH UPPER FLOOR WHERE THE STEP BACK IS AT LEAST 16 FEET FROM THE FACE OF THE BUILDING AT THE FLOOR IMMEDIATELY BELOW, SUCH THAT THE FLOOR'S EXISTENCE DOES NOT INCREASE THE AMOUNT OF SHADOWING ON SURROUNDING RESIDENCES, PRIVATE OPEN SPACES, SIDEWALKS, SCHOOLS, OR PARKS ON MARCH/SEPTEMBER 21, FROM 9:00 A.M. TO 3:00 P.M. SOLAR TIME.

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1			
2		VI.	BONUS FOR AMBIENT DAYLIGHT FOR RESIDENCES.
3		v I.	A FLOOR AREA BONUS EQUAL TO 10 PERCENT OF
4			-
4 5			THE LOT AREA (0.10 FAR) BUT NOT TO EXCEED 4,000
			SQUARE FEET IS ALLOWED FOR PRESERVATION OF
6			DAYLIGHT FOR ALL DWELLINGS IN THE
7			DEVELOPMENT AND FACING THE DEVELOPMENT,
8			USING THE STANDARDS OF 21.07.110C.8.H.
9			
10		VII.	BONUS FOR PEDESTRIAN-INTERACTIVE USE. THREE
11			SQUARE FEET OF ADDITIONAL FLOOR AREA IS
12			ALLOWED PER EACH SQUARE FOOT OF GROUND-
13			FLOOR SPACE WHICH IS TO BE OCCUPIED BY A
14			PEDESTRIAN-INTERACTIVE USE THAT MEETS THE
15			STANDARDS OF 21.07.060F.16.
16			
17		VIII.	BONUS FOR WRAPPED PARKING. ONE SQUARE
18		v III.	FOOT OF ADDITIONAL FLOOR AREA IS ALLOWED PER
19			EACH SQUARE FOOT OF HABITABLE FLOOR AREA
20			AROUND A WRAPPED PARKING STRUCTURE THAT
20			
			CONFORMS TO SUBSECTION 21.06.030E.2.G., UP TO
22 23			A MAXIMUM INCREASE OF 0.5 FAR.
1.5			
		DUU D	
24	D.	BUILD	ING HEIGHT INCREASE
24 25	D.		
24 25 26	D.	BUILD	INGS IN THE R-4 DISTRICT MAY EXCEED THE
24 25 26 27	D.	BUILD MAXII	INGS IN THE R-4 DISTRICT MAY EXCEED THE MUM HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO
24 25 26 27 28	D.	build Maxii A Ma	INGS IN THE R-4 DISTRICT MAY EXCEED THE MUM HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO XIMUM TOTAL HEIGHT OF 70 FEET (OR SLIGHTLY
24 25 26 27 28 29	D.	build Maxii A Ma More	INGS IN THE R-4 DISTRICT MAY EXCEED THE MUM HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO XIMUM TOTAL HEIGHT OF 70 FEET (OR SLIGHTLY —SEE SUBSECTION 21.06.030D.7., HEIGHT
24 25 26 27 28 29 30	D.	BUILD MAXII A MA MORE ADJUS	INGS IN THE R-4 DISTRICT MAY EXCEED THE MUM HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO XIMUM TOTAL HEIGHT OF 70 FEET (OR SLIGHTLY STEE SUBSECTION 21.06.030D.7., HEIGHT STMENTS), SUBJECT TO ALL OF THE FOLLOWING
24 25 26 27 28 29 30 31	D.	BUILD MAXII A MA MORE ADJUS REQU	INGS IN THE R-4 DISTRICT MAY EXCEED THE MUM HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO XIMUM TOTAL HEIGHT OF 70 FEET (OR SLIGHTLY —SEE SUBSECTION 21.06.030D.7., HEIGHT STMENTS), SUBJECT TO ALL OF THE FOLLOWING IREMENTS TO ENCOURAGE THE PROVISION OF LIGHT
24 25 26 27 28 29 30 31 32	D.	BUILD MAXII A MA MORE ADJUS REQUI AND A	INGS IN THE R-4 DISTRICT MAY EXCEED THE MUM HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO XIMUM TOTAL HEIGHT OF 70 FEET (OR SLIGHTLY SEE SUBSECTION 21.06.030D.7., HEIGHT STMENTS), SUBJECT TO ALL OF THE FOLLOWING IREMENTS TO ENCOURAGE THE PROVISION OF LIGHT AIR AT THE GROUND LEVEL, AND ACTIVE USES ON THE
24 25 26 27 28 29 30 31 32 33	D.	BUILD MAXII A MA MORE ADJUS REQUI AND A	INGS IN THE R-4 DISTRICT MAY EXCEED THE MUM HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO XIMUM TOTAL HEIGHT OF 70 FEET (OR SLIGHTLY —SEE SUBSECTION 21.06.030D.7., HEIGHT STMENTS), SUBJECT TO ALL OF THE FOLLOWING IREMENTS TO ENCOURAGE THE PROVISION OF LIGHT
24 25 26 27 28 29 30 31 32 33 34	D.	BUILD MAXII A MA MORE ADJUS REQUI AND A	INGS IN THE R-4 DISTRICT MAY EXCEED THE MUM HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO XIMUM TOTAL HEIGHT OF 70 FEET (OR SLIGHTLY SEE SUBSECTION 21.06.030D.7., HEIGHT STMENTS), SUBJECT TO ALL OF THE FOLLOWING IREMENTS TO ENCOURAGE THE PROVISION OF LIGHT AIR AT THE GROUND LEVEL, AND ACTIVE USES ON THE
24 25 26 27 28 29 30 31 32 33 34 35	D.	BUILD MAXII A MA MORE ADJUS REQUI AND A	INGS IN THE R-4 DISTRICT MAY EXCEED THE MUM HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO XIMUM TOTAL HEIGHT OF 70 FEET (OR SLIGHTLY SEE SUBSECTION 21.06.030D.7., HEIGHT STMENTS), SUBJECT TO ALL OF THE FOLLOWING IREMENTS TO ENCOURAGE THE PROVISION OF LIGHT AIR AT THE GROUND LEVEL, AND ACTIVE USES ON THE
24 25 26 27 28 29 30 31 32 33 34 35 36	D.	BUILD MAXII A MA MORE ADJUS REQUI AND A GROU	INGS IN THE R-4 DISTRICT MAY EXCEED THE MUM HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO XIMUM TOTAL HEIGHT OF 70 FEET (OR SLIGHTLY SEE SUBSECTION 21.06.030D.7., HEIGHT STMENTS), SUBJECT TO ALL OF THE FOLLOWING IREMENTS TO ENCOURAGE THE PROVISION OF LIGHT AIR AT THE GROUND LEVEL, AND ACTIVE USES ON THE ND FLOOR FACING THE STREET:
24 25 26 27 28 29 30 31 32 33 34 35 36 37	D.	BUILD MAXII A MA MORE ADJUS REQUI AND A GROU	INGS IN THE R-4 DISTRICT MAY EXCEED THE MUM HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO XIMUM TOTAL HEIGHT OF 70 FEET (OR SLIGHTLY S—SEE SUBSECTION 21.06.030D.7., HEIGHT STMENTS), SUBJECT TO ALL OF THE FOLLOWING IREMENTS TO ENCOURAGE THE PROVISION OF LIGHT AIR AT THE GROUND LEVEL, AND ACTIVE USES ON THE ND FLOOR FACING THE STREET: THE DEVELOPMENT SHALL PARTICIPATE IN THE FAR
24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	D.	BUILD MAXII A MA MORE ADJUS REQUI AND A GROU	INGS IN THE R-4 DISTRICT MAY EXCEED THE MUM HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO XIMUM TOTAL HEIGHT OF 70 FEET (OR SLIGHTLY —SEE SUBSECTION 21.06.030D.7., HEIGHT STMENTS), SUBJECT TO ALL OF THE FOLLOWING IREMENTS TO ENCOURAGE THE PROVISION OF LIGHT AIR AT THE GROUND LEVEL, AND ACTIVE USES ON THE ND FLOOR FACING THE STREET: THE DEVELOPMENT SHALL PARTICIPATE IN THE FAR INCENTIVES PROVIDED IN SUBSECTION
24 25 26 27 28 29 30 31 32 33 34 35 36 37	D.	BUILD MAXII A MA MORE ADJUS REQUI AND A GROU	INGS IN THE R-4 DISTRICT MAY EXCEED THE MUM HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO XIMUM TOTAL HEIGHT OF 70 FEET (OR SLIGHTLY —SEE SUBSECTION 21.06.030D.7., HEIGHT STMENTS), SUBJECT TO ALL OF THE FOLLOWING IREMENTS TO ENCOURAGE THE PROVISION OF LIGHT AIR AT THE GROUND LEVEL, AND ACTIVE USES ON THE ND FLOOR FACING THE STREET: THE DEVELOPMENT SHALL PARTICIPATE IN THE FAR INCENTIVES PROVIDED IN SUBSECTION
24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	D.	BUILD MAXII A MA MORE ADJUS REQUI AND A GROU	INGS IN THE R-4 DISTRICT MAY EXCEED THE MUM HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO XIMUM TOTAL HEIGHT OF 70 FEET (OR SLIGHTLY —SEE SUBSECTION 21.06.030D.7., HEIGHT STMENTS), SUBJECT TO ALL OF THE FOLLOWING IREMENTS TO ENCOURAGE THE PROVISION OF LIGHT AIR AT THE GROUND LEVEL, AND ACTIVE USES ON THE ND FLOOR FACING THE STREET: THE DEVELOPMENT SHALL PARTICIPATE IN THE FAR INCENTIVES PROVIDED IN SUBSECTION 21.04.020J.2.C. BELOW;
24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39	D.	BUILD MAXII A MA MORE ADJUS REQUI AND A GROU	INGS IN THE R-4 DISTRICT MAY EXCEED THE MUM HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO XIMUM TOTAL HEIGHT OF 70 FEET (OR SLIGHTLY —SEE SUBSECTION 21.06.030D.7., HEIGHT STMENTS), SUBJECT TO ALL OF THE FOLLOWING IREMENTS TO ENCOURAGE THE PROVISION OF LIGHT AIR AT THE GROUND LEVEL, AND ACTIVE USES ON THE ND FLOOR FACING THE STREET: THE DEVELOPMENT SHALL PARTICIPATE IN THE FAR INCENTIVES PROVIDED IN SUBSECTION 21.04.020J.2.C. BELOW; THE GROUND FLOOR OF THE BUILDING SHALL BE
24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	D.	BUILD MAXII A MA MORE ADJUS REQUI AND A GROU	INGS IN THE R-4 DISTRICT MAY EXCEED THE MUM HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO XIMUM TOTAL HEIGHT OF 70 FEET (OR SLIGHTLY SEE SUBSECTION 21.06.030D.7., HEIGHT STMENTS), SUBJECT TO ALL OF THE FOLLOWING IREMENTS TO ENCOURAGE THE PROVISION OF LIGHT AIR AT THE GROUND LEVEL, AND ACTIVE USES ON THE ND FLOOR FACING THE STREET: THE DEVELOPMENT SHALL PARTICIPATE IN THE FAR INCENTIVES PROVIDED IN SUBSECTION 21.04.020J.2.C. BELOW; THE GROUND FLOOR OF THE BUILDING SHALL BE RESIDENTIAL OR OTHER PERMITTED NON- PARKING
24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	D.	BUILD MAXII A MA MORE ADJUS REQUI AND A GROU	INGS IN THE R-4 DISTRICT MAY EXCEED THE MUM HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO XIMUM TOTAL HEIGHT OF 70 FEET (OR SLIGHTLY S-SEE SUBSECTION 21.06.030D.7., HEIGHT STMENTS), SUBJECT TO ALL OF THE FOLLOWING IREMENTS TO ENCOURAGE THE PROVISION OF LIGHT AT THE GROUND LEVEL, AND ACTIVE USES ON THE ND FLOOR FACING THE STREET: THE DEVELOPMENT SHALL PARTICIPATE IN THE FAR INCENTIVES PROVIDED IN SUBSECTION 21.04.020J.2.C. BELOW; THE GROUND FLOOR OF THE BUILDING SHALL BE RESIDENTIAL OR OTHER PERMITTED NON- PARKING USE, FOR AT LEAST 24 FEET OF DEPTH FACING THE

Page 24 of 71

1 2		ENTRANCES AND EXITS. WHERE THE SITE HAS TWO OR MORE FRONTAGES, THE STANDARD SHALL BE
2		MET ON AT LEAST ONE FRONTAGE. THE DIRECTOR
4		MAY WAIVE THIS REQUIREMENT ON ARTERIALS OR
5		GREATER CLASSIFICATION STREETS;
6		GREATER CLASSIFICATION STREETS,
7		THE HEIGHT INCREASE SHALL ADHERE TO THE
8		HEIGHT TRANSITIONS PROVISIONS OF SUBSECTION
9		21.06.030D.8.; AND
10		
11	IV.	DEVELOPMENT REQUESTING THE HEIGHT INCREASE
12		SHALL BE SUBJECT TO ADMINISTRATIVE SITE PLAN
13		REVIEW, UNLESS A HIGHER LEVEL OF REVIEW IS
14		ALREADY REQUIRED.
15		
16	E. MAX	IMUM BUILDING LENGTH
17	THE	MAXIMUM LENGTH OF A TOWNHOUSE-STYLE
18		DING ELEVATION SHALL BE 300 FEET.]
19		
20	[R-4A: MULTIFAMILY RESID	ENTIAL MIXED-USE DISTRICT
21	-	
22	1. PURPOSE	
23	THE R-4A	DISTRICT IS A PRIMARILY RESIDENTIAL DISTRICT
24	INTENDED	FOR HIGH-DENSITY RESIDENTIAL AND MIXED-USE
25	DEVELOPME	NT, WITH A MINIMUM GROSS DENSITY OF 20
26	DWELLING I	JNITS PER ACRE AND GROSS DENSITIES INTENDED TO
27	BE GREATER	THAN 35 DWELLING UNITS PER ACRE. THIS DISTRICT
28	IS INTENDED	TO IMPLEMENT THE LAND USE PLAN, MEET HOUSING
29	NEEDS FOI	R THE COMMUNITY, ESTABLISH A PEDESTRIAN-
30	ORIENTED E	INVIRONMENT THAT HELPS SUPPORT TRANSIT, AND
31	PROVIDE TH	E FLEXIBILITY TO INTEGRATE RESIDENTIAL AND NON-
32	RESIDENTIA	L USES.
33		
34	3. DISTRICT-SP	ECIFIC STANDARDS
35		
36	A. DWE	LLING UNITS REQUIRED
37		
38	l.	UNLESS LIMITED BY PHYSICAL CONSTRAINTS OR
39		DETERMINED OTHERWISE THROUGH A SMALL AREA
40		IMPLEMENTATION PLAN (SAIP), DEVELOPMENT IN
41		THE R-4A DISTRICT SHALL INCLUDE AT LEAST 20
42		DWELLING UNITS PER GROSS ACRE PER PHASE, OR
43		ON AVERAGE OF SUBSEQUENT PHASES.

1		
2		II. THE OVERALL DEVELOPMENT SITE SHALL INCLUDE
3		AT LEAST 20 DWELLING UNITS PER GROSS ACRE AT
4		THE COMPLETION OF ALL PHASES UNLESS
5		PROVIDED OTHERWISE THROUGH A MAJOR SITE
6		PLAN REVIEW, CONDITIONAL USE PROCESS, OR
7		SMALL AREA IMPLEMENTATION PLAN.
8		
9	В.	ALLOWED COMMERCIAL USES. A MAXIMUM PERCENTAGE
10		OF GROSS FLOOR AREA PER TABLE 21.04-2 ON THE
11		DEVELOPMENT SITE MAY BE NON-RESIDENTIAL USES, AS
12		PROVIDED IN I. THROUGH II. BELOW.
13		
14		I. NON-RESIDENTIAL USES MAY BE LOCATED IN THE
15		SAME BUILDING(S) AS THE RESIDENTIAL UNITS OR
16		IN ONE OR MORE SEPARATE BUILDINGS ON THE
17		DEVELOPMENT SITE.
18		
19		II. THE DEVELOPMENT SITE MAY COMPRISE MULTIPLE
20		ADJOINING AND/OR ADJACENT LOTS. A MASTER
21		FILL AND GRADE PERMIT FOR THE ENTIRE
22		DEVELOPMENT IS REQUIRED TO ENSURE THE SITE
23		MEETS ALL APPLICABLE PROVISIONS OF THIS TITLE.
24 25	C.	USES WHICH ARE NOT COUNTED TOWARDS ANY GFA
25 26		CALCULATION:
26 27		I. ANY COMMUNITY USES ALLOWED BY THE ZONING
27 28		DISTRICT;
		II. PARK, PUBLIC OR PRIVATE;
29 30		III. COMMUNITY GARDEN;
30 31		IV. UTILITY SUBSTATION;
31 32		V. PARKING LOT, PRINCIPAL USE; ANDVI. PARKING STRUCTURE, PRINCIPAL USE.]
32 33		VI. PARKING STRUCTURE, PRINCIPAL USE.]
33		
	[TABLE 21.04-2: MAXIMU	JM PERCENTAGE OF SITE GFA FOR NON-RESIDENTIAL USES

2: MAXIMUM PERCENTAGE OF SITE GFA FOR NON-RESIDENTIAL USES
ALLOWANCE
ALLOWED BY RIGHT WHEN THE DEVELOPMENT COMPLIES WITH THE DISTRICT-SPECIFIC STANDARDS OF THIS SECTION 21.04.020J.2.

Revised (Sponsors' Draft 1-12-24)

AO regarding _____

>50 PERCENT	THE DE\	/ELOPMENT IS APPROVED THROUGH ONE OF THE FOLLOWING PROCEDURES:
	Α.	MAJOR SITE PLAN REVIEW (21.03.180D.) AND PROVIDES UP TO 35 DWELLING UNITS PER GROSS ACRE ON THE DEVELOPMENT SITE; (21.03.180D.)
	В.	CONDITIONAL USE (21.03.080) AND PROVIDES GREATER THAN 35 DWELLING UNITS PER GROSS ACRES ON THE DEVELOPMENT SITE; OR
	C.	SMALL AREA IMPLEMENTATION PLAN (21.03.115).]
	D.	TIMING OF MIXED-USE DEVELOPMENTS. EXCEPT BY
		DECISION OF THE DIRECTOR OR THROUGH A SMALL AREA IMPLEMENTATION PLAN, PRIOR TO THE ISSUANCE OF ANY CO OR CCO ANY DEVELOPMENT MUST:
		I. MEET THE MINIMUM HOUSING UNIT REQUIREMENT OF 21.04.020J.2.A; AND
•		II. MEET THE MAXIMUM ALLOWED PROPORTIONATE SHARE OF NON-RESIDENTIAL USE IN TABLE 21.04-2 AT ALL PHASES OF CONSTRUCTION.
	E.	STREET FRONTAGE REQUIREMENTS
		I. NOTWITHSTANDING 21.07.110C.6.EF., NEW PARKING FACILITIES SHALL NOT BE LOCATED BETWEEN BUILDINGS AND THE NEAREST PUBLIC STREET IN THE R-4A ZONING DISTRICT. ON LOTS
		WITH TWO OR MORE STREET FRONTAGES, THIS LIMITATION SHALL APPLY ONLY ON THE PRIMARY FRONT SETBACK; HOWEVER, WHEN THE SITE ABUTS A STREET DESIGNATED IN THE COMPREHENSIVE PLAN AS A "MAIN STREET, A "TRANSIT STREET," A
		"MIXED-USE STREET," OR A DERIVATION OF THESE STREET TYPOLOGIES, THIS LIMITATION MAY BE CHANGED TO SUCH STREET WITH THE CONCURRENCE OF THE DIRECTOR.
	F.	II. EXISTING REQUIREMENTS FOR MULTIFAMILY DEVELOPMENT OUTLINED IN 21.07.110. FLOOR AREA RATIO (FAR). THE MAXIMUM FLOOR AREA
	1.	TEOOR AREA RATIO (TAR). THE MAXIMUM TEOOR AREA

1 2		FEET IF THEY UNDERGO AN ADMINISTRATIVE SITE PLAN REVIEW AS OUTLINED IN 21.03.180C.
3		
4	3. D	ISTRICT LOCATION REQUIREMENT
5	IN	ADDITION TO MEETING THE GENERAL REZONING APPROVAL
6	C	RITERIA, A NEW OR ENLARGED R-4A DISTRICT SHALL:
7		
8	A	. LOCATE IN A LAND USE DESIGNATION, CENTER, OR
9		CORRIDOR IN THE 2040 ANCHORAGE LAND USE PLAN THAT
10		ALLOW R-4A AS AN IMPLEMENTATION ZONING DISTRICT;
11		OR AN EQUIVALENT DESIGNATION IN A NEIGHBORHOOD
12		OR DISTRICT PLAN, OR MEET AT LEAST ONE OF THE
13		FOLLOWING:
14		
15		I. BE ADJACENT TO OR WITHIN A DESIGNATED MAJOR
16		EMPLOYMENT CENTER OR MAJOR CITY CENTER, OR
17		ON A DESIGNATED TRANSIT SUPPORTIVE
18		DEVELOPMENT CORRIDOR OR TRANSIT ROUTE, OR
19		II. BE LOCATED WITHIN A QUARTER MILE OF THE
20		INTERSECTION OF AN ARTERIAL STREET AND
21		ANOTHER STREET OF COLLECTOR CLASSIFICATION
22		OR GREATER.]
23		ON ONEXTEN.J
24	[G. R-5: LOW	/ DENSITY RESIDENTIAL DISTRICT
	[0. N.J.LOW	
10		
25 26	1 PI	
26	1. PI	URPOSE
26 27		
26 27 28	 Tł	HE R-5 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO-
26 27 28 29	Tł F/	HE R-5 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO- AMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FIVE
26 27 28 29 30	TI F/ D	HE R-5 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO- AMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FIVE WELLING UNITS PER ACRE. MOBILE HOMES ON INDIVIDUAL LOTS
26 27 28 29 30 31	TI F/ D	HE R-5 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO- AMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FIVE
26 27 28 29 30 31 32	TH FA D' Al	HE R-5 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO- AMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FIVE WELLING UNITS PER ACRE. MOBILE HOMES ON INDIVIDUAL LOTS RE ALLOWED IN THIS DISTRICT.]
26 27 28 29 30 31 32 33	TH FA D' Al <u>F. LLR: Larg</u> e	HE R-5 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO- AMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FIVE WELLING UNITS PER ACRE. MOBILE HOMES ON INDIVIDUAL LOTS RE ALLOWED IN THIS DISTRICT.]
26 27 28 29 30 31 32 33 34	TH F/ D' Al <u>F. LLR: Large</u> <u>primarily</u>	HE R-5 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO- AMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FIVE WELLING UNITS PER ACRE. MOBILE HOMES ON INDIVIDUAL LOTS RE ALLOWED IN THIS DISTRICT.] e Lot Residential District: This district is intended to accommodate residential development up to 1 dwelling unit per acre without a
26 27 28 29 30 31 32 33 34 35	TH FA D' Al <u>F. LLR: Large</u> <u>primarily</u> <u>special s</u>	HE R-5 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO- AMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FIVE WELLING UNITS PER ACRE. MOBILE HOMES ON INDIVIDUAL LOTS RE ALLOWED IN THIS DISTRICT.] e Lot Residential District: This district is intended to accommodate residential development up to 1 dwelling unit per acre without a ubdivision process. Densities for special subdivisions (cluster,
26 27 28 29 30 31 32 33 34 35 36	TH FA D' Al <u>F. LLR: Large</u> <u>primarily</u> <u>special s</u> <u>narrow lo</u>	HE R-5 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO- AMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FIVE WELLING UNITS PER ACRE. MOBILE HOMES ON INDIVIDUAL LOTS RE ALLOWED IN THIS DISTRICT.] e Lot Residential District: This district is intended to accommodate residential development up to 1 dwelling unit per acre without a ubdivision process. Densities for special subdivisions (cluster, ot, or other) may be allowed through an administrative site plan
26 27 28 29 30 31 32 33 34 35 36 37	TH FA D' Al <u>F. LLR: Large</u> <u>primarily</u> <u>special s</u> <u>narrow lo</u> <u>review p</u>	HE R-5 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO- AMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FIVE WELLING UNITS PER ACRE. MOBILE HOMES ON INDIVIDUAL LOTS RE ALLOWED IN THIS DISTRICT.] e Lot Residential District: This district is intended to accommodate residential development up to 1 dwelling unit per acre without a ubdivision process. Densities for special subdivisions (cluster, ot, or other) may be allowed through an administrative site plan process that has clear criteria and considers local area or
26 27 28 29 30 31 32 33 34 35 36 37 38	TH FA D' Al <u>F. LLR: Large</u> <u>primarily</u> <u>special s</u> <u>narrow lo</u> <u>review p</u> <u>neighbor</u>	HE R-5 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO- AMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FIVE WELLING UNITS PER ACRE. MOBILE HOMES ON INDIVIDUAL LOTS RE ALLOWED IN THIS DISTRICT.] e Lot Residential District: This district is intended to accommodate residential development up to 1 dwelling unit per acre without a ubdivision process. Densities for special subdivisions (cluster, ot, or other) may be allowed through an administrative site plan process that has clear criteria and considers local area or hood plans, septic capability, well capability, or other natural
26 27 28 29 30 31 32 33 34 35 36 37 38 39	TH FA D' Al <u>F. LLR: Large</u> <u>primarily</u> <u>special s</u> <u>narrow lo</u> <u>review p</u>	HE R-5 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO- AMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FIVE WELLING UNITS PER ACRE. MOBILE HOMES ON INDIVIDUAL LOTS RE ALLOWED IN THIS DISTRICT.] e Lot Residential District: This district is intended to accommodate residential development up to 1 dwelling unit per acre without a ubdivision process. Densities for special subdivisions (cluster, ot, or other) may be allowed through an administrative site plan process that has clear criteria and considers local area or hood plans, septic capability, well capability, or other natural
26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	TH FA D' Al <u>F. LLR: Large</u> <u>primarily</u> <u>special s</u> <u>narrow lo</u> <u>review p</u> <u>neighbor</u> <u>features.</u>	HE R-5 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO- AMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FIVE WELLING UNITS PER ACRE. MOBILE HOMES ON INDIVIDUAL LOTS RE ALLOWED IN THIS DISTRICT.] e Lot Residential District: This district is intended to accommodate residential development up to 1 dwelling unit per acre without a ubdivision process. Densities for special subdivisions (cluster, ot, or other) may be allowed through an administrative site plan process that has clear criteria and considers local area or hood plans, septic capability, well capability, or other natural
26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	TH FA D' Al <u>F. LLR: Large</u> <u>primarily</u> <u>special s</u> <u>narrow lo</u> <u>review p</u> <u>neighbor</u> <u>features.</u>	HE R-5 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO- AMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FIVE WELLING UNITS PER ACRE. MOBILE HOMES ON INDIVIDUAL LOTS RE ALLOWED IN THIS DISTRICT.] e Lot Residential District: This district is intended to accommodate residential development up to 1 dwelling unit per acre without a ubdivision process. Densities for special subdivisions (cluster, ot, or other) may be allowed through an administrative site plan process that has clear criteria and considers local area or hood plans, septic capability, well capability, or other natural
26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	TH FA D' Al <u>F. LLR: Large</u> <u>primarily</u> <u>special s</u> <u>narrow lo</u> <u>review p</u> <u>neighbor</u> <u>features.</u> R-6: LOW-DENSI	HE R-5 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO- AMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FIVE WELLING UNITS PER ACRE. MOBILE HOMES ON INDIVIDUAL LOTS RE ALLOWED IN THIS DISTRICT.] e Lot Residential District: This district is intended to accommodate residential development up to 1 dwelling unit per acre without a ubdivision process. Densities for special subdivisions (cluster, ot, or other) may be allowed through an administrative site plan process that has clear criteria and considers local area or hood plans, septic capability, well capability, or other natural
26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	TH FA D' Al <u>F. LLR: Large</u> <u>primarily</u> <u>special s</u> <u>narrow lo</u> <u>review p</u> <u>neighbor</u> <u>features.</u> R-6: LOW-DENSI	HE R-5 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO- AMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FIVE WELLING UNITS PER ACRE. MOBILE HOMES ON INDIVIDUAL LOTS RE ALLOWED IN THIS DISTRICT.] e Lot Residential District: This district is intended to accommodate residential development up to 1 dwelling unit per acre without a ubdivision process. Densities for special subdivisions (cluster, ot, or other) may be allowed through an administrative site plan process that has clear criteria and considers local area or hood plans, septic capability, well capability, or other natural

1 2 3 4 5 6 7 8 9		THE R-6 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO- FAMILY LARGE-LOT RESIDENTIAL AREAS, WITH GROSS DENSITIES OF UP TO ONE DWELLING UNIT PER ACRE. THE R-6 IS DESIGNED TO ENCOURAGE LOW-DENSITY RESIDENTIAL DEVELOPMENT. THIS DISTRICT IS INTENDED TO PROTECT AND ENHANCE THOSE PHYSICAL AND ENVIRONMENTAL FEATURES THAT ADD TO THE DESIRABILITY OF LARGE-LOT RESIDENTIAL LIVING. THE AVAILABILITY OF INFRASTRUCTURE AND MUNICIPAL SERVICES IS VARIED.
11		VARIED.
12 13	· I.	R-7: SINGLE-FAMILY RESIDENTIAL (20K) DISTRICT
14 15		1. PURPOSE
16 17 18 19 20		THE R-7 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO- FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES BETWEEN ONE AND TWO DWELLING UNITS PER ACRE. THIS DISTRICT MAY ALSO BE APPLIED TO AREAS BETWEEN LARGER LOT DISTRICTS AND HIGHER DENSITY DISTRICTS.
21 22	J.	R-8: LOW-DENSITY RESIDENTIAL (4 ACRES) DISTRICT
23 24 25 26 27 28 29 30 31 32 33 34 35 36		1. PURPOSE THE R-8 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO- FAMILY LARGE-LOT RESIDENTIAL AREAS WITH GROSS DENSITIES LESS THAN ONE DWELLING UNIT PER FOUR ACRES, WHERE TOPOGRAPHIC OR OTHER NATURAL CONDITIONS ARE SUCH THAT HIGHER-DENSITY DEVELOPMENT WOULD BE UNFEASIBLE. IN ADDITION TO TOPOGRAPHY, SOME OF THE NATURAL CONDITIONS WHICH COULD EXIST TO RENDER LAND DESIRABLE FOR THE DENSITIES PROPOSED IN THIS ZONE ARE WIND HAZARDS, MARGINAL SOILS, LANDSLIDE SUSCEPTIBILITY, POTENTIAL FOR GROUNDWATER POLLUTION, AND GROUNDWATER AVAILABILITY.
37 38	К.	R-9: LOW-DENSITY RESIDENTIAL (2 ACRES) DISTRICT
30 39 40 41 42 43		1. PURPOSE THE R-9 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO- FAMILY LARGE LOT RESIDENTIAL AREAS WITH GROSS DENSITIES LESS THAN ONE DWELLING UNIT PER TWO ACRES, WHERE PUBLIC SEWER AND WATER ARE UNLIKELY TO BE PROVIDED OR WHERE

1 2 3 4 5 6 7 8 9 10	[L.	R-10: LC		TOPOGRAPHIC OR OTHER NATURAL CONDITIONS ARE SUCH THAT HIGHER-DENSITY DEVELOPMENT WOULD BE UNFEASIBLE. WHERE PUBLIC FACILITIES MAY BE PROVIDED IN THE DISTANT FUTURE, THE REGULATIONS ARE INTENDED TO ENSURE THAT DEVELOPMENT DURING THE INTERIM PERIOD DOES NOT EXCEED GEOLOGICAL AND HYDROLOGICAL CAPACITIES FOR SAFE AND HEALTHFUL MAINTENANCE OF HUMAN HABITATION.]
10 11 12 13 14 15 16 17 18 19 20		1.	PHYSIC ALPINI HAZAF CREAT THAT FEATU	10 DISTRICT IS INTENDED FOR USE IN THOSE AREAS WHERE NATURAL CAL FEATURES AND ENVIRONMENTAL FACTORS SUCH AS SLOPES, E AND FOREST VEGETATION, SOILS, SLOPE STABILITY, AND GEOLOGIC RDS REQUIRE UNIQUE AND CREATIVE DESIGN FOR DEVELOPMENT. IVE SITE DESIGN AND SITE ENGINEERING ARE ESSENTIAL TO ENSURE THE DEVELOPMENT OF THESE LANDS WILL:PROTECT NATURAL RES SUCH AS PONDS, STREAMS, WETLANDS, AND SPRINGS, AND PORATE SUCH FEATURES INTO THE DEVELOPMENT OF THE SITE
21 22 23			Α.	ENSURE THE USE OF SITE DESIGN TECHNIQUES THAT TAKE INTO CONSIDERATION TOPOGRAPHIC CONSTRAINTS AND OTHER PHYSICAL FEATURES;
24 25			В.	AVOID NATURAL HAZARDS INCLUDING SNOW AVALANCHE AND MASS WASTING AREAS;
26 27 28			C.	RETAIN THE NATURAL FLOW AND STORAGE CAPACITY OF ANY WATERCOURSE AND WETLAND, TO MINIMIZE THE POSSIBILITY OF FLOODING OR ALTERATION OF WATER BOUNDARIES;
29 30 31			D.	ASSURE THAT SOIL AND SUBSOIL CONDITIONS ARE SUITABLE FOR EXCAVATIONS, SITE PREPARATION, AND ON-SITE WASTE WATER DISPOSAL;
32 33 34			E.	PROVIDE ADEQUATE SITE DRAINAGE TO AVOID EROSION AND TO CONTROL THE SURFACE RUNOFF IN COMPLIANCE WITH THE FEDERAL CLEAN WATER ACT;
35 36			F.	ASSURE AN ADEQUATE SUPPLY OF POTABLE WATER FOR THE SITE DEVELOPMENT; AND
37 38 39			G.	MINIMIZE THE GRADING OPERATIONS, INCLUDING CUT AND FILL, CONSISTENT WITH THE RETENTION OF THE NATURAL CHARACTER OF THE SITE.
40		2.	DISTRI	CT-SPECIFIC STANDARDS

1		Α.	LOT AND SITE REC	UIREMENTS					
2 3 4 5			TABLE 21.04-3 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.						
						S FOR R-10 DISTRIC	T		
			AVERAGE SLOP	MAXIMUI		COVERAGE OF LOT COVERAGE OF ALL			
			(PERCENT)	(ACRES)	(FEET)	BUILDINGS (PERCENT)	SURFACES (PERCENT)		
			MORE THAN 30.00	7.50	300	3	8		
			25.0130.00	5.00	300	5	10		
			20.0125.00	2.50	180	8	14		
			20.00 OR LESS	1.25	100	10	20		
			A WHERE; S = AVERAGE SLOPE OF LOT OR TRACT IN PERCENT I = CONTOUR INTERVAL (20 FEET OR LESS) L = SUM OF LENGTH OF ALL CONTOURS ON LOT OR TRACT IN FEET A = AREA OF THE LOT OR TRACT IN ACRES						
6 7		В.	BEDROCK						
8 9 10 11 12 13 14 15 16			BEDROCK AT A DE LOT AND SITE RE AVERAGE SLOPE SHOWN ON THE BORING THAT DO	PTH OF LESS EQUIREMENTS WERE IN THE TABLE IN TH ES NOT EXTEN FOR THE PUR	THAN 16 FEET 5 SHALL BE D NEXT STEEPE IS SUBSECTIO ND TO A DEPT	SOILS BORINGS RE ON THE LOT OR TH DETERMINED AS IF R PERCENTAGE RA N. ANY REQUIRED TH OF AT LEAST 16 IS SUBSECTION TO I	RACT, THE ANGE SOIL FEET		
17 18	*** ***	***							
19 20 21 22			AO 2014-132, 11-5 22-36, 4-26-22; AO 20		•		-18;		
23 24	21.040.030	СОММІ	ERCIAL DISTRICTS						

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1	***	***	***	
2		D.	B-3 Ge	eneral Business District
3 4 5		***	***	***
5 6 7		2.	Distric	t-Specific Standards
, 8 9			a.	[RESIDENTIAL IN B-3]
10 11 12 13 14 15				[RESIDENTIAL HOUSEHOLD LIVING USES IN THE B-3 DISTRICT SHALL BE SUBJECT TO THE R-4 RELATED FAR PROVISIONS IN SUBSECTION 21.04.020I.2.C. THE BUILDING HEIGHT INCREASE OF SUBSECTION 21.04.020I.2.D. IS AVAILABLE TO RESIDENTIAL HOUSEHOLD LIVING USES IN THE B-3 DISTRICT.]
15 16 17	***	***	***	Note to revisor—renumber subsequent items accordingly
18				
19 20		Ε.	Reside	ential Office District
21			***	*** ***
22 23 24				Note to revisor—renumber subsequent items accordingly
24 25 26			[C.	RESIDENTIAL IN RO
27 28 29 30 31				[RESIDENTIAL HOUSEHOLD LIVING USES IN THE RO DISTRICT SHALL BE SUBJECT TO THE R-4 RELATED FAR PROVISIONS IN SUBSECTION 21.04.020I.2.C. THE BUILDING HEIGHT INCREASE OF SUBSECTION 21.04.020I.2.D. IS AVAILABLE TO RESIDENTIAL HOUSEHOLD LIVING USES IN THE RO DISTRICT.]
32 33			<u>c</u> [D].	Conditional Building Height Increase
34 35 36 37 38 39 40				Buildings with nonresidential or group living uses in the RO district may exceed the maximum height established in table 21.06-2, up to a maximum total height of 65 feet, not to exceed 4 stories of non-residential, subject to a conditional use review and the following additional approval criteria:
40 41 42 43				*** *** *** iii. The property is not adjacent to any residential district other than the <u>URH district</u> [R-4 OR R-4A DISTRICTS]; and

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1 2					
3	21.040	0.060	OTHER	DISTRI	стѕ
4 5	***	***	***		
6		D.	PCD: Pla	anned	Community Development District
7					
8		***	***	***	
9					
10		2.	Applica	tion	
11					
12					ct may be applied as described in subsection 21.03.160I. or,
13					ted to the uses and regulations as specified in the <u>LLR</u> [R-8]
14 15			district.		
15 16	Santia	n 1 And	horago	Aunicir	al Code Chanter 21 OE is hereby amonded to read as follows
17			-	•	bal Code Chapter 21.05 is hereby amended to read as follows <i>is not affected and therefore not set out</i>):
18	(the re	munue	i oj tile s	Section	is not ajjected and therefore not set out.
19	21 05	010 τΔι	BLE OF A		ED LISES
20	21.03.				
21	***	***	***		
22		Ε.	TABLE	of all	OWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL,
23	AND C		DISTRICT		
24					
25					
26	SEE	APPEN	DIX 1		
27					
28					
29	***	***	***		
30					
31	21.05.	030 RES	SIDENTIA	L USES	: DEFINITIONS AND USE-SPECIFIC STANDARDS
32					
33	***	***	***		
34					
35		Α.	Househ	old Liv	ing
36					
37		***	***	***	
38					
39			6.	Dwellir	ng, Two-Family
40					
41				а.	Definition
42					One or two detached buildings on one lot designed for and
43					constituting two dwelling units. The definition includes the

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1					term '	"duplex	<i>.</i> ,
2 3		***	***	***			
4			7.		ing. Mc	bile Ho	me
5				Direin			
6			***	***	***		
7				[B.	USE-S	PECIFIC	STANDARD
8					ONLY	ONE M	OBILE HOME IS ALLOWED PER LOT IN THE R-5
9						-	ILESS THE LOT IS WITHIN A MANUFACTURED
10							MUNITY. A MOBILE HOME SHALL BE PLACED
11							ANENT FOUNDATION UNLESS IT IS LOCATED
12					WITH	IN A MA	ANUFACTURED HOME COMMUNITY.]
13							
14 15		***	***	***			
15 16							
17		В.	Group	living			
18		Б.	Group	LIVING			
19			***	***	***		
20			4.	Room	inghou	se	
21					0		
22				***	***	***	
23							
24 25				b.	Use-S	pecific	Standards
25 26					* * *	***	***
27 28					ii.	Genei ***	ral Standards *** ***
20 29						(C)	[IN THE R-2M, R-5, R-6, R-7, R-8, AND R-9
30						(0)	ZONING DISTRICTS, THE NUMBER OF
31							GUESTROOMS SHALL BE LIMITED TO EIGHT
32							GUESTROOMS OR 12 PILLOWS.]
33							-
34						Note	to revisor: please re-letter accordingly
35							
36	21.05.	040 CO	MMUN	ITY USE	S: DEF	INITION	IS AND USE-SPECIFIC STANDARDS
37							
38		C.	Comm	unity S	ervice		
39			***	***	***		
40			ጥጥጥ	ጥጥጥ	<u>ጥ</u> ጥ		
41 42			8.	Social	Somic	- Eacilit	
42 43			0.	Social	Service	e Facilit	У
-10							

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		***	***	***
		b.	Use-S	pecific Standards
			i.	In the [R-3, R-4,] and B-1A district[S], social service facilities shall not exceed 3,000 square feet of gross floor area.
***	***	***		
J.	Visito	r Accor	mmoda	tions
	-			
	2.	Exten	ided-Sta	ay Lodgings
		***	***	***
		b.	Use-S	pecific Standards
			***	*** ***
			[11].	IN THE R-4 DISTRICT, EXTENDED-STAY LODGINGS
			Įm.	SHALL HAVE A MINIMUM LOT SIZE OF 14,000
				SQUARE FEET AND SHALL HAVE PRINCIPAL ACCESS
				FROM A STREET OF COLLECTOR CLASS OR
				GREATER.]
	3.	Hoste	el	
		***	***	***
		b.		pecific Standards
		ν.	0500	
			[I.	HOSTELS IN THE R-2M SHALL CONTAIN NO MORE
				THAN 20 PILLOWS. HOSTELS IN THE R-4, AND R-4A
				SHALL CONTAIN NO MORE THAN 40 PILLOWS.]
			Nicho	te verieen sleese ve letter seesalisch
			Note	to revisor: please re-letter accordingly.
	4.	Hotel	/Motel	
			,	
		***	***	***
		b.	Use-S	pecific Standards
			i.	Any use that involves the retail sale of alcohol is
				subject to the special land use permit for alcohol
				process; see section 21.05.020A.

1 2 3						SHALL HAVE ALL THEIR GUESTROOMS ACCESSIBLE BY MEANS OF INTERIOR CORRIDORS.]
4 5 6					Note 1	to revisor: please re-letter accordingly.
7						
8					iii.	Establishments whose rooms are individually
9						accessible from the outdoors shall have frontage on
10						a major arterial or street of greater classification.
11						This restriction shall not apply in the GRST-1 and
12						GRST-2 districts.
13						
14					iv.	[IN THE R-4 DISTRICT, HOTELS SHALL HAVE A
15						MINIMUM LOT SIZE OF 14,000 SQUARE FEET AND
16						SHALL HAVE PRINCIPAL ACCESS FROM A STREET OF
17						COLLECTOR CLASS OR GREATER.]
18						
19			5.	Inn		
20				ala ala ala	ata ata ata	
21				***	* * *	***
22				I .		and the Chandrada
23				b.	Use-S	pecific Standards
24 25					***	*** ***
25 26						
20 27					[]].	INNS IN THE R-4A DISTRICT SHALL BE SUBJECT TO
28					[THE MULTIFAMILY BUILDING DESIGN STANDARDS
29						IN SECTION 21.07.110C., AND THE MULTI-FAMILY
30						BUILDING PARKING STANDARDS IN SECTION
31						21.07.090. IN THE R-4A DISTRICT, INNS SHALL
32						ADHERE TO THE MAXIMUM FLOOR AREA RATIO
33						PERMITTED FOR MULTI-FAMILY DWELLINGS.]
34						
35						
36	21.05	.070	ACCES	SORY L	JSES AN	ID STRUCTURES
37						
38	***	***	***			
39		C.	Table	of Allow	wed Aco	cessory Uses
40						
41			***	***	***	
42						
43			1.	Explai	nation o	of Table Abbreviations

```
AO regarding ____
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1							
2		**	****	***			
3			g.	Table	of Perr	nitted /	Accessory Uses and Structures
4							
5	SEE APPEN	IDIX 1	1 Met 210				
6							
7							
8							
9	D.	Defini	tions a	nd Use	-Specifi	ic Stand	ards for Allowed Accessory Uses and
10		Struct	ures				
11							
12		***	***	***			
13							
14		1.	Acces	sory Dv	velling	Unit (A	DU)
15							
16		***	***	***			
17							
18			b.	Use-S	pecific	Standa	rds
19			***	***	***		
20			<u> </u>				
21				iii.	Requi	iremen	ts All and a second s
22					***	***	***
23 24				:			
24 25					(B)	Requ	irements for Developing an ADU
26					***	***	***
20 27						(5)	Setbacks
28						(3)	ADUs are subject to the same
29							setbacks of the underlying zone
30							except that an ADU may encroach
31							into the side or rear setback abutting
32							an alley. [DETACHED ACCESSORY
33							UNITS TALLER THAN 15 FEET SHALL
34							ADHERE TO A 10-FOOT SIDE SETBACK
35							ABUTTING A NEIGHBORING R-1 OR
36							R-1A LOT.]
37							
38							
39		9.	Garag	e or Ca	rport, F	Private	Residential
40			U				
41			***	***	***		
42							
43			b.	Use-S	pecific	Standa	rds

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AO regarding _____

1 2	***	*** ***
3		
4 5 6 7 8 9 10 11 12 13 14 15 16 17	[III.	IN R-1, R-1A, R-2A, AND R-2D, DISTRICTS ALL GARAGES OR CARPORTS ACCESSORY TO A SINGLE RESIDENTIAL USE, WHETHER ATTACHED OR DETACHED FROM THE PRINCIPAL STRUCTURE SHALL CUMULATIVELY BE NO LARGER THAN 100% OF THE TOTAL GROSS FLOOR AREA OF THE PRINCIPAL STRUCTURE FOR LOTS SMALLER THAN 10,000 SQUARE FEET, BUT NOT TO EXCEED ALLOWABLE LOT COVERAGE. FOR LOTS GREATER THAN 10,000 SQUARE FEET, GARAGES OR CARPORTS MAY BE UP TO 100% OF TOTAL GROSS FLOOR AREA OF THE PRINCIPAL STRUCTURE OR UP TO 10% OF THE TOTAL LOT AREA, WHICHEVER IS GREATER, BUT SHALL NOT EXCEED MAXIMUM ALLOWABLE LOT COVERAGE FOR THE ZONE.
18 19 20 21 22 23 24	IV.	IN THE R-2M, R-3, R-4, AND R-4A, DISTRICTS ALL GARAGES OR CARPORTS ACCESSORY TO A SINGLE RESIDENTIAL USE, WHETHER ATTACHED TO OR DETACHED FROM THE PRINCIPAL STRUCTURE, SHALL CUMULATIVELY BE NO LARGER THAN 50% OF THE TOTAL GROSS FLOOR AREA OF THE PRINCIPAL STRUCTURE.
25 26 27 28 29 30 31 32 33 34 35	V.	IN THE R-5, R-6, AND R-7 DISTRICTS, ALL GARAGES OR CARPORTS ACCESSORY TO A SINGLE RESIDENTIAL USE, WHETHER ATTACHED OR DETACHED FROM THE PRINCIPAL STRUCTURE SHALL CUMULATIVELY BE NO LARGER THAN 100% OF THE TOTAL GROSS FLOOR AREA OF THE PRINCIPAL STRUCTURE FOR LOTS SMALLER THAN 10,000 SQUARE FEET. FOR LOTS GREATER THAN 10,000 SQUARE FEET, GARAGES OR CARPORTS MAY BE UP TO 10% OF THE TOTAL LOT AREA, BUT SHALL NOT EXCEED MAXIMUM LOT COVERAGE.]
35 36 37 38 39 40 41 42	vi.[IN THE R-8 DISTRICT, ALL GARAGES OR CARPORTS ACCESSORY TO A SINGLE RESIDENTIAL USE, WHETHER ATTACHED TO OR DETACHED FROM THE PRINCIPAL STRUCTURE, SHALL CUMULATIVELY BE NO LARGER THAN 100% OF THE TOTAL GROSS FLOOR AREA OF THE PRINCIPAL STRUCTURE.
43	VII.	IN THE R-9 AND R-10 DISTRICTS, ALL GARAGES OR

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1 2 3 4 5 6				CARPORTS ACCESSORY TO A SINGLE RESIDENTIAL USE, WHETHER ATTACHED OR DETACHED FROM THE PRINCIPAL STRUCTURE SHALL CUMULATIVELY BE NO LARGER THAN 100% OF THE TOTAL GROSS FLOOR AREA OF THE PRINCIPAL STRUCTURE.]
7 8 9			[VIII.]	In all residential zones, exterior garage materials, to include siding, trim and windows, shall be similar in character to those of the principal structure.
10 11 12	10.	Home	e- and G	arden-Related Use
13		***	***	***
14 15		b.	Use-S	pecific Standards
16			***	*** ***
17			ii.	In class A improvement areas [AND IN THE R-7 DISTRICT], all
18				detached accessory structures under this use shall
19				cumulatively be no larger than 50 percent of the total gross
20				floor area of the principal structure.
21				
22			iii.	In class B improvement areas, [EXCEPT FOR THE R-7
23				DISTRICT,] all detached accessory structures under this use
24				shall cumulatively be no larger than five percent of the lot
25				area, up to a maximum of 5,000 square feet.
26 27	***	***	***	
27	4.4.4			
20	23.	Wind	Energy	Conversion System (WECS)
30	23.	vviita	LICISY	
31		***	***	***
32		b.	Zonin	g Districts Allowed
33			·	5
34			***	*** ***
35			iii.	In the <u>CMRL, CMRM, and UHR</u> [R-2M, R-3, R-4, and R-4A]
36				districts, one freestanding small WECS is only allowed on
37				lots with only one principal structure.
38			_	
39			iv.	In the <u>URH</u> [R-4 and R-4A] districts, building-mounted WECS
40				are only allowed on lots with only one principal structure.
41 42				
42				

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1 2		Ε.	Prohit	oited Ad	cessor	ry Uses and Structures
3			***	***	***	
4			4.	Use of	f [MOB	BILE HOME,] Recreational Vehicle[,] or Travel trailer as
5				Reside	-	
6				Excep	t as a	allowed by 21.05.080B.3.d., in all zoning districts,
7				-		MES,] recreational vehicles[,] and travel trailers may
8						as an accessory use for a permanent or temporary
9						owever, an RV or travel trailer may be used as visitor
10 11				accom	imodat	tion for not more than 90 days in any calendar year.
12	***	***	***			
12						
14	2012-12	24(S), 2-2	26-13; AO	2013-11	.7, 12-3-	-13; AO 2015-131, 1-12-15; AO2015-142(S-1), 6-21-16; AO 2016-
15	3(S), 2-2	23-16; AC	2016-13	86, 11-15	-16; AO	2017-10, 1-24-17; AO 2017-160, 12-19-17; AO 2017-176, 1-9-18,
16 17					-38, 4-28	8-20; AO 2021-26, 3-9-21; AO 2021-89(\$), 2-15-22; AO 2022-107,
18	2-7-23;	AU 2023	-77, 7-25	-23)		
19						
20						
21	21.05.	080	TEMPO	ORARY	USES A	AND STRUCTURES
22						
23						
24	***	***	***	_		
25		Β.	Gener	al Tem	porary	Use Standards
26 27			***	***	***	
28			2.	Other	Uses a	and Structures Allowed
29						
30				***	***	***
31				d.	-	porary Living in a [MOBILE HOME,] Motor Home[,] or
32					Other	r Recreational Vehicle
33					N	
34 35						vithstanding title 23, one [MOBILE HOME,] motor
36						e[,] or other recreational vehicle with a fully operable contained sanitation system may be used on a lot in the
37						<u>, LLR,[</u> R-5, R-6, R-7, R-8, R-9, R-10], and TA districts as
38						porary living quarters for not more than 18 months
39					•	a permanent dwelling is being constructed or
40						red, if the following requirements are met:
41						
42			***	***	***	
43			3.			
44						

<u>Section 5.</u> Anchorage Municipal Code Chapter 21.06 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.06.020 DIMENSIONAL STANDARDS TABLES

A. Table of Dimensional Standards: Residential Districts

1 2

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		Minimum lot dimensions ¹	limensions ¹		Minimu	Minimum Setback Requirements (ft)	tts (ft)	Max number of	Marine brieft of
	Use	Area (sq ft)	Width (ft)	MdX IOL coverage (%) ⁷	Front	Side	Rear	principal structures per lot or tract ²	structures (ft)
100000				[R-1: S	[R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT	NTIAL DISTRICT			
	RESIDENTIAL USES	6,000	50	40 ³	20	5	10	1	PRINCIPAL: 30
	ALL OTHER USES	6,000	50	40	20	5	10	N/A	ALCLESSORY GARAGES/CARPORTS: 25 OTHER ACCESSORY: 12
- 10 C				R-1A: SINGLE-	R-1A: SINGLE-FAMILY RESIDENTIAL DISTRICT (LARGER LOT)	DISTRICT (LARGER LOT)			
	RESIDENTIAL USES	8,400	70	40³	20	2	10	1	PRINCIPAL: 30
	ALL OTHER USES	8,400	70	40	20	S	10	N/A	ACCESSORY GARAGES/CARPORTS: 25
									OTHER ACCESSORY: 12
				K-2A: 1WO-1	K-ZA: I WO-FAIMILY RESIDEN HAL DISTRICT (LARGER LOT)	ISTRICT (LARGER LOT)			
	DWELLING, SINGLE- FAMILY DETACHED	7,200	60	40	20	5	10	1	PRINCIPAL: 30, NOT TO EXCEED TWO AND ONE-
	DWELLING, TWO-FAMILY	8,400	20	40	20	2	10	1	HALF STORIES, EXCEPT WHERE THREE STORIES ARE ALLOWED PER
	DWELLING, SINGLE- FAMILY ATTACHED	3,500	35 (40 ON CORNER LOTS)	40	20	N/AON COMMONLOT LINE; OTHERWISE S	10	N/A	21.06.030D.7. ACCESSORY GARAGES/CARPORTS:
	ALL OTHER USES	7,200	60	40	5,	5	10	N/A	25 OTHER ACCESSORY: 12]
					STFR: Single and Two Family	Family			
	Dwelling.single-family attached	3000	<u>35 (40 on</u> corner lots)	윙	50	<u>N/A on common</u> lot line; otherwise 5	0]	∀/N	30

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8		PRINCIPAL: 30, NOT TO EXCEED TWO AND ONE- HALE STORIES, EXCEPT	WHERE THREE STORIES	ARE ALLOWED PER 21.06.030D.7. ACCESSORY GARAGES/CARPORTS:	25 OTHER ACCESSORY: 12]
01		1	1	1	N/A
<u>1</u> 0		10	10	10	10
וח	tial District	5	5	N/A ON COMMON LOT LINE; OTHERWISE 5	2
20	[R-2D: Two-Family Residential District	20	20	20	20
6]	[R-2	40	40	40	40
ନା		50	50	35 (40 ON CORNER LOTS)	50
<u>6,000</u>		6,000	6,000	3,500	6,000
All other uses		DWELLING, SINGLE- FAMILY DETACHED	DWELLING, TWO-FAMILY	DWELLING, SINGLE- FAMILY ATTACHED	ALL OT HER USES
		I	I	1	СМВГ

		Minimum lot dimensions ¹	dimensions ¹		Minimur	Minimum Setback Requirements (ft)	its (ft)	Max number of	Movinette
	Use	Area (sq ft)	Width (ft)	iviax iot coverage (%) ⁷	Front	Side	Rear	principal structures per lot or tract ²	height of structures
	[R-2M: MIXED RESIDENTIAL DISTRICT								611
אוצר	DWELLING, SINGLE- FAMILY DETACHED	6,000	50	40	20	5	10	1	
	DWELLING, TWO-FAMILY	6,000	50	40	20	5	10	1	

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MELLING, SINGLE FAMILY 300 57 (Q0 NR, R) 40 20 300 (CONNER) 5 (Q0 NR, R) 5 (Q0 NR, R) 10 1 ING, TOWNHOUSE 24 (30 ON ECONNER 24 (30 ON ECONNER 20 20 ON ECONNER 20	PRINCIPAL: 30, NOT TO EXCEED	TWO AND ONE- HALF STORIES, EXCEPT WHERE	THREE STORIES ARE ALLOWED PER 21.06.030D.7. ACCFSSORV	GRAGGES/C ARPORTS: 25 0THER ACCESSORY: 12	[30	<u>30</u>	30		35
WELING, SINGLE FAMILY 3,000 35 (40 ON 40 20 20 MON LOT CONNER ING, TOWNHOUSE 2,400 CONNER 24 (30 ON 60 20 WAON ING, TOWNHOUSE 2,400 CONNER 2,430 ON 60 20 WAON ING, TOWNHOUSE 2,400 CONNER 2,430 ON 60 20 500 MON LOT ILING, MULTEAMILY (IP TO 8 UNITS 5,500 + CONNER 5 5 5 UNTED FER BULDING) UNTED FER BULDING 200 FER 20 20 5 5 UTTRE PER BULDINGS ON UNT 5 2 2 2 2 2 2 0 0 0 5 5 2 3 2 3 2 3 2 3 2 3 2 3 2 3 2 4 0 5 3 2 4 0 5 3 3 3 3 3 3 3 3 3 3	1	1	MORE THAN ONE PRINCIPAL STRUCTURE	E EED ON DT OR IN DANCE CTION .10F.2.					More than 1 Principal Structure	any lot per 21.07.110F		1
VELING, SINGLE FAMILY 3,000 35 (40 ON CONNER 26 (40 ON CONNER 20 20 WA ON CONNER ING, TOWNHOUSE 2,400 CONNER 24 (30 ON CONNER 20 WA ON CONNER 20 WA ON CONNER ING, TOWNHOUSE 2,400 CONNER 24 (30 ON CONNER 20 20 WA ON SIGNE ING, TOWNHOUSE 2,400 CONNER 20 20 Signe 20 UNTED PER BUILDING) EVERY UNTED PER BUILDING 2000 FR 50 40 20 20 20,400 FR.CET WHER SIGNE AND UNTED PER BUILDING 20,600 20 40 20 21,400 FR.CET 21,400 FR.FR.FR.FR.F	0	0	0	0	0			0	0	0		0
VELLING, SINGLE FAMILY 3,000 35 (40 ON CORNER 40 20 ING, TOWNHOUSE 2,400 CORNER 60 20 ING, TOWNHOUSE 2,400 CORNER 60 20 ING, TOWNHOUSE 2,400 CORNER 60 20 ILLING, MULTIFAMILY (UP TO 8 UNITS ELLING, MULTIFAMILY, WITH SINGLE 200 40 20 WOLTERAMILY, WITH SINGLE OWER 3 3,000 FR 50 40 20 WOLTIFAMILY, WITH SINGLE UNIT OVER 3 50 40 20 WOLTIFAMILY, WITH SINGLE UNIT OVER 3 50 40 20 WOLTIFAMILY, WITH SINGLE OVER 3 3000 FR 50 40 20 WOLTIFAMILY, WITH SINGLE OVER 3 3000 FR 50 40 20 WOLTIFAMILY, WITH SINGLE OVER 3 3000 FR 50 40 20 WOLTIFAMILY, WITH SINGLE OVER 3 3000 FR 50 40 20 WOLTIFAMILY SINGLE EMILING SINGLE FAMILY 20 20			ш									
XELLING, SINGLE - FAMILY 3,000 35 (40 ON 40 TTACHED 2,400 24 (30 ON 60 ING, TOWNHOUSE 2,400 24 (30 ON 60 ING, TOWNHOUSE 2,400 24 (30 ON 60 ING, TOWNHOUSE 2,300 FOR 500 40 MULTEAMILY (UP TO 8 UNITS 8,500 + 100TS) 8 ULING, MULTIFAMILY (WTH SINGLE- 2,300 FOR 50 40 WOLF FAMILY WITH SINGLE- 0,00FE R 9 40 WOLF FAMILY WITH SINGLE- 0,00FE R 9 40 WOLTPLE BUILDINGS ON 3,000FE R 50 40 ULTPLE BUILDINGS ON 3,000FE R 50 40 PER DESE 6,000 50 40 MIRE RUSS ON 3,000FE R 50 60 MIRE RUSS ON 3,000FE R 50 40 MIRE RUSS ON 3,000FE R 50 40 MIRE RUSS ON 3,000FE R 50 60 MIRE RUSS ON 3,000FE R 50 60 </td <td>20</td> <td>20</td> <td>20</td> <td>20</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>20</td>	20	20	20	20								20
VELLING, SINGLE- FAMILY 3,000 35,000 35,000 TTACHED 2,400 24,130 ON ING, TOWNHOUSE 2,400 24,130 ON ING, TOWNHOUSE 2,300 FOR 24,30 ON ILLING, MULTIFAMILY (UP TO 8 UNITS 8,500 + 200 FOR ILLING, MULTIFAMILY, WITH SINGLE- 2,300 FOR 50 WO- FAMILY STYLE CONSTRUCTION 3,000 FER 50 ULTPLE BUILDINGS ON 3,000 FER 50 WO- FAMILY STYLE CONSTRUCTION 3,000 FER 50 WO- FAMILY STYLE CONSTRUCTION 3,000 FER 50 WITT UNIT 0,01 50 WITT UNIT 50 24,130 ON BER ULEDINGS ON 3,000 FER 50 50 WOLF UNIT 0,01 50 50 MER USES 6,000 20 50 BER LEVENDRACE 2,400 50 50 MER USES 2,400 50 50 MER USES 2,400 50 50 MER USES 2,400 50 50 MERULOS ON 2,400 50 50 MERULOS 2,400 50 50 MERULOS 2,400 50 50 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>												
WELLING, SINGLE- FAMILY 3 TTACHED 2 ING, TOWNHOUSE 2 ILING, MULTIFAMILY (UP TO 8 UNITS 8 MITTED PER BUILDING) 2 MITTED PER BUILDINGS ON 2 WO- FAMILY STYLE CONSTRUCTION 6 HER USES 6 HER USES 6 P. Single- family attached 2 P. Single- family attached 2 P. townhouse 2 P. Single- family attached 2 MIXED RESIDENTIAL DISTRICT 3	0 ON	D ON ER				100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100 - 100		_	ts)	50		0 ON ER
DWELLING, SINGLE- FAMILY ATTACHED WELLING, MULTIFAMILY (UP TO 8 UNITS PERMITTED PER BUILDING) DWELLING, MULTIFAMILY, WITH SINGLE- OR TWO- FAMILY STYLE CONSTRUCTION OF MULTIPLE BUILDINGS ON LOT LOT LOT LOTHER USES LL OTHER USES MRL: Compact Mixed Residential Low welling, single- family attached welling, single- family attached welling, single- family attached welling, single- family attached welling, single- family attached MRL: Compact Mixed Residential Low Melling, Single- Family attached Melling, Single- FAMILY ATTACHED	3,000	2,400	8,500 + 2,300 FOR EVERY UNIT OVER 3	3,000PER UNIT	6,000			2,400	2,400	<u>6000, or 6,000</u> +1,500 for ever unit beyond four residential units		3,000
		DWELLING, TOWNHOUSE	UP TO 8 UNITS	DWELLING, MULTIFAMILY, WITH SINGLE- OR TWO- FAMILY STYLE CONSTRUCTION OF MULTIPLE BUILDINGS ON A LOT	ALL OTHER USES		CMRL: Compact Mixed Residential Low	Dwelling, single-family attached	Dwelling, townhouse	<u>All other uses</u>	[R-3: MIXED RESIDENTIAL DISTRICT	

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DVWELLING, SINGLE- FAMILY DETACHED	6,000	50	40	20	2	10	1	35
DWELLING, TOWNHOUSE	2,000	20 (30 ON CORNER LOTS)	60	20	N/AON COMMON LOT LINE; OTHERWISE 5	10	1	35]
[DWELLING, TWO-FAMILY	6,000	50	40	20	2	10	1]	F

	Minimum lot dimensions ¹	limensions ¹		Minimu	Minimum Setback Requirements (ft)	s (fit)	Max number of	
Use	Area (sq ft)	Width (ft)	 MIAX IOL coverage (%)⁷ 	Front	Side	Rear	 principal structures per lot or tract ² 	height of structures (ft)
DWELLING, MULTI-FAMILY, THREE OR MORE UNITS	6,000 +1,000 FOR EVERY UNIT OVER 4 UNITS	20	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	
ALL OTHER USES	6,000	50	40	20	10	20	ACCORDANCE WITH SUBSECTION 21.07.110F.2.	
R-3A: MEDIUM DENSITY, MIXED-USE RESIDENTIAL DISTRICT	TIAL DISTRICT							
DWELLING, TOWNHOUSE	2,000	20 (30 ON CORNER LOTS)	- 09	20	N/A WITHCOMMON WALL – OTHERWISE 5	10		35
DWELLING, MIXED-USE	6,000 + 1,000 FOR EVERY DWELLING LINIT OVER 6		<u> </u>	MIN. 10			MORE THAN 1	

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		UNITS			L NT	5, PLUS TWO FEET FOR EACH 5 FEET	10 IF ABUTTING AN ALLEY, OTHERWISE 20	PRINCIPAL STRUCTURE MAY BE ALLOWED ON ANY LOT PER	40, NOT TO EXCEE D 3
	DWELLING, MULTI-FAMILY	6,000 + 1,000 FOR EVERY DWELLING UNIT OVER 6 UNITS	20	20	BE WITHIN THE MAXIMUM FRONT SETBACK (SEE 21.06.030C.5.)	IN HEIGHT EXCEEDING 35 FEET		21.07.110F.2	STORIE
	ALL OTHER USES	6,000 + 1,000 FOR EVERY DWELLING UNIT OVER 6 UNITS	50	20					
	CMRM: Compact Mixed Residential Medium								
	Dwelling, single family attached	2,000	<u>20 (30 on</u> corner lots)	- 19	50	<u>N/Aon common</u> <u>lot line;</u> <u>otherwise 5</u>	10	More than 1 Principal Structure may be allowed on any lot per 21.07.110F	40
	<u>Dwelling, townhouse</u>	2,000	<u>20 (30 on</u> corner lots)	2	<u>30</u>	<u>N/A on common</u> lot line; otherwise 5	<u>0</u>	More than 1 Principal Structure may be allowed on any lot per 21.07.110F	40
	<u>All other uses</u>	6000	20	<u>70</u>	20	<u>N/A on common</u> lot line; otherwise 5	<u>10</u>	More than 1 Principal Structure may be allowed on any lot per 21.07.110F	40
	[R-4: MULTIFAMILY RESIDENTIAL DISTRICT								
ныо	DWELLING, SINGLE- FAMILY, ATTACHED	3,000	35 (40 ON CORNER LOTS)	40		N/A ON COMMON LOT LINE; OTHERWISE 5	10		

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35]	
1	
10	
2	
50	
40	
50	
6,000	
DWELLING, SINGLE- FAMILY DETACHED	

	Minimum lot dimensions ¹	dimensions ¹		Minimum	Minimum Setback Requirements (ft)	(tt)	Max number of	Mavimum holisht of
Ise	Area (sq ft)	Width (ft) (· INTAX IOT coverage (%) ⁷	Front	Side	Rear	 principal structures per lot or tract ² 	structures (ft)
DWELLING, TOWNHOUSE 2,000	5E 2,000	20 (30 ON CORNER LOTS)	60	5.4 	N/A ON COMMON LOT LINE; OTHERWISE 5	10	MORE THAN ONE PRINCIPAL STRUCTURE	35
DWELLING, MULTI- FAMILY	6,000	50	60	9	5 PLUS ONE FOOT FOR EACH 5 FEET IN	10	ALLOWED ON ANY LOT OR	454
ALL OTHER USES	(6,000	20	60		HEIGHT EXCEEDING 35 FEET	10	ACCORDANCE WITH SUBSECTION 21 07 110F 2	45
R-4A: MULTIFAMILY RESIDENTIAL MIXED-USE DISTRICT	ESIDENTIAL MIXED	USE DISTRICT						
ALL USES	AS REQUIRED BY 21.08.030K	UNRESTRICTED	N/A	0 OR AT LEAST 5 MAXIMUM: 20 (SEE 21.06.030C.5)	0 OR AT LEAST 5	10	N/A	60 AND UP TO 90 SUBJECT TO ADMINISTRATIVE SITE PLAN REVIEW]
URH: Urban Residential High	al High							
All uses	5,000	Unrestricted	N/A	<u>0 or at least 5</u> <u>Maximum: 20 (See</u> <u>21.06.030C.5</u>]	<u>0 or at least 5</u>	ল	<u>N/A</u>	60 and up to 90 subject to Administrative Site Plan Review
[R-5: LOW-DENSITY RESIDENTIAL DISTRICT	SIDENTIAL DISTRICT]						
DWELLING, SINGLE- FAMILY, OR ONE MOBILE	2,000	20	30	20	Ŀ	10	1	[PRINCIPAL: 30 ACCESSORY

~ ~

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r				1		ı
0THER ACCESSORY: 12]	PRINCIPAL:-35 ACCESSORY	GARAGES/CARPORTS . 30	OTHER ACCESSORY: 25		PRINCIPAL : 35 ACCESSORY	GARAGES/CARPORTS: 30
1 N/A]	1		N/A		1	1
10	50	50	50		20	20
5 5	25	25	25		10	10
20	20	50	2		25	25
30	30	30	30		30	30
50	150	200	150	T (20K)	120	120
13,000 7,000	43,560	87,120	43,560	DENTIAL DISTRIC	20,000	40,000
DWELLING, TWO-FAMILY 13,000 ALL OTHER USES 7,000	PWELLING, SINGLE- FAMILY 43,560	DWELLING, TWO-FAMILY	ALL OTHER USES	R-7: SINGLE-FAMILY RESIDENTIAL DISTRICT (20K)	DWELLING, SINGLE- FAMILY	DWELLING, TWO-FAMILY 40,000
DWELLING	D C. 1 au	R-6: Low DWE SING	R-6: LOW DWE SING DWELLING	R-6: LOW DWE SING DWELLING ALL OTHE	R-6: LOW DWE SING BWELLING ALL OTHE R-7: SIN	R-6: LOW DWE SING ALL OTHE R-7: SIN

	Minimum lot dimensions ¹	dimensions ¹		2	Vinimum Setback Requirements (ft)	ments (ft)	Max number of	
lse	Area (sq ft)	Width (ft)	 Max lot coverage (%)⁷ 	Front	Side	Rear	principal structures per lot or tract ²	iviaximum neight of structures (ft)
ALL OTHER USES	20,000	120	30	25	10	20	N/A	OTHER ACCESSORY: 25
R-8: LOW-DENSITY RESIDENTIAL DISTRICT (4 ACRES)	DENTIAL DISTRICT	(4 ACRES)						
DWELLING, SINGLE- FAMILY	174,240	300	са Б	25	15	25	1	PRINCIPAL: 35 ACCESSORY
DWELLING, TWO-FAMILY 261,360	261,360	300	5	25	15	25		GARAGES/CARPORTS:

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-				ŝ							ÿ		
	SORY: 25		2	ACCESSORY GARAGES/CARPORTS:	SORY: 25]			<u>Accessory</u> <u>garages/carports: 30</u> er accessory: <u>25</u>		0	ACCESSORY GA RAGES/CARPORTS: 25	SORY: 18]	
;	30 OTHER ACCESSORY: 25		PRINCIPAL: 35	ACCESSOI GARAGES	30 OTHER ACCESSORY: 25]		Principal: 35	<u>Accessory</u> <u>garages/carport</u> Other accessory: <u>25</u>		PRINCIPAL: 30	ACCESSOI GARAGES 25	OTHER ACCESSORY: 18]	
ſ	LO		Рк		10		Pri	Otl		РЯ		ОТ	
	A				N/A			L I			·		
-	N/A		1	<u> </u>									
	25		25	25	25			50			10		
											20 FEEL, 50 FEEL IF AVERAGE SLOPE EXCEEDS 30 PERCENT		
-	15		15	15	15			10			N = 01 m		
-	25		25	25	25			25			10		
-	<u>ں</u>	l	10	10	10			30	Rici,				
	300	2 ACRES)	180	180	180			<u>120</u>	SLOPE DISTI		(SEE SECTION 21.04.020P.2.)		
	9	DISTRICT (30				2	AL ALPINE/		SECTION 21		
	174,240	DENTIAL	87,120	130,680	87,120			43,5607	SIDENTI		(SEE		
	ISES	R-9: LOW-DENSITY RESIDENTIAL DISTRICT (2 ACRES)	NG, FAMILY	DWELLING, TWO-FAMILY	JSES	LLR: Large Lot Residential			[R-10: LOW-DENSITY RESIDENTIAL ALPINE/SLOPE DISTRICT]				
	ALL OTHER USES	R-9: LOW-E	DWELLING, SINGLE- FAMILY	DWELLING, T	ALL OTHER USES	LLR: Large Lo		All uses	[R-10: LOW		[ALL USES		

⁵See subsection 21.06.030C.5. for information regarding possible increases and exceptions to the maximum front setback. ² See subsection 21.07.020E.5 for additional restrictions for lots with slopes greater than 20%. ⁶ See subsection 21.04.0201.2.e. for information regarding possible height increases. ⁴ See subsection 21.04.020H. for information regarding possible height increases. ¹ For other lot dimensional standards, see section 21.08.030K.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-100, 10-13-15; AO 2016-71, 6-21-16; AO 2017-160, 12-19-17; AO 2017-176, 1-9-18; AO 2018-43(S), 6-12-18; AO 2019-11, 2-12-19; AO 2018-58, 5-7-19; AO 2020-38, 5-28-20; AO 2022-36, 4-26-22; AO 2023-77, 7-25-23; AO 2023-42, 8-22-23)

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1	21.06	.030	MEAS	UREME	NTS ANI	D EXCEPTIONS			
2	***	***	***						
3 4	***	ጥ ጥ ጥ	ጥ ጥ ጥ						
5 6	В.	Lot Co	overage						
7		1.	Lot Co	verage	Require	ment Generall	У		
8 9		***	***	***					
9 10 11 12 13 14 15			[B.	IN THE LESS INCRE STRUC	THAN 1 ASED T TURE IS	ID R-1A DISTRI LO,000 SQUAR O 40 PERCEI S LESS THAN WITH SUBSECT	E FEET, LO NT WHEN 1 16 FEET IN	T COVERAG THE ENTIRE HEIGHT, ME	E MAY BE PRINCIPAL
16			Note t	o reviso	or: Pleas	e renumber ac	cordingly		
17 18	D.	Heigh	t						
19									
20		***	***	***					
21 22		6.	Height	Except	lions				
23			***	***	***				
24 25 26 27 28 29 30 31 32			С.	limitations contained in this chapter do not apply to app on buildings, such as spires and similar religious appu belfries, cupolas, flagpoles, chimneys, antennas mechanical equipment and its screening, stairwell ar enclosures, parapets, firewalls, open or transparent ra reflectors, photovoltaic panels, skylights, or similar appu provided, however, the following:					
33				***	***	* * *			
34 35 36 37 38		5		iv.	district R-2D, a	purtenance do by more than nd R-2M] zonir owing exceptio	12 feet in th ng districts an	e <u>STFR and C</u>	<u>CMRL</u> [R-2A,
39 40 41					• •	The allowed h is addressed in		-	
41 42 43 44 45					(B)	The allowed telecommunic subsection 21.	ations infras	antennas tructure is a	
45 46 47					(C)	Flagpoles ar appurtenance	•	and similar ed up to	•

1 2 3		sidential districts and up to 50 feet in onresidential districts;
4	(D) El	evator enclosures may exceed by up to 18 feet on
5		sidential buildings in the STFR and CMRL [R-2A, R-
6), and R-2M] zoning districts and up to 25 feet
7	ot	herwise.
8		
9	(E) Pa	rapets, required fire-resistant rated walls, and
10	sk	ylights may exceed by up to two feet on
11	re	sidential buildings in the STFR and CMRL [R-2A, R-
12		D, and R-2M] zoning districts and up to four feet
13	ot	herwise.
14		
15		ny railing or portion of a railing that exceeds the
16		aximum allowed parapet height in (E) shall be an
17		pen or transparent railing as defined in section
18 19	21	15.040.
20	v. Rooftop s	tairwell and elevator enclosures in the STFR and
21		2A, R-2D, and R-2M] districts are set back from the
22		r of street-facing building façade walls by at least
23	four feet.	
24		
25	d. Greenhouses cor	nstructed on rooftops may exceed the maximum
26		of the district by no more than ten feet within the
27	<u>CMRM, URH,</u> [F	R-3, R-3A, R-4, R-4A,] B-1B, B-3, RO, I-1 and,
28	Downtown (DT) z	coning districts
29		
30	i. Approval	of a land use permit shall be required prior to
31	construct	ion and use of a rooftop greenhouse allowed
32	under this	s section.
33		
34		cture or any portion thereof exceeding the
35		allowable height shall not penetrate a daylight
36		at rises inward over the development site as
37		in subsection 21.06.030D.8.c. where adjacent to
38 39	parceis zc or R-3].	ned <u>STFR and CMRL</u> [R-1, R-1A, R-2A, R-2D, R-2M,
39 40	Ur R-3].	
40	*** *** ***	
42	Note to revisor—please renum	ber accordinaly
43		

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AO regarding _____

1 2 3	[7.	THREE DISTRI		ENTI	TLEMENT	IN	R-2A,	R-2D,	AND	R-2M]	ZONING
4 5		[A.	PURPC	DSE							
6 7 8 9 10 11			BUILDI HIGHE BULK,	NGS II R-INTE SHADC	OF THIS N THE R-2 INSITY ZOI DWING, PR DENTIAL NE	zor Nes Ivac	NING D OR IN Y, AND	ISTRICT LOCAT CHARA	s at Tions	TRANSIT	tions to Minimize
12 13 14 15 16 17		В.	DEVEL III. ARI TABLE HEIGH	OPMEN E EXEN 21.06- T LIM	Y ENTITLEN NT SITES TH 1PT FROM -1, PROVID IT AND F N SUBSECT	HAT N THE PED A PROV	VIEET O TWO-A ALL STR IDE TH	NE OR I AND-ON UCTUR	MORE E-HALI ES MEI	OF CRITI 5 STORY ET THE 3	eria I. To Limit in 30- foot
18 19 20			I.	THE D	EVELOPM	ENTS	SITE IS /	AT LEAS	T ½ AC	RE;	
20 21 22 23 24 25 26 27 28 29			11.	4, R-4 ABUT LINE CORN COLLE OPPO	ITE IS LOCA A, RO, B-11 TING AT IT OPPOSITE ER LOT), C ECTOR STRI SITE THE TED LOT);	B, B-3 S SID THE OR AC EET (I PRI	3, I-1, O E LOT L E PRIM DJACEN EXCEPT	R I-2 ZC INE (EX ARY FF T FACIN	ONING CEPT N RONT IG ACF SECON	DISTRIC IOT THE LOT LIN COSS A L DARY FF	T, EITHER SIDE LOT IE ON A OCAL OR RONTAGE
30 31			III.		SITE IS AD E-STORY RE				NON-	RESIDEN	ITIAL OR
32 33			***	***	***						
34 35	<u>8</u> [9].	Height	Transit	ions fo	or Neighbo	rhoo	d Com	patibilit	ty		
36		***	***	***	X	,					
37 38 39		b.	Applic	ability							
40 41 42 43			resideı R-3A D	ntial dis DISTRIC	d shall aj strict (exce T, THE R-4 eet of any	pt fo DIST	r the D [`] TRICT,(T distric OR THE	ts), <u>or</u> R-4A I	<u>URH dis</u> DISTRICI	<u>trict</u> [THE Γ,] that is

1 2 3 4				land use plan map as "large lot residential," "single family— detached," "single family— attached and detached," "compact and mixed housing," and "multifamily."					
5				*** *** ***					
6			d.	Exceptions					
7									
8				*** *** ***					
9 10 11				 Any portion of a proposed structure to which this section applies because it is adjacent to a protected <u>CMRL or CMRM</u> [R-2M OR R-3 DISTRICT], and which adheres to the 					
12 13 14				maximum height of the protected <u>CMRL or CMRM</u> [R-2M OR R-3] district, may penetrate the daylight plane.					
15									
16	Ε.	Floor	Area Ra	atio (FAR)					
17 18		***	***	***					
19		3.	Maxin	num Floor Area Ratios					
20		0.	maxin						
21			a.	Downtown and Other Districts					
22				Maximum FAR in the [DT-1, DT-2, DT-3], <u>URH</u> [R-4, R-4A], and other					
23				districts in which FARs may apply are established within the districts of the standards in chapter 21.04. Increases in allowable FAR					
24				specific standards in chapter 21.04. Increases in allowable FAR are					
25				available through incentives also provided in 21.07.070.E Bonus					
26				Provisions [the district-specific standards].					
27									
28 29	***	***	***						
30									
31 32 33 34			-	e Municipal Code Chapter 21.07 is hereby amended to read as follows e section is not affected and therefore not set out):					
34 35 36	21.07	.020	NATU	RAL RESOURCE PROTECTION					
37	***	***	***						
38 39		C.	Steep	Slope Development					
40			1.	Purpose					
41 42 43				The purpose of this subsection 21.07.020C. is to establish standards that protect health, safety, and reduce environmental risks to life and property. [HELP ACHIEVE THE FOLLOWING OBJECTIVES FOR					

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1	DEVELOPMENT ON STEEP SLOPES:
2	A. PREVENT SOIL EROSION AND LANDSLIDES;
3 4 5 6	B. PROVIDE SAFE CIRCULATION OF VEHICULAR AND PEDESTRIAN TRAFFIC TO AND WITHIN HILLSIDE AREAS AND TO PROVIDE ACCESS FOR EMERGENCY VEHICLES NECESSARY TO SERVE THE HILLSIDE AREAS;
7 8 9	C. ENCOURAGE ONLY MINIMAL GRADING THAT RELATES TO THE NATURAL CONTOUR OF THE LAND AND DISCOURAGE MASS GRADING OF LARGE PADS AND EXCESSIVE TERRACING;
10 11 12 13 14	D. ENCOURAGE BUILDING TYPES, GRADING DESIGN, LOT SIZES, SITE DESIGN, DENSITY, ARRANGEMENT, AND SPACING OF BUILDINGS IN DEVELOPMENTS IN SLOPED AREAS THAT INTEGRATE INTO THE NATURAL TERRAIN WITH MINIMAL RE-CONTOURING, IN ACCORDANCE WITH ADOPTED GOALS AND POLICIES;
15 16	E. ENCOURAGE INNOVATIVE ARCHITECTURAL, LANDSCAPING, CIRCULATION, AND SITE DESIGN;
17 18 19	F. ENCOURAGE THE PROTECTION OF VISUALLY SIGNIFICANT AND/OR PROMINENT NATURAL FEATURES, SUCH AS RIDGELINES AND ROCK OUTCROPPINGS;
20 21 22	G. INCORPORATE DRAINAGE DESIGN THAT DOES NOT ADVERSELY IMPACT NEIGHBORING OR NEARBY PROPERTIES, DOWNSTREAM PROPERTIES, RECEIVING WATERS, AND PUBLIC INFRASTRUCTURE; AND
23 24 25	H. ENCOURAGE THE RETENTION OF NATURAL, INDIGENOUS VEGETATION THAT PROVIDES WILDLIFE HABITAT, HELPS RETAIN RUNOFF, AND MAINTAINS THE AREA'S VISUAL CHARACTER.]
26 27	2. Applicability
28 29 30 31 32 33 34	a. Except as noted in subsection 2.b. and 2.c below, any lot with an average slope of 20 percent or greater, or where adverse conditions associated with slope stability, erosion, or sedimentation are present as determined by the municipal engineer, shall comply with the standards of this subsection 21.07.020C. Lots being subdivided shall comply with chapter 21.08, including subsection 21.08.030H., Subdivisions on Slopes, if applicable.
35 36 37	*** ***
38	5. Additional Slope Standards for lots in the LLR Large Lot Residential Zone
39 40	a. Lot and Site Reguirements
41 42 43	Except when development or subdivision is done through a special process or review, Table 21.04-3 applies in addition to the dimensional standards stated in table 21.06-1.

1		Note	to revisor: Please I	renumber tal	ble accordingl	y.	
2					TABLE 21.07	- <u>X:</u>	
			L Average Slope of I of (percent)		REQUIREMENTS Minimum Lot Width (feet)	S FOR R-10 DISTRI Maximum Lot <u>Coverage of All</u> Buildings	Coverage Impervious Surfaces
				7.50		(percent)	(percent)
			More than 30.00	<u>7.50</u> 5.00	<u>300</u>	3	<u>8</u>
			<u>25.0130.00</u> 20.0125.00	2.50	<u>300</u> 180	<u>5</u> <u>8</u>	<u>10</u> <u>14</u>
			20.00 or less	<u>2.30</u> 1	100	40	20
					e following formul		
			<u>S = I * L * 0.0023</u> <u>A</u> <u>Where:</u> <u>S = Average slop</u>	e of lot or tract i	n percent		
3			$\frac{I = Contour interv}{L = Sum of lengtl}$ A = Area of the lo	n of all contours	on lot or tract in fe	<u>eet</u>	
4		b.	Bedrock				
5 7 3 9			depth of less tha shall be determi percentage rang soil boring that d	n 16 feet on th ned as if the a e shown on th loes not exten	ie lot or trac <u>t,</u> lo werage slope w e table in this su d to a de <u>p</u> th of	ings reveal bedroo t and site required rere in the next st ubsection. Any rec at least 16 feet sh to have encour	ments eeper quired nall be
2 3 4	21.07.030	PRIVA	TE OPEN SPACE				
5	***	***	***				
7	В.	Applie	cability and Open	Space Requir	ement		
		***	*** ***				
1 2 3		2.	<u>CMRL</u> [R-2M] dis dwelling unit, or area of group livi	an area equ	al to five per	cent of the gros	•
4 5 6		3.	<u>CMRH</u> [R-3 and space per dwel	-	•	-	-

1					opment shall provide an area equal to five percent of the
2 3				gross	floor area for open space.
4 5 6 7			4.	per devel	R-4 and R-4A] districts: 100 square feet of private open space dwelling unit. Group living uses and nonresidential opment shall provide an area equal to five percent of the floor area for open space.
8 9			***	***	***
10 11	21.07.	060	TRAN	SPORT	ATION AND CONNECTIVITY
12 13		***	***	***	
13 14 15		E.	Stand	ards fo	r Pedestrian Facilities
16			***	***	***
17 19			2	Cidau	
18 19			2.	Sidew	vaiks
20			***	***	***
21 22				f.	Development on lots along existing streets in class A zoning districts shall install sidewalks in the following situations:
23 24 25					i. In <u>URH</u> [R-4, R-4A], commercial districts, and DT districts.
26 27	***	***	***		
28 29	21.07.	070 NE	IGHBO	RHOOD	PROTECTION STANDARDS
30 31	***	***	***		
32 33	21 07	070 5 5	Ropus D	rovicio	
33 34	21.07.	070.E E	Bonus P	rovisio	<u>ns</u>
35	The ite	ems bel	ow <u>p</u> rov	vide for	opportunities to increase dimensional standards or floor area
36	<u>of a d</u>	evelo <u>p</u> ı	ment in	exchar	nge for incremental increases in any of the following special
37	<u>featur</u>	es that	can be	demon	strated to be of benefit to the community.
38 39		<u>1.</u>	Bonus	ses for F	Floor Area Ratio (FAR) in Residential Districts:
40 41			a.	Bonus	s for Open Space. One square foot of additional floor area is
42			<u>u.</u>		ed per square foot of additional open space area. This space
43					meet the standards of 21.07.030D.4.
				. —	

1		
2	b.	Bonus for Below Grade Parking. Two square feet of additional floor
3		area is allowed per gross square foot of covered below grade
4		parking floor area, up to a maximum increase of 1.0 FAR. The floor
5		area bonus increases to four square feet on the second parking
6		level below grade.
7		
8	<u>C.</u>	Bonus for Affordable Rental Housing. Four square feet of additional
9		gross floor area is allowed per square foot of affordable rental
10		housing unit floor area, up to a maximum increase of 1.0 FAR. The
11		affordable housing units shall be consistent with the standards of
12		21.07.110G., Affordable Housing.
13		
14	<u>d.</u>	Bonus for Enhanced Sidewalk/Walkway Widening. Two square feet
15		of additional floor area is allowed per square foot of area provided
16		as part of a primary pedestrian walkway or enhanced sidewalk that
17		meets the requirements of subsections 21.07.060F.4. or
18		<u>21.07.060F.17.</u>
19		
20	<u>e.</u>	Bonus for Upper-Level Setbacks/Step Backs for Sunlight Access. A
21		floor area bonus is allowed equal to one-third of the sum of step
22		back areas on each upper floor where the step back is at least 16
23		feet from the face of the building at the floor immediately below,
24		such that the floor's existence does not increase the amount of
25		shadowing on surrounding residences, private open spaces,
26		sidewalks, schools, or parks on March/September 21, from 9:00
27		a.m. to 3:00 p.m. solar time.
28		
29	<u>f.</u>	Bonus for Ambient Daylight for Residences. A floor area bonus
30 24		equal to 10 percent of the lot area (0.10 FAR) but not to exceed
31		4,000 square feet is allowed for preservation of daylight for all
32		dwellings in the development and facing the development, using
33		the standards of 21.07.110C.8.h.
34 35	. **	Donus for Dedestrian Interactive Lise. Three square fast of
35 36	<u>g.</u>	Bonus for Pedestrian-Interactive Use. Three square feet of additional floor area is allowed per each square foot of ground-
30 37		
37 38		floor space which is to be occupied by a pedestrian-interactive use
30 39		that meets the standards of 21.07.060F.16.
39 40	h	Ponus for Wrannod Parking. One square feat of additional fleer
40 41	<u>h.</u>	Bonus for Wrapped Parking. One square foot of additional floor area is allowed per each square foot of habitable floor area around
41		a wrapped parking structure that conforms to subsection
42 43		21.06.030E.2.g., up to a maximum increase of 0.5 FAR.
40		21.00.030C.2.g., up to a maximum increase of 0.3 FAR.

1			
2	<u>2.</u>	Bonu	ises for additional height
3 4		i.	Increased housing density. One story of additional height is allowed
		<u></u>	where the housing density of the development site is at least 30
6			dwelling units per net acre.
5 6 7			<u>awening units per ner dere.</u>
8		ii.	Below-grade parking. One story of additional height is allowed
9			where at least one-third of the parking spaces of the development
10			site are in a covered below-grade parking level. Another story of
11			additional height is allowed where at least two-thirds of the parking
12			spaces of the development site are in a covered below-grade
13			parking level.
14			
15		<u>iii.</u>	Affordable housing units. One story of additional height is allowed
16			where at least 10 percent of the dwellings are affordable rental
17			housing units consistent with the standards of subsection
18			21.07.110G., Affordable housing.
19			
20		iv.	Habitable floor area wrapping parking garages. One story of
21			additional height is allowe4d where the development features
22			habitable floor area wrapped around a parking structure. The gross
23			floor area of the wrap portion of the building shall be equal to at
24			least half the gross floor area of additional height gained through
25			this feature.
26			
27		<u>v.</u>	Additional/high-quality open space. One story of additional heights
28			is allowed where additional ground-level open space not to be used
29			for sow storage and that meets the standards for high quality
30			spaces in subsection 21.07.030D.4. is provided. The open space
31			shall be in addition to any open space otherwise required by this
32			title, and its area shall be equal to or greater than half the gross
33			floor area of additional height gained through this feature.
34			
35		<u>vi.</u>	Transitions in building scale or housing type. One story of additional
36			height is allowed where the development provides a transition in
37			building form and scale or housing type down to adjacent
38			properties in lower density residential zoning districts along the
39			entire length of at least one property line of the development.
40			the second the strengt level wind the mediately and income
41 42		<u>vii.</u>	Higher-quality street-level mixed-use pedestrian environment.
42			One story of additional height is allowed where the development
43			provides a pedestrian-interactive use meeting the standards of
	I		

	ı	
1		subsection 21.07.060F.15. and enhanced sidewalk meeting the
2		standards of subsections 21.07.060F.4. or F.17., along the majority
3		of the street-facing building elevations. Sites with more than two
4		<u>frontages are not reguired to meet this standard on more than two</u>
5		<u>streets.</u>
6		
7	<u>3.</u>	Bonuses for FAR in the B-1A, B-1B, and B-3 Districts.
8		
9		a. Bonus for Housing
10	e	<u>Two square feet of additional floor area is allowed per gross square</u>
11		foot of housing unit floor area, up to a maximum increase of 0.5
12		far.
13		
14		b. Bonus for Open Space
15		One square foot of additional floor area is allowed per square foot
16		of additional open space. This space shall meet the standards of
17		subsection 21.07.030D. and be in addition to any open space
18		required by section 21.07.030. The floor area bonus increases to
19		two square feet for open space that meets the standards for high
20		quality spaces in subsection 21.07.030D.6.
21		
22		c. Bonus for Below Grade Parking
23		Two square feet of additional floor area is allowed per gross square
24		foot of below grade parking floor area, up to a maximum increase
25		of 0.75 FAR. The floor area bonus increases to four square feet on
26		the second parking level below grade.
27		the second purking teren second Adder
28		d. Bonus for Affordable Rental Housing
29		Four square feet of additional gross floor area is allowed per square
30		foot of affordable rental housing unit floor area, up to a maximum
31		
32		increase of 1.0 FAR. The affordable housing units shall be consistent with the standards of 21.07.110H., Affordable Housing.
33		
		A housing unit receives this affordable housing bonus instead of the
34		housing bonus in subsection 3.a. above.
35		
36		e. Bonus for Enhanced Sidewalk/Walkway Widening
37		Two square feet of additional floor area is allowed per square foot
38		of area provided as part of a primary pedestrian walkway or
39		enhanced sidewalk that meets the reguirements of subsections
40		21.07.060F.4. or 21.07.060F.16.
41		
42		f. Bonus for Pedestrian-Interactive Use
43		<u>Three square feet of additional floor area is allowed per each</u>

1 2 3 4 5 6 7 8 9 10 11 2 3 4 5 6 7 8 9 10 11 2 3 4 5 6 7 8 9 10 11 2 3 4 5 6 7 8 9 10 11 2 3 4 5 6 7 8 9 10 11 2 3 4 5 6 7 8 9 10 11 2 3 4 5 6 7 8 9 10 11 12 3 4 5 6 7 8 9 10 11 12 3 14 5 6 7 8 9 10 11 12 10 11 12 10 11 12 10 11 12 10 11 12 10 11 11 12 11 11 11 11 11 11 11 11 11 11			<u>g.</u>	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.15. Bonus for Upper Level Setbacks/Step Backs for Sunlight Access A floor area bonus equal to one-third of the sum of step back areas on each upper floor where the step back is at least 16 feet from the face of the building at the floor immediately below, such that the floor's existence does not increase the amount of shadowing on surrounding residences, private open spaces, sidewalks, schools, or parks on March/September 21, from 9:00 a.m. to 3:00 p.m. solar time. Bonus for Wrapped Parking One square foot of additional floor area is allowed per each square foot of habitable floor area around a wrapped parking structure that conforms to subsection 21.06.030E.2.g., up to a maximum
18				increase of 0.5 FAR.
19 20	***	***	* * *	
20				
22	21.07	.080	LAND	SCAPING, SCREENING, AND FENCES
23 24	***	***	* * *	
25				
26		Ε.	Types	of Landscaping
27 28 29			***	*** ***
30			1.	Site Perimeter Landscaping Requirements
31 22				
32 33	TABLI	E 21.07	-2: MIN	IMUM SITE PERIMETER LANDSCAPING – BY ABUTTING DISTRICT OR
34	STREE	T		

¹ This table lists minimum site perimeter landscaping standards. Other chapters or sections of title 21 may have stricter site perimeter landscaping standards which would be ² L3 screening landscaping is not included in this table as it only occurs as a use-specific standard for certain industrial uses, or through development-specific application in Local Street Ц Ц Ц Ξ Ц Ц Collector Ц Ц Ц Ц Ц Ц Ц Ц Arterial, Expressway Ц Ц Ц Ц Ц 1 Ц Ц Ц TABLE 21.07-2: MINIMUM SITE PERIMETER LANDSCAPING – BY ABUTTING DISTRICT OR STREET Freeway 4 4 4 4 4 4 4 4 4 Required Level of Site Perimeter Landscaping (Levels 1-4) 1,2,3 R Ц LZ Ц <u>м</u>, т. Ξ Ц Ц Ц Ц Ц Ц Ц B-1A, B-1B, B-3, õ Ц 1 Ц Ц Ц Ц Ц Ц Ы Ц Ц Ц Ц Ц 2 Ц Ц URH (R-4, R-4A] Ц Ц Ц Ц Ц Ц M IR-3, 3, 1 R-3A] Ц Ц Ц Ц Ц CMRL [R-2M] Ц Ц Ц Ы Ц Ц used instead of the standards listed in this table. STFR[Rprocesses such as conditional use approvals. R-1A, R-2A, R-2D, R-5, R-7] Ы Ц Ц Ц Ц Ц 2 [R-6, R-8, R-9, R-10], LL ₹ Ц 2 Ч 2 2 Ц Ц Abutting District B-1A, B-1B, B-3, RO 4 or Street LLR [R-6, R-8, R-9, CMRM [R-3, R-3A] I-1, I-2, MC, MI, AF <u>STFR[R-1,</u> R-1A, <u>URH</u> [R-4, R-4A] R-2D, R-5, R-7] CMRL [R-2M] Development District of R-10], TA Proposed NOTES: Å, Ы R

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³ Commercial developments and buildings exceeding 35 feet in height in the CMRM. [R-3A] district are subject to the URH [R-4/R-4A] site perimeter landscaping standards.

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1	***	***	***	
2			-	
3 4		Н.	Fence	5
5			***	*** ***
6				
7			3.	Maximum Height
8				
9				*** *** ***
10				a. In the <u>STFR, CMRL, CMRM, and URH</u> [R-1, R-1A, R-2A, R-2D,
11				R-2M, R-3, R-4, R-4A, R-5, and R-7] districts:
12 13				*** *** ***
13 14				b. In the LLR [R-6, R-8, R-9, AND R-10] district, fences in front
15				setbacks shall not exceed six feet in height if the fence is a
16				screening or sight-obscuring fence.
17				
18				
19	21.07	.090	OFF-S	TREET PARKING AND LOADING
20		***	***	***
21 22		4.4.4.	4.4.4.	
22 23 24		G.	Off-St	reet Loading Requirements
25 26			***	*** ***
27 28			2.	Number of Spaces
29 30 31 32 33 34 35 36 37				The following numbers and types of berths shall be provided for the specified uses in table 21.07-5, Off-Street Loading Berths; provided, however, that, in any DT district, or in any mixed-use development where an alley is available that is not shared with any adjacent <u>STFR, CMRL, or CMRM</u> [R- 1, R-1A, R-2A, R-2D, R-2M, OR R-3] zoned residential lot, one type C berth may be substituted for one type B berth. The uses specified in this subsection shall include all structures designed, intended, or arranged for such use.
37 38 39		М.	Struct	ured Parking
40 41			***	*** ***
42 43			3.	Ground Floor Use
44 45 46 47				In the B-3, <u>CMRM</u> , and <u>URH</u> [R-3A, R-4, AND R-4A] districts along streets that have been specifically designated in the comprehensive plan as a main street, transit street, mixed-use street, or with a similar street typology, ground-floor structured

1			parkir	ng shall be enclosed along that street frontage by a first-story
2			habita	able space that:
3			***	*** ***
4				
5	21.07.110	RESID	DENTIAL	DESIGN STANDARDS
6 7	**:	* ***	***	
8	F.			
9	г.	SILE D	Design	
10	**:	* ***	***	
11		2.	Multi	ple Structures on One Lot
12				
13		***	***	***
14			c.	Review Process
15				
16				i. Multiple residential structures on a single lot are
17				permitted in <u>all residential</u> [THE R-2M, R- 3, R-3A R-
18				4, R-4A], B-1B, B-3, and RO districts.
19	**:	* ***	***	
20				
21	Н.	Condi	itional (Jse for a Residential Planned Unit Development
22				
22		***	***	***
23 24		***	*** Minin	***
24		*** 2.		*** num Standards
24 25			Minin	num Standards
24 25 26			Minin All pla	num Standards Inned unit developments shall meet the following minimum
24 25 26 27			Minin All pla standa	num Standards anned unit developments shall meet the following minimum ards. In addition, the planning and zoning commission may
24 25 26 27 28			Minin All pla standa requir	num Standards anned unit developments shall meet the following minimum ards. In addition, the planning and zoning commission may re compliance with such other design standards relating to
24 25 26 27 28 29			Minin All pla standa requir the co	num Standards anned unit developments shall meet the following minimum ards. In addition, the planning and zoning commission may be compliance with such other design standards relating to postruction, design, and placement of buildings, landscaping,
24 25 26 27 28 29 30			Minin All pla stands requir the co street	num Standards anned unit developments shall meet the following minimum ards. In addition, the planning and zoning commission may re compliance with such other design standards relating to onstruction, design, and placement of buildings, landscaping, s, roadways, walkways, drainageways, and other site design
24 25 26 27 28 29			Minin All pla standa requir the co street featur	num Standards anned unit developments shall meet the following minimum ards. In addition, the planning and zoning commission may re compliance with such other design standards relating to postruction, design, and placement of buildings, landscaping,
24 25 26 27 28 29 30 31			Minin All pla stands requir the co street featur as par	num Standards anned unit developments shall meet the following minimum ards. In addition, the planning and zoning commission may re compliance with such other design standards relating to onstruction, design, and placement of buildings, landscaping, s, roadways, walkways, drainageways, and other site design res as it may deem necessary. <u>Variances shall not be required</u>
24 25 26 27 28 29 30 31 32 33 34			Minin All pla standa requir the co street featur <u>as par</u> <u>develo</u>	num Standards anned unit developments shall meet the following minimum ards. In addition, the planning and zoning commission may re compliance with such other design standards relating to onstruction, design, and placement of buildings, landscaping, s, roadways, walkways, drainageways, and other site design res as it may deem necessary. <u>Variances shall not be required</u> rt of a conditional use process for a residential planned unit
24 25 26 27 28 29 30 31 32 33 34 35			Minin All pla standa requir the co street featur <u>as par</u> <u>develo</u>	num Standards anned unit developments shall meet the following minimum ards. In addition, the planning and zoning commission may re compliance with such other design standards relating to onstruction, design, and placement of buildings, landscaping, s, roadways, walkways, drainageways, and other site design res as it may deem necessary. <u>Variances shall not be required</u> at of a conditional use process for a residential planned unit opment. [A PUD SHALL COMPLY WITH ANY SPECIAL
24 25 26 27 28 29 30 31 32 33 34 35 36			Minin All pla standa requir the co street featur <u>as par</u> <u>develo</u>	num Standards anned unit developments shall meet the following minimum ards. In addition, the planning and zoning commission may re compliance with such other design standards relating to onstruction, design, and placement of buildings, landscaping, s, roadways, walkways, drainageways, and other site design res as it may deem necessary. <u>Variances shall not be required</u> at of a conditional use process for a residential planned unit opment. [A PUD SHALL COMPLY WITH ANY SPECIAL
24 25 26 27 28 29 30 31 32 33 34 35 36 37			Minin All pla stands requir the co street featur <u>as par</u> <u>develo</u> LIMIT	num Standards anned unit developments shall meet the following minimum ards. In addition, the planning and zoning commission may be compliance with such other design standards relating to onstruction, design, and placement of buildings, landscaping, s, roadways, walkways, drainageways, and other site design tes as it may deem necessary. <u>Variances shall not be required</u> at of a conditional use process for a residential planned unit opment. [A PUD SHALL COMPLY WITH ANY SPECIAL ATIONS OF THE ZONING DISTRICT.]
24 25 26 27 28 29 30 31 32 33 34 35 36 37 38			Minin All pla stands requir the co street featur <u>as par</u> <u>develo</u> LIMIT	num Standards anned unit developments shall meet the following minimum ards. In addition, the planning and zoning commission may be compliance with such other design standards relating to onstruction, design, and placement of buildings, landscaping, s, roadways, walkways, drainageways, and other site design res as it may deem necessary. <u>Variances shall not be required</u> at of a conditional use process for a residential planned unit opment. [A PUD SHALL COMPLY WITH ANY SPECIAL ATIONS OF THE ZONING DISTRICT.]
24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39			Minin All pla standa requir the co street featur <u>as par</u> <u>develo</u> LIMIT	num Standards anned unit developments shall meet the following minimum ards. In addition, the planning and zoning commission may be compliance with such other design standards relating to onstruction, design, and placement of buildings, landscaping, s, roadways, walkways, drainageways, and other site design res as it may deem necessary. <u>Variances shall not be required</u> at of a conditional use process for a residential planned unit opment. [A PUD SHALL COMPLY WITH ANY SPECIAL ATIONS OF THE ZONING DISTRICT.] *** *** Minimum Site Area
24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40			Minin All pla standa requir the co street featur <u>as par</u> <u>develo</u> LIMIT	num Standards anned unit developments shall meet the following minimum ards. In addition, the planning and zoning commission may be compliance with such other design standards relating to onstruction, design, and placement of buildings, landscaping, s, roadways, walkways, drainageways, and other site design res as it may deem necessary. <u>Variances shall not be required</u> at of a conditional use process for a residential planned unit <u>opment.</u> [A PUD SHALL COMPLY WITH ANY SPECIAL ATIONS OF THE ZONING DISTRICT.] *** *** Minimum Site Area The minimum site area for a PUD <u>in any zone</u> shall be 2.0
24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41			Minin All pla standa requir the co street featur <u>as par</u> <u>develo</u> LIMIT	num Standards anned unit developments shall meet the following minimum ards. In addition, the planning and zoning commission may be compliance with such other design standards relating to onstruction, design, and placement of buildings, landscaping, s, roadways, walkways, drainageways, and other site design res as it may deem necessary. <u>Variances shall not be required</u> t of a conditional use process for a residential planned unit pment. [A PUD SHALL COMPLY WITH ANY SPECIAL ATIONS OF THE ZONING DISTRICT.] *** *** Minimum Site Area The minimum site area for a PUD <u>in any zone</u> shall be 2.0 acres. [FOR PUDS LOCATED ENTIRELY IN THE R-2M, R-3,R-4
24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40			Minin All pla standa requir the co street featur <u>as par</u> <u>develo</u> LIMIT	num Standards anned unit developments shall meet the following minimum ards. In addition, the planning and zoning commission may be compliance with such other design standards relating to onstruction, design, and placement of buildings, landscaping, s, roadways, walkways, drainageways, and other site design res as it may deem necessary. <u>Variances shall not be required</u> at of a conditional use process for a residential planned unit <u>opment.</u> [A PUD SHALL COMPLY WITH ANY SPECIAL ATIONS OF THE ZONING DISTRICT.] *** *** Minimum Site Area The minimum site area for a PUD <u>in any zone</u> shall be 2.0

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AO regarding ____

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2 3 4 5 6 7			ZONING DISTRICTS, THE ACRES. IF ANY PORTION WITHIN THE R-6, R-8, MINIMUM SITE AREA SI	R-2, GR-2A, GR-3,GR-4, OR GR-5 MINIMUM SITE AREA SHALL BE 5.0 OF A PROPOSED PUD IS LOCATED OR R-9 ZONING DISTRICTS, THE HALL BE 10 ACRES.] <u>For the GR-1,</u> 4, or <u>GR-5</u> zoning districts, the be 5.0 acres.
8 9	***	***	***	
10 11	3.	Devel	opment Options	
12 13		***	*** ***	
14		a.	Density	
15		u.	Density	
17 18 19 20 21			development subdivis [ALLOWABLE ON THE G determined by the pl	<u>esholds allowed by the cluster</u> <u>ion standards in 21.08.70C,</u> GROSS AREA OF A PUD,] shall be anning and zoning commission. VENT SHALL THE NUMBER OF
22 23 24 25			DWELLING UNITS PER ESTABLISHED BY THE FO	ACRE EXCEED THE MAXIMUMS LLOWING SCHEDULE]: TABLE 21.D07-12
23 24			DWELLING UNITS PER ESTABLISHED BY THE FO Zoning District Dwel	ACRE EXCEED THE MAXIMUMS LLOWING SCHEDULE]: TABLE 21.D07-12 ling Units per Acre (gross area)
23 24			DWELLING UNITS PER ESTABLISHED BY THE FO Zoning District Dwel [R-1 and R-5]	ACRE EXCEED THE MAXIMUMS LLOWING SCHEDULE]: TABLE 21.D07-12 ling Units per Acre (gross area) [8]
23 24			DWELLING UNITS PER ESTABLISHED BY THE FOR Zoning District Dwel [R-1 and R-5] [R-1A]	ACRE EXCEED THE MAXIMUMS LLOWING SCHEDULE]: TABLE 21.D07-12 ling Units per Acre (gross area) [8] [6]
23 24			DWELLING UNITS PER ESTABLISHED BY THE FO Zoning District Dwel [R-1 and R-5] [R-1A] [R-2A]	ACRE EXCEED THE MAXIMUMS LLOWING SCHEDULE]: TABLE 21.D07-12 ling Units per Acre (gross area) [8] [6] [12]
23 24			Zoning District Dwel [R-1 and R-5] [R-1A] [R-2A] STFR	ACRE EXCEED THE MAXIMUMS LLOWING SCHEDULE]:
23 24			DWELLING UNITS PER ESTABLISHED BY THE FOR Zoning District Dwel [R-1 and R-5] [R-1A] [R-2A] STFR [R-2D] [R-2D]	ACRE EXCEED THE MAXIMUMS LLOWING SCHEDULE]: TABLE 21.D07-12 ling Units per Acre (gross area) [8] [6] [12]
23 24			Zoning District Dwel [R-1 and R-5] [R-1A] [R-2A] STFR	ACRE EXCEED THE MAXIMUMS LLOWING SCHEDULE]:
23 24			DWELLING UNITS PER ESTABLISHED BY THE FOR Zoning District Dwel [R-1 and R-5] [R-1A] [R-1A] [R-2A] STFR [R-2D] [R-2M] [R-2M]	ACRE EXCEED THE MAXIMUMS LLOWING SCHEDULE]:
23 24			Zoning District Dwel [R-1 and R-5] [R-1A] [R-2A] STFR [R-2D] [R-2M] CMRL [Mail Construction of the second of t	ACRE EXCEED THE MAXIMUMS LLOWING SCHEDULE]:
23 24			Zoning District Dwel [R-1 and R-5] [R-1A] [R-2A] STFR [R-2D] [R-2M] [R-3] [R-3]	ACRE EXCEED THE MAXIMUMS LLOWING SCHEDULE]:
23 24			Zoning District Dwel [R-1 and R-5] [R-1A] [R-2A] STFR [R-2D] [R-2M] [R-3] CMRM	ACRE EXCEED THE MAXIMUMS LLOWING SCHEDULE]:
23 24			Zoning District Dwel [R-1 and R-5] [R-1A] [R-2A] STFR [R-2D] [R-2M] [R-3] CMRM [R-4] [R-4]	ACRE EXCEED THE MAXIMUMS LLOWING SCHEDULE]:
23 24			Zoning District Dwel [R-1 and R-5] [R-1A] [R-2A] STFR [R-2D] [R-2M] [R-3] CMRM [R-4] [R-4]	ACRE EXCEED THE MAXIMUMS LLOWING SCHEDULE]:
23 24			Zoning District Dwel [R-1 and R-5] [R-1A] [R-2A] STFR [R-2D] [R-2M] [R-3] CMRM [R-4] [R-4] [R-4] [R-4] [R-4] [R-4]	ACRE EXCEED THE MAXIMUMS LLOWING SCHEDULE]:
23 24			Zoning District Dwel [R-1 and R-5] [R-1A] [R-2A] [R-2A] STFR [R-2D] [R-3] [R-3] CMRM [R-4] [R-4] [R-4] [R-6] [I-6]	ACRE EXCEED THE MAXIMUMS LLOWING SCHEDULE]:
23 24			Zoning District Dwel [R-1 and R-5] [R-1A] [R-2A] STFR [R-2D] [R-2M] [R-3] [R-4] [R-4] [R-4] [R-7] [R-7]	ACRE EXCEED THE MAXIMUMS LLOWING SCHEDULE]:

					GR districts	As determined by the planning and zoning
						commission
1				_		
2				b. Use		
3					•••	propose any residential use, and in class
4					-	may propose any commercial use that is
5						<u>H</u> [R-4] district in table 21.05-1. A PUD
6				ma	y not include th	e storage or use of [MOBILE HOMES OR]
7				quo	onset huts. Any	nonresidential use must be specifically
8				aut	horized as to i	ts exact location, type, and size. In no
9				eve	ent shall the tot	al gross floor area of all nonresidential
10				use	s exceed 10 pe	rcent of the total gross floor area of the
11				PUI	D.	
12						
13				c. Din	nensional Stand	lards
14						
15				i.	Height limit	ations in the <u>STFR, CMRL, LLR,[R-1</u> , R-1A,
16				R-2	A, R-2D, R-2F, R	-2M, R-6, R-7, R- 8, R-9,] GR-1, GR-2, GR-
17				2A,	GR-3, GR-4, or	GR-5 zoning districts may be exceeded
18				by	an additional fi	ve feet. Height limitations in the CMRM
19				anc	<u>I URH</u> [R-3, R-4	and R-4A] districts may be exceeded by
20				ana	additional 10 fe	et.
21						
22				***	*** ***	
23						
24						
25	Sectio	n 7. An	chorage	Municipal C	ode Chapter 21	.08 is hereby amended to read as follows
26	(the re	emaind	er of the	section is n	ot affected and	therefore not set out):
27						
28	21.08	.030	DESIG	N STANDAR	DS	
29						
30		***	***	***		
31						
32		К.	Lot Dir	nensions		
33						
34			***	*** ***	:	
35			5.	The length	of the flag pole	e portion of the lot shall not exceed 300
36				feet in the	<u>LLR</u> [R-6, R-8, R	-9, R-10] or TA districts or 120 feet in all
37				other distri	icts, and all othe	r measurements shall be consistent with
38				other secti	ons of this title.	
39	***	***	***			
40						
41	21.08	.070	ALTER	NATIVE RES	IDENTIAL SUBD	IVISIONS
42						
	•					

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1	***	***	***					
2	C.	Cluste	er Hous	ing				
3								
4	***	***	***					
5 6		3.	Maxi	mum D	ensity and	Minimum Site	e Area	
7 8 9 10			a.		L BE NO M		are allowed per E PRINCIPAL STRI	
11		***	***	***				
12					Zoning District	HOUSING S	xx.xx maximum density for c ubdivisions elling Units ts per Acre (gross area)	LUSTER
					[R-1 and R-5]	Dweiling Onit	[8]	
					[R-1A]		[6]	
					[R-2A]	All	[12]	
					STFR		12	
					[R-2D]		[15]	
					[R-2M]		[22]	
					CMRL		22	
					[R-3]		[55]	
					CMRM		<u>55</u>	
					[R-4]		[110]	
					[R-4A]		[110]	
					URH		Unrestricted	
					[R-6]		[2]	
					[R-7]		[4.5]	
					[R-8]		[0.5]	
					[R-9]		[1.0]	
					LLR	Ac datarmir	<u>4.5</u> ned by the planning and zo	ning
					GR districts	As determin	commission	n in ig
13 14								
				TABL		XIMUM DENSITY FOR SING SUBDIVISIONS	CLUSTER	
				Zon	ing District	Dwelling Units Per Acre	Minimum Site Area (acres) ¹³	
				<u>STFR</u>		10	<u>1.5</u>	
				[R-1]		5.0	[2.5]	
				[R-1A] [R-2A]		10.0	[2.5]	
				CMRL		<u> </u>	<u>1.5</u>	
				[R-2D]		16.0	[1.5]	
				[R-2M]]	19.0	[1.5]	
					1	20	<u>1.0</u>	

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23 24

25

26 27

28 29 Page 67 of 71

[R-4A]	<u>35</u> 24.0 35	<u>1.0</u> [1.0]
[R-4] [R-4A] [R-5]		[1.0]
	35	
[R-5]		[1.0]
	5.0	[2.5]
[R-6]	0.8	[5.0]
[R-7]	2.0	[5.0]
[R-8]	0.2	[10.0]
[R-9]	0.4	[5.0]
[R-10]	[See 21.04.0200.2.]	[10.0]
LLR	2	<u>2.5</u>
ТА	As provided in the Turnagain Arm Comprehensive Plan	5.0
GR districts	As determined by the Platting Board	5.0

4. Review of Housing Type

The pre-application submissions for a cluster housing development in the <u>STFR</u> [R-1 or R-1A] zoning districts, more than 50 percent of whose dwelling units are attached, are subject to review and approval by the planning and zoning commission for compatibility with surrounding land use patterns.

*** *** ***

7. Minimum Setbacks

- a. Minimum setbacks for the <u>LLR</u> [R-6, R-8, R-9 AND R-10] zoning districts shall be as follows:
 - i. Front setback: 25 feet
 - ii. Side setback: 10 feet
 - iii. Rear setback: 20 feet

*** *** ***

D. Narrow Lot Housing

*** *** ***

2. Applicability

Narrow lot housing is permitted in the STFR, CMRL, CMRM, URH [R-

1			
			2A, R-2D, R-2M, R-3, R-4A, R-5], and RO districts. The various
2			applicable standards of title 21 apply, unless specifically addressed
3			and replaced below.
4			
5		***	*** ***
6			
7	Ε.	Unit I	Lot Subdivisions
8			
9		***	*** ***
10			
11		2.	Applicability
12			
13			The unit lot subdivision process may be used within the CMRL
14			<u>CMRM, URH,</u> [R-2M, R-3, R-4, R-4A,] RO, B-1A, B-1B, B-2C, B-3, gR-
15			4, gR-5, gC-6, gC-7, gC-8, gC-9, CE-R-2M, CE-R-3, CE-RO, and CE-R-
16			
			2M, CE-R-3, CE-RO, and CE-
17			B-3 districts.
18			
19			
20	Section 8. Ar	nchorage	e Municipal Code Chapter 21.10 is hereby amended to read as follows
21	(the remaind	ler of th	e section is not affected and therefore not set out):
22			
23			
24	21.10.020	APPLI	CATION OF CHAPTER 21.10
25			
26	В.	Relati	ionship to Other Title 21 Provisions
27			
28			
20		***	*** ***
20		***	*** ***
29 20			
30		*** 2.	[WHERE PROVISIONS OF CHAPTERS 21.01 THROUGH 21.08 AND
30 31			[WHERE PROVISIONS OF CHAPTERS 21.01 THROUGH 21.08 AND 21.12 THROUGH 21.15 APPLY AND REFERENCE A SPECIFIC ZONING
30 31 32			[WHERE PROVISIONS OF CHAPTERS 21.01 THROUGH 21.08 AND 21.12 THROUGH 21.15 APPLY AND REFERENCE A SPECIFIC ZONING DISTRICT, THE FOLLOWING TABLE SHALL BE USED TO APPLY THE
30 31 32 33			[WHERE PROVISIONS OF CHAPTERS 21.01 THROUGH 21.08 AND 21.12 THROUGH 21.15 APPLY AND REFERENCE A SPECIFIC ZONING
30 31 32			[WHERE PROVISIONS OF CHAPTERS 21.01 THROUGH 21.08 AND 21.12 THROUGH 21.15 APPLY AND REFERENCE A SPECIFIC ZONING DISTRICT, THE FOLLOWING TABLE SHALL BE USED TO APPLY THE
30 31 32 33			[WHERE PROVISIONS OF CHAPTERS 21.01 THROUGH 21.08 AND 21.12 THROUGH 21.15 APPLY AND REFERENCE A SPECIFIC ZONING DISTRICT, THE FOLLOWING TABLE SHALL BE USED TO APPLY THE
30 31 32 33 34			[WHERE PROVISIONS OF CHAPTERS 21.01 THROUGH 21.08 AND 21.12 THROUGH 21.15 APPLY AND REFERENCE A SPECIFIC ZONING DISTRICT, THE FOLLOWING TABLE SHALL BE USED TO APPLY THE APPLICABLE PROVISION IN CHUGIAK-EAGLE RIVER] a. Where provisions of chapters 21.01 through 21.08 and
30 31 32 33 34 35 36			 [WHERE PROVISIONS OF CHAPTERS 21.01 THROUGH 21.08 AND 21.12 THROUGH 21.15 APPLY AND REFERENCE A SPECIFIC ZONING DISTRICT, THE FOLLOWING TABLE SHALL BE USED TO APPLY THE APPLICABLE PROVISION IN CHUGIAK-EAGLE RIVER] a. Where provisions of chapters 21.01 through 21.08 and 21.12 through 21.15 apply and reference a specific zoning
30 31 32 33 34 35 36 37			 [WHERE PROVISIONS OF CHAPTERS 21.01 THROUGH 21.08 AND 21.12 THROUGH 21.15 APPLY AND REFERENCE A SPECIFIC ZONING DISTRICT, THE FOLLOWING TABLE SHALL BE USED TO APPLY THE APPLICABLE PROVISION IN CHUGIAK-EAGLE RIVER] a. Where provisions of chapters 21.01 through 21.08 and 21.12 through 21.15 apply and reference a specific zoning district, the following table shall be used to apply the
30 31 32 33 34 35 36 37 38			 [WHERE PROVISIONS OF CHAPTERS 21.01 THROUGH 21.08 AND 21.12 THROUGH 21.15 APPLY AND REFERENCE A SPECIFIC ZONING DISTRICT, THE FOLLOWING TABLE SHALL BE USED TO APPLY THE APPLICABLE PROVISION IN CHUGIAK-EAGLE RIVER] a. Where provisions of chapters 21.01 through 21.08 and 21.12 through 21.15 apply and reference a specific zoning
30 31 32 33 34 35 36 37 38 39		2.	 [WHERE PROVISIONS OF CHAPTERS 21.01 THROUGH 21.08 AND 21.12 THROUGH 21.15 APPLY AND REFERENCE A SPECIFIC ZONING DISTRICT, THE FOLLOWING TABLE SHALL BE USED TO APPLY THE APPLICABLE PROVISION IN CHUGIAK-EAGLE RIVER] a. Where provisions of chapters 21.01 through 21.08 and 21.12 through 21.15 apply and reference a specific zoning district, the following table shall be used to apply the applicable provision in Chugiak-Eagle River.
30 31 32 33 34 35 36 37 38 39 40		2.	 [WHERE PROVISIONS OF CHAPTERS 21.01 THROUGH 21.08 AND 21.12 THROUGH 21.15 APPLY AND REFERENCE A SPECIFIC ZONING DISTRICT, THE FOLLOWING TABLE SHALL BE USED TO APPLY THE APPLICABLE PROVISION IN CHUGIAK-EAGLE RIVER] a. Where provisions of chapters 21.01 through 21.08 and 21.12 through 21.15 apply and reference a specific zoning district, the following table shall be used to apply the applicable provision in Chugiak-Eagle River. to revisor: Please provide date of passage of the HOME Initiative
30 31 32 33 34 35 36 37 38 39 40 41		2.	 [WHERE PROVISIONS OF CHAPTERS 21.01 THROUGH 21.08 AND 21.12 THROUGH 21.15 APPLY AND REFERENCE A SPECIFIC ZONING DISTRICT, THE FOLLOWING TABLE SHALL BE USED TO APPLY THE APPLICABLE PROVISION IN CHUGIAK-EAGLE RIVER] a. Where provisions of chapters 21.01 through 21.08 and 21.12 through 21.15 apply and reference a specific zoning district, the following table shall be used to apply the applicable provision in Chugiak-Eagle River. to revisor: Please provide date of passage of the HOME Initiative code changes in the following section and label the table
30 31 32 33 34 35 36 37 38 39 40 41 42		2.	 [WHERE PROVISIONS OF CHAPTERS 21.01 THROUGH 21.08 AND 21.12 THROUGH 21.15 APPLY AND REFERENCE A SPECIFIC ZONING DISTRICT, THE FOLLOWING TABLE SHALL BE USED TO APPLY THE APPLICABLE PROVISION IN CHUGIAK-EAGLE RIVER] a. Where provisions of chapters 21.01 through 21.08 and 21.12 through 21.15 apply and reference a specific zoning district, the following table shall be used to apply the applicable provision in Chugiak-Eagle River. to revisor: Please provide date of passage of the HOME Initiative
30 31 32 33 34 35 36 37 38 39 40 41		2.	 [WHERE PROVISIONS OF CHAPTERS 21.01 THROUGH 21.08 AND 21.12 THROUGH 21.15 APPLY AND REFERENCE A SPECIFIC ZONING DISTRICT, THE FOLLOWING TABLE SHALL BE USED TO APPLY THE APPLICABLE PROVISION IN CHUGIAK-EAGLE RIVER] a. Where provisions of chapters 21.01 through 21.08 and 21.12 through 21.15 apply and reference a specific zoning district, the following table shall be used to apply the applicable provision in Chugiak-Eagle River. to revisor: Please provide date of passage of the HOME Initiative code changes in the following section and label the table

				River zoning districts will refer to
				ns of Title 21 as it existed the day before
			<u>passage of the I</u>	<u>HOME initiative on XXXX, 2024.</u>
			TABLE 21.10-1: APPL Zoning District in pre-H	ICATION OF ZONING DISTRICT PROVISIONS <u>OME</u> Zoning District in Chapters
			21.01 through 21.08 and	d Chugiak and
				Eagle River
			21.12[1] through 21	
			R-1	CE-R-1
			R-1A R-2A	CE-R-1A CE-R-2A
			R-2D	CE-R-2D
			R-2M	CE-R-2M
			R-3	CE-R-3
			R-4	N/A
			R-4A	N/A
			R-5	CE-R-5
			R-6 R-7	CE-R-5A and CE-R-6 CE-R-7
			R-7	CE-R-7
			R-9	CE-R-9
			R-10	CE-R-10
			B-1A	N/A
			B-1B	N/A
			B-3	CE-B-3 and CE-RC
			DT Districts RO	N/A CE-RO
			MC	N/A
			I-1	CE-I-1
			I-2	CE-I-2 and CE-I-3
			MI	N/A
			A	CE-AD
			AF	AF
***	***	* * *		
21.10	060		NSIONAL STANDARDS	
21.10	.000	DIN	NSIONAL STANDARDS	
	***	***	***	
	C.	Dime	nsional Standards Tables	
	***	***	* * *	
		2.	Where no dimensional	standards are provided for a district,
				shall be found in pre-HOME Title 21 sec
				·
			21.06.020 in accordance	e with table 21.10-1.
Sectio	o <mark>n 9.</mark> Ar	chorage	e Municipal Code Chapter	21.12 is hereby amended to read as follo
Jeen				
1	emaina	ler of th	e section is not affected a	nd therefore not set out):

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AO regarding ____
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***	***	***						
ТА	BLE 21.12	1: SIGNS IN TH	E RESIDEN	NTIAL DISTRICTS AND THE D	EVELOPMENT RES	ERVE DISTRICT	(DR)	
							Stan	dards for
		Туре		Maximum Number Permitted	Maximum A	rea Per Sign	Freest Maximum Height	anding Sigr Minimu Setba from R
	nporary Sig	ns	ľ					
2				6 sq. ft.				
				en in compliance with subse rovisions of subsection 21.1				
[free	estanding s			ed within the <u>LLR_</u> R-6, R-7, F square feet shall be permit		d IA residential	zoning districts, o	one
*** <u>Section</u> follov	*** <u>on 10.</u> ws (<i>the r</i>	*** *** Anchorage	han eight Municif f the se	square feet shall be permit oal Code Chapter 22 ction is not affected o	_{ted.} 1.13 is hereby and therefore	/ amended	to read as	one
*** <u>Sectio</u>	*** <u>on 10.</u> ws (<i>the r</i>	*** *** Anchorage	han eight Municif f the se	square feet shall be permit	_{ted.} 1.13 is hereby and therefore	/ amended	to read as	one
*** <u>Sectio</u> follov	*** <u>on 10.</u> ws (<i>the r</i>	*** *** Anchorage	han eight Municif f the se	square feet shall be permit oal Code Chapter 22 ction is not affected o	_{ted.} 1.13 is hereby and therefore	/ amended	to read as	one
*** Section follow 21.13	*** <u>on 10.</u> ws (the r 3.050	*** Anchorage remainder of	Municiț f the se -ORMII	square feet shall be permit oal Code Chapter 22 ction is not affected o NG LOTS OF RECORD	_{ted.} 1.13 is hereby and therefore	/ amended	to read as	one
*** <u>Sectio</u> follov 21.13	*** on 10. ws (the r 3.050 ***	Anchorage *** Nonconi *** Residentia	Municip f the sec FORMII	square feet shall be permit oal Code Chapter 22 ction is not affected o NG LOTS OF RECORD	_{ted.} 1.13 is hereby and therefore	/ amended	to read as	one
*** Section follow 21.13	*** on 10. ws (the r 3.050 ***	Anchorage *** Anchorage remainder oj NONCONI *** Residentia *** **	Municip f the sec FORMII	square feet shall be permit oal Code Chapter 22 ction is not affected o NG LOTS OF RECORD icts	ted. 1.13 is hereby and therefore	/ amended not set out)	to read as	one
*** Section follow 21.13	*** on 10. ws (the r 3.050 ***	Anchorage *** Anchorage remainder oj NONCONI *** Residentia *** ** b. An	Municip f the se FORMII al Distri * ** y lots	square feet shall be permit cal Code Chapter 22 ction is not affected on NG LOTS OF RECORD icts ** legal platted as of	ted. 1.13 is hereby and therefore the date thi	/ amended not set out)	to read as	one
*** Section follow 21.13	*** on 10. ws (the r 3.050 ***	Anchorage *** Anchorage remainder oj NONCONI *** Residentia *** ** b. An	Municip f the se FORMII al Distri * ** y lots	square feet shall be permit oal Code Chapter 22 ction is not affected o NG LOTS OF RECORD icts	ted. 1.13 is hereby and therefore the date thi	/ amended not set out)	to read as	one
*** <u>Sectio</u> follov 21.13 ***	*** on 10. ws (the r 3.050 *** 2.	Anchorage *** Anchorage remainder of NONCONI *** Residentia *** ** <u>b. An</u> effective a	Municip f the se FORMII al Distri * ** y lots	square feet shall be permit cal Code Chapter 22 ction is not affected on NG LOTS OF RECORD icts ** legal platted as of	ted. 1.13 is hereby and therefore the date thi	/ amended not set out)	to read as	one
*** Section follow 21.13	*** on 10. ws (the r 3.050 ***	Anchorage *** Anchorage remainder oj NONCONI *** Residentia *** ** b. An	Municip f the se FORMII al Distri * ** y lots	square feet shall be permit cal Code Chapter 22 ction is not affected on NG LOTS OF RECORD icts ** legal platted as of	ted. 1.13 is hereby and therefore the date thi	/ amended not set out)	to read as	one
*** <u>Sectia</u> follov 21.13 ***	*** on 10. ws (the r 3.050 *** 2.	<pre>ign no greater t *** Anchorage I remainder oj NONCONI *** Residentia *** ** b. An effective a ***</pre>	Municip f the se FORMII al Distri * ** y lots are cons	square feet shall be permit cal Code Chapter 22 ction is not affected on NG LOTS OF RECORD icts ** legal platted as of	ted. 1.13 is hereby and therefore the date thi onforming.	/ amended not set out)	to read as : e becomes	one

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AO regarding ____

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PASSED AND A	APPROVED by	the	Anchorage	Assembly	this	
	2024					
			Ċ	hair of the	Assembly	
ATTEST:						
Municipal Clerk		_				
- 	(Planning and	Zoning	Commissior	n Case No.)	XXXX)	
	(8				

control contro <thcontrol< th=""> <thcontrol< th=""> <thco< th=""><th>Constrained (R-1) (R-1) (R-1) (R-1) (R-1) RESIDENTIAL (R-1) RESIDENTIAL (R-1) RESIDENTIAL (R-1) RESIDENTIAL (R-1) RESI</th><th>Maximum E E E E E Image: Second s</th><th>E I <thi< th=""> <thi< th=""> <thi< th=""> <thi< th=""></thi<></thi<></thi<></thi<></th><th>AI-8 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0</th><th> L SUDAL 11</th><th>яа яа ия ия</th><th>Definitions and Use Standards Standards 21.05.030A.1. 21.05.030A.3. 21.05.030A.3. 21.05.030A.4. 21.05.030A.3. 21.05.030A.3. 21.05.030A.4. 21.05.030A.3. 21.05.030A.4. 21.05.030A.4. 21.05.030A.5. 21.05.030A.5.</th></thco<></thcontrol<></thcontrol<>	Constrained (R-1) (R-1) (R-1) (R-1) (R-1) RESIDENTIAL (R-1) RESIDENTIAL (R-1) RESIDENTIAL (R-1) RESIDENTIAL (R-1) RESI	Maximum E E E E E Image: Second s	E I <thi< th=""> <thi< th=""> <thi< th=""> <thi< th=""></thi<></thi<></thi<></thi<>	AI-8 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	 L SUDAL 11	яа яа ия ия	Definitions and Use Standards Standards 21.05.030A.1. 21.05.030A.3. 21.05.030A.3. 21.05.030A.4. 21.05.030A.3. 21.05.030A.3. 21.05.030A.4. 21.05.030A.3. 21.05.030A.4. 21.05.030A.4. 21.05.030A.5. 21.05.030A.5.
		[d] [d] [d] [d] [d]	E G			 	21.05.0
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Use	Use Type	[เ-ช]	[A1-9]]	[AS-R]	STFR	[ตร-ย]	[พร-ม]	CWBT	[8-3]	[AC-3]	смвм	[1-1]	[[41-8]	ศษก	કિ-શ્ર]	[9-8]	[2-21]	[8-X]	[6-8]	ียยา	[01-8]	A1-8	81-8	6-8	OB	WC	ا-۲، ۱-۱		- MI AF	- DR		ਮੁਖ	па	M	Definitions and Use- Specific Standards
Habilitative care facility small (up to residents)	Habilitative care facility, small (up to 8 residents)	E	Ē	Ē	<u>م</u>	Ē	Ē	<u>L</u>	E	E	<u>L</u> I	E	E	<u>_</u>	E	E	E			۵I					· 									<u> </u>	21.05.030B.3.
Habilitative care facility medium (9- residents)	Habilitative care facility, medium (9-25 residents)	õ	Ð	<u> </u>	ы	Ð	<u>ত</u>	ы С	Ē	E	<u>L</u> I	E	Ē	۵I	Ū	0	Ū	<u> </u>	<u> </u>	0	<u> </u>		L.							┝───	├──-				21.05.030B.3.
Habilitative care facility large (26+	Habilitative care facility, large (26+ residents)								Ē	Ē	리	Ē	Ē	리																ļ				<u> </u>	21.05.030B.3.
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ransi ving f	Transitional living facility								E	E	٩	E	E	۵.۱								_	4										0		21.05.030B.5.
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Adult care facility (3-8 persons)	care r (3-8 ns)	E	Ē	E		Æ	E	ы	E	E		E	E	<u>م</u>	E	E	E	Ē	E	<u>م</u>	E						┝		┝───-		┝──-	┝───			21.05.040A.
Adult care facility (9 c more persi	Adult care facility (9 or more persons)	ত	Ð	0	0	Ð	D	<u></u> ଧା	Ð	ũ		Ŋ	ত্র	0				<u> </u>	<u> </u>		unun errete u	<u> </u>		<u>د</u>											21.05.040A.
Child care center (9 o more childr	Child care center (9 or more children)	ũ	Ð	Ū	ω	Ð	ত	S	S	5		5	5	S	S	ত্র	ত	5	ত্র	 ارب	ত			<u>د</u>	<u>م</u>	┝──-							۵.	┝───	21.05.040B.1
Child care home (up t children)	Child care home (up to 8 children)	ē.	E	Ē	ᆈ	E	Ē	L I	Æ	E		E	E	<u>م</u>	E	E	E	E	E		E			4	۵.		<u> </u>	<u> </u>	┝───						21.05.040B.2.
Cemet	Cemetery or mausoleum												<u> </u>				 	 			-	-	-			<u> </u>	-	-	┝──	-	┼──	┼──	۵.	┢──	21.05.040C.1.
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	Use Type	Crematorium	Government administration and civic facility	Homeless and transient shetter	on	Religious assembly [Social service facility	Aquarium	Botanical gardens	Library [Museum or cultural center	Zoo	Boarding school	College or university	Elementary [school or 1 middle school
	Use Category			L		L		Cultural Facility					Educational Facility	•	•

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	_	Use Type	High school	Instructional services	Vocational or trade school	Health services	Hospitat/health care facility	Nursing facility	Community garder	Park, public or private	Community or police substation	Correctional institution	Fire station	Public safety facility	Airport	Airstrip, private	Heliport	Rail yard
		Use Category				Health Care Facility			Parks and Open Area		Public Safety Facility				Transporta- tion Facility			

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Railroad freight terminal																										<u>_</u>									21.05.0401.5.
Railroad passenger terminal	ger																						S		U	<i>w</i>	<u>س</u>	ە 				∑ 			21.05.0401.6.
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Tower, high voltage transmission		<u> </u>	<u>5</u> 0	 ⊡_⊡	D/C	<u>₹</u> 0	<u>5</u>	되이	<u>₹</u> 0	<u>5</u>	힌이	<u>5</u>	<u>ک</u>	리이	5 2 2 2	9 7 7 7	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	5 5 1 0	집이	<u>1</u> 0 0	C E	E O	20	с Б С	20	ĞΟ	ξO	ĞΟ	ĞΟ	50	ξΩ	ξO		21.05.040J.1.
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Wind energy conversion system (WECS), utility																											<u> </u>	<u> </u>	0			<u>о</u>			21.05.040.J.4.
Antenna only, large⁴																					ш.	۵ 	<u>م</u>			<u> </u>			<u> </u>		<u>ه</u>				21.05.040K.
Antenna only, small ⁴		Ē	E	E	<u>م</u>	E	E	<u> </u>	E	E	<u> </u>	E	Ē		E	E	E	E				- н - н	Р –	<u>م</u>	٩	₽	₽.	٩.	٩.		₽.				21.05.040K.
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Type 3 tower ⁴							<u>├</u> ──-			<u></u>	- vi	1-	-		 —								<u>م</u>	۵.		<u>م</u>	<u>د</u>	<u> </u>	<u>}</u> 0∾						21.05.040K.
Type 4 tower ⁴	-			-						Ē			\vdash	-	-	-	\vdash	-	-	\vdash	<u> </u>		-					<u>م</u>	≧ 0		0	<u> </u>		_	21.05.040K.

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	Use Type		Commercial horticulture	Animal Boarding ²	Animal shelter ²	Large domestic animal facility, principal use ²	Retail and pet services ²	Veterinary clinic ² Civic /	convention center	Club/lodge / meeting hall	Amusement establishment ²	Entertainment facility, major ²	Fitness and recreational
	Use Category		Agricultural Uses	Animal Sales, Service & Care ²					Assembly		Entertain- ment and recreation ²		

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Food and beverage kiosk ²									Ē	<u>ы</u>		E	<u>_</u>								₽	∟	٩.	_ ₽	۵.	۵.	_ ∟	٩.			٩			21.05.050E.2. 21.05.020A.
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Broadcasting facility																							٩	υ		٩	υ					٩		21.05.050F.1.
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	Use Type	Office, business or professional	Business service establishment	Funeral/ mortuary services	General personal services	Small equipment rental	Auction house ²	Building materials store ²	Convenience store ²	Farmers market ²	Fueling station ²	Furmiture and home appliance store ²	General retail ²
	Use Category		Personal Services, Repair, and Rental				Retail Sales ²						

	Definitions and Use- Specific Standards	21.05.050H.9. 21.05.020.A.	21.05.050H.10.	21.05.0501.1.	21.05.0501.2. or 1.3.	21.05.0501.2. or 1.3.	21.05.050.1.4.	21.05.0501.5.	21.05.0501.6.	21.05.0501.7.	21.05.0501.8.	21.05.050J.1.	21.05.050J.2.	21.05.050J.3.
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	Use Type	Liquor store ²	Pawnshop ²	Aircraft and marine vessel sales	Parking lot or structure (50+ spaces)	Parking lot or structure (less than 50 spaces)	Vehicle parts and supplies ²	Vehicle-large, sales and renta ^g	Vehicle-small, sales and rental ²	Vehicle service and repair, major	Vehicle service and repair, minor	Camper park	Extended-stay lodgings	Hostel
	Use Category			Vehicles and Equipment		J				A		Visitor Accommo- dations		

	Definitions and Use- Specific Standards	21.05.050J.4. 21.05.020A.	21.05.050J.5. 21.05.020A.	21.05.050J.6.		21.05.055B.1. 21.03.105	21.05.055B.2. 21.03.105	21.05.055B.3. 21.03.105	21.05.055B.4. 21.03.105		21.05.060A.1.	21.05.060A.2.	21.05.060A.3.	21 DE DEDA 4
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	Use Type	Hotel/motel	nı	Recreational and vacation camp		Marijuana cultivation facility	Marijuana manufacturing facility	Marijuana testing facility	Marijuana retail sales establishment ²	2	Contractor and special trades, licht	Data processing facility	Dry cleaning establishment	General
	Use Category										Industrial Service			

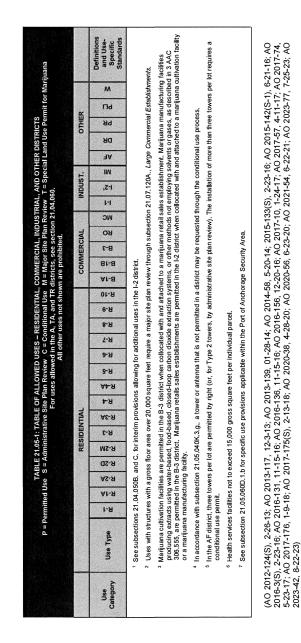
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	Use Type	Governmental service	Heavy equipment sales and rental	Research laboratory	Commercial food <i>pro</i> duction	Cottage crafts	Manufacturing, general	Manufacturing, heavy	Manufacturing, light	Natural resource extraction, organicand inorganic	Natural resource extraction, placer mining	Aquaculture	Facility for combined marine and general
	Use Category				Manu- facturing	Production						Marine Facility	

	Definitions and Use- Specific Standards	21.05.060C.3.	21.05.060C.4.	21.05.060D.1.	21.05.060D.2.	21.05.060D.3.	21.05.060D.8.	_	21.05.060D.9.		21.05.060D.4.	21.05.060D.5.	21.05.060D.6.
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	Use Type	Marine operations	Marine wholesaling	Bulk storage of hazardous materials ⁷	Impound yard	Motor freight terminal	Outdoor storage associated	with a community use	Outdoor storage of vehicles and/or equipment associated	with a community use	Self-storage facility	Storage yard	Warehouse or wholesale establishment.
	Use Category			Warehouse and Storage									

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	Definitions and Use- Specific Standards	21.05.060D.7.	21.05.060E.1.	21.05.060E.2.	21.05.060E.3.	21.05.060E.4.	21.05.060E.5.	21.05.060E.6.	21.05.060E.7.	21.05.060E.8.	21.05.060E.9.	21.05.060E.10.
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	Use Type	Warehouse or wholesale establishment, light	C omposting facility	Hazardous Waste Treatment Facility	Incinerator or thermal desorption unit	Junkyard or salvage yard	Land reclamation	Landfill	Recycling drop-off	Snow disposal site	Solid waste transfer facility	Stormwater sediment management facility
	Use Category		Waste and Salvage									

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Accessory Uses	(ເ-ຍ)	[ุ่∢เ-ม]	[AS-R]	STER	[02-8]	[หะ-พ]	CMBT	[৫-ম]	[AE-9]	CWBW	[⊮-ধ] [৮-ধ]	ศษก	કિ-શ્રો 	[9-8]	[2-ช]	<u>(</u> ୫-୪)	(6-SI)	มาา	[01-ਸ]	A1-8	81-8	8-3	оя	WC	14	2-1	IW	AF AG	Ърд	na	M		Definitions and Use- Specific Standards
Accessory dwelling unit (ADU)	Ē	Ē	- E	<u>م</u>	Ē	E	<u>a</u> ı	[4]	E	4 4	[4] [4]	el E	E	E	E	E	[L]	S	٩	٩	٩	٩	٩	4			00503 200 007508					21.	21.05.070.D.1.
Aircraft Hangar, private residential	æ	E	E	<u>م</u> ا	E	E	<u> </u>	E	E	<u>ب</u>	E E	<u> </u>	E	E	E	Ð	E	۵ı	٩				٩				aturken kesken per						
Bed and breakfast (up to 3 guestrooms)	E	Ē	E	<u>م</u> ا	E	E	<u>a</u>	E		<u>0-1</u>			E	E	E	E	E		٩	۵.	۵.	۵.	۵.							<u> </u>		31	21.05.070D.3.
Bed and breakfast (4 or 5 guestrooms)	<u>ত</u>	S	ত	ω	ß	S	S	ত	55,233	S			S	<u></u>	5	S	ß	ഗ	v	٦	⊾	٩	۵.									3	21.06.070D.3.
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Caretaker's residence				_		<u>1000000</u>			inger g				le raci					٩		۵.	۵.	٩	٩	۵.	۵.	L .			•		•		21.05.070D.5
Dormitory				<u> </u>				5	5	ST I	[2]	5	S	ß	ত্র	[S]	ß	٩	S			٩			υ	۵.						21	21.05.070D.6.
Drive-through service													01.10					ณ		γs	γS	y s	<u>y</u> s	<u> </u>	<u>7</u> 0	P S	۶ N					21	21.06.070D.7.
Farm, hobby				٩									Ē	E	E	E	£	۵ı														21	21.06.070D.8.
Garage or carport, private residential	Ē	E	E	۵.	E	E	٥ı	E	E		E E	a	Ē	E	E	Ē	E	٥ı	٩	٩	٩	٩	٩	٩	۵.	-	۵.		۵.			21	21.05.070D.9.
Home- and garden-related use	£	E	Ē	۱.	E	E	L I	E	E	<u> </u>	E E	61	E	E	Ē	E	E	<u>P/C</u>	٩	٩	٩	٩	٩	٩.	٩	-	٩		۵.	₽.		21.	21.05.070D.10.
Home occupation	Ē	E	Ē	۵ı	E	E	۵I	E	æ	<u>د</u>	E E	តា	Ē	Ē	Æ	Ð	Ē	۵ı	٩	٩	٩	٩	٩	٩	٩	-	٩		٩	٩		21.	21.05.070D.11.
Intermodal shipping container	Ŀ	Ð	Ŀ	٩	E	Ē	٥ı	Ē	E	<u>د</u>	E E	อ	E	Ð	Ē	Ŀ	Ŀ	W	٩	٩	٩	٩	٩	٩	٩	۵	4	4	۵.	<u>م</u>	۵.		21.05.070D.12
Large domestic animal facility				P/C									<u>5</u> 0	<u>ک</u> آھ	<u>6</u> 0	<u>5</u> 0	€.C	ิณ	дo													21.	21.06.070D.13.
Marijuana, personal	ē	ē	ē		ē	Ē	-	į	į		į	([į	i	Ì	i		1	1	(1	1		,	1			_	_		_	

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Outdoor keeping of animals	ď	L L	E	-	6	Ē	۵I	Ē		٩.				6	E	E	E	E.	<u>م</u>	E									٩.	۵.	٩		21.05.070D.15.
Outdoor display accessory to a commercial use																				-	<u>م</u>	<u>م</u>	<u>م</u>	-	4	4	а а	۵.					21.05.070D.16
Outdoor storage accessory to a commercial use									e Mire V				0.03										۵.	-	۵.	۵.	а а	۵.					21.05.070D.17.
Outdoor storage associated with a community use																							s s							S	S		21.05.070D.18.
Outdoor storage of vehicles and/or equipment associated with a community use																		ela <u>na</u> si)					S							S	<u>ر</u>		21.05.070D.19.
Parking of business vehicles, outdoors, accessory to a residential use	Ē		E		Ē	Ē	0.1	Ē	E	۵۱	 E	Ē	٩	E		Ē		E						<u> </u>				<u> </u>	<u> </u>				21.05.070D.20
Private outdoor storage of non-commercial equipment accessory to a residential use	Ē	E			E	E	0.1	E	E	۵	-	Ē	٩	E	6		6	-		Ē									<u> </u>				21.05.070D.21
Telecommunications antenna only, large	ے ا	[P3]		 تا	[F3]	الم الم	ឌា	E.	E.	21	E E	<u>م</u>	å	E E	۲ الا	[P3]	E-	E E	2 61	[b]			-	ă.					ă.	~			21.05.040K
Telecommunications antenna only, small	E	[]	E		[F]	E	0.1	E	E	ىم	P I	E	4	L I	E E	E	E E	E I		E													21.05.040K.
Type 4 tower	[S ⁴]	[S ⁴]	[Sª]	اري ا	[S ⁴]	[S4]	<u></u>	[S4]	S	<u>ل</u> م	[S ⁴]	[S4]	<u>ت</u> ه	[S ⁴]	[S ⁴]	[S ⁴] [5	[S ⁴] [5	[S ⁴]	<u>س</u> الآن	[S4]				S							S		21.05.040K
Vehicle repair/rebuilding, outdoor, hobby	E	Ē			Ē	E	0.1		8.00.000			<u>11.0 1.00</u>		E	Ē	E	E	Ē		Ē									۵.				21.05.070D.22
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Wind energy conversion system (WECS), building mounted small									S	S		ত্র	ø					9495. GR			s s	s s	v		s s	0) 0	o o	<u>ہ</u>			S		21.05.070D.20.

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