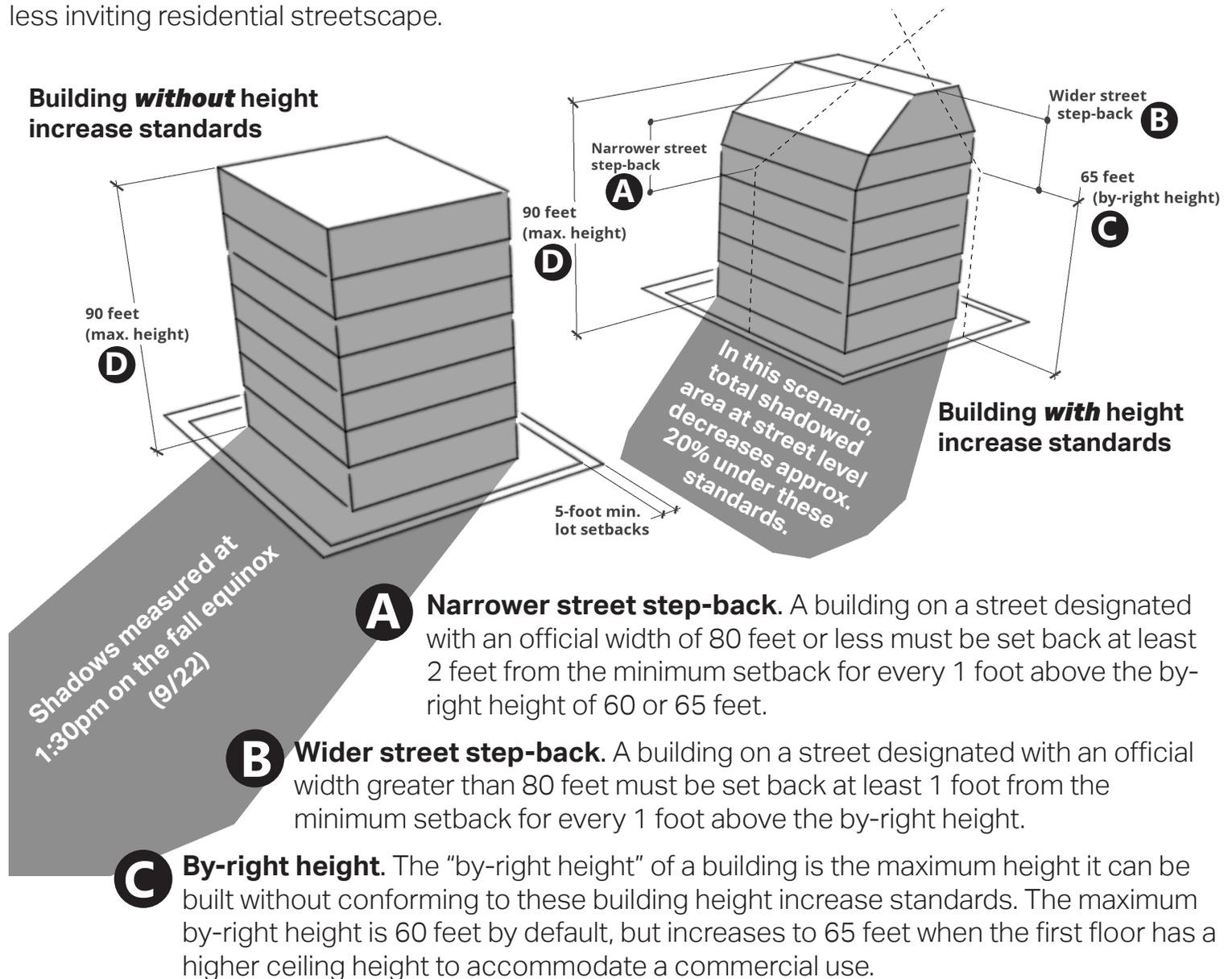


R-4A Building Height Increase Standards

Intent: To provide a more pleasant pedestrian environment at street level by reducing the shadowing effects of larger buildings in the R-4A district.

Why? Buildings are commonly required to be smaller above a certain height to reduce shadowing and allow more sunlight to reach the street. For example, the City of Fort Lauderdale requires buildings along the beach to be set back from the street above 35 feet to preserve sunlight for public beach areas. New York City also requires buildings to be set back from the street in their medium- and higher-density zoning districts to preserve sunlight at street level. In Downtown Anchorage, the height of some buildings adjacent to Town Square Park are restricted to ensure the park receives adequate sunlight, and all tower bulk is limited above certain heights.

Preserving sunlight access is especially important in Anchorage's northern climate, where lack of street-level sunlight can increase ice and snow cover during some seasons and result in a colder, less inviting residential streetscape.



A **Narrower street step-back.** A building on a street designated with an official width of 80 feet or less must be set back at least 2 feet from the minimum setback for every 1 foot above the by-right height of 60 or 65 feet.

B **Wider street step-back.** A building on a street designated with an official width greater than 80 feet must be set back at least 1 foot from the minimum setback for every 1 foot above the by-right height.

C **By-right height.** The "by-right height" of a building is the maximum height it can be built without conforming to these building height increase standards. The maximum by-right height is 60 feet by default, but increases to 65 feet when the first floor has a higher ceiling height to accommodate a commercial use.

D **Maximum height.** Regardless of bonus floor area or height increases, buildings in the R-4A district may not exceed 90 feet.