



Urban Residential Neighborhood R-4A Zone Mixed-use Text Amendment

*An Update to Anchorage's Zoning Rules for Residential Mixed-use
Development in the R-4A Zoning District*



October 2020 Community Discussion Draft

**Review Item B:
Zoning Code
Amendments**

Anchorage 2040 Land Use Plan
Implementation Action 3-1



See inside cover.

Urban Residential Neighborhood R-4A Zone Mixed-Use Text Amendment

The Urban Residential Neighborhood (R-4A Zone) Mixed-use Amendment updates the existing R-4A zoning district, Anchorage's highest-density residential zoning district that is intended to integrate high-density development with on-site commercial uses. This amendment will make the zone easier to use while achieving the goals of Anchorage 2040. It will also help carry out implementation Actions 3-1 of the *Anchorage 2040 Land Use Plan*.

For More Information:

Visit the project website: www.muni.org/Planning/2040actions.aspx

Contact the project team: Collin Hodges, 343-7938, collin.hodges@anchorageak.gov
Tom Davis, 343-7916, tom.davis@anchorageak.gov
Long-Range Planning Division, 343-7921, anchorage2040@muni.org

How to Comment:

Any feedback on this community discussion draft of the Urban Residential Neighborhood (R-4A Zone) Mixed-use Amendment is welcome. Your comments will help the Planning Department prepare a public hearing draft of the amendment for Planning & Zoning Commission review. **Please provide comments on this draft by December 11th, 2020.**

Written comments may be submitted in the following ways:

by email: Anchorage2040@muni.org

by fax: (907) 343-7927

by mail: Long-Range Planning Division
MOA Planning Department
PO Box 196650
Anchorage, AK 99519-6650

Proposed Text Amendment Language

This document presents the community discussion draft code amendment language for the *Urban Residential Neighborhood (R-4A Zone) Mixed-use Amendment*. The amendments in this document are arranged **in the order they appear** in Anchorage’s Title 21 Zoning Ordinance:

Location of Change by Zoning Code Section	Pages
21.04.020J.1. – Updates and clarifications to R-4A District Purpose Statement	1
21.04.020J.2.a. – Deletion of mixed-use design standards to be replaced	2
21.04.020J.2.b. – Deletion of minimum residential requirements to be replaced	3, 4
21.04.020J.2.a. (new) – Housing Units Required (<i>replacement residential minimums</i>)	5
21.04.020J.2.b. (new) – Commercial Uses Allowed (<i>replacement limits on commercial</i>)	5
21.04.020J.2.c. (new) – Phasing of Mixed-use Developments (<i>replacement limits cont’d</i>)	6
21.04.020J.2.d. (new) – Pedestrian-oriented Street Frontages (<i>replacement standards</i>)	7
21.04.020J.2.e -- Floor Area Ratio (FAR) Incentives for the R-4 and R-4A Districts	8, 9
21.04.020J.2.d -- Reduced Parking Ratios (<i>deletion of a cross-reference to Chapter 7</i>)	9
21.04.020J.2.f. – Revisions to Building Height Increase subsection	10
21.04.020J.3. – Updates to District Location Requirements	11
21.05.010E. Table 21.05-1: Table of Allowed Uses (Changes to allowed uses in R-4A)	12-16
21.05.060B.5. – Use-specific Standards for <i>Manufacturing, Light</i>	17
21.06.020B. Table 21.06-1: Table of Dimensional Standards – Residential Districts	18
21.06.030C.5. Maximum Setbacks (two edits in the Chapter 6 general provisions)	19
21.07.120A.1. – Clarification to how Large Commercial Establishments standards apply	20
21.15.020 Definitions – Edits to the definition of “Blank Wall” and new illustration	21

How to Read this Document

Amended code language appears on the right-hand pages (numbered pages), and annotation on left-hand pages. The annotation explains how to interpret or apply the draft amendment language. Sometimes the annotation also describes the issue being addressed or the intent of the proposed code change.

Annotation on the left-hand facing page is in Segoe UI font. Zoning code language (right-hand page) is in Arial font and has line numbering in its left margin.

Proposed changes to zoning code language (called “amendments”) appear as “tracked changes” text:

- Added code language is underlined.
- Deleted language is in [ALL CAPS IN BRACKETS].
- Text without underlines, caps/brackets, or highlights is current code language not being changed.

Each page of tracked-changes code language begins with a header showing the chapter and major section that contains the proposed changes. In order to show only those subsections being changed, a set of three asterisks (* * *) indicates that all intervening parts of the chapter are unchanged between the section header above the asterisks and the language shown below the asterisks.

Section 21.04.020J.: R-4A Multifamily Residential Mixed-use District

Chapter 4 of Title 21 establishes the zoning districts and provides district purpose statements and district-specific standards. Section 21.04.020J. is the R-4A district.

J.1. Purpose

Purpose statements explain the legislative intent behind each district. Purpose statements are not regulatory requirements. They provide context so that the regulatory provisions that follow can be better understood.

The purpose statement for the R-4A district and the policies of the *Comprehensive Plan* including the *Anchorage 2040 Land Use Plan* have guided the draft code amendments.

Proposed Amendments. The proposed changes to the R-4A purpose statement include clarifications to language and organization, and updates to reflect the *Anchorage 2040 Land Use Plan* (adopted in 2017). This includes direction for the location and characteristics of urban residential high-density neighborhoods, residential mixed-use development, transit-supportive development, and infill development design in urban neighborhood settings.

Gross Density. The purpose statement describes the intended housing unit densities in terms of "gross" acre. Gross and net density are defined in Title 21 chapter 21.15. The gross density of 35 DUA is not a regulatory requirement, it is an intended target. See page 5 annotation for more explanation about 35 DUA as a target density threshold, and how it relates to the required minimum net density of 20 DUA on page 5.

UMED District. The change to include the UMED District vicinity in part d. of the purpose statement reflects the *Anchorage 2040 Land Use Plan*.

Pedestrian-oriented Street Frontages. The new last sentence in subsection c. ties together the important features found in a developed urban neighborhood, especially where designated "Traditional Neighborhood Design," "Transit-supportive Development," and/or "Residential Mixed-use" in the *Anchorage 2040 Land Use Plan*.

CODE LANGUAGE to be added is underlined. Language to be deleted is in [ALL CAPS IN BRACKETS].

1 **Section 21.04.020 Residential Districts**

2 * * *

3 **J. R-4A: Multifamily Residential Mixed-Use District**

4 **1. Purpose**

5 The R-4A district is a primarily residential district intended for high[-]density[MULTIFAMILY
6 DWELLINGS] residential development near downtown and midtown, with gross densities
7 [INTENDED TO BE GREATER THAN] of 35 dwelling units or more per gross acre. This
8 district provides the flexibility to integrate commercial uses into high-density residential
9 developments. It includes the following characteristics:

10 **a.** Residential uses include apartments, townhouses, and a mix of compact housing
11 types. Development character may include mid-rise, multi-story buildings with high
12 lot coverage.

13 **b.** Commercial [RETAIL, SERVICES, AND OFFICE] uses are allowed in combination
14 with housing to improve the economic feasibility of residential development,
15 provide local services, and create a [TRULY]mixed-use neighborhood
16 environment[, ALTHOUGH A MAJORITY OF THE GROSS FLOOR AREA OF THE
17 DEVELOPMENT SHALL BE A RESIDENTIAL USE]. At the same time, there are
18 limits on commercial uses to ensure that residential uses comprise the majority of
19 development, and that commercial uses are compatible with the mixed-use
20 residential environment.

21 **c.** This district is located in or adjacent to designated City Centers and Transit-
22 supportive Development Corridors [TO BE APPLIED IN AREAS] near downtown,
23 UMED, and midtown, in order to provide housing densities which support these
24 [CITY]centers, promote efficient use of residential lands, and provide
25 [RESIDENTIAL] housing opportunities near employment, public transit, and
26 services. [BY PROVIDING THE FLEXIBILITY FOR INTEGRATED MIXED-USE
27 SITE DEVELOPMENT,]By allowing integrated commercial uses, the R-4A district
28 facilitates reinvestment and revitalization [WITHIN AREAS IN TRANSITION]near
29 these centers.

30 **d.** New mixed-use development [SHOULD]facilitates [STRONG]pedestrian, transit,
31 and bicycle connections and improves access to [WITH] nearby neighborhoods
32 and city centers. Pedestrian-oriented building placement, façade transparency,
33 and accessibility to the public sidewalk complement walking and biking between
34 destinations and create a more efficient, compact land use pattern.

35 **e.** Mid-rise, multi-story developments provide transitions in building scale to adjacent
36 lower-density neighborhoods. Building orientation and scale frame welcoming
37 street sidewalk environments and public spaces for all seasons.

J.2. R-4A District-Specific Standards

The R-4A district-specific standards apply specifically to the R-4A zoning district in addition to the generally applicable land use regulations in the code. The R-4A amendment proposes to delete/replace subsections a. and b. and modify subsection e. of these standards.

J.2.a., Mixed-use Development Standards *(current provision to be deleted)*

The current R-4A District-Specific Standards references the mixed-use standards in the B-1A and B-1B commercial districts (section 21.04.030G). These commercial district standards are proposed to no longer apply in the R-4A. Proposed replacement standards tailored to R-4A are shown on page 7.

The box on the next page shows the existing commercial zones' mixed-use standards in 21.04.030G. that will no longer apply to the R-4A district.

(Following are the commercial zoning districts' mixed-use standards referenced above that will no longer apply in the R-4A district:)

21.04.030G., Standards for Mixed-Use Development in the B-1A and B-1B Districts

* * *

7. Building Placement and Orientation

Buildings should be placed and oriented to the street, lining sidewalks and public spaces with frequent shops, entrances, windows with interior views, and articulated ground-level facades. The following standards apply:

- a. Buildings shall have visual access windows and/or primary entrances on street-facing building elevations (up to a maximum of two elevations) for at least 15 percent of the non-residential ground floor wall area. Qualifying windows shall be no more than four feet above finished grade. Windows shall comprise at least 10 percent of the wall area of the upper floor building elevation (above the ground floor). Exterior wall areas of building mechanical rooms are exempt. An elevation that is more than 150 feet away from the facing street shall be exempt, unless it is the only applicable elevation.
- b. Either:
 - i. Provide at least one primary entrance within 60 feet of a street sidewalk, or 90 feet for buildings over 25,000 square feet of gross floor area, and connected to the street by a clear and direct walkway; or
 - ii. Provide a prominent and inviting primary entrance that is visible from the street, connected by a direct walkway to the street, and highlighted by two of the following:
 - (A) Portico, overhang, canopy, or similar permanent feature projecting from the wall;
 - (B) Recessed and/or projected entrance that covers at least 80 square feet;
 - (C) Arches, peaked roof forms, terracing parapets, or other change of building roofline;
 - (D) Changes in siding material, or detail features such as tilework, to signify the entrance; or
 - (E) Entrance plaza, patio, or similar common private open space.
 - (F) Buildings shall comply with the maximum setbacks established in section 21.06.020, Tables of Dimensional Standards, and subsection 21.06.030C.5. The maximum setback may be reduced or eliminated with the concurrence of the director

CODE LANGUAGE to be added is underlined. Language to be deleted is in [ALL CAPS IN BRACKETS].

1 **21.04.020J., R-4A Multifamily Residential Mixed-Use District**

2 * * *

3 **2. District-Specific Standards**

4 **[A. MIXED-USE DEVELOPMENT STANDARDS**

5 DEVELOPMENT IN THE R-4A DISTRICT SHALL COMPLY WITH THE MIXED-
6 USE DEVELOPMENT STANDARDS IN SUBSECTION 21.04.030G.6. AND G.7.
7 REGARDING ENHANCED SIDEWALK OPTION AND BUILDING PLACEMENT
8 AND ORIENTATION.]

J.2.b. Maintaining Residential Character *(current subsection to be deleted)*

The current language in J.2.b. established a variety of requirements for the maximum amount of commercial uses in a development, the review procedures for allowing greater proportions of commercial uses, requirements to build residential units before commercial floor space, and design standards.

This amendment proposes to delete and replace J.2.b. in its entirety:

- The content of subsection i.(A) – (C) is proposed to be replaced by new subsection J.2.b. which appears on page 5.
- Subsection i.(D) is proposed to be replaced by new subsection J.2.a., which appears at the top of page 5.

The effect of reorganizing “Maintaining Residential Character” into three discrete subsections is to clarify, simplify, and increase flexibility.

1 **Section 21.04.020J, R-4A Multifamily Residential Mixed-Use District**

2 * * *

3 **2. District-Specific Standards**

4 * * *

5 **[B. MAINTAINING RESIDENTIAL CHARACTER**

6 DEVELOPMENT SHALL BE PRIMARILY RESIDENTIAL. THE FOLLOWING
7 STANDARDS AND EXCEPTIONS APPLY:

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

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

19 **(B)** A MAJOR SITE PLAN REVIEW IS REQUIRED FOR NON-
20 RESIDENTIAL USES PROPOSED TO OCCUPY GREATER
21 THAN 10 AND LESS THAN OR EQUAL TO 20 PERCENT OF
22 THE GROSS FLOOR AREA OF THE DEVELOPMENT AS
23 DEPICTED ON A SITE PLAN.

24 **(C)** A CONDITIONAL USE PERMIT IS REQUIRED FOR NON-
25 RESIDENTIAL USES PROPOSED TO OCCUPY GREATER
26 THAN 20 AND LESS THAN OR EQUAL TO 49 PERCENT OF
27 THE GROSS FLOOR AREA OF THE DEVELOPMENT AS
28 DEPICTED ON A SITE PLAN.

29 **(D)** MAJOR SITE PLAN REVIEWS OR CONDITIONAL USE
30 REVIEWS UNDER B.I.(B). AND B.I.(C). SHALL MEET THE
31 FOLLOWING CRITERIA. THIS SHALL BE IN ADDITION TO THE
32 GENERAL SITE PLAN APPROVAL CRITERIA (21.03.180F.)
33 AND CONDITIONAL USE APPROVAL CRITERIA (21.03.080D.).

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

42 **(2)** STIPULATIONS MAY BE IMPOSED RELATING TO
43 BUILDING DESIGN, TRAFFIC, PRIVACY, FLOOR
44 AREA RESTRICTIONS, RESTRICTIONS AGAINST
45 COMMERCIAL ABOVE THE GROUND FLOOR, AND
46 OTHER CONDITIONS NECESSARY TO MAINTAIN A
47 RESIDENTIAL CHARACTER AND COMPATIBILITY
48 WITH ADJACENT RESIDENTIAL DISTRICTS.]

J.2.b., Maintaining Residential Character (*cont'd*)

Subsections ii. and iii. form the latter part of J.2.b. and are also proposed to be deleted/replaced.

- The content of subsection ii. is proposed to be replaced by new subsection J.2.c. which appears on page 6.
- The content of subsection iii. is proposed to be replaced (and merged/consolidated with the redundant content from the deleted section J.2.a.) by new subsection J.2.d. which appears on page 7.
- The content of subsection iv., which prohibits commercial uses from operating outdoors, is proposed to be deleted, for several reasons:
 - The types of commercial uses that are allowed in the R-4A are least likely to create significant outdoor storage problems;
 - Veterinary and pet services uses are already required to be enclosed per their own use-specific standards;
 - Some non-residential uses allowed in the R-4A may have legitimate and innocuous outdoor activities—e.g., child care, fitness and recreation centers, restaurants, and hotels;
 - Retail outdoor display of goods for sale along the sidewalk is already managed by the accessory use standards for outdoor display in Chapter 21.05;
 - Other accessory outdoor storage activities are also already regulated;
 - The prohibition against any outdoor activity may create confusion for allowed uses such as paid parking lots.

1 **Section 21.04.020J.2., *District-specific Standards (cont'd)***

2 **ii.** THE NON-RESIDENTIAL PORTION OF THE DEVELOPMENT SHALL
3 NOT BE GIVEN A CERTIFICATE OF ZONING COMPLIANCE OR A
4 CONDITIONAL CERTIFICATE OF ZONING COMPLIANCE UNTIL ALL
5 OF THE RESIDENTIAL PORTION OF THE DEVELOPMENT IS GIVEN
6 A CERTIFICATE OF ZONING COMPLIANCE.

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

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

15 **(F)** RESIDENTIAL USES: AT LEAST 25 PERCENT OF THE
16 LENGTH AND 12 PERCENT OF THE AREA OF GROUND-
17 LEVEL WALLS SHALL BE WINDOWS.

18 **(G)** ALL USES: BLANK WALLS SHALL NOT EXCEED 30 FEET IN
19 LENGTH.

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

25

Section J.2.a. Housing Units Required *(Replaces subsection J.2.b.i.(D)(1) on p. 3)*

This new language replaces the deleted language on lines 27–36 on page 3. The minimum number of dwelling units remains the same at 20 dwelling units per net acre.

The new language makes the minimum density of 20 DUA applicable to all developments. Currently, only developments that are more than 20% commercial are subject to the minimum housing density requirement. Making the 20 DUA minimum a generally applicable requirement carries out the Anchorage 2040 Land Use Plan (2040 LUP), adopted in 2017. The 2040 LUP housing analysis found that future developments in areas that the Plan designates to become R-4A will need to provide more than 35 dwelling units per acre on average, in order to achieve the 2040 LUP housing capacity targets for these areas. This housing capacity is how the 2040 LUP expects to meet Anchorage’s forecast housing needs near City Centers. The 2040 LUP also depends on more housing and residents to support recent public transit investments in these areas, and better utilize the infrastructure that is already in place.

To more fully implement the 2040 LUP, other pages in this amendment document add incentives to encourage developments to achieve 35 DUA.

Section J.2.b. Commercial Uses Allowed *(Replaces subsection J.2.b.i. on page 3.)*

The new language in J.2.b. replaces deleted language in subsection i., lines 7-26 on page 3. The new language is simpler and allows a higher percentage of by-right commercial floor space without a public hearing site plan review:

Level of Review Required	Percentage of the Development’s Total Building Floor Area that is Allowed to be Non-residential Floor Area	
	Current Code	Proposed Amendment
By-Right (i.e., no higher review than already required by 21.05-1 table of allowed uses)	10%	35%
Major Site Plan Review (incl. public hearing)	11%-20%	n.a.
By-Right when at least 35 DUA are provided on development site	n.a.	>35%- ≤50%
Conditional Use Review (incl. public hearing)	21-49%	>35%- ≤50%
Small Area Implementation Plan (SAIP). When percent of gross floor area exceeds 50%, two additional DUA above 20 DUA are provided for each percentage increase of non-residential gross floor area. (See the annotation for page 6 for more about SAIPs)	n.a.	>35%- ≤50%; >50%

CODE LANGUAGE to be added is underlined. Language to be deleted is in [ALL CAPS IN BRACKETS].

1 **Section 21.04.020J, R-4A Multifamily Residential Mixed-Use District**

2 * * *

3 **2. District-Specific Standards**

4 **a. Housing Units Required**

5 Development in the R-4A district shall include at least 20 dwelling units per net
6 acre on the development site.

7 **b. Commercial Uses Allowed**

8 A percentage of gross floor area on the development site may be non-residential
9 uses, as provided in i. through iii. below. Allowed non-residential uses are
10 identified in Section 21.05.010, Table 21.05-1: Table of Allowed Uses.

11 **i.** Non-residential uses may be located in the same building(s) as the
12 residential units or may be housed in one or more separate buildings on
13 the development site. The development site may comprise multiple
14 adjoining and/or adjacent lots.

15 **ii.** The maximum percentage of the gross floor area on the development site
16 that may be non-residential uses is established in table 21.04-2:

17 **Table 21.04-2: Maximum Percentage of Site GFA for Non-residential Uses**

<u>Maximum</u>	<u>Requirement</u>
<u>35 Percent</u>	<u>The development complies with the district-specific standards of this section 21.04.020J.2.</u>
<u>36-50 Percent</u>	<u>The development meets any of the following three choices:</u> <u>a. The development provides at least 35 dwelling units per net acre on the development site; or</u> <u>b. The increase in percentage is approved through the conditional use process provided in section 21.03.080.; or</u> <u>c. The increase in percentage is approved through the small-area implementation plan process provided in section 21.03.115.</u>
<u>> 50 Percent</u>	<u>The development meets the following:</u> <u>a. The increase in percentage above 50 percent is approved as part of a small-area implementation plan as provided in section 21.03.115.; and</u> <u>b. Above the base requirement of 20 dwelling units per net acre, the development provides an additional 2 dwelling units per net acre for each additional percentage of non-residential gross floor area above 50 percent.</u>

18 **iii.** The uses “park, public or private,” “community garden,” “utility substation,”
19 “parking lot, principal use,” and “parking structure, principal use” are not
20 counted towards non-residential gross floor area for the purposes of this
21 subsection b.

**Section J.2.c. Phasing of Mixed-use Developments
(Replaces subsection 21.04.020J.2.b.ii. on p. 4)**

Residential requirements ensure that the R-4A district stays foremost a residential zone. Such requirements avoid a situation in which the commercial portion of a permitted development plan is financed and built first (because it may be more profitable and easier to finance), and the housing is constructed much later or not at all. The R-4A is a residential zone and is needed to help provide and meet Anchorage's housing needs.

The new language about timing on the next page replaces the deleted language ii. on page 4 above. The deleted language in ii. on page 4 was more restrictive. It required all of the permitted housing units in the mixed-use development to be built first, before any part of the commercial/non-residential space. That rule is now considered to be an obstacle for phasing and financing mixed-use developments. Mixed-use developments are often built in stages with some or all commercial space being completed before some of the residential units are built.

The new language on the next page provides options for phasing the housing/commercial portions while still ensuring that, in the end, the development will yield the promised housing. This new phasing option refers to a new site master planning tool being added to the zoning ordinance: Small-area Implementation Plans (SAIPs).

This new tool is under development for public review and adoption. It provides an avenue for greater flexibility and exceptions from the generally applicable zoning ordinance regulations. More information is available in the Anchorage 2040 Land Use Plan Implementation projects web page.

The new language in subsection ii. attempts to balance the objectives of (a) providing enough flexibility for the developer in the timing of residential versus commercial uses and (b) providing enough assurance for the Municipality that the housing portion will be constructed.

CODE LANGUAGE to be added is underlined. Language to be deleted is in [ALL CAPS IN BRACKETS].

1 **Section 21.04.020J.2., *District-specific Standards (cont'd)***

2 * * *

3 **c. *Phasing of Mixed-use Developments***

4 Mixed-use developments shall comply with i. below, except as provided in ii.:

5 i. Non-residential portions of the development shall receive a certificate of
6 occupancy (CO) or conditional certificate of occupancy (CCO) only after:

7 (A) A residential portion that satisfies the minimum housing
8 requirements of 21.04.020J.2.a. and b. has received a CO or
9 CCO; and

10 (B) The sum of all portions of the development receiving the CO or
11 CCO complies with the maximum allowed proportionate share of
12 non-residential use in 21.04.020J.2.b. at all phases of
13 construction.

14 ii. The timing of the residential and non-residential phases of the
15 development may be modified from i. above through a phasing plan or an
16 adopted small area implementation plan that contains a phasing plan. The
17 proposed phasing plan shall, at minimum:

18 (A) Not allow for more than 0.25 FAR of non-residential floor area
19 prior to meeting the requirements of 21.04.020J.2.a. and b.

20 (B) Provide at least one phase of residential development subsequent
21 to each phase of non-residential development.

**Section J.2.d. Pedestrian-Oriented Street Frontages Required
(Replaces subsection 21.04.020J.2.a.)**

The new subsection d. on next page replaces the deleted subsection J.2.a. on page 2, the deleted subsection J.2.b.iii. on page 4, and the max. setback in Table 21.06-1, *Table of Dimensional Standards*. Those sections were scattered, redundant, and contradictory. The new subsection consolidates the standards into one place for ease of reference:

Standard	Change
Maximum Building Setbacks	<p>Maximum setback allowed by-right is changed from a 20-foot across-the-board requirement in Table 21.06-1, with an additional 20 feet allowed by section 21.06.03C.5.c (i.e. 40 feet), to the following:</p> <p>Primary Frontage: 60% of the building elevation must have a maximum setback of 30 feet. There are exceptions to the maximum setback outlined in 21.06.03C.5 that provide developments with flexibility.</p> <p>Secondary Frontage: 40% of the building elevation must have a maximum setback of 50 feet.</p> <p>The maximum setback requirements apply to the first 3 stories of buildings or the first 35 feet (whichever is less). This extension of the max setback beyond the ground floor to a minimum height of three stories/35 feet is consistent with best practices and available research.</p>
Building Elevation Transparency (window requirement)	<p>The transparency requirement is narrowed from applying along streets, circulation drives, and primary pedestrian walkways to applying only on street-facing building elevations.</p> <p>Non-residential Ground-Floor: The non-residential ground-floor window requirement is changed from 50% of the façade length and 25% of the façade wall area to simply 25% of the façade wall area on secondary frontages and 50% for the primary frontage.</p> <p>Residential Ground-Floor: The residential ground-floor façade window requirement is changed from 25% of the façade length and 12% of the façade area to simply 20% of the building elevation wall area.</p> <p>Upper-Floors: The upper-floor wall area requirement is 20% for all street-facing building elevations.</p> <p>Blank Walls: The maximum allowed length of blank walls stays the same at 30 feet on the primary frontage’s building elevation, but is increased to 50 feet on all secondary frontage building elevations. The definition of “blank wall” in chapter 21.15 is proposed to be changed to include architectural features (as defined in 21.15) to help break up a blank wall.</p>
Pedestrian Access	<p>A street-facing primary entrance now must be located within the maximum setback on the primary frontage. An alternative to provide at least two entry design features to highlight the entry is no longer available.</p>

CODE LANGUAGE to be added is underlined. Language to be deleted is in [ALL CAPS IN BRACKETS].

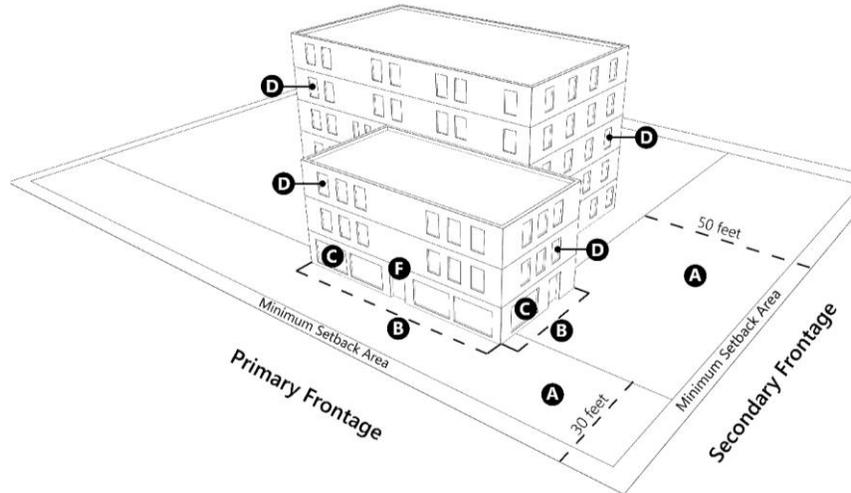
1
2
3
4
5
6

Section 21.04.020J.2., District-specific Standards (cont'd)

* * *

d. Pedestrian-oriented Street Frontages Required

The standards of table 21.04-3 apply to the primary frontage and at least one secondary frontage of developments in the R-4A district. The primary frontage shall not be located on interior or private streets.



7

Table 21.04-3: Pedestrian-Oriented Street Frontages in the R-4A District

Building Placement	Primary Frontage	Secondary Frontage
A. Maximum front setback for the first three stories or 35 feet, whichever is less*	30 ft.*	50 ft.*
B. Minimum percentage of the length of street-facing building elevation(s) required to comply with max. setback	60%	40%
*Other generally applicable standards and exceptions for maximum setbacks appear in 21.06.030C.5.		
Façade Transparency	Primary Frontage	Secondary Frontage
Minimum percentage of street-facing building elevation(s) required to be windows or primary entrances:		
C. Non-residential ground-floor wall area (min.) **	50%	25%
D. All other street-facing wall area (min.)	20%	20%
E. Blank wall (max. length; ref. 21.15.040)	30 ft.	50 ft.
**Non-residential ground-floor windows used to meet these percentages shall be visual access windows (21.15.040) and have a sill height of no more than 4 feet above finished grade.		
Pedestrian Access	Primary Frontage	Secondary Frontage
F. Street-facing primary entrance to each building, located at or within the maximum setback.	Required	Not Required
G. Enhanced sidewalk incentive.	Allowed per 21.04.020J.2.e.vi.	

8

Section J.2.e. Floor Area Ratio Incentives

Two changes are recommended within the current floor area ratio (FAR) bonus system. This menu-based bonus system incentivizes rather than requires certain development characteristics that are important to the intent of the district and achieving the goals of the *Comprehensive Plan*. The FAR maximums and menu of bonuses were updated after extensive review and testing. The test site examples and other research demonstrated the system was able to accommodate residential densities exceeding 100 DUA on top of commercial ground floor uses. The FAR bonus amounts were calibrated to local apartment dwelling unit costs and rents.

The *Anchorage 2040 Land Use Plan* test cases, analyses, staff report, and PZC resolution are available as a background document on the R-4A amendment project website.

Proposed Amendments

Two changes are proposed:

1. The allowed by-right FAR is reduced by 0.5 FAR (on line 6 next page) and a new bonus menu choice adds back the 0.5 FAR (lines 24-26). The 0.5 FAR bonus is for providing at least 35 dwelling units per net acre. This change works with other changes to imbed incentives to achieve at least 35 DUA. Achieving an average of 35 DUA across the R-4A zoning district is a baseline target for meeting Anchorage's projected housing needs 2015-2040.
2. A new bonus menu choice is proposed (lines 32-35) for providing efficiency dwelling units, which may assist with increasing the overall supply of affordable housing units.

1 **Section 21.04.020J.2., District-specific Standards (cont'd)**

2 * * *

3 **e. [C.] Floor Area Ratio (FAR) Incentives for the R-4 and R-4A Districts**

4 The maximum floor area ratio (FAR) allowed within the R-4 and R-4A districts is
5 1.0 and 1.5 [AND 2.0] respectively, but may be increased up to a maximum total
6 FAR of 2.0 in the R-4 district and 3.0 in the R-4A district through the following
7 bonus provisions, subject to section 21.06.030E *Floor Area Ratio (FAR)*. These
8 incentives provide for an incremental increase in the floor area of a development
9 in exchange for incremental increases in any of the following special features
10 deemed of benefit to the community. Increases in the FAR may be achieved
11 through the use of one or more of the following:

12 **i. Bonus for Open Space**

13 One square foot of additional floor area is allowed per square foot of
14 additional open space area. This space shall meet the standards of
15 21.07.030D. and be in addition to any open space required by section
16 21.07.030. The floor area bonus increases to two square feet for open
17 space that meets the standards for high quality spaces in 21.07.030D.6.

18 **ii. Bonus for Below Grade Parking**

19 Two square feet of additional floor area is allowed per gross square foot
20 of covered below grade parking floor area, up to a maximum increase of
21 1.0 FAR. The floor area bonus increases to four square feet on the second
22 parking level below grade.

23 **iii. Bonus for Housing Density**

24 An additional 0.50 FAR is allowed if the development site provides a net
25 housing density of at least 35 dwelling units per acre.

26 **iv. [III.] Bonus for Affordable Rental Housing**

27 Four square feet of additional gross floor area is allowed per square foot
28 of affordable rental housing unit floor area, up to a maximum increase of
29 1.0 FAR. The affordable housing units shall be consistent with the
30 standards of 21.07.110G, 21.07.110H, *Affordable Housing*.

31 **v. Bonus for Smaller Dwelling Units**

32 Two square feet of additional gross floor area is allowed for each square
33 foot of floor area in dwelling units of 450 square feet or less. The maximum
34 bonus allowed is 0.50 FAR.

35 **vi. [IV.] Bonus for Enhanced Sidewalk/Walkway Widening**

36 Two square feet of additional floor area is allowed per square foot of area
37 provided as part of a primary pedestrian walkway or enhanced sidewalk
38 that meets the requirements of subsections 21.07.060F.4. or
39 21.07.060F.17.

40 **vii. [V.] Bonus for Upper Level Setbacks/Step Backs for Sunlight Access**

41 A floor area bonus is allowed equal to one-third of the sum of step back
42 areas on each upper floor where the step back is at least 16 feet from the
43 face of the building at the floor immediately below, such that the floor's
44 existence does not increase the amount of shadowing on surrounding
45 residences, private open spaces, sidewalks, schools, or parks on
46 March/September 21, from 9:00 a.m. to 3:00 p.m. solar time.

Section J.2.d. Reduced Parking Ratios (*current subsection to be deleted*)

The current language is simply a cross-reference to a parking reduction that is available specifically to R-4A developments. This cross-reference is recommended to be deleted, as the arrangement of parking reductions for mixed-use districts will be reorganized as part of a separate 2040 LUP Action 4-2 amendment to Title 21 parking reductions.

CODE LANGUAGE to be added is underlined. Language to be deleted is in [ALL CAPS IN BRACKETS].

1 **Section 21.04.020J.2., *District-specific Standards (cont'd)***

2 * * *

3 ~~**e. e.**~~ **Floor Area Ratio (FAR) Incentives for the R-4 and R-4A Districts (cont'd)**

4 * * *

6 **viii. [VI.] Bonus for Ambient Daylight for Residences**

7 A floor area bonus equal to 10 percent of the lot area (0.10 FAR) but not
8 to exceed 4,000 square feet is allowed for preservation of daylight for all
9 dwellings in the development and facing the development, using the
10 standards of 21.07.110C.8.h.

11 **ix. [VII.] Bonus for Pedestrian-Interactive Use**

12 Three square feet of additional floor area is allowed per each square foot
13 of ground-floor space which is to be occupied by a pedestrian-interactive
14 use that meets the standards of 21.07.060F.16.

15 **x. [VIII.] Bonus for Wrapped Parking**

16 One square foot of additional floor area is allowed per each square foot of
17 habitable floor area around a wrapped parking structure that conforms to
18 subsection 21.06.030E.2.g., up to a maximum increase of 0.5 FAR.

19
20 **[D. REDUCED PARKING RATIOS**

21 DEVELOPMENT IN THE R-4A DISTRICT SHALL BE ELIGIBLE FOR A
22 REDUCTION OF THE MINIMUM NUMBER OF PARKING SPACES, AS
23 PROVIDED IN 21.07.090F.6.]

24

Section J.2.f. Building Height Increase

This current subsection establishes the procedure and approval criteria for an increase in maximum building height from the base height of 60 or 65 feet up to a maximum building height of 90 feet.

Proposed changes: The subsection is re-lettered from e. to f. The requirement for an administrative site plan review is proposed to move up from subsection vi. on lines 34-36 into the main paragraph on lines 7-9, and all other criteria in subsections i. through v. are deleted and replaced. Approval criteria in i. through v. are proposed to be deleted to reduce length and confusion and improve flexibility for conditional height increases in the R-4A. Specifically:

- **Current Subsection i. is deleted**, which required buildings to provide FAR bonus features, but did not specify how many features.
 - **New subsection i.** requires developments receiving the height increase to provide at least 35 dwelling units per acre.
- **Current Subsection ii. is deleted**, which required at least 25 feet of depth along up to two frontages to consist of allowed non-parking uses. The intent of this is met through the proposed ground-floor window requirements and prohibitions on parking/vehicle circulation within the maximum setback area.
- **Current Subsection iii. is retained as new subsection ii.** because it kept commercial office floors from occupying upper floors, which avoids brightly lit commercial mid-rises in what is intended to be a residential living environment with lower artificial lighting levels.
 - **New subsection iii.** requires buildings higher than the new base height of 60 or 65 feet to be set back further from the minimum front yard setbacks in order to preserve light at street level and for adjacent buildings. The requirements also contain different standards for "wide" and "narrow" streets. A narrow street has a minimum ROW width of less than 80' in the Official Streets & Highways Plan (OS&HP). A wide street is all other streets. Buildings fronting a narrow street are required to be set back one additional foot beyond the minimum setback for every foot of rise above the by-right height (which is about a 45° angle). For wide streets, the requirement is one additional foot beyond the minimum setback for every two feet of rise above the by-right height (which is about a 63° angle).
- **Current Subsection iv. is deleted** as it is a redundant and confusing reference to a generally-applicable height transitions requirement that already applies to many building heights. Readers of iv. might incorrectly infer that only buildings taller than 60 feet must comply.
- **Current Subsection v. is deleted** since it was just an informative cross-reference to an existing already applicable standard.

1 **Section 21.04.020J.2., District-specific Standards (cont'd)**

2 * * *

3 **f. [E.] Building Height Increase**

4 Buildings in the R-4A district may exceed the maximum height established in table
5 21.06-1, up to a maximum total height of 90 feet[, SUBJECT TO ALL OF THE
6 FOLLOWING CONDITIONS]. The height increase shall be subject to an
7 administrative site plan review unless a major site plan review or conditional use
8 permit is required by other provisions of this title. The site plan review approval
9 may include [THESE] conditions to encourage slender towers with condensed floor
10 plates, light and air at the pedestrian level, neighborhood compatibility, and active
11 uses on the ground floor facing the street. In all cases, the following standards
12 apply:

13 i. The development shall provide at least 35 dwelling units per net acre;

14 ii. All floor area provided by the height increase shall be for residential uses;

15 iii. Above the by-right height, street-facing building elevations shall be set
16 back 1 additional foot beyond the minimum setback for every 1 foot of rise
17 when fronting a street with a minimum Official Streets & Highways Plan
18 right-of-way width of less than 80 feet; and

19 iv. Where fronting all other streets, street-facing building elevations shall be
20 set back 1 additional foot beyond the minimum setback for every 2 feet of
21 rise above the by-right height.

22
23 [I. THE DEVELOPMENT SHALL PARTICIPATE IN THE FAR INCENTIVES
24 PROVIDED FOR THE R-4A DISTRICT IN SUBSECTION
25 21.04.020I.2.C. ABOVE;

26 II. THE GROUND FLOOR OF THE BUILDING SHALL BE A RESIDENTIAL
27 OR OTHER PERMITTED NON-PARKING USE FOR AT LEAST 25 FEET
28 OF DEPTH FACING THE STREET FOR THE FULL LENGTH OF THE
29 BUILDING, EXCEPT FOR VEHICLE ENTRANCES AND EXITS. WHERE
30 THE SITE HAS TWO OR MORE FRONTAGES, THE STANDARD SHALL
31 BE MET ON TWO FRONTAGES;

32 III. ALL FLOOR AREA PROVIDED BY THE HEIGHT INCREASE SHALL BE
33 FOR RESIDENTIAL USES;

34 IV. THE HEIGHT INCREASE SHALL ADHERE TO THE HEIGHT
35 TRANSITIONS OF SUBSECTION 21.06.030D.8.;

36 VI. THE HEIGHT INCREASE SHALL ADHERE TO THE APPLICABLE
37 DESIGN STANDARDS FOR TALL BUILDINGS IN SUBSECTION
38 21.07.120C.; AND

39 VII. UNLESS A MAJOR SITE PLAN REVIEW OR A CONDITIONAL USE IS
40 REQUIRED BY OTHER PARTS OF THIS SECTION, ALL
41 DEVELOPMENTS REQUESTING THE HEIGHT INCREASE SHALL BE
42 SUBJECT TO ADMINISTRATIVE SITE PLAN REVIEW.]

Section J.3. District Location Requirement

The current district location requirements are not entirely consistent with the *Anchorage 2040 Land Use Plan (2040 LUP)* and the intended locations of the R-4A district.

The changes in land use designations reflect the updated land use designations in the *2040 LUP*.

CODE LANGUAGE to be added is underlined. Language to be deleted is in [ALL CAPS IN BRACKETS].

1 **Section 21.04.020J.3., *District Location Requirement***

2 * * *

3 **9. District Location Requirement**

4 [IT IS ESSENTIAL THAT T]This district shall be limited in extent to particular strategic
5 locations near the Downtown and Midtown City Centers and UMED District, as follows.
6 The subject property shall be:

7 a. In an area designated in the comprehensive plan land use plan map, as the Urban
8 Residential—High Neighborhood land use designation with the Residential Mixed-
9 use Development growth-supporting feature, the City Center land use designation
10 ~~for~~ [RESIDENTIAL CITY CENTER INTENSITY OR REDEVELOPMENT/MIXED-
11 USE], or equivalent [SIMILAR] designation in a neighborhood or district plan; and

12 b. Adjacent to or within an area designated by the comprehensive plan land use plan
13 map as City Center, University or Medical Center, or [MAJOR EMPLOYMENT
14 CENTER OR MAJOR CITY CENTER, OR ON A DESIGNATED] transit-supportive
15 development corridor. [OR TRANSIT ROUTE WITH 15-MINUTE BUS SERVICE
16 HEADWAYS; AND]

17 [C. CONCENTRATED AS A NODE NEAR THE INTERSECTION OF AN ARTERIAL
18 STREET AND ANOTHER STREET OF COLLECTOR CLASSIFICATION OR
19 GREATER, IN A COMPACT FORM LIMITED IN EXTENT TO NO MORE THAN A
20 QUARTER MILE BETWEEN ANY TWO POINTS ON THE DISTRICT
21 BOUNDARY, UNLESS SPECIFICALLY DESIGNATED OTHERWISE IN AN
22 ADOPTED NEIGHBORHOOD OR DISTRICT PLAN.]

23

Section 21.05.010E. Table of Allowed Uses

Table 21.05-1 in Title 21 establishes which land uses – residential, community, commercial, and industrial – are allowed in each zoning district. It identifies the type of review procedure for each use as well: whether it is allowed by-right, through a site plan review, or through the conditional use review process.

The R-4A district and a handful of comparison zones are excerpted from Table 21.05-1 on the following pages. The excerpt table highlights where a new use is proposed to be allowed in the R-4A. No changes are proposed to allowed uses in other zones—they are provided for comparison only. Proposed uses to be added to the R-4A include:

- | | |
|--------------------------------------|------------------------|
| • Dwelling, single-family, attached: | Permitted by right (P) |
| • Dwelling, single-family, detached | Permitted by right (P) |
| • Dwelling, two-family: | Permitted by right (P) |
| • Manufactured home communities | Conditional use (C) |

Added Commercial uses:

- | | |
|---|-------------------------------------|
| • Theater company or dinner theater | Administrative site plan review (S) |
| • Bar: | Administrative site plan review (S) |
| • Farmers market: | Permitted by right (P) |
| • Liquor store: | Administrative site plan review (S) |
| • Retail pet services and Veterinarians | Permitted by right (P) |

Added Manufacturing and Production uses:

- | | |
|------------------------------|--|
| • Commercial food production | Conditional use (C) |
| • Cottage crafts | Permitted use (P) |
| • Manufacturing, light | Admin site plan /conditional use (S/C) |

These changes are guided by consistency with (a) applicable *2040 LUP* land use designations and residential mixed-use growth supporting feature; (b) the range of uses allowed in the R-3A medium density mixed-use residential district with somewhat greater range of non-neighborhood-serving uses allowed; and (c) allowing for the evolving range of neighborhood-serving or retail/service/hospitality uses that can fit in a mixed-use neighborhood.

On the next page, attached single-family and two-family uses are proposed because they allow more variety of household types within a development, and enable site transitions to lower-density neighborhoods. The 20 DUA overall housing density requirement still applies. Manufactured home communities are proposed to be allowed to enable phased construction that could involve replacing those uses after a rezoning.

CODE LANGUAGE to be added is underlined. Language to be deleted is in [ALL CAPS IN BRACKETS].

Section 21.05.010E., Table 21.05-1: Table of Allowed Uses

* * *

(Abridged—omitting zoning district columns except those shown.)

TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND OTHER DISTRICTS							
P = Permitted		S = Administrative Site Plan Review		C = Conditional Use Review			
For uses allowed in the A, TA, and TR districts, see section 21.04.050.							
All other uses not shown are prohibited.							
Use Category	Use Type	R-3	R-3A	R-4	R-4A	B-3	RO
RESIDENTIAL USES							
Household Living	Dwelling, mixed-use		P	P	P	P	P
	Dwelling, multifamily	P	P	P	P	P	P
	Dwelling, single-family Attached	P	P	P	<u>P</u>		
	Dwelling, single-family Detached	P	P	P	<u>P</u>		
	Dwelling, townhouse	S	S	S	<u>S</u>	S	S
	Dwelling, two-Family	P	P	P	<u>P</u>		
	Manufactured home community	C		C	<u>C</u>		
Group Living	Assisted living facility (3-8 Residents)	P	P	P	P	P	P
	Assisted living Facility (9 or more residents)	P	P	P	P	P	P
	Correctional community residential center					C	
	Habilitative care facility, small (up to 8 residents)	P	P	P	P	P	P
	Habilitative care facility, medium (9-25 residents)	P	P	P	P	P	P
	Habilitative care facility, large (26 + residents)	P	P	P	P	P	P
	Rooming house	P	P	P	P	P	P
	Transitional living facility	P	P	P	P		
COMMUNITY USES							
Adult Care	Adult care facility (3-8 persons)	P	P	P	P	P	P
	Adult care facility (9 or more persons)	C	C	C	C	P	P
Child Care	Child care center (9 or more children)	S	S	S	S	P	P
	Child care home (up to 8 children)	P	P	P	P	P	P

5

Section 21.05.010E. Table of Allowed Uses

No changes are proposed to the list of allowed community uses.

CODE LANGUAGE to be added is underlined. Language to be deleted is in [ALL CAPS IN BRACKETS].

1

Section 21.05.010E., Table 21.05-1: Table of Allowed Uses (cont'd)

TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND OTHER DISTRICTS							
P = Permitted		S = Administrative Site Plan Review			C = Conditional Use Review		
For uses allowed in the A, TA, and TR districts, see section 21.04.050.							
All other uses not shown are prohibited.							
Use Category	Use Type	R-3	R-3A	R-4	R-4A	B-3	RO
COMMUNITY USES (cont'd)							
Community Service	Cemetery or mausoleum						
	Community center	S	S	S	S	S	S
	Crematorium					P	
	Government administration and civic facility					P/S /M	P/S /M
	Homeless and transient shelter						
	Neighborhood recreation center	S	S	S	S	P	P
	Religious assembly	S	S	S	S	P	P
Cultural Facility	Social service facility	C	C	C		P	C
	Aquarium					M	
	Botanical garden						
	Library	S	S	S	S	M	M
	Museum				M	M	
Educational Facility	Zoo						
	Boarding school	M	M	M	M	P	M
	College or university				M	M	M
Educational Facility (Cont.)	Elementary or middle school	P/M	P/M	P/M	P/M	P/M	
	High school	P/M	P/M	P/M	P/M	P/M	
	Instructional services	C	C	C	C	P	P
Health Care Facility	Vocational or trade school					C	
	Health services		P		P	P	P
	Hospital/health care facility					P	P
Parks and Open Space	Nursing facility					P	C
	Community garden	P	P	P	P	P	P
Public Safety Facility	Park, public or private	P	P	P	P	P	P
	Community or police substation	P	P	P	P	P	P
	Correctional institution						
	Fire station	M	M	M	M	M	M
Transportation Facility	Public safety facility					C	
	Airport						
	Airstrip, private						
	Heliport					C	
	Rail yard						
	Railroad freight terminal						
Railroad passenger terminal					S		
	Transit center					S	

2

Section 21.05.010E. Table of Allowed Uses

No changes are proposed to the list of allowed community use types.

Commercial Uses

Veterinary clinics are proposed to be allowed by right. A veterinarian clinic with outdoor treatment of large animals would be inconsistent with the residential densities in the R-4A, however it is considered unlikely that there would be an establishment for the outdoor treatment of large animals that would locate in the R-4A district.

Theater company or dinner theater, and bar, are proposed to be allowed uses through a site plan review. This is to encourage entertainment venues that are easily accessible without the use of a private vehicle, which is consistent with the purpose of the R-4A district. Establishments serving alcohol will be subject to the Conditional Use process for alcohol.

Food and beverage kiosks (which include coffee carts) are proposed to be added to allow for interim commercial uses which may generate income during early development stages. Eventually the district will build out such that most kiosks will be replaced by permanent buildings.

CODE LANGUAGE to be added is underlined. Language to be deleted is in [ALL CAPS IN BRACKETS].

1

Section 21.05.010E., Table 21.05-1: Table of Allowed Uses (cont'd)

TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND OTHER DISTRICTS							
P = Permitted		S = Administrative Site Plan Review		C = Conditional Use Review			
For uses allowed in the A, TA, and TR districts, see section 21.04.050.							
All other uses not shown are prohibited.							
Use Category	Use Type	Residential					
		R-3	R-3A	R-4	R-4A	B-3	RO
COMMUNITY USES (cont'd)							
Utility Facility	Tower, high voltage transmission	P/ C	P/ C	P/ C	P/ C	P/ C	P/ C
	Utility facility						
	Utility substation	C	C	C	C	S	S
	Wind energy conversion system (weecs), utility						
Telecommunication Facilities	Antenna only, large					P	
	Antenna only, small					P	P
	Type 1 tower	S	S	S	S	P	C
	Type 2 tower					P	C
	Type 3 tower	S	S	S	S	P	
	Type 4 tower	P	P	P	P	P	S
COMMERCIAL USES							
Agricultural Uses	Commercial horticulture					P	
Animal, Sales, Service, & Care	Animal boarding					P	
	Animal shelter					S	
	Large domestic animal facility, principal use					C	
	Retail and pet services				<u>P</u>	P	
	Veterinary clinic		P		<u>P</u>	P	P
Assembly	Civic/convention center						
	Club/lodge/meeting hall	C	C	S	S	P	P
Entertainment and Recreation	Amusement establishment					P	
	Entertainment facility, major					C	
	Fitness and recreational sports center		P	S	P	P	P
	General outdoor recreation, commercial					P	
	Golf course						
	Motorized sports facility						
	Movie theater					M	
	Night club					P	
	Shooting range, outdoor						
	Skiing facility, alpine						
Food and Beverage Service	Theater company or dinner theater				<u>S</u>	P	P
	Bar				<u>S</u>	P	
	Food and beverage kiosk		P		<u>P</u>	P	
Office	Restaurant		P	S	P	P	
	Broadcasting facility					C	
	Financial institution		P		P	P	P
	Office, business or professional		P		P	P	P

2

Section 21.05.010E. Table of Allowed Uses

Farmers markets are proposed to be allowed in the R-4A zone, as a use type that takes advantage of parking areas or other leftover spaces which serve the local community.

Liquor stores are proposed to be added.

CODE LANGUAGE to be added is underlined. Language to be deleted is in [ALL CAPS IN BRACKETS].

1

Section 21.05.010E., Table 21.05-1: Table of Allowed Uses (cont'd)

TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND OTHER DISTRICTS							
P = Permitted		S = Administrative Site Plan Review		C = Conditional Use Review			
For uses allowed in the A, TA, and TR districts, see section 21.04.050.							
All other uses not shown are prohibited.							
Use Category	Use Type	Residential					
		R-3	R-3A	R-4	R-4A	B-3	RO
COMMERCIAL USES (cont'd)							
Personal Services, Repair, and Rental	Business service establishment		C		C	P	P
	Funeral/mortuary services					P	P
	General personal services		P		P	P	C
	Small equipment rental					P	
Retail Sales	Auction house					P	
	Building materials store					P	
	Convenience store	C	P	S	P	P	
	Farmers market				<u>P</u>	P	
	Fueling station					P	
	Furniture and home appliance store					P	
	General retail		P		P	P	
	Grocery or food store		P	S	<u>S</u>	P	
	Liquor store				<u>S</u>	P	
	Pawnshop					P	
Vehicles and Equipment	Aircraft and marine vessel sales					P	
	Parking lot or structure (50 or more spaces)	C	C	C	C	P	C
	Parking lot or structure (less than 50 spaces)	C	C	C	C	P	P
	Vehicle parts and supplies					P	
	Vehicle – large, sales and rental					P	
Vehicles and Equipment (Cont.)	Vehicle – small, sales and rental					P	
	Vehicle service and repair, major					P	
	Vehicle service and repair, minor					P	
Visitor Accommodations	Camper park	C		C		C	
	Extended stay lodging		C	C	S	P	S
	Hostel	S	S	S	S	P	S
	Hotel/motel		C	C	S	P	M
	Inn		S		S	P	S
	Recreational and vacation camp					P	

2

Section 21.05.010E. Table of Allowed Uses – Industrial Uses

Several light industrial uses are proposed to be allowed. These are industrial uses that, because of their size and nature of operations, have little to no impacts on surrounding residential or commercial uses in a mixed-use neighborhood context.

- Commercial food production
- Cottage crafts
- Light manufacturing, which includes micro-breweries, micro-distilleries, etc.

CODE LANGUAGE to be added is underlined. Language to be deleted is in [ALL CAPS IN BRACKETS].

1
2

Section 21.05.010E., Table 21.05-1: Table of Allowed Uses (cont'd)

* * *

TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND OTHER DISTRICTS							
P = Permitted		S = Administrative Site Plan Review			C = Conditional Use Review		
For uses allowed in the A, TA, and TR districts, see section 21.04.050.							
All other uses not shown are prohibited.							
Use Category	Use Type	Residential					
		R-3	R-3A	R-4	R-4A	B-3	RO
* * *							
INDUSTRIAL USES							
* * *							
Manufacturing and Production	Commercial food production				<u>C</u>	C	
	Cottage crafts				<u>P</u>	P	
	Manufacturing, general						
	Manufacturing, heavy						
	Manufacturing, light				<u>S/</u> <u>C</u>	S/	C
	Natural resource, extraction, organic and inorganic	C	C	C	C	C	C
Waste and Salvage	Land reclamation	S/C	S/C	S/C	S/C	S/C	S/C
	Snow disposal site	C				C	
* * *							

3

Section 21.05.060B.5. Use-specific Standards for *Manufacturing, Light*

The amendments on the previous page would allow the industrial use *Manufacturing, Light* into the R-4A district. It would enable small industrial production, or “maker” establishments that, because of their size and nature of operations, have little to no impacts on the surrounding mixed-use neighborhood context. Examples might include micro-breweries, micro-distilleries, or a small fabrication company.

The current use-specific standards for this use type regulate its impacts when located in the commercial B-3 district.

The proposed changes broaden the use-specific standards to address the R-4A district. It includes compatibility standards and the size threshold for establishments to be subject to a conditional use review.

Both current and proposed use-specific standards for *manufacturing, light* refer to the use-specific standards for another use, *contractor and special trades, light* in subsection 21.05.060A.1.b. The following is the content of that subsection for reference purposes:

b. *Use-Specific Standards (for: Contractor and Special Trades, Light)*

This use is subject to the following limitations in the B-3 district, to ensure compatibility with the commercial area, and to limit potential impacts on residential and commercial uses.

- i.** The development shall comply with subsections 21.04.030G.7.a. and 7.b. regarding building placement and orientation.
- ii.** Individual uses are limited to no more than 5,000 square feet of gross floor area by administrative site plan review. Individual uses of up to 20,000 square feet may be proposed through a conditional use review. Conditions of approval shall include a determination by the planning and zoning commission that the proposed size, site plan, and/or location is appropriate relative to designated commercial centers, transit corridors, and similar policy areas identified in the comprehensive plan.
- iii.** The use shall be operated within a completely enclosed building, except for parking and loading. Outdoor display or storage of objects or materials is prohibited.
- iv.** Vehicles with a GVWR of more than 12,000 lbs shall not remain on the premises except as necessary to load and discharge contents.

1 **Section 21.05.060B.5., Use-specific Standards**

2 * * *

3 **5. Manufacturing, Light**

4 **a. Definition**

5 A general manufacturing establishment that, because of the nature of its
6 equipment, operations, processes, materials, and products, has little or no
7 potential of creating noise, vibration, dust, smoke, fumes, odor, glare, or other
8 environmental impacts on surrounding properties or uses. The scale and intensity
9 of operations are limited by bulk controls and other use-specific standards such
10 that it may be compatible in some commercial areas. This use may include
11 production, assembly, finishing, or packaging of articles from parts made at
12 another location, such as assembly of electrical appliances or medical equipment.
13 It includes additive (three-dimensional printing) manufacturing. It may also include
14 production of finished household and office goods, such as furniture, clothing, or
15 tents, from materials that are already refined, or from raw materials that do not
16 need refining, such as paper, fabric, or pre-milled wood; or wool, clay, fiber, or
17 similar materials.

18 **b. Use-Specific Standards**

19 Light manufacturing is subject to the following limitations in the B-3 and R-4A
20 districts to ensure compatibility and protect commercial and residential property.

21 **i.** This use shall comply with the use-specific standards set for in subsection
22 21.05.060A.1. for contractor and special trades, light, except that
23 subsection 21.05.060A.1.b.i. shall not apply in the R-4A district.

24 **ii.** Building areas used as part of the manufacturing process or related
25 storage or distribution shall have a building height of no more than 35 feet.

26 **iii.** When a new establishment is proposed, or when an existing establishment
27 is proposed to be expanded, advance documentation that the
28 establishment will conform to the operation standards of section 21.07.140
29 and the regulations of title 15 for noise, odor, and airborne emissions shall
30 be required prior to issuance of the land use permit. The documentation
31 shall include an evaluation and explanation certified by a registered
32 engineer or architect, as appropriate, that the proposed activity can
33 achieve the off-site noise, odor, and airborne emissions standards of the
34 municipality. Such evaluation shall describe the measures to be taken by
35 the applicant to meet the standards. Such measures may include, for
36 example, the provision of buffers, reduction in hours of operation,
37 relocation of mechanical equipment, increased setbacks, and use of
38 specific construction techniques, operations, equipment, or building
39 materials. The decision-making body shall determine the appropriate
40 measures to be taken by the applicant to significantly reduce potential
41 odor, dust, and airborne pollutant emissions. The measures to be taken
42 shall be indicated on the plans as conditions of approval. After a permit
43 has been issued, any measures that were required by the permit to limit
44 noise shall be maintained.

45

Section 21.06.020A.:

Table 21.06-1., *Table of Dimensional Standards – Residential Districts*

Table 21.06-1 in Title 21 establishes the basic dimensional standards for lot size, setbacks, and building size. Standards for the R-4A district are excerpted on the next page.

Two substantive changes are proposed:

Setbacks

Maximum Setback: Now references the requirements outlined on page 7.

Minimum Setback: Reduced to 5' for greater flexibility. (In most cases it is likely that the actual building setback from the street ROW will be greater than 5' because of other factors such as required landscaping.)

Maximum Height

Reduces the maximum by-right height from 70 feet to 60 feet, and now references the height exceptions outlined on page 10.

Max Number of Principal Structures

An erroneous section cross-reference is corrected.

Max FAR (Floor Area Ratio)

A new column with maximum floor area ratios ("Max FAR") identifies the code's R-4A FAR allowances for users, and provides a cross-reference to the district-specific standards and menu incentives for these FAR standards.

The Max FAR of 1.5 reflects the proposed changes in the district-specific standards on page 8.

CODE LANGUAGE to be added is underlined. Language to be deleted is in [ALL CAPS IN BRACKETS].

1 A. Table of Dimensional Standards: Residential Districts

2 * * *

TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS (Additional standards may apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)									
Use	Minimum lot dimensions ¹		Max lot coverage (%)	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract ²	Max. FAR	Maximum height of structures (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear			
* * *									
R-4A: Multifamily Residential Mixed-Use District									
Dwelling, townhouse	2,000	20 (30 on corner lots)	60	Min: <u>5.10</u> Max: See <u>21.04.020J.2.d.</u>	N/A on common lot line; otherwise 5				35
Dwelling, mixed-use	6,000	50	75	[20 ⁵ A MINIMUM OF 50% OF THE FRONT BUILDING ELEVATION SHALL BE WITHIN THE MAXIMUM FRONT SETBACK (SEE <u>21.06.030C.5.</u>)]	10 if adjacent to a residential district (except for R-4 or R-4A); otherwise 5	15 if adjacent to a residential district (except R-4 or R-4A); otherwise 10	More than one principal structure may be allowed on any lot or tract in accordance with subsection <u>21.07.110F.2.</u> <u>[21.07.110G.2.]</u>	<u>1.5 by-right;</u> <u>3.0 with bonuses (see 21.04.020J.2.e.)</u>	<u>70⁶</u>
Dwelling, multi-family	6,000	50	75						<u>60 by-right, up to 65 subject to 21.06.030D.7;</u> <u>Up to 90 subject to 21.04.020J.2.f</u>
All other uses	6,000	50	75						45
* * *									

3

Section 21.06.030C.5.: Maximum Setbacks (General Title 21 Provisions)

Chapter 6 establishes general rules for measurement and generally applicable standards for applying both minimum setbacks and maximum setbacks throughout the code. All of the generally applicable standards for maximum setbacks in Title 21 are in 21.06.030C.5.

The proposed amendments below affect two subsections of C.5. as follows:

Subsection C.5.a., Measurement and Applicability

The proposed change is to add a new last subsection vii. to clarify how to measure the maximum setback from a private street that has no dedicated ROW. This would apply to buildings that front on private streets that may be in easements or otherwise non-platted. The change proposes that the feature to measure the maximum setback distance be the edge of the abutting sidewalk.

Subsection C.5.c.: General Exceptions to Maximum Setback

The proposed change in revised subsection i. coordinates with the maximum setback being increased in the R-4A district-specific standards to 30 feet, and helps clarify maximum setback requirements by consolidating the by-right maximum setback in the district-specific standards. Current code in 21.06.030C.5.c. increases the by-right maximum setback for each zoning district by 20 feet, creating confusion.

Revised subsection i. now contains a reference to the fact that the maximum setback may apply to building elevations above the ground floor.

New subsection iii. adds language recognizing that other provisions of Title 21, such as landscaping requirements, may require a building to be set back further than the maximum and reinforces that those provisions shall govern.

CODE LANGUAGE to be added is underlined. Language to be deleted is in [ALL CAPS IN BRACKETS].

1 **Section 21.06.030C.5.: *Maximum Setbacks***

2 * * *

3 **a. *Measurement and Applicability***

4

5 * * *

6 i. The maximum setback applies to the ground-floor, street-facing
7 [ELEVATION OF THE] building elevation, except as provided otherwise in
8 the zoning district. [AS DEPICTED BELOW.]

9 * * *

10 vii. Where the required setback is from a private street without a dedicated
11 right-of-way, the maximum setback shall be measured from the edge of
12 the abutting sidewalk.

13 * * *

14 **c. *General Exceptions to Maximum Setback***

15 i. The maximum front setback established by the zoning district may be
16 increased [MAY BE EXCEEDED BY UP TO 20 ADDITIONAL FEET (OR
17 MORE] through administrative site plan review[)] if the additional area
18 between the building and the property line is used to provide common
19 open space that conforms to the standards of section 21.07.030, contains
20 site enhancement landscaping, and/or contains pedestrian amenities as
21 described in subsection 21.07.060F. The additional area shall not be
22 developed for motor vehicle parking or driveways, loading or refuse
23 collection, or ground-mounted utilities.

24 ii. For buildings where all the floor area is in residential use, a stoop or the
25 street-facing façade of a covered porch qualifies for meeting this standard.
26 The porch shall have at least one entrance accessible from the street.

27 iii. Where other Title 21 requirements necessitate the building to be set back
28 further than the maximum setback, those provisions shall govern.

29 * * *

30

Section 21.07.120: Large Commercial Establishments:

The applicability of large commercial establishment standards is proposed to be updated to include the commercial/non-residential portion of mixed-use structures. This change is needed to ensure that large commercial establishments that would normally be subject to those standards are not exempted due simply to the presence of residential units. It would also bring the applicability in line with residential design standards, which anticipates mixed-use buildings by requiring those standards to apply to “the residential portion of a mixed-use structure.” Existing residential design standards do not contain any requirements for ground-floor commercial/non-residential uses.

If the large commercial establishment provision is not changed to apply to mixed-use buildings, some of the following standards could be weakened or lost altogether:

- Vehicular access standards specific to large commercial establishments.
- Parking standards meant to mitigate the effects of large parking lots.
- Pedestrian weather protection standards.
- Landscaping buffers between the large commercial establishment and adjacent residential development.
- Community space requirements.
- Ground level expression standards that require specific materials or architectural features.
- The requirement for materials and colors that are “aesthetically pleasing and compatible with the overall site plan.”
- Roof modulation.
- Entryway aesthetics.
- Prohibited materials (plywood, untreated wood, etc.).
- Mechanical and electric screening.
- Outdoor display, sales, storage.
- The requirement for a master site plan governing the location, design, and orientation of principal and secondary buildings on the large commercial site.
- Façade transparency requirement on frontages other than the primary frontage.

CODE LANGUAGE to be added is underlined. Language to be deleted is in [ALL CAPS IN BRACKETS].

1 **Section 21.07.120A, Large Commercial Establishments**

2 * * *

3
4 **1. Applicability**

5 The standards of this section 21.07.120 shall apply to any use in the Retail Sales; Animal Sales,
6 Service, and Care; Food and Beverage Services; Entertainment and Recreation use categories;
7 the Vehicle Parts and Supplies, Vehicle-Large Sales and Rental, Vehicle-Small Sales and Rental;
8 and Marijuana Retail Sales Establishment use types, or any combination thereof, occupying more
9 than 20,000 gross square feet of floor area, provided the following limitations:

10

11 **a.** The standards of this section shall apply only to buildings, and the non-residential portions
12 of mixed-use buildings, which are intended principally for the uses listed above, [SUCH
13 AS A GENERAL MERCHANDISE RETAIL STORE, GROCERY STORE, OR MULTI-
14 TENANT RETAIL BUILDING.]

15 **b.** This section shall not apply to distinct floors and/or sections of buildings designed
16 specifically for residential, office, or other uses not listed in subsection 21.07.120A.1.
17 above.

18 * * *

19

20

Section 21.15.040: Definitions:

Chapter 14 of Title 21 sets forth the terms and definitions used throughout the land use regulations.

“Architectural Feature”

The current Title 21 term and definition of “Architectural Feature” is provided for reference.

“Blank Wall”

The current Title 21 term and definition “Blank Wall” is revised to include “Architectural Features” as a means of breaking up the blank wall. Previously, only windows and primary entrances could count towards the interruption of a blank wall. The illustration has been amended to reflect this change.

“Stoop”

A definition for the word “stoop” is added due to the addition of that term to this amendment in 21.06.030C.5.c.ii. *General Exceptions to Maximum Setback*.

CODE LANGUAGE to be added is underlined. Language to be deleted is in [ALL CAPS IN BRACKETS].

1 **Section 21.15.040., Definitions**

2 * * *

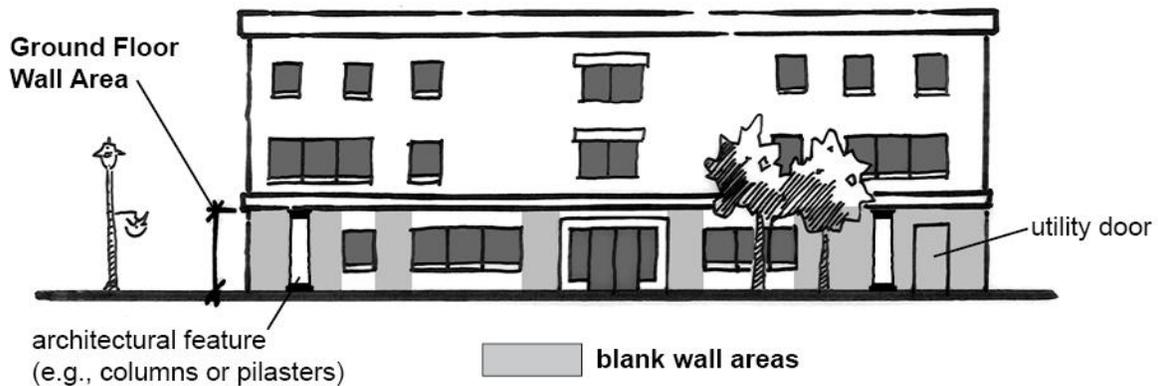
3
4 **Architectural Feature**

5 A part, portion, or projection that contributes to the aesthetic quality of a building or structure, exclusive of
6 signs, that is not necessary for the structural integrity of the building structure or to make the building or
7 structure habitable.

8
9 * * *

10
11 **Blank Wall**

12 A section of the ground-floor building wall, as measured horizontally across the building elevation, without
13 windows, architectural features, or primary entrances.



14 * * *

15
16 **Stoop**

17 A small staircase ending in a platform that leads to the entrance of a residential building.



Planning Department
Long-Range Planning Division
PO Box 196650
Anchorage, Alaska 99519-6650

www.muni.org/Planning/2040Actions.aspx