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# CHAPTER 21.05: USE REGULATIONS

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## 21.05.010 TABLES OF ALLOWED USES

Tables 21.05-1 and 21.05-2 below list the uses allowed within all base zoning districts. Each of the listed uses is defined in sections 21.05.030 through 21.05.060.

### A. Explanation of Table Abbreviations

#### 1. Permitted Uses

“P” in a cell indicates that the use is allowed by right in the respective zoning district. Permitted uses are subject to all applicable regulations of this title, including the use-specific standards set forth in this chapter and the development and design standards set forth in chapter 21.07.

#### 2. Administrative Site Plan Review

“S” in a cell indicates that the use requires administrative site plan review in the respective zoning district in accordance with the procedures of section 21.03.080B, *Administrative Site Plan Review*. The site plan review process is intended to determine compliance with the development standards of this title, not to review the appropriateness of the use itself.

#### 3. Major Site Plan Review

“M” in a cell indicates that the use requires major site plan review in the respective zoning district, in accordance with the procedures of section 21.03.080C, *Major Site Plan Review*. The site plan review process is intended to determine compliance with the development standards of this title, not to review the appropriateness of the use itself.

#### 4. Conditional Uses

“C” in a cell indicates that, in the respective zoning district, the use is allowed only if reviewed and approved as a conditional use in accordance with the procedures of section 21.03.070, *Conditional Uses*. Throughout this title, the term “conditionally allowed” means that approval through the conditional use process is required.

#### 5. Multiple Abbreviations

Where Table 21.05-1 or Table 21.05-2 indicates more than one abbreviation for a particular use, such as “P/M” or “S/M,” then the applicable review procedure is determined by size, geographic location, or other characteristic of the use as specified in this code. For commercial uses, see section 21.05.020C., which applies special standards and procedures for commercial uses over 25,000 square feet. For other uses with multiple abbreviations, the procedure shall be as specified in the applicable use-specific standards.

#### 6. Prohibited Uses

A blank cell indicates that the use is prohibited in the respective zoning district.

#### 7. Use-Specific Standards

Regardless of whether a use is allowed by right, subject to major or administrative site plan review, or permitted as a conditional use, there may be additional standards that are applicable to the use. The existence of these use-specific standards is noted through a cross-reference in the last column of the table. These standards apply in all districts unless otherwise specified.

1           **B.     Table Organization**

2                     In Tables 21.05-1 and 21.05-2, land uses and activities are classified into general “use  
3                     categories” and specific “use types” based on common functional, product, or physical  
4                     characteristics, such as the type and amount of activity, the type of customers or  
5                     residents, how goods or services are sold or delivered, and site conditions. This  
6                     classification provides a systematic basis for assigning present and future land uses into  
7                     appropriate zoning districts. This classification does not list every use or activity that may  
8                     appropriately exist within the categories, and specific uses may be listed in one category  
9                     when they may reasonably have been listed in one or more other categories. The use  
10                    categories are intended merely as an indexing tool and are not regulatory.

11           **C.     Unlisted Uses**

12                    When application is made for a ~~use category or~~ use type that is not specifically listed in  
13                    Tables 21.05-1 and 21.05-2, the procedure in section 21.03.210, *Use Classification*  
14                    Requests, shall be followed.

15           **D.     Use for Other Purposes Prohibited**

16                    Approval of a use listed in Tables 21.05-1 and 21.05-2, and compliance with the  
17                    applicable use-specific standards for that use, authorizes that use only. Development or  
18                    use of a property for any other use not specifically allowed in the tables and approved  
19                    under the appropriate process is prohibited.

20

1 E. Table of Allowed Uses – Residential Districts

TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL DISTRICTS													
This table shows only those uses allowed in the residential districts. All other uses not shown are prohibited.													
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review													
Use Category	Use Type	RS- 1	RS- 2 7	RT 2	RM -1	RM- 2 3	RM- 3 4	RM -4	RL- 1 5	RL- 2 6	RL- 3 9	RL- 4 10	Use-Specific Standards
<b>RESIDENTIAL USES</b>													
Household Living	Dwelling, mixed-use						P	P					21.05.030A.1.
	Dwelling, multifamily		P		S	P	P	P					21.05.030A.2.
	Dwelling, single-family attached			P	P	P							21.05.030A.3.
	Dwelling, single-family detached	P	P	P	P	P			P	P	P	P	21.05.030A.4.
	Dwelling, townhouse				S	S	S	S					21.05.030A.5.
	Dwelling, two-family		P	P	P	P			P	P	P		21.05.030A.6.
	Dwelling, mobile home								P				21.05.030A.7.
	Manufactured home community Mobile home park					C	C	C	C				
Group Living	<del>Correctional community residential center</del>												<del>21.05.030B.1.</del>
	Habilitative care facility	C	C	C	C	C	C	C	C	C			21.05.030B.2.
	Residential care (8 or fewer residents)	P	P	P	P	P	P	P	P	P	P		21.05.030B.3.
	Residential care (9 or more residents)	C	C	C	P	P	P	C	P	C			21.05.030B.3.
	Roominghouse				C	C	P	P					21.05.030B.4.
	Transitional living facility						P	P					
<b>PUBLIC / INSTITUTIONAL USES</b>													
Adult Care	Adult care (9 to 15 persons)	C		C	C	C	C	C	C				21.05.040A.
	Adult care (16 or more persons)	C		C	C	C	C	C	C				21.05.040A.
Child Care	Child care facility (9 or more children)	C	C	C	C	C	C	C	P	C	C		21.05.040B.
Community Service	<del>Cemetery or mausoleum</del>												<del>21.05.040C.1.</del>
	Community center	C	C	C	S	S	S	S	C	C	C		21.05.040C.2.
	<del>Crematorium</del>												<del>21.05.040C.3.</del>

**TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL DISTRICTS**

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

Use Category	Use Type	RS- 1	RS- 2 7	RT 2	RM- 1	RM- 2 3	RM- 3 4	RM- 4	RL- 1 5	RL- 2 6	RL- 3 9	RL- 4 10	Use-Specific Standards
	Government administration and civic buildings												
	Homeless and transient shelter												
	Neighborhood recreation center	S	S	S	S	S	S	S	S	S	S		
	Religious assembly	S	S	S	S	S	S	S	S	S	S		21.05.040C.7.
Cultural Facility	Aquarium												
	Botanical gardens		S						S	S	S	S	
	Library												
	Museum or cultural center												
	Planetarium												
	Zoo												
Educational Facility	Boarding school				M	M	M	M					21.05.040E.1.
	College or university							M					
	Education and research center												
	Elementary school	M	M	M	M	M	M	M	M	M			21.05.040E.4.
	High school or middle school	M	M	M	M	M	M	M	M	M			21.05.040E.5.
	Vocational or trade school												21.05.040E.6.
Health Care Facility	Health care facility or nursing facility (1-16 patients)				C	C	C	C					21.05.040F.1.
	Health care facility or nursing facility, 17+ patients						C						21.05.040F.1.
	Health services							P					21.05.040F.2.
Parks and Open Area	Community garden	P	P	P	P	P	P	P	P	P	P	P	
	Park and open space, public or private	S	S	S	S	S	S	S	S	S	S	S	

**TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL DISTRICTS**

**This table shows only those uses allowed in the residential districts. All other uses not shown are prohibited.**

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

Use Category	Use Type	RS- 1	RS- 2 z	RT 2	RM- 1	RM- 2 3	RM- 3 4	RM- 4	RL- 1 5	RL- 2 6	RL- 3 9	RL- 4 10	Use-Specific Standards
Public Safety Facility	Community or police substation				P	P	P	P					21.05.040H.1.
	<del>Correctional institution</del>												<del>21.05.040H.2.</del>
	<del>Police/fire station</del>												
Transportation Facility	<del>Airport</del>												
	Airstrip, private	C	C	C					C	C	C	C	21.05.040I.2.
	<del>Bus transit center</del>												
	<del>Heliport</del>												
	<del>Railroad freight terminal</del>												
	<del>Railroad passenger terminal</del>												
	<del>Rail yard</del>												
Utility Facility	<del>Governmental service</del>												<del>21.05.040J.1.</del>
	<del>Utility facility</del>												
	Utility substation	S	S	S	S	S	S	S	S	S	S	S	21.05.040J.3.
Telecommunication Facilities	Type 1 tower Antenna collocation on existing tower	S	S	S	S	S	S	S	S	S	S	S	21.05.040K.
	Type 2 tower Concealed antennas and towers	C	C	C	C	C	C	C	C	C	C	C	21.05.040K.
	Type 3 tower Non-concealed building-mounted antennas and towers	C	C	C	C	C	C	C	C	C	C	C	21.05.040K.
	Type 4 tower Non-concealed freestanding towers	S	S	S	S	S	S	S	S	S	S	S	21.05.040K.
<b>COMMERCIAL USES</b>													
<b>This table shows only those commercial uses allowed in the residential districts. All other commercial uses not shown are prohibited.</b>													
Agricultural Uses	Farming, animal husbandry								P	P	P		21.05.050A.1.
	Farming, horticultural								P	P	P		

**TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL DISTRICTS**

**This table shows only those uses allowed in the residential districts. All other uses not shown are prohibited.**

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

Use Category	Use Type	RS-1	RS-2	RT-2	RM-1	RM-2	RM-3	RM-4	RL-1	RL-2	RL-3	RL-4	Use-Specific Standards
Animal Sales, Service & Care	Animal grooming service		S/M						S/M	S/M	S/M		21.05.050.B.2. 21.07.130
	Kennel, commercial		S/M						S/M	S/M	S/M		21.05.050B.2. 21.07.130
	Paddock or stable, commercial		S/M						S/M	S/M	S/M		21.05.050B.3. 21.07.130
Assembly	Club / lodge / meeting hall						C	S					21.05.020A.
Entertainment, Indoor	Fitness and recreational sports center							P					
Entertainment/ Recreation, Outdoor	Skiing facility, alpine											C	
Financial Institution	Financial Institution							P					
Food and Beverage Service	Restaurant							S					21.05.020A
Office	Office, business or professional							P					
Retail (Personal Services)	General personal services							P					
	Instructional services							P					
Retail (Sales)	Convenience store							S					21.05.050K.4
	General retail							P					
	Grocery or food store							S					21.05.020A
	Nursery, commercial	C		C					C	C			21.07.130
Visitor Accommodations	Camper park							C					21.05.050.M.1.
	Extended-stay lodgings						C	S					21.05.050M.2.
	Hostel				C	C	P	P					
	Inn						C	S					21.05.020A. 21.05.050M.5.
	Recreational and vacation camp								C	C	C	C	

**INDUSTRIAL USES**

**This table shows only those industrial uses allowed in the residential districts. All other industrial uses not shown are prohibited.**

Manufacturing and Production	Natural resource extraction, organic and inorganic	S/C	S/C	S/C	C	S/C	C	C	S/C	S/C	S/C		21.05.060B.5.
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**TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL DISTRICTS**

**This table shows only those uses allowed in the residential districts. All other uses not shown are prohibited.**

P = Permitted Use  
 C = Conditional Use

S = Administrative Site Plan Review  
 M = Major Site Plan Review

Use Category	Use Type	RS- 1	RS- 2 z	RT 2	RM- -1	RM- 2 3	RM- 3 4	RM- -4	RL- 1 5	RL- 2 6	RL- 3 9	RL- 4 10	Use-Specific Standards
Waste and Salvage	Land reclamation	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	21.05.060E.4.

1

1 F. Table of Allowed Uses – Commercial, Industrial, Mixed-Use, and Other Districts

TABLE 21.05-2: TABLE OF ALLOWED USES – COMMERCIAL, INDUSTRIAL, MIXED-USE, AND OTHER DISTRICTS		P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review														Use-Specific Standards										
		COMMERCIAL						MIXED-USE					INDUSTRIAL				OTHER									
Use Category	Use Type	N C M U 1	A C	C B D 1	C B D 2	C B D 3	O C	O C R	R M X	N M U 2	C C M U	R C M U	M M U	I C	I 1	I 2	M I	A F	D R O L	M C	P R	P L I	T A	W		
<b>RESIDENTIAL USES</b>																										
Household Living	Dwelling, mixed-use	P	P	P	P	P	P	P	P	P	P	P	P							P				S		21.05.030A.1.
	Dwelling, multifamily				P	P	S		P	P	P	P	P										S			21.05.030A.2.
	<del>Dwelling, single-family attached</del>																									<del>21.05.030A.3.</del>
	Dwelling, single-family detached							P	C										P				P			21.05.030A.4.
	Dwelling, townhouse								S	S	S	S	S													21.05.030A.5.
	Dwelling, two-family							P	C															C		21.05.030A.6.
	Dwelling, mobile home							P																C		21.05.030A.7.
	<del>Mobile home park</del>																								C	
Group Living	Correctional community residential center		P/C	C	C	C		P			P/C	P/C	P/C		P								P			21.05.030B.1.
	Habilitative care facility		C	C	C	C	C		C														C			21.05.030B.2.
	Residential care (8 or fewer residents)	P	P					P	C															P		21.05.030B.3.

TABLE 21.05-2: TABLE OF ALLOWED USES – COMMERCIAL, INDUSTRIAL, MIXED-USE, AND OTHER DISTRICTS																									
P = Permitted Use      S = Administrative Site Plan Review C = Conditional Use      M = Major Site Plan Review																									
For uses allowed in the AD and M districts, see section 21.04.060.																									
This table shows only those uses allowed in the non-residential districts. All other uses not shown are prohibited.																									
Use Category	Use Type	COMMERCIAL						MIXED-USE					INDUSTRIAL				OTHER						Use-Specific Standards		
		N C M U 1	A C	C B D 1	C B D 2	C B D 3	O C	I C R	R M X	N M U 2	C C M U	R G M U	M M U	I C	I 1	I 2	M I	A F	D R O L	M C	P R	P L I		T A	W
	Residential care (9 or more residents)		P	P	P	P	P	P														C	C	21.05.030B.3.	
	Roominghouse	P	P	P	P	P	P	P	S	S	S	S											C	21.05.030B.4.	
	Transitional living facility		P						S																
PUBLIC / INSTITUTIONAL USES																									
Adult Care	Adult care (9 to 15 persons)	P	P	P	P	P	P		P													C		21.05.040A.	
	Adult care (16 or more persons)	P	P	P	P	P	P															P	C		21.05.040A.
Child Care	Child care facility (9 or more children)	P	P	P	P	P	P	P	P	P	P	P	C	C								P	C		21.05.040B.
Community Service	Cemetery or mausoleum							P														P	C		21.05.040C.1.
	Community center							P	S	S	S	S								C	S	S			21.05.040C.2.
	Crematorium							C					C	P								C	C		21.05.040C.3.
	Government administration and civic buildings		P/M	P/S	P/S	P/S	P/S	P/M	P/M		P/S	P/S	P/S	P/S						P		P/M	M		21.05.040C.4.
	Homeless and transient shelter																					C			

TABLE 21.05-2: TABLE OF ALLOWED USES – COMMERCIAL, INDUSTRIAL, MIXED-USE, AND OTHER DISTRICTS																									
		COMMERCIAL							MIXED-USE					INDUSTRIAL				OTHER						Use-Specific Standards	
Use Category	Use Type	N C M U 1	A C	C B D 1	C B D 2	C B D 3	O C	I C R	R M X	N M U 2	C C M U	R G M U	M M U	I C	I 1	I 2	M I	A F	D R I F L	M C	P R	P L I	T A		W
	Neighborhood recreation center	S						P	S	S													S		
	Religious assembly	P	P	P	P	P	P	P	P	P	P	P	P										P	S	21.05.040C.7.
Cultural Facility	Aquarium											M	M							M		C			
	Botanical gardens																				P	S	S		
	Library	S		S/M	S/M	S/M		P		S/M	S/M	S/M	S/M									S/M	S/M		
	Museum or cultural center		C	S/M	S/M	S/M		C			S/M	S/M	S/M							C		S/M	C		
	Planetarium																						P		
	Zoo																						C	C	
Educational Facility	Boarding school					M		C	M		M	M	M									M	C	21.05.040E.1.	
	College or university		C	M	M	M			M		M	M	M										M	C	
	Education and research center			P	P	P	P				S	S	S	P	P		P		P		P	C			
	Elementary school		M		C	C		M	M		M	M	M									M	M	21.05.040E.4.	
	High school or middle school		M		C	C		M	M		M	M	M									M	C	21.05.040E.5.	
	Vocational or trade school		P	P	P	P	P	P			S	S	S	P	P		P		P		P	C		21.05.040E.6.	

TABLE 21.05-2: TABLE OF ALLOWED USES – COMMERCIAL, INDUSTRIAL, MIXED-USE, AND OTHER DISTRICTS																											
		COMMERCIAL										MIXED-USE					INDUSTRIAL				OTHER						Use-Specific Standards
Use Category	Use Type	N C M U 1	A C	C B D 1	C B D 2	C B D 3	O C	R C	R M X	N M U 2	C C M U	R G M U	M M U	I C	I 1	I 2	M I	A F	D R O L	M C	P R	P L I	T A	W			
Health Care Facility	Health care facility or nursing facility (1-16 patients)	C	P					P	P	S	S	S	S										C		21.05.040F.1.		
	Health care facility or nursing facility (17+ patients)		C					P			S	S	S										C	C		21.05.040F.1.	
	Health services	P	P	P	P	P	P	P	P	P	S	S	S	S									C	C		21.05.040F.2.	
Parks and Open Area	Community garden	P	P	P	P	P		P	P	P	P	P	P									P	P	P			
	Park and open space, public or private	S	S	S	S	S	S	P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
Public Safety Facility	Community or police substation	P	P	P	P	P		P	P	P	P	P	P	P									P	C			
	Correctional institution																						C			21.05.040H.2.	
	Police/Fire station		M	M	M	M		P		M	M	M	M	M									M	C			
Transportation Facility	Airport																										
	Airstrip, private													C	C	C							C	C		21.05.040I.2.	
	Bus transit center		S	S	S	S		P			S	S	S							S			S				
	Heliport		C	C	C									C	C	C							C	C			

TABLE 21.05-2: TABLE OF ALLOWED USES – COMMERCIAL, INDUSTRIAL, MIXED-USE, AND OTHER DISTRICTS																									
		COMMERCIAL						MIXED-USE					INDUSTRIAL				OTHER						Use-Specific Standards		
Use Category	Use Type	N C M U 1	A C	C B D 1	C B D 2	C B D 3	O C	I C	R M X	N M U 2	C C M U	R G M U	M M U	I C	I 1	I 2	M I	A F	D R O L	M C	P R	P L I		T A	W
	Railroad freight terminal														C	P	P						C		
	Railroad passenger terminal				M	M				M	M	M	M		P M	P M				M		M	C		
	Rail yard														C	P	P						C		
Utility Facility	Governmental service (moved)													P	S	P	P					S		21.05.040.J.1.	
	Utility facility							P						C	C	C	C			C		C	C		
	Utility substation	S	S	S	S	S	S	P	S	S	S	S	S	P	P	P	S			S		S	S	S	21.05.040.J.2.
Telecommunication Facilities	Type 1 tower																								
	Antenna collocation on existing tower	S	S	S	S	S	S	S		S	S	S	S	P	P	P			S	S		S	S	S	21.05.040K.
	Type 2 tower																								
	Concealed antennas and towers	S	S	S	S	S	S	S		C	C	C	C	P	P	P			S	S		S	S	S	21.05.040K.
	Type 3 tower																								
	Non-concealed building-mounted antennas and towers	S	S	S	S	S	S	S		C	C	C	C	P	P	P			S	S		S	S	S	21.05.040K.

TABLE 21.05-2: TABLE OF ALLOWED USES – COMMERCIAL, INDUSTRIAL, MIXED-USE, AND OTHER DISTRICTS		P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review														Use-Specific Standards												
Use Category	Use Type	COMMERCIAL							MIXED-USE					INDUSTRIAL				OTHER										
		N C M U 1	A C	C B D 1	C B D 2	C B D 3	O C	I C	R M X	N M U 2	C C M U	R G M U	M M U	I C	I 1	I 2	M I	A F	D R O L	M C	P R	P L I	T A	W				
	Type 4 tower Non-concealed freestanding towers	S	S	S	S	S	S	S					S	S	S	S	P	P	P		S	S		S	S	S	S	21.05.040K.
<b>COMMERCIAL USES</b>																												
Agricultural Uses	Farming, animal husbandry																											21.05.050A.1.
	Farming, horticultural													P												C		
Animal Sales, Service & Care	Animal control shelter		S/ M											S/ M										S/ M				21.05.050B.1. 21.07.120
	Animal grooming service	P	P/ M			P/ M			S/ M	P/ M	P/ M	P/ M	P/ M												S/ M			21.05.020.C. 21.05.050.B.2. 21.07.120
	Kennel, commercial		P/ M	P/ M	P/ M	P/ M		P		P/ M	P/ M	P/ M	P/ M	P/ M	P/ M										S/ M			21.05.050B.2. 21.07.120
	Paddock or stable, commercial							P															M					21.05.050B.3.
	Retail and Pet services shop	P	P/ M	P/ M	P/ M	P/ M		P		P/ M	P/ M	P/ M	P/ M													C		21.05.050B.4. 21.07.120
	Veterinary clinic	P/ M	P/ M			P/ M		P	P/ M	P/ M	P/ M	P/ M	P/ M	P/ M	P/ M											C		21.05.050B.5. 21.07.120
Assembly	Civic / convention center			C	C	C							S	S	S									C				21.05.020A.
	Club / lodge / meeting hall	S C	P	P	P	P		P	S	S	S	S											S	C			21.05.020A.	

TABLE 21.05-2: TABLE OF ALLOWED USES – COMMERCIAL, INDUSTRIAL, MIXED-USE, AND OTHER DISTRICTS																											
		COMMERCIAL										MIXED-USE					INDUSTRIAL				OTHER						Use-Specific Standards
Use Category	Use Type	N C M U 1	A C	C B D 1	C B D 2	C B D 3	O C	I C R	R M X	N M U 2	C C M U	R G M U	M M U	I C	I 1	I 2	M I	A F	D R I F T	M C	P R	P L I	T A	W			
Entertainment, Indoor	Amusement establishment		P/M		P/M	P/M		P			P/M	P/S/M	P/S/M										C		21.05.020A. 21.07.120		
	Entertainment facility, major		C	C	C	C							C								C	C			21.05.020A. 21.07.120		
Entertainment, Indoor	Fitness and recreational sports center		P/M	P/M	P/M	P/M		P	P/M	P/S/M	P/S/M	P/S/M	P/S/M										S/M		21.07.120		
	Movie theater			P/M	P/M	P/M		P			S/M	S/M	S/M										C		21.05.020A. 21.07.120		
	Nightclub, licensed		P/M	P/M	P/M	P/M		P			P/S/M	P/S/M	P/S/M											P/M	21.05.020A. 21.05.050D.5. 21.07.120		
	Nightclub, unlicensed		P/M	P/M	P/M	P/M		P			S/M	S/M	S/M											P/M	21.05.020A. 21.05.050D.6. 21.07.120		
	Theater company or dinner theater			P/M	P/M	P/M		P			P/S/M	P/S/M	P/S/M											P/M	21.05.020A. 21.07.120		
	Entertainment/Recreation, Outdoor	General outdoor recreation, commercial		S/C			P		P			S	S	S									C	C		21.05.050E.1.	
	Golf course							C														C	C				
	Golf driving range		C																				C				
	Motorized sports facility							C							C	C						C	C		21.05.050E.3. 21.05.020A.		
	Shooting range, outdoor							C															C		21.05.050E.4.		

TABLE 21.05-2: TABLE OF ALLOWED USES – COMMERCIAL, INDUSTRIAL, MIXED-USE, AND OTHER DISTRICTS																									
P = Permitted Use      S = Administrative Site Plan Review C = Conditional Use      M = Major Site Plan Review																									
For uses allowed in the AD and M districts, see section 21.04.060.																									
This table shows only those uses allowed in the non-residential districts. All other uses not shown are prohibited.																									
Use Category	Use Type	COMMERCIAL						MIXED-USE					INDUSTRIAL				OTHER						Use-Specific Standards		
		N C M U 1	A C	C B D 1	C B D 2	C B D 3	O C	I C R	R M X	N M U 2	C C M U	R G M U	M M U	I C	I 1	I 2	M I	A F	D R I F E L	M C	P R	P L I		T A	W
	Skiing facility, alpine																								
Financial Institution	Financial institution	P	P	P	P	P		P		P	P	P													21.05.050F.
Food and Beverage Service	Bar or tavern	P	P/M	P/M	P/M	P/M		P		P/M	P/M	P/M	P/M	P/M									P/M		21.05.020A. 21.07.120
	Brew pub		P/M	P/M	P/M	P/M				P/M	P/M	P/M	P/M												21.05.020.A. 21.06.020.C. 24.07.120
	Food and beverage kiosk	P	P	P	P	P	P	P		S	S	S	S	P	P					P					21.05.020A. 21.05.050G.2.
	Restaurant	P	P/M	P/M	P/M	P/M	P/M	P		P/M	P/M	P/M	P/M	P/M									P/M	C	21.05.020A. 21.07.120
Office	Office, business or professional	P	P	P	P	P	P	P		P	P	P	P	P										C	
	Broadcasting and recording facility		P	P	P	P	P	P					S	S	P	P							P	P	
Retail (Personal Services, Repair, and Rental)	Dry cleaning establishment		P/M						P						P/M	P/M									21.07.120
	Dry cleaning, drop-off site	P	P	P	P	P	P							P										P	21.05.020.C.
	Funeral services		P/M			P/M		P			P/M	S/M	S/M												21.07.120

TABLE 21.05-2: TABLE OF ALLOWED USES – COMMERCIAL, INDUSTRIAL, MIXED-USE, AND OTHER DISTRICTS																												
		COMMERCIAL											MIXED-USE					INDUSTRIAL				OTHER						Use-Specific Standards
Use Category	Use Type	N C M U 1	A C	C B D 1	C B D 2	C B D 3	O C	I C R	R M X	N M U 2	C C M U	R C M U	M M U	I C	I 1	I 2	M I	A F	D R O L	M C	P R	P L I	T A	W				
	General personal services	P		P/M	P/M	P/M	P	P	P/M	P/M	P/M	P/M	P/M	P									P/M	21.07.120				
	Instructional services	P	P/M	P/M	P/M	P/M		P	P/M	P/M	P/M	P/M	P/M										P/M	21.07.120				
	Repair and/or service shop		P/M		P/M	P/M		P			P/M	P/M	P/M	P/M	P/M										21.07.120			
Retail (Repair and Rental)	Small equipment rental		P/M					P						P/M	P/M										21.05.050I.6. 21.07.120			
Retail (Sales)	Auction house		P/M					P						P/M	P/M										21.07.120			
	Building materials store		S/M					P				C	C	P/M	S/M										21.07.120			
	Business service establishment	P	P/M	P/M	P/M	P/M	P	P		P/M	P/M	P/M	P/M	P											21.07.120			
	Convenience store	P	P/M	P/M	P/M	P/M	P	P	P/M	P/M	P/M	P/M	P/M	P											21.05.020A. 21.05.050J.4. 21.07.120			
	Farmers market			P	P	P		P			P	P	P									P	P					
	Fueling station		P/M					P		C	S/M	S/M	S/M	P/M	P/M									C	21.05.020A. 21.07.120			
	Meat and seafood processing, storage, and sales		P/M					P						P/M	P/M								C		21.07.120			
	General retail	P	P/M	P/M	P/M	P/M	P	P	P	P/M	P/M	P/M	P/M	P											21.07.120			

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C = Conditional Use      M = Major Site Plan Review																								
For uses allowed in the AD and M districts, see section 21.04.060.																								
This table shows only those uses allowed in the non-residential districts. All other uses not shown are prohibited.																								
Use Category	Use Type	COMMERCIAL							MIXED-USE					INDUSTRIAL				OTHER						Use-Specific Standards
		N C M U 1	A C	C B D 1	C B D 2	C B D 3	O C	I C R	R M X	N M U 2	C C M U	R G M U	M M U	I C	I 1	I 2	M I	A F	D R O L	M C	P R	P L I	T A	
	Grocery or food store	P		P/M	P/M	P/M		P	S/M	S/M	S/M	S/M	S/M	P									C	21.05.020.A. 21.07.120
	Liquor store		P/M	P/M	P/M		P			P/M	P/M	P/M	P/M	P										21.05.020.A. 21.07.120
	Nursery, commercial		P/M				P				C	C									C	C		21.07.120
	Pawnshop		P/M			C	P				P/M		P											21.07.120
	Plumbing, heating, and electrical equipment dealer		P/M								P/M	P/M	P	P/M										<del>21.05.020.C.</del> <del>21.07.120</del>
Vehicles and Equipment	Aircraft and marine vessel sales		P				P						P	P						P				21.07.120
	Heavy equipment sales and rental						P						P	P	P									21.07.120
	Impound yard													C	P						C			21.07.120
	Parking lot or structure (50+ spaces)		S	M	M	M	S	P			M	M	M	S	C		C			C	C			21.05.050K.5. 21.07.120
	Parking lot or structure (less than 50 spaces)		P		S	S	S	P			S	S	S	S	C		C			C	P	S		21.05.050K.5. 21.07.120
	Vehicle parts and supplies		P					P			C	P	P	P	P								C	

TABLE 21.05-2: TABLE OF ALLOWED USES – COMMERCIAL, INDUSTRIAL, MIXED-USE, AND OTHER DISTRICTS																									
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For uses allowed in the AD and M districts, see section 21.04.060.																									
This table shows only those uses allowed in the non-residential districts. All other uses not shown are prohibited.																									
Use Category	Use Type	COMMERCIAL							MIXED-USE					INDUSTRIAL				OTHER						Use-Specific Standards	
		N C M U 1	A C	C B D 1	C B D 2	C B D 3	O C	I C	R M X	N M U 2	C C M U	R G M U	M M U	I C	I 1	I 2	M I	A F	D R I L E	M C	P R	P L I	T A		W
	Vehicle-large, sales and rental		P/M				P				S/M		P/M	P/M										21.05.050K.7. 21.07.120	
	Vehicle-small, sales and rental		P/M				P			C	S/M	S/M	P/M	P/M										21.05.050K.8. 21.07.120	
	Vehicle service and repair, major		P				P						P	P	P								C	21.07.120	
	Vehicle service and repair, minor		P				P			C	S	S	P	P									C	21.05.050K.10. 21.07.120	
	Vehicle storage yard		C											P	P								C	<del>21.05.050L.11.</del>	
Visitor Accommodations	Camper park		C				P															C	C	21.05.050L.1.	
	Extended-stay lodgings		C		P	P	S	P	S	P	P	P													21.05.050L.2.
	Hostel				P	P	P			P	P	P													
	Hotel		P	P	P	P	S	P		S	S	S											C		21.05.020A.
	Inn			P	P	P			S	P	P	P												C	21.05.050L.5. 21.05.020A.
	Motel		P				S	P															C		21.05.020A.
	Recreational and vacation camp							P															C		
<b>INDUSTRIAL USES</b>																									

TABLE 21.05-2: TABLE OF ALLOWED USES – COMMERCIAL, INDUSTRIAL, MIXED-USE, AND OTHER DISTRICTS																										
		COMMERCIAL							MIXED-USE					INDUSTRIAL				OTHER						Use-Specific Standards		
Use Category	Use Type	<del>N</del> <del>C</del> <del>M</del> <del>U</del> <del>1</del>	A C	C B D 1	C B D 2	C B D 3	O C	<del>R</del> <del>C</del>	<del>R</del> <del>M</del> <del>X</del>	N M U 2	<del>C</del> <del>C</del> <del>M</del> <del>U</del>	R G M U	M M U	I C	I 1	I 2	M I	A F	<del>D</del> <del>R</del> <del>O</del> <del>L</del>	M C	P R	P L I	T A		W	
Industrial Service	Data processing facility						S	P						P	P	P										
	General industrial service							P								P		P								
	Governmental Service (moved)							P						P	P	P										21.05.060A.3.
	Research laboratory						S					C	C	P	P	P							C	C		
Manufacturing and Production	Cottage crafts	P				P		P	<del>P</del>	P	P													P		21.05.060B.1.
	Commercial Food Production							P																		
	Food service contractor or caterer		P					P					C	C	P	P	P									
	Manufacturing, heavy															C	P									
	Manufacturing, light							P							P	P	P									
	Natural resource extraction, organic and inorganic		<del>C</del> C	<del>C</del> C	<del>C</del> C	<del>C</del> C	<del>C</del> C	<del>C</del> C	<del>C</del> C	<del>C</del> C	<del>C</del> C	<del>C</del> C	<del>C</del> C	<del>C</del> C	<del>C</del> C	<del>C</del> C	<del>C</del> C	<del>C</del> C	<del>C</del> C	<del>C</del> C	<del>C</del> C	<del>C</del> C	<del>C</del> C	<del>C</del> C	<del>S</del> C	
Natural resource extraction, placer mining								<del>C</del> C															C	C		21.05.060B.6.

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Use Category	Use Type	COMMERCIAL							MIXED-USE					INDUSTRIAL				OTHER						Use-Specific Standards
		N C M U 1	A C	C B D 1	C B D 2	C B D 3	O C	I C R	R M X	N M U 2	C C M U	R C M U	M M U	I C	I 1	I 2	M I	A F	D R O L	M C	P R	P L I	T A	
Marine Facility	Aquaculture												C	C	C	C			C					
	Boat storage facility												P	P	P	P			P					
	Cold storage and ice processing for marine products																		C					
	Facility for combined marine and general construction																		C					
	Marine operations, general																		P					
	Marine operations, limited																		P					
	Marine wholesaling																		P					
Warehouse and Storage	Bulk storage of hazardous materials																		C					21.05.060D.1.
	Motor freight terminal													C		P	P		P					21.05.060D.2.
	Self-storage facility		M										P	P										21.05.060D.3.
	Storage yard												P	P	P	P			P			C		21.05.060D.4.

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Use Category	Use Type	COMMERCIAL							MIXED-USE					INDUSTRIAL				OTHER					Use-Specific Standards		
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	Warehouse							P						P	P	P	P							21.05.060D.5.	
	Wholesale establishment							P						P	P	P									
Waste and Salvage	Composting facility							C								P						C		21.05.060E.1.	
	Incinerator or thermal desorption unit							C							C	C								21.05.060E.2.	
	Junkyard or salvage yard															C								21.05.060E.3.	
	Land reclamation	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	21.05.060E.4.	
	Landfill															C							C		21.05.060E.5.
	Snow disposal site														C	P	P						C	C	21.05.060E.6.
	Solid waste transfer facility															S	S						M	C	21.05.060E.7.

**21.05.020      GENERALLY APPLICABLE USE STANDARDS**

**A.      Uses Involving the Retail Sale of Alcoholic Beverages**

Any use that involves the retail sale of alcoholic beverages is subject to the Assembly Alcohol Approval review process in section 21.03.220, *Assembly Alcohol Approval*. That process shall apply to any such use regardless of whether it is listed in tables 21.05-1 or 21.05-2 as being permitted as a matter of right or subject to site plan or conditional use review. The applicant shall be required to obtain approval through both the Assembly Alcohol Approval process and the separate process referenced in tables 21.05-1 or 21.05-2. A cross-reference to this section 21.05.020 in tables 21.05-1 or 21.05-2 is not required for the operator of a use to request approval under section 21.03.220.

**B.      Premises Containing Uses Where Children are Not Allowed**

Premises containing uses where children are not allowed are defined in AMC section 10.40.050. Any premises containing uses where children are not allowed, regardless of whether it is listed in tables 21.05-1 or 21.05-2 as being permitted as a matter of right or subject to site plan or conditional review, shall comply with the requirements of this subsection 21.05.020B. The applicant shall be required to obtain approval through the process referenced in tables 21.05-1 or 21.05-2 and also to comply with the standards of this subsection 21.050.020B.

**1.      Purpose**

Certain types of enterprises are places where children unaccompanied by an adult guardian or parent are prohibited. These enterprises have been determined, by court-accepted independent studies, to produce secondary impacts on surrounding land uses. The impacts include a decline in property values, and increase in the level of criminal activity, including prostitution, rape and assaults, in the vicinity of these types of enterprises, and the degradation of the community standard of morality by inducing a loss of sensitivity to the adverse effect of pornography upon children, upon established family relations, and upon respect for marital relationships. The purpose of this section is to segregate such enterprises from places frequented by minors in order to reduce the influence of these enterprises on minors.

**2.      Minimum Distance from Certain Uses**

Except as provided in subsection 3. below, permitted principal uses, accessory uses, or conditional uses that are prohibited by law from having minors or unaccompanied minors on the premises for reasons other than sale of liquor, shall be located so that all portions of the lot on which the use is located shall be 1,000 feet or more from the property line of:

- a.      A school;
- b.      A public park;
- c.      A religious assembly;
- d.      Property zoned residential, ~~including RMX, except in the TA district;~~
- e.      Property in the TA district designated as “residential” in the *Turnagain Arm Comprehensive Plan*;

- f. Public recreational facilities;
- g. Care facilities; or
- h. Public libraries.

**3. Compliance with State Standards**

Where the state has provided specific standards for determining an enterprise's permissible location, the state's means of measurement shall apply. Such enterprises shall also comply with subsection B.2. above if the enterprise engages in other activities not regulated by the state for which title 8 prohibits the presence of minors or unaccompanied minors on the premises.

**4. Administrative Permit Required**

An administrative permit shall be on display in a prominent place. This permit shall certify that the enterprise is in compliance with subsection B.2. or 3. of this section, as applicable. This permit shall be obtained from the director, pursuant to section 21.03.230, *Administrative Permits*. This permit shall remain valid so long as the enterprise remains in continuous operation at that location and does not physically expand. In addition, a permit granted under subsection B.3. shall remain valid so long as the enterprise does not engage in an activity regulated by this section B.

**5. Premises Without Permit**

An enterprise not in possession of a permit must immediately cease all activities for which a permit pursuant to this section is required.

**C. Large Commercial Uses**

Where table 21.05-1 or table 21.05-2 indicates more than one abbreviation for a particular commercial use, such as "P/M" or "S/M," then the size of the proposed use shall determine the applicable review procedure. All such commercial uses of less than 25,000 square feet shall be reviewed through the process indicated by the first abbreviation, and all such uses of 25,000 square feet or more shall be reviewed through the process indicated by the second abbreviation. All such commercial uses which have a use-specific standard reference to section 21.07.120, shall, when they are 25,000 square feet or more, be subject to the large commercial standards in section 21.07.120, *Large Commercial Establishments*, in addition to other the generally applicable development standards of chapter 21.07.

**21.05.030 RESIDENTIAL USES: DEFINITIONS AND USE-SPECIFIC STANDARDS**

This section defines the general residential use categories and specific residential use types listed in tables 21.05-1 and 21.05-2. This section also contains use-specific standards that apply to specific use types. The use-specific standards apply regardless of whether the use type is permitted as a matter of right, or subject to a site plan or conditional use review process.

**A. Household Living**

This category is characterized by residential occupancy of a dwelling unit by a "household," which is defined in chapter 21.13. Tenancy is arranged on a month-to-month or longer basis. Common accessory uses include recreational activities, raising of pets, gardens, personal storage buildings, hobbies, and parking of the occupants' vehicles. Specific use types include:

- 1                   1.     **Dwelling, Mixed-Use**  
2                   a.     **Definition**  
3                         A dwelling that is located on the same lot or in the same building as a  
4                         non-residential use, in a single environment in which both residential and  
5                         non-residential amenities are provided.
- 6                   b.     **Use-Specific Standards**  
7                         Buildings containing mixed-use dwellings in the RM-4 and RMX districts  
8                         shall comply with the applicable residential design standards in section  
9                         21.07.100, *Residential Design Standards*. Buildings containing mixed-  
10                         use dwellings in the mixed-use districts shall comply with the mixed-use  
11                         development standards in section 21.04.040F.
- 12                   2.     **Dwelling, Multifamily**  
13                   a.     **Definition**  
14                         A residential building **or multiple residential buildings comprising three or**  
15                         **more dwelling units on one lot.** ~~designed for or occupied by three or~~  
16                         ~~more families, with the number of families in residence not exceeding the~~  
17                         ~~number of dwelling units provided.~~ The definition includes the terms  
18                         “apartment” or “apartment building.”
- 19                   b.     **Use-Specific Standards**  
20                         Multiple-family dwellings shall comply with the applicable residential  
21                         design standards in section 21.07.100, *Residential Design Standards*.
- 22                   3.     **Dwelling, Single-Family Attached**  
23                   a.     **Definition**  
24                         One dwelling unit in a building on its own lot, with one or more walls  
25                         abutting the wall or walls of another single-family dwelling unit on an  
26                         adjacent lot.
- 27                   b.     **Use-Specific Standards**  
28                         i.     *Residential Design Standards*  
29                                 Single-family attached dwellings shall comply with the applicable  
30                                 residential design standards in section 21.07.100, *Residential*  
31                                 *Design Standards*.
- 32                         ii.    *Common Party Wall Agreement*  
33                                 A common party wall agreement shall be recorded. The  
34                                 agreement shall provide for maintenance of the uniformity and  
35                                 common appearance of the exterior of all structures and  
36                                 landscaping. The paint and trim colors for both units of each  
37                                 structure shall be the same and landscaping shall be installed  
38                                 and maintained as a common design for both units of each  
39                                 structure.
- 40                         iii.   *Access; No Vertical Stacking*  
41                                 Each unit shall have its own access to the outside, and no unit  
42                                 may be located over another unit in whole or in part.
- 43                         iv.    *Side Setback Requirement*  
44                                 Detached accessory structures shall comply with the side  
45                                 setback requirement of the underlying zoning district on the  
46                                 common lot line between attached residential units.

1                   4.     **Dwelling, Single-Family Detached**

2                   a.     **Definition**

3                   One detached building on its own lot, erected on a permanent  
4                   foundation, designed for long-term human habitation exclusively by one  
5                   family, having complete living facilities, and constituting one dwelling  
6                   unit. ~~This use type includes, but is not limited to, the following:~~

7                   i.     ~~**Dwelling, Factory-Built**~~

8                   ~~A detached single-family dwelling designed for long-term human  
9                   habitation, and having complete living facilities, being at least  
10                  900 square feet in size, constructed and fabricated into one or  
11                  more sections at a factory, and designed to be joined at the  
12                  location of use on a permanent foundation.~~

13                  ii.    ~~**Dwelling, Prefabricated**~~

14                  ~~A detached single-family dwelling designed for long-term  
15                  habitation, and having complete living facilities, fabricated at a  
16                  factory into component parts that are assembled at the location  
17                  of use on a permanent foundation.~~

18                  b.     **Use-Specific Standards**

19                  Single-family detached dwellings shall comply with the applicable  
20                  residential design standards in section 21.07.100, *Residential Design  
21                  Standards*.

22                  5.     **Dwelling, Townhouse**

23                  a.     **Definition**

24                  Attached building containing three or more single-family dwelling units  
25                  erected in a single row, ~~on adjoining lots~~, with each unit **on its own lot**  
26                  and having its own separate entrance.

27                  b.     **Use-Specific Standards**

28                  i.     Townhouse dwellings shall comply with the use-specific  
29                  standards for “Dwelling, Single-Family Attached” above.

30                  ii.    ~~Each dwelling shall be separated from the adjoining unit or units  
31                  by one-hour fire-resistant property line walls, extending from the  
32                  basement or crawl space floors to 30 inches above the roof (or  
33                  parapet exception) on each side of the common lot line.~~

34                  iii.   Townhouse dwellings shall comply with the applicable residential  
35                  design standards in section 21.07.100, *Residential Design  
36                  Standards*.

37                  6.     **Dwelling, Two-Family**

38                  a.     **Definition**

39                  One detached building on one lot designed for ~~or occupied exclusively by~~  
40                  two families and constituting two dwelling units. The definition includes  
41                  the term “duplex.”

42                  b.     **Use-Specific Standards**

43                  Two-family dwellings shall comply with the applicable residential design  
44                  standards in section 21.07.100, *Residential Design Standards*.

1                   7.     **Dwelling, Mobile Home**

2                   a.     **Definition**

3                   A transportable, factory-built dwelling unit designed and intended to be  
4                   used as a year-round dwelling, and built prior to the enactment of the  
5                   Federal Manufactured Home Construction and Safety Standards Act of  
6                   1976. A detached, single-family dwelling that is:

7                   i.     ~~Designed for long term human habitation;~~

8                   ii.    ~~Constructed and fabricated into a complete unit or units at a~~  
9                   ~~factory;~~

10                  iii.   ~~Designed to be transported, after fabrication, on its own wheels,~~  
11                  ~~on flatbeds or other trailers, or on detachable wheels;~~

12                  iv.    ~~Ready for occupancy except for minor and incidental unpacking~~  
13                  ~~and assembly operations and connection to utilities;~~

14                  v.     ~~Identified by a model number and serial number by its~~  
15                  ~~manufacturer;~~

16                  vi.    ~~(If manufactured before June 15, 1976) designed to meet the~~  
17                  ~~Manufactured Home Construction and Safety Standards~~  
18                  ~~promulgated by the U.S. Department of Housing and Urban~~  
19                  ~~Development under 24 CFR 3280; and~~

20                  vii.   ~~Designed primarily for placement on an impermanent foundation~~  
21                  ~~or otherwise so designed as to permit moving of the unit to~~  
22                  ~~another location during its usable life.~~

23                  b.     **Use-Specific Standards**

24                  Only one mobile home is allowed per lot in the RL-1 -5 district, unless the  
25                  lot is within a **manufactured home community** ~~mobile home park~~. A  
26                  mobile home shall be placed on a permanent foundation unless it is  
27                  located within a **manufactured home community** ~~mobile home park~~.

28                   8.     **Manufactured Home Community (MHC) Mobile Home Park**

29                   a.     **Definition**

30                   Any parcel or adjacent parcels of land in the same ownership that is  
31                   utilized for occupancy by more than two mobile homes **or manufactured**  
32                   **homes**. This term shall not be construed to mean tourist facilities for  
33                   parking of travel trailers or campers, which are classified under "Camper  
34                   Park."

35                   b.     **Use-Specific Standards**

36                   All **MHCs** ~~mobile home parks~~ within the municipality shall be constructed,  
37                   operated, and maintained in accordance with these general standards:

38                   i.     **Compliance with Applicable Regulations**

39                   **MHCs** ~~Mobile home parks~~ shall be constructed, operated, and  
40                   maintained in conformance with all applicable state statutes and  
41                   regulations and local ordinances; provided, however, that the  
42                   provisions of chapter 21.11, *Nonconformities*, of this title shall  
43                   not be applied to prohibit the removal and replacement of a

- 1 mobile home or manufactured home on a space within a MHC  
2 ~~mobile home park~~ subject to that chapter.
- 3 ii. *Responsibility for Compliance*  
4 Complete responsibility for standards established by this  
5 subsection and for construction within a MHC ~~mobile home park~~  
6 shall rest with the owner of such community ~~park~~.
- 7 iii. *Minimum Site Size*  
8 MHCs ~~Mobile home parks~~ in the RM-1, RM-2, RM-3, and RL-1 ~~R-~~  
9 3, R-4, and R-5 districts shall be on sites of at least two ~~five~~  
10 acres.
- 11 iv. *Maximum Site Density*  
12 Gross density for MHCs ~~mobile home parks~~ shall not exceed  
13 eight units per acre.
- 14 v. *Impermanent Foundations*  
15 No mobile homes and manufactured homes within an MHC shall  
16 be placed on a permanent foundation.
- 17 vi. *Mobile Home or Manufactured Home Spaces*  
18 (A) *Occupancy*  
19 No mobile home or manufactured home space shall  
20 contain more than one manufactured home, mobile  
21 home or duplex mobile home or manufactured home.  
22 No other dwelling unit shall occupy a mobile home or  
23 manufactured home space.
- 24 (B) *Minimum Size*  
25 All single mobile home or manufactured home spaces  
26 shall have a minimum of 3,500 square feet of land area.  
27 A duplex mobile home or manufactured home space  
28 shall have a minimum of 5,000 square feet of land area.
- 29 (C) *Mobile Home or Manufactured Home Separation*  
30 (1) No part of any mobile home, manufactured  
31 home, accessory building, or its addition shall be  
32 placed closer than 15 feet from any other mobile  
33 home, manufactured home, or its addition, or no  
34 closer than ten feet if that mobile home,  
35 manufactured home, accessory building, or its  
36 addition being placed meets NFPA 501A and  
37 HUD #24CFR328O standards.
- 38 (2) The requirements of sections 21.06.020A.2.,  
39 *Projections into Required Setbacks* and  
40 21.05.070, *Accessory Uses and Structures*, shall  
41 not apply to MHCs ~~mobile home parks~~. All  
42 mobile homes, manufactured homes, and  
43 accessory structures shall be placed at least five  
44 feet from the front space line. Steps shall not be  
45 considered in determining the separations  
46 required by this subsection.

- 1 (D) Access  
2 Each mobile home or manufactured home space shall  
3 have direct access to an internal street. Direct access to  
4 exterior public streets is prohibited shall be discouraged.
- 5 vii. Streets and Drainage Facilities  
6 All streets within an MHC shall comply with the following  
7 standards:
- 8 (A) Street Surface  
9 All streets within a mobile home park shall be surfaced  
10 with all-weather materials, such as gravel, asphalt, or  
11 concrete, to a minimum surface width of 34 feet.
- 12 (B) Right-of-Way Width  
13 Any street within a mobile home park that services 100  
14 spaces or more shall be classified as a major street.  
15 Major streets shall have a minimum right-of-way width of  
16 50 feet. All other streets shall have a minimum right-of-  
17 way width of 40 feet. Streets within mobile home parks  
18 are not required to be dedicated as public rights-of-way.
- 19 (C) Cul-De-Sac Streets  
20 No street within a mobile home park shall dead end  
21 except for cul-de-sac streets that are no more than 650  
22 feet in length and have a minimum turning radius of 50  
23 feet at the termination point of the cul-de-sac.
- 24 (D) Intersections  
25 No street within a mobile home park shall extend more  
26 than 650 feet in length between street intersections.  
27 Intersecting streets shall cross at 90-degree angles from  
28 an alignment point 100 feet from the point of  
29 intersection. No street intersection shall be closer than  
30 125 feet to any other street intersection.
- 31 (E) Street Frontage  
32 Double-frontage spaces are prohibited, except that  
33 reverse-frontage spaces lots may back against streets  
34 bordering the MHC mobile home park.
- 35 (F) Street Layout  
36 Streets shall be laid out so that their use by through  
37 traffic will be discouraged.
- 38 (G) Street Grades  
39 Street grades shall not exceed six percent. Street  
40 grades within 100 feet of intersections shall not exceed  
41 four percent.
- 42 (H) Street Curves and Visibility  
43 The radius of street curves (between intersections) shall  
44 exceed 100 feet. Streets shall be constructed to provide

1 clear visibility as measured along a centerline of the  
2 street for a minimum distance of 150 feet.

3 (I) *Crosswalks*

4 Pedestrian crosswalks not less than ten feet in width  
5 may be required in blocks longer than 330 feet when  
6 deemed essential to provide reasonable circulation or  
7 access to schools, playgrounds, shopping centers,  
8 convenience establishments, service buildings or other  
9 community facilities.

10 viii. *Water and Sewage Systems*

11 All mobile homes in **MHCs** ~~mobile home parks~~ shall be  
12 connected to water and sewage systems approved by the  
13 **appropriate governmental body** ~~Municipality~~ before they may be  
14 occupied.

15 ix. *Additions to Mobile Homes* **or Manufactured Homes**; *Accessory*  
16 *Buildings*

17 (A) *Generally*

18 Additions or other accessory buildings or structures shall  
19 not exceed 120 square feet gross floor area. Additions  
20 and accessory buildings shall not exceed the height of  
21 the mobile home **or manufactured home** by more than  
22 12 inches. All additions and accessory buildings shall be  
23 subject to the spacing and setback requirements for  
24 mobile homes **and manufactured homes**. Any addition  
25 or accessory building shall be constructed in accordance  
26 with building safety code regulations pertaining to  
27 temporary structures, provided that additions will not be  
28 required to have a permanent foundation.

29 (B) *Exits*

30 The number of exterior exits from additions shall be  
31 equal to or greater than the number of exits leading from  
32 the mobile home **or manufactured home** to the addition.  
33 When two exterior exits are required from additions, they  
34 shall be placed a distance apart equal to one-fifth of the  
35 total perimeter of the addition.

36 x. *Refuse Collection*

37 A **MHC** ~~mobile home park~~ operator shall provide adequate  
38 refuse collection facilities. Refuse collection facilities shall be  
39 constructed and maintained in accordance with all municipal  
40 health regulations and shall be designed to bar animals from  
41 access to refuse. Refuse shall be removed from refuse  
42 collection sites at least once a week. Refuse facilities shall be  
43 screened pursuant to section 21.07.080H., *Screening*.

44 xi. *Fuel Tanks*

45 Fuel oil supply tanks shall be placed in compliance with  
46 applicable building and fire codes. Liquefied gas containers shall  
47 be securely anchored to a permanent and stable holding

- 1 structure or adequately secured to a mobile home or  
 2 manufactured home.
- 3 **xii.** *Campers and Travel Trailers*  
 4 Occupied campers and travel trailers are not subject to  
 5 paragraphs 8.b.vi., *Mobile Home or Manufactured Home*  
 6 *Spaces*, and 8.b.viii., *Water and Sewage Systems*, of this  
 7 subsection. Any permitted spaces intended for occupied  
 8 campers and travel trailers shall be placed in an area segregated  
 9 from permanent mobile home or manufactured home spaces.  
 10 Any area within a MHC mobile home park that is occupied by  
 11 campers and travel trailers shall be served by a service building  
 12 containing public toilet facilities and water supply.
- 13 **xiii.** *Animals in MHCs Mobile Home Parks*  
 14 The outdoor keeping of animals other than dogs ~~poultry and~~  
 15 ~~other livestock~~ is prohibited ~~in mobile home parks~~.
- 16 **xiv.** *Convenience Establishments in MHCs Mobile Home Parks*  
 17 Convenience establishments of a commercial nature, including  
 18 stores, coin-operated laundry and dry cleaning establishments  
 19 and laundry and dry cleaning agencies, beauty shops and  
 20 barbershops, may be permitted in MHCs mobile home parks  
 21 subject to the following restrictions. Such establishments and  
 22 the parking area primarily related to their operations shall not  
 23 occupy more than ten percent of the area of the community park,  
 24 shall be subordinate to the residential use and character of the  
 25 park, shall be located, designed and intended to serve frequent  
 26 trade or service needs of persons residing in the community  
 27 ~~park~~, and shall present no visible evidence of their commercial  
 28 character from any portion of any district outside the community  
 29 ~~park~~. Such convenience areas shall be considered accessory  
 30 uses to the principal use of mobile homes or manufactured  
 31 homes, may be permitted without a zoning change, and shall be  
 32 discontinued if the MHC mobile home park is discontinued.
- 33 **xv.** *Sites in Flood Hazard Overlay District*  
 34 All MHCs mobile home parks of which all or a portion are within  
 35 the Flood Hazard Overlay District shall meet the following  
 36 requirements:
- 37 **(A)** Over-the-top ties shall be provided at each of the four  
 38 corners of the mobile home or manufactured home and  
 39 two ties per side at intermediate locations. Mobile  
 40 homes more than 50 feet long shall require one  
 41 additional tie per side ~~(applicable on mobile homes~~  
 42 ~~constructed earlier than 1976)~~.
- 43 **(B)** Frame ties shall be provided at each corner of the frame,  
 44 and five ties per side at intermediate points. Mobile  
 45 homes or manufactured homes more than 50 feet long  
 46 shall require four additional ties per side.

- 1  
2 (C) All components of the anchorage system shall be  
capable of carrying a force of 4,800 pounds.
- 3  
4 (D) Any additions to the mobile home or manufactured home  
shall be similarly anchored.
- 5  
6 (E) All applications for a conditional use for a MHC mobile  
7 home park shall include an evacuation plan indicating  
8 alternate vehicular access and escape routes during  
times of flooding.
- 9  
10 **xvi. Sites in Floodplain**  
11 No mobile homes or manufactured homes shall be placed within  
12 the regulatory floodplain, except that MHCs mobile home parks  
13 existing before September 25, 1979, shall be permitted to place  
14 mobile homes or manufactured homes within existing unit  
spaces.
- 15  
16 **xvii. Nonconforming MHCs Mobile Home Parks**  
17 (A) Those MHCs mobile home parks situated within the  
18 boundaries of the former City of Anchorage which  
19 existed prior to August 30, 1977, are not subject to  
20 paragraphs 8.b.vi., Mobile Home or Manufactured Home  
21 Spaces, and 8.b.viii., Water and Sewage Systems, of  
22 this subsection, provided that such communities parks  
23 meet the standards set forth in the former City of  
24 Anchorage Municipal Code sections 6.60.010 through  
6.60.110.
- 25  
26 (B) Those MHCs mobile home parks situated in any area of  
27 the municipality other than that described in paragraph i.  
28 above, which existed prior to 1966, are not subject to the  
29 requirements of paragraphs 8.b.vi., Mobile Home or  
30 Manufactured Home Spaces, 8.b.vii., Streets and  
31 Drainage Facilities, and 8.b.ix., Additions to Mobile  
32 Homes or Manufactured Homes; Accessory Buildings, of  
33 this subsection, within the area and to the extent that it  
34 was constructed, operated or maintained prior to that  
date.
- 35  
36 (C) Any MHC mobile home park exempt from certain  
37 requirements of this subsection 21.05.030A.8.,  
38 Manufactured Home Community Mobile Home Park, as  
39 provided in paragraphs xvii.(A) and (B) above, shall  
40 conform to all provisions of this subsection  
41 21.05.030A.8. within any area first constructed,  
42 operated, or maintained after the specified date or within  
43 any area that is substantially altered, remodeled,  
reconstructed or rebuilt after that date.

44 **B. Group Living**

45 This category is characterized by residential occupancy of a structure by a group of  
46 people who do not meet the definition of "Household Living." The size of the group may

1 be larger than a family. Generally, structures have a common eating area for residents.  
2 The residents may receive care, training, or treatment, and caregivers may or may not  
3 also reside at the site. Accessory uses commonly include recreational facilities and  
4 vehicle parking for occupants and staff. Specific use types include:

5 **1. Correctional Community Residential Center**

6 **a. Definition**

7 A community residential facility, other than a correctional institution, for  
8 the short-term or temporary detention of people in transition from a  
9 correctional institution, performing restitution, or undergoing rehabilitation  
10 and/or recovery from a legal infirmity. This does not include people who  
11 pose a threat or danger to the public for violent or sexual misconduct or  
12 who are imprisoned or physically confined under guard or 24-hour  
13 physical supervision.

14 **b. Use-Specific Standards**

15 **i. Standards for Centers Established After January 1, 1995**

16 The following standards apply to all correctional community  
17 residential centers established after January 1, 1995:

18 **(A)** No new correctional community residential center may  
19 be located within one mile of an existing center or within  
20 500 feet of an existing school or park.

21 **(B)** Program occupancy limits shall be as determined by the  
22 state department of corrections.

23 **(C)** Maximum resident occupancy at a center shall be  
24 determined by requiring a minimum of 150 square feet of  
25 building area per resident. This measurement shall be  
26 calculated by including all bedroom, kitchen, bathroom,  
27 living, recreation, and other areas within the facility  
28 intended for common use by the residents.

29 **(D)** Each center shall have a minimum of 50 square feet of  
30 outdoor recreation area per maximum resident  
31 occupancy.

32 **(E)** In the AC, CCMU, RCMU, and MMU zoning districts,  
33 correctional community residential centers that house  
34 only residents convicted of misdemeanors are a  
35 permitted use. Centers that house felons are a  
36 conditional use in those districts.

37 **(F)** No additional correctional community residential centers  
38 may be located in the CBD zoning districts or in an AC  
39 zoning district in the area bounded on the north by Ship  
40 Creek, on the south by Chester Creek, on the east by  
41 Orca Street extended, and on the west by Cook Inlet.

42 **ii. Existing Centers Established Under Quasi-Institutional House**  
43 **Provisions**

44 The three correctional community residential centers that were  
45 established under the quasi-institutional house provisions of title

16 and title 21 of this code and that existed as of January 1, 1995, may continue to operate under the terms of their existing conditional use permits and at the occupancy level permitted as of that date. No other beds may be added to these centers.

2. **Habilitative Care Facility [RESERVED awaiting Assembly action on AO 2005-124]**

a. **Definition**

A residential facility, other than a correctional center or transitional living facility, the principal use or goal of which is to serve as a place for persons seeking rehabilitation or recovery from any physical, mental, or emotional infirmity, or any combination thereof, that does not qualify as a disability as defined in this title, in a family setting as part of a group rehabilitation and/or recovery program utilizing counseling, self-help or other treatment or assistance. The term "habilitative care facility" replaces the term "quasi-institutional house" previously used in this title.

b. **Use-Specific Standard**

The following standard applies to habilitative care facilities (previously called "quasi-institutional houses) established prior to August 8, 1995:

i. An habilitative care facility that establishes or maintains a contractual relationship with an adult corrections agency to accept persons in correctional custody and for which the contractual relationship did not exist at the same location and at the same or higher number of beds before June 2, 1992, shall not:

(A) Be located in a residential use district; and

(B) House residents convicted of a felony as set forth in A.S. 11.41, offenses against the person, in this state or of an offense with the same or substantially similar elements in another jurisdiction, unless that person has successfully completed all conditions of parole and probation and is no longer under supervision of any federal, state or local authority.

3. **Residential Care Facility [RESERVED awaiting Assembly action on AO 2005-124]**

a. **Definition**

A facility that provides assisted living to three or more persons over the age of 15 on a residential basis. A large residential care facility has nine or more residents; a small residential care facility has eight or fewer residents. Residential care provided to two or fewer clients is permitted in any zoning district where a residential dwelling is allowed, and is not subject to this definition.

b. **Use-Specific Standards for Small Residential Care Facilities (Up to Eight Clients)**

Residential care facilities with up to eight clients may be allowed as an accessory use; see section 21.05.070, *Accessory Uses and Structures*.

c. **Use-Specific Standards for Large Residential Care Facilities**

~~All large residential care facilities shall comply with the use specific standards set forth below for "Adult Care (Nine or More Clients)."~~

4. Roominghouse

a. **Definition**

Any dwelling or establishment in which four or more guestrooms are available for compensation that is paid on a daily, weekly, or monthly basis. A roominghouse may offer dining services only to its tenants and their guests. This definition does not include bed-and-breakfast establishments, which are classified in this title as an accessory use under section 21.05.070.

b. **Use-Specific Standards**

i. *Administrative Permit*

Roominghouses shall require an administrative permit issued in accordance with section 21.03.230. An application for a roominghouse shall not be complete unless it is accompanied by proof of a current business license, health inspection for 25 occupants or more, a health authority approval certificate (for on-site systems only), and a site plan and building floor plans meeting the requirements of this title.

ii. *General Standards*

(A) In residential zones ~~(including RMX)~~, the design standards for multi-family residential buildings shall apply.

(B) L2 buffer landscaping is required when abutting residential lots in a residential zone.

(C) The number of guestrooms shall be limited to 8 guestrooms or 12 pillows.

(D) Cooking facilities are prohibited in guestrooms.

(E) The roominghouse shall be limited to a single structure, and only one roominghouse shall be allowed per lot.

(F) Public ingress and egress to the roominghouse shall be limited to one primary entrance; guestroom entrances shall be from a shared interior hall rather than individual exterior doors.

(G) In residential zones ~~(including RMX)~~, the owner or operator of the roominghouse shall reside on site.

5. Transitional Living Facility [RESERVED awaiting Assembly action on AO 2005-124]

a. **Definition**

~~A supervised residential facility, other than a correctional center or habilitative care facility, for adults and dependent children in transition from rehabilitation, recovery, or homelessness into independent living.~~

**21.05.040 PUBLIC/INSTITUTIONAL USES: DEFINITIONS AND USE-SPECIFIC STANDARDS**

This section defines the general public/institutional use categories and specific public/institutional use types listed in Tables 21.05-1 and 21.05-2. This section also contains use-specific standards that apply to specific use types. The use-specific standards apply regardless of whether the use type is permitted as a matter of right, subject to an administrative or major site plan review process, or subject to the conditional use process.

**A. Adult Care [RESERVED awaiting Assembly action on AO 2005-124]****1. Definition**

A facility that provides assisted living to three or more persons over the age of 15, and such care is provided on a non-residential basis only.

**2. Use-Specific Standards****a. Adult Care (Up to Eight Clients)**

Adult care facilities with up to eight clients may be allowed as an accessory use; see section 21.05.070, *Accessory Uses and Structures*.

**b. Adult Care (Nine or More Clients); (also applies to "Child Care (Nine or More Children)"; "Health Care Facilities"; and "Large Residential Care Facilities")****i. Applicability**

The standards in this subsection shall apply to adult care and child care facilities designed or proposed to serve nine or more persons/children; health care facilities; and large residential care facilities.

**ii. Traffic Access**

The site shall provide for direct access from a street constructed to Class A standards.

**iii. Minimum Lot Size**

In addition to the general dimensional standards of chapter 21.06, the following standards apply:

**(A) Minimum Lot Size for Adult Care Facility or Large Residential Care Facility**

For facilities designed to care for 17 or more persons, the minimum lot size shall be 20,000 square feet.

**(B) Minimum Lot Size for a Hospital or Psychiatric Institution**

Unless otherwise authorized by the Planning and Zoning Commission, the minimum lot size for a hospital or psychiatric institution shall be as follows:

**(1)** Six to ten beds: One-half acre (21,780 square feet).

**(2)** Eleven to 20 beds: One acre (43,560 square feet).

**(3)** For each additional ten beds or fraction thereof: One-half acre.

**(C) ~~Minimum Lot Size for Nursing Home, Convalescent Center, Rest Home, Residential Care, Adult Care, Rehabilitation Center or Sanitarium~~**

~~Unless otherwise authorized by the Planning and Zoning Commission, the minimum lot size for a nursing home, convalescent center, rest home, rehabilitation center, or sanitarium shall be as follows:~~

~~(1) Six to ten beds: 15,000 square feet.~~

~~(2) More than 11 beds: 20,000 square feet.~~

**iv. ~~Maximum Lot Coverage~~**

~~The maximum lot coverage by all structures shall be in accordance with the zoning district in which the institution is established. However, regardless of the maximum underlying lot coverage, a minimum of 15 percent of the lot shall remain as a planted open area, landscaped area, natural vegetation area or useable yard, to exclude buildings, driveways, parking areas, sidewalks, etc., unless the director determines that retention of less than 15 percent of the lot as open area, etc., will allow for sufficient buffering of adjacent uses.~~

**v. ~~Setback/Yard Requirements~~**

~~The minimum setback requirements shall be those permitted in the district in which the site is located or as otherwise authorized by the Planning and Zoning Commission so long as a use within a nonresidential district adjacent to a residential use or district shall provide L2 Buffer landscaping on all sides of the property adjacent to the nonresidential use. The play yard surfacing for a child care facility, as proscribed by Department of Health and Human Services, may be located within this area.~~

**vi. ~~On-site Systems~~**

~~Every facility subject to this subsection and supported by on-site well and wastewater disposal systems shall conform to the requirements of AMC chapter 15.65, pertaining to wastewater disposal regulations, and shall provide a one-time only health authority certificate. Large residential care facilities shall have an annual field inspection and verification of on-site septic.~~

**B. Child Care Facility [RESERVED awaiting Assembly action on AO 2005-185]**

**1. ~~Definition~~**

~~Child care facility has the same meaning as set forth in AMC chapter 16.55. This use includes pre-schools.~~

**2. ~~Use-Specific Standards~~**

**a. ~~Up to Eight Clients~~**

~~Child care facilities with up to eight clients may be allowed as an accessory use; see section 21.05.070, *Accessory Uses and Structures*.~~

**b. ~~Nine or More Children~~**

~~Child care facilities with nine children or more shall comply with the use-specific standards set forth above for "Adult Care (Nine or More Clients)."~~

**C. Community Service**

This category includes uses of a public, non-profit, or charitable nature providing a local service to people of the community. Generally, such uses provide the service on-site or have employees at the site on a regular basis. The service is ongoing, not just for special events. The use may provide special counseling, education, or training. Accessory uses may include offices, meeting, food preparation, parking, health, therapy areas, and athletic facilities. Specific use types include:

**1. Cemetery or Mausoleum**

**a. Definition**

A graveyard, burial ground, mausoleum, or other place of interment, entombment, or sepulture of one or more human bodies or remains. Crematoria are not permitted unless specifically allowed under this title as a separate principal use.

**b. Use-Specific Standards**

**i. Burial of Human Remains in Other Areas Prohibited**

Human remains, other than cremated remains, may not be buried, entombed, or interred, above or below ground, except in an approved cemetery.

**ii. Landscaping**

The site shall contain L2 Buffer landscaping immediately within and along the entire length of its periphery, except at access points to the cemetery. The landscaping shall be maintained by the property owner.

**iii. Platting of Burial Plots**

Burial plots shall be platted in accordance with section 21.03.060D., *Abbreviated Plat Procedure*.

**iv. Density of Burial Plots**

Notwithstanding the minimum lot area for any zoning district, there shall be no more than 1,500 burial plots per gross acre.

**v. Interment Below Groundwater Table Prohibited**

No burial plots shall be established where interment would occur below the groundwater table.

**vi. Traffic Access**

A cemetery or mausoleum shall have **direct** access to a street designated as a collector or greater capacity.

**vii. Dimensional Standards**

Notwithstanding the general dimensional standards in chapter 21.06, the following standards shall apply to all cemeteries and mausoleums.

- (A) Minimum Site Area**  
Five acres.

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- (B) Minimum Setbacks**
- (1)** Front setback: Ten feet.
- (2)** Side setback: Ten feet.
- (3)** Rear setback: Ten feet.
- (C) Maximum Height of Structures**  
35 feet.
- viii. Location of Burial Plots within Setbacks**  
Graves and burial plots shall not be allowed within setback areas.
- ix. Parking, Driveways, and Streets**  
Parking shall be provided according to section 21.07.090, *Off-Street Parking and Loading*, except that the traffic engineer may authorize a pavement surface of gravel for drives and streets that provide direct access to graves and burial plots. Internal driveways and streets providing direct access to a public right-of-way or connecting to principal structures shall be paved with asphalt or concrete.
- 2. Community Center**
- a. Definition**  
A facility that is intended primarily to serve the meeting, cultural, social services, administrative, **athletic**, or entertainment needs of the community as a whole, operated by the government or as a non-profit facility, and generally open to the public.
- b. Use-Specific Standards (also apply to “Religious Assembly”)**
- i. Applicability**  
The standards of this subsection shall apply to all community centers and religious assemblies within a residential zoning district ~~(including RMX)~~.
- ii. Minimum Lot Area and Width**  
Notwithstanding the general dimensional standards of chapter 21.06, community centers and religious assemblies subject to this subsection shall have a minimum lot area of 14,000 square feet and a minimum lot width of 100 feet at any point.
- iii. Traffic Access**  
Community centers and religious assemblies shall have at least one property line of the site that is at least 50 feet in length, and it shall abut a street designated as a class I collector or greater on the OSHP. All ingress and egress traffic shall be directly onto such street.
- iv. Buffering Standards**  
L3 Separation landscaping is required along all property lines where the community center or religious assembly site abuts a residential use in a residential zone.

- 1                   3.     **Crematorium**  
2                   a.     **Definition**  
3                   A furnace or establishment for the cremation of corpses, **human and**  
4                   **animal**.
- 5                   b.     **Use-Specific Standard**  
6                   All facilities shall be maintained within a completely enclosed building,  
7                   and shall be sufficiently insulated so that, to the maximum extent  
8                   feasible, no noise or odor can be detected off-premises.
- 9                   4.     **Governmental Administration and Civic Buildings**  
10                  a.     **Definition**  
11                  An office of a governmental agency or foreign government that provides  
12                  administrative and/or direct services to the public, such as, but not  
13                  limited to, employment offices, public assistance offices, or motor vehicle  
14                  licensing and registration services.
- 15                  b.     **Use-Specific Standards**  
16                  All government administration and civic buildings shall have the following  
17                  review process:
- 18                      i.     New construction of 20,000 square feet or less is permitted.
- 19                      ii.    New construction over 20,000 square feet is a major site plan  
20                      review.
- 21                      iii.   Lease of existing space is permitted.
- 22                  5.     **Homeless and Transient Shelter**  
23                  a.     **Definition**  
24                  A facility designed to provide minimum necessities of life on a limited,  
25                  short-term basis for individuals and families during periods of dislocation  
26                  or emergency pending formulation of longer-term planning. Facility  
27                  elements may include providing the physical care required, including  
28                  shelter, food, necessary medical and clothing needs, directly or by  
29                  referral to appropriate agency; and planning for more permanent **housing**  
30                  **and employment** ~~solution to the problem, including contact with~~  
31                  ~~community resources for housing and employment in the case of~~  
32                  ~~transients.~~
- 33                  6.     **Neighborhood Recreation Center**  
34                  a.     **Definition**  
35                  A facility providing recreation/pool facilities and/or meeting rooms, and  
36                  typically oriented to the recreational needs of the residents of a particular  
37                  subdivision or housing project.
- 38                  7.     **Religious Assembly**  
39                  a.     **Definition**  
40                  A building or structure, or group of buildings or structures, intended  
41                  primarily for the conducting of organized religious services. Accessory  
42                  uses may include, without limitation, parsonages, meeting rooms, and  
43                  child care provided for persons while they are attending religious  
44                  functions. Schools associated with religious assemblies are not an  
45                  accessory use.

**b. Use-Specific Standards****i. Standards**

Religious assembly uses shall comply with the use-specific standards set forth above under "Community Center."

**ii. Columbaria**

Columbaria, which are structures having recesses in the walls to receive urns containing ashes of the dead, or columbarium walls, are permitted accessory uses with religious assemblies.

**iii. Maximum Height**

Except for those elements exempted in subsection 21.06.020C.3., a religious assembly may not exceed the height permitted in the zoning district in which it is located. However, in districts where the maximum height is 30 feet, the maximum height for a religious assembly or a portion thereof may increase to 40 feet, so long as the building is setback from any point on the property line at least twice the maximum actual height.

**D. Cultural Facility**

This category includes public or nonprofit facilities open to the public that display or preserve objects of interest or provide facilities for one or more of the arts or sciences or provision of government services. Accessory uses may include parking, offices, storage areas, and gift shops. Specific use types include:

**1. Aquarium****a. Definition**

An establishment where aquatic collections of living organisms are kept and exhibited.

**2. Botanical Gardens****a. Definition**

A facility for the demonstration and observation of the cultivation of flowers, fruits, vegetables, native, and/or ornamental plants.

**3. Library****a. Definition**

A facility for the use of literary, musical, artistic, and/or reference materials.

**4. Museum or Cultural Center****a. Definition**

A building or place serving as a repository for a collection of natural, scientific, cultural, historic, or literary curiosities or objects of interest, or works of art, or sites and buildings, and arranged, intended, and designed to be used by members of the public for viewing, and which may include demonstrations and teaching. This use includes planetariums.

**Planetarium****b. Definition**

~~A building housing an instrument for projecting images of celestial bodies and other astronomical phenomena onto a domed ceiling, or for presenting shows or exhibitions about astronomy and the night sky.~~

5. **Zoo**

a. **Definition**

An area, building, or structures that contain wild animals on exhibition for viewing by the public.

E. **Educational Facility**

This category includes any public and private school at the elementary, middle, junior high, or high school level. This category also includes colleges and other institutions of higher learning that offer courses of general or specialized study leading to a degree. This category also includes vocational or trade schools. Accessory uses at schools include play areas, meeting areas, cafeterias, recreational and sport facilities, auditoriums, parking, and before- or after-school day care. Accessory uses at colleges include offices, food service, laboratories, health and sports facilities, theaters, meeting areas, parking, maintenance facilities, and ancillary supporting commercial activities. Specific use types include:

1. **Boarding School**

a. **Definition**

A school where students are provided with on-site meals and lodging.

b. **Use-Specific Standards**

Boarding schools shall comply with the use-specific standards set forth below for "Elementary School." Any associated dormitories shall comply with the use-specific standards for "dormitory" in section 21.05.070, *Accessory Uses and Structures*.

2. **College or University**

a. **Definition**

A degree-granting institution, other than a vocational or trade school, that provides education beyond the high school level. The use includes, but is not limited to, classroom buildings, offices, laboratories, lecture halls, athletic facilities, and dormitories. Colleges tend to be in campus-like settings or on multiple blocks.

3. **Education and Research Center**

a. **Definition**

Educational facilities, research centers, and laboratories operated by a government or educational institution and devoted to the study of natural and applied sciences and/or engineering.

4. **Elementary School**

a. **Definition**

A public, private, parochial, or charter school offering academic instruction for students typically between the kindergarten and sixth grade levels, **but not higher than the seventh grade**. Pre-school is not included and is categorized in this title as "Child Care Facility."

- 1                                   **b.     Use-Specific Standards (also apply to “Boarding School” and**  
2                                   **“Middle and High School”)**  
3                                   **i.     Purpose**  
4                                   The standards of this subsection are intended to ensure the  
5                                   compatibility of schools with surrounding neighborhoods and to  
6                                   minimize the impacts of school uses on adjacent properties.
- 7                                   **ii.    Applicability**  
8                                   The standards of this subsection shall only apply to schools with  
9                                   100 students or more.
- 10                                  **iii.   Public Schools**  
11                                  Public schools are subject to the facility standards of the  
12                                  Anchorage School District, in addition to the requirements of this  
13                                  title for the zoning district in which they are located. For issues  
14                                  in which the Anchorage School District site development and  
15                                  design criteria are more stringent than the standards of this  
16                                  section, the School District standards shall control.
- 17                                  **iv.    Minimum Lot Dimensions and Setbacks**  
18                                  All schools are subject to the following standards:
- 19                                  **(A)**    School buildings in residential districts ~~(including RMX)~~  
20                                  shall: 1) cover not more than 35 percent of their site  
21                                  area; and 2) provide 50-foot side and rear setbacks.
- 22                                  **(B)**    Minimum lot requirements in all districts shall be as  
23                                  follows:
- 24    **(1)**    Elementary: one acre per 100 students;
- 25    **(2)**    Middle, High, and Boarding: one and one-half  
26    acres per 100 students.
- 27                                  **v.     Vehicle and Pedestrian Access**  
28                                  **(A)**    All middle and high schools, and schools without an  
29                                  Anchorage School District attendance boundary shall  
30                                  have at least 100 feet of frontage on a Class I or greater  
31                                  classification street.
- 32                                  **(B)**    Paved pedestrian walkways and trails, exclusive of  
33                                  driveways, shall be provided between the principal  
34                                  buildings and each abutting public right-of-way or trail.
- 35                                  **vi.    Temporary Structures for School Expansion Space**  
36                                  **(Relocatables)**  
37                                  Temporary structures serving as expansion space for schools  
38                                  are allowed in all districts in which schools are allowed, subject  
39                                  to the following standards:
- 40                                  **(A)**    To the maximum extent feasible, temporary structures  
41                                  shall not be located between the principal building and a  
42                                  street classified as collector class or greater in the  
43                                  OSHP.

(B) The temporary structures are exempt from the general requirements for all temporary uses contained in section 21.05.080, *Temporary Uses and Structures*.

vii. *Buffering Standards*

L3 Separation landscaping is required along all property lines where the school site abuts a residential use in a residential zone.

5. **High School or Middle School**

a. **Definition**

A public, private, parochial, or charter school offering academic instruction for students typically in the seventh through twelfth grades, but may include lower grades. This classification includes the terms “middle school” and “junior high school.”

b. **Use-Specific Standards**

High schools and middle schools shall comply with the use-specific standards set forth for “Elementary School” above.

6. **Vocational or Trade School**

a. **Definition**

A secondary or higher education facility teaching skills that prepare students for jobs in a trade to be pursued as an occupation, such as carpentry, welding, heavy equipment operation, piloting boats or aircraft, repair and service of appliances, motor vehicles, boats, aircraft, light or heavy equipment, accounting, data processing, and computer repair. Incidental instruction services in conjunction with another primary use shall not be considered a vocational or trade school.

b. **Use-Specific Standard**

i. In the CBD zoning districts, vocational or trade schools shall be prohibited at the ground level.

ii. This use includes business schools but excludes establishments providing training in an activity that is not otherwise permitted in the zoning district.

F. **Health Care Facility**

This category includes uses that provide medical or surgical care to patients. Accessory uses include offices, laboratories, teaching facilities, meeting areas, cafeterias, parking, maintenance facilities, and housing for staff or trainees. Specific uses types include:

1. **Health Care Facility [RESERVED awaiting Assembly action on AO 2005-124]**

a. **Definition**

A facility or institution, whether public or private, principally engaged in providing services for health maintenance, diagnosis or treatment of human disease, pain, injury, deformity or physical condition, including but not limited to a general hospital, special hospital, mental hospital, public health center, diagnostic center, treatment center, rehabilitation center, extended care facility, skilled nursing home, nursing facility, intermediate care facility, tuberculosis hospital, chronic disease hospital, or maternity

hospital, but excluding habilitative care facilities and residential care facilities. Training, rehabilitation services, and health services may be permitted as accessory uses, if integral to the facility's function. Central services facilities such as kitchens and laboratories that serve the health care facility are permitted accessory uses.

**b. Use-Specific Standards**

Health care facilities shall comply with the use specific standards set forth above for "Large Residential Care Facilities."

**2. Health Services [RESERVED awaiting Assembly action on AO 2005-124]**

**a. Definition**

Establishments primarily engaged in furnishing, on an outpatient basis, chiropractic, dental, medical, surgical or other services to individuals, including the offices of chiropractors, physicians, osteopaths, dentists and other health practitioners, medical and dental laboratories, outpatient care and outpatient care facilities, dispensaries, home health care agencies, and blood banks and pharmacies.

**b. Use-Specific Standards**

In the CBD-2 districts, this use is prohibited on the ground floor.

**G. Parks and Open Areas**

This category includes uses of land focusing on natural areas, large areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, or public squares. Lands tend to have few structures. Accessory uses may include clubhouses, playgrounds, maintenance facilities, concessions, caretaker's quarters, and parking. Specific use types include:

**1. Community Garden**

**a. Definition**

A private or public facility for the cultivation of fruits, flowers, vegetables, or ornamental plants by more than one individual or family, for personal use and not for commercial gain.

**2. Park and Open Space, Public or Private**

**a. Definition**

A non-commercial, not-for-profit facility or area designed to serve the recreation needs of the residents of the community. Such facilities or areas include, but are not limited to, playfields, playgrounds, and open space.

**H. Public Safety Facility**

This category includes buildings, storage areas, and other facilities for the public safety operations of local, state, or federal government. Accessory uses include maintenance, storage, fueling facilities, satellite offices, holding cells, and parking areas. Specific uses include:

**1. Community or Police Substation**

**a. Definition**

1 A subsidiary community services or police station providing public  
2 services primarily intended for the immediate geographic area in which  
3 the station is located.

4 **b. Use-Specific Standards**  
5 In the RM-23, RM-3-4, and RM-4 RMX districts, community or police  
6 substations shall be no larger than 3,500 square feet in gross floor area,  
7 and shall be architecturally compatible with the surrounding residential  
8 neighborhood in terms of building and roofing design and materials and  
9 lot placement.

10 **2. Correctional Institution**

11 **a. Definition**  
12 A facility, other than a correctional community residential center,  
13 providing for the imprisonment or physical confinement of prisoners  
14 under guard or 24-hour physical supervision, such as prisons, prison  
15 farms, jails, reformatories, penitentiaries, houses of detention, detention  
16 centers, honor camps, and similar facilities.

17 **b. Use-Specific Standards**

18 **i. Traffic Access**  
19 A site more than one-half acre in size shall provide for direct  
20 access from a street of collector or greater capacity.

21 ~~ii. Dimensional Standards~~  
22 ~~Notwithstanding the general dimensional standards in chapter~~  
23 ~~21.06, the following specific standards apply to these uses:~~

24 ~~(A) Minimum Lot Size for Rural Correctional Institutions~~  
25 ~~Unless otherwise authorized by the Planning and Zoning~~  
26 ~~Commission, the minimum lot size for rural correctional~~  
27 ~~institutions shall be as follows:~~

28 ~~(1) One to ten beds: One-half acre (21,780 square~~  
29 ~~feet).~~

30 ~~(2) Eleven to 20 beds: One acre (43,560 square~~  
31 ~~feet).~~

32 ~~(3) For each additional ten beds or fraction thereof:~~  
33 ~~One-half acre.~~

34 ~~(B) Minimum Lot Size for Urban Correctional Institutions~~  
35 ~~Unless otherwise authorized by the Planning and Zoning~~  
36 ~~Commission, the minimum lot size for urban correctional~~  
37 ~~institutions shall be as follows:~~

38 ~~(1) Less than five beds: 6,000 square feet.~~

39 ~~(2) Five to ten beds: 15,000 square feet.~~

40 ~~(3) More than 11 beds: 20,000 square feet.~~

41 ~~iii. Maximum Lot Coverage~~

~~The maximum lot coverage by all structures shall be in accordance with the zoning district in which the institution is established. However, regardless of the maximum underlying lot coverage, a minimum of 25% of the lot shall remain as a planted open area, landscaped area, natural vegetation area or useable yard, to exclude buildings, driveways, parking areas, sidewalks, etc., unless the Director determines that retention of less than 25% of the lot as open area, etc., will allow for sufficient buffering of adjacent uses.~~

iv. *Screening or Buffering*

The planning and zoning commission may require:

- (A) Enclosure of the entire site by a fence, or L3 Separation landscaping, or both, in order to prevent casual access to and from the site.
- (B) L3 Separation landscaping along the perimeter of the site.
- (C) L4 Screening landscaping when adjacent to residential zones (including RMX).

3. ~~Police~~ Fire Station

a. *Definition*

A station housing a police or fire **and rescue personnel** department, including indoor and outdoor space for administrative offices, storage of equipment, ~~temporary detention facilities,~~ and associated vehicles, equipment, and servicing facilities. ~~Police stations provide services to multiple precincts.~~

I. **Transportation Facility**

This category includes facilities that receive and discharge passengers and freight. Accessory uses include freight handling areas, concessions, offices, parking and maintenance, and fueling facilities. Specific use types include:

1. **Airport**

a. *Definition*

A publicly owned area of land or water that is used or intended for use for the landing and take-off of aircraft, and includes its buildings and facilities, if any.

2. **Airstrip, Private**

a. *Definition*

Privately owned land or water maintained as a runway.

b. *Use-Specific Standard*

Private airstrips are allowed conditionally in residential districts only if ~~adequate~~ approach and noise buffer areas are provided.

3. **Bus Transit Center**

a. *Definition*

1 Any premises for ~~the parking of motor driven buses and~~ the loading and  
 2 unloading of passengers on public transit, such as a bus transfer center,  
 3 ~~but not including transit vehicle repair.~~ Accessory uses may include  
 4 ticket purchase facilities, food and beverage kiosks, restaurants, and  
 5 convenience stores.

6 **4. Heliport**

7 **a. Definition**

8 An area designed to be used for the landing or takeoff of helicopters,  
 9 which may include all necessary passenger and cargo facilities, fueling,  
 10 and emergency service facilities.

11 **5. Railroad Freight Terminal**

12 **a. Definition**

13 A rail facility for the loading and unloading of goods, merchandise,  
 14 substances, materials, and commodities.

15 **6. Railroad Passenger Terminal**

16 **a. Definition**

17 A railroad facility for the boarding of passengers, but not including freight  
 18 terminal operations. Accessory uses may include ticketing sales and  
 19 offices, restaurants and stores.

20 **7. Rail Yard**

21 **a. Definition**

22 Lands reserved for typical railroad activities including, but not limited to,  
 23 repair, maintenance and servicing of rolling stock and railroad support  
 24 equipment; fueling; inventory of equipment, tools, parts, and supplies in  
 25 support of railroad activities; loading/unloading and transfer of freight;  
 26 switching and classifying rail cars in support of train operations and  
 27 intermodal activities; storage of rail cars and equipment supporting  
 28 railroad activities; crew operations, training, and other administrative  
 29 support functions in support of railroad activities. ~~An area for the storage~~  
 30 ~~and repair of trains, which may include open storage yards, rail-switching~~  
 31 ~~equipment, roundhouses, and workshops.~~

32 **J. Utility Facility**

33 This category includes both major utilities, which are infrastructure services providing  
 34 regional or community-wide service, and minor utilities, which are infrastructure services  
 35 that need to be located in or near the neighborhood where the service is provided.  
 36 Services may be publicly or privately provided. Accessory uses may include parking and  
 37 control, monitoring, or data transmission equipment. Specific uses types include:

38 **~~Governmental Service (moved to Industrial Service category)~~**

39 **~~a. Definition~~**

40 ~~A facility housing government shops, maintenance and repair centers,~~  
 41 ~~and equipment storage yards.~~

42 **~~b. Use-Specific Standards~~**

43 ~~L4 Screening landscaping is required where adjacent to residential~~  
 44 ~~zones (including RMX).~~

1           **1. Utility Facility**2           **a. Definition**

3           A service of a regional nature that normally entails the construction of  
4           new buildings or structures, and that typically has employees at the site.  
5           Examples include water works, water or sewage treatment plants, power  
6           or heating plants, or steam generating plants.

7           **2. Utility Substation**8           **a. Definition**

9           A service that is necessary to support development within the immediate  
10          vicinity, and is typically not staffed. Examples include, but are not limited  
11          to, electric transformer stations; gas regulator stations; water reservoirs;  
12          telephone exchange facilities; and water and sewage collection or  
13          pumping stations.

14          **b. Use-Specific Standards**

15          The facility shall be designed and constructed to ensure visual and  
16          aesthetic compatibility with the surrounding neighborhood. Compatibility  
17          may be achieved either by using similar architectural design and  
18          materials as building(s) in the surrounding neighborhood, or by screening  
19          the facility with L3 Separation landscaping.

20          **K. Telecommunication Facilities**

21          Telecommunication facilities transmit signals between or among points using  
22          electromagnetic waves. The facilities may include towers, antennas, buildings,  
23          transformers, transmitters, receivers, equipment cabinets, and parking areas.

24          **1. Definitions**25          **a. Type 1 Tower**

26          A freestanding vertical support structure of cylindrical, conical, or  
27          rectangular cross section constructed of composite, wood, concrete, or  
28          metal employed primarily for the purpose of supporting an antenna array  
29          and commonly called a monopole.

30          **b. Type 2 Tower**

31          A freestanding vertical support structure of open frame skeletal design  
32          employed primarily for the purpose of supporting an antenna array and  
33          commonly called a lattice tower. This tower type includes lateral arrays.

34          **c. Type 3 Tower**

35          A guyed vertical support structure of open frame, skeletal design, or solid  
36          pole design employed primarily for the purpose of supporting an antenna  
37          array and commonly called a guyed tower.

38          **d. Type 4 Tower**

39          A support structure, such as an existing building, steeple, spire, or utility  
40          pole that is not a type 1, 2, or 3 and is used for supporting a disguised,  
41          camouflaged, or hidden antenna array so that its principal or secondary  
42          function as an antenna and antenna support structure is imperceptible to  
43          an uneducated eye. The antennas are mounted on the support structure  
44          so that they are located and designed to minimize visual and aesthetic  
45          impacts to surrounding land uses and structures and shall, to the  
46          greatest extent practical, blend into the existing environment. This

1 definition shall include any antenna or antenna array complying with the  
 2 objective of definition whether it is mounted on tower structure or not.

3 **2. Use-Specific Standards**

4 **a. Setbacks**

5 i. The minimum distance from any lot line to the vertical axis of the  
 6 tower structure shall be as follows:

7 **(A)** Types 1 and 4: equal to or greater than the setbacks of  
 8 the underlying zoning district.

9 **(B)** Type 2: equal to or greater than the distance measured  
 10 from grade to the first taper transition.

11 **(C)** Type 3: equal to or greater than the distance measured  
 12 from the tower structure axis to the outermost guy wire  
 13 anchor. The guy wire levels and anchor radius must  
 14 match manufacturer's criteria for the proposed  
 15 application.

16 ii. For type 3 towers, that portion of guy wire anchor structure that  
 17 is above grade shall be set back from any property line in  
 18 accordance with the following:

19 **(A)** Guy wire with a nominal diameter of 0.25 inches or less--  
 20 25 feet, provided the setback may be reduced to 0 feet if  
 21 the anchor structure is enclosed within a sight obscuring  
 22 fence.

23 **(B)** Guy wire with a nominal diameter greater than 0.25  
 24 inches but less than 0.625 inches--25 feet, provided the  
 25 setback may be reduced to 5 feet if the anchor structure  
 26 is enclosed within a sight obscuring fence.

27 **(C)** Guy wire with a nominal diameter equal to or greater  
 28 than 0.625 inches--25 feet.

29 **b. Tower Structure Height**

30 i. Height for a tower structure directly fixed to the ground shall be  
 31 determined by measurement from grade to the highest point on  
 32 the tower structure, including any installed antennas and lighting  
 33 and supporting structures.

34 ii. Base height shall be as set forth below:

35 **(A)** Residential districts--65 feet

36 **(B)** Commercial and Mixed-Use districts--130 feet

37 **(C)** Industrial districts--150 feet

38 **(D)** AF district--200 feet

**(E) All other districts--100 feet**

iii. Height for a tower structure not directly affixed to the ground shall be determined by measurement from the grade of the building to the highest point on the tower structure, including any installed antennas and lighting and supporting structures. At no time shall the height of a tower installed on a building be more than either two times the height of the existing building, or more than the allowable tower height as set by the zoning district, excluding the building, whichever is greater. Tower structures shall not exceed the height limits set forth in subsection 21.04.080C. of this title nor interfere with Federal Aviation Administration Regulations on airport approaches.

iv. Collocation shall grant an additional 15 feet above the base height for each qualifying antenna to maximum of 30 feet of additional height. Increases in tower structure height by operation of this paragraph shall not reclassify a tower structure from a local interest tower to a community interest tower.

v. If any community interest or local interest tower on a site exceeds 200 feet in height, the tower site shall be separated from any other principal or conditional use community interest or local interest tower site with tower(s) exceeding 200 feet in height by at least 5,280 feet.

vi. Any tower or antenna seeking to exceed the height limitations of this section may apply for a conditional use permit.

**c. Residential Zoning Districts**

Type 1, 2 and 3 towers in residential districts shall only be located on a lot with an existing non-residential use or a lot with a multifamily residential use.

**d. Collocation**

i. The collocation tower structure, pole, monopole or any other similar facility, must be designed to accommodate no less than the following communications equipment: 12 antennas with a flat plate wind loading of not less than 4 square feet per antenna; a standard mounting structure, stand off arms, platform or other similar structure that is sufficient to hold the antennas; cable ports at the base and antenna levels of the tower structure; and, sufficient room within or on the tower structure for 12 runs of 7/8" coaxial cable from the base of the tower structure to the antennas. If the proposed collocation design does not meet the standards for the 12 antennas, but still provides for collocation, the director may apply a lesser collocation standard if it meets the intent of promoting collocation.

ii. Applicants for collocation shall provide proof in a form found acceptable to the municipal attorney that more than one service provider can locate in the collocation facility.

1                   iii.     All community and local interest towers shall, for a reasonable  
2                   compensation, be made available for use by as many other  
3                   licensed carriers as can be technically collocated thereon when  
4                   the use will not result in substantial injury to the owner, or in  
5                   substantial detriment to the service to the customers of the  
6                   owners. All licensed carriers shall cooperate with each other in  
7                   collocating additional facilities upon such towers. All licensed  
8                   carriers shall exercise good faith in collocating with other  
9                   licensed carriers and in the sharing of towers, including the  
10                  sharing of technical information to evaluate the feasibility of  
11                  collocation. Reasonable compensation shall be as indicated in  
12                  the municipality at the time of the request for collocation, subject  
13                  to proof by the petitioner.

14                iv.     Any request by a licensed carrier to a tower owner for collocation  
15                shall be either approved or denied within six months of the date  
16                of the request.

17                e.     **General Standards**

18                   i.     *Parking*

19                   Off-street parking space is not required, however if it is provided,  
20                   parking spaces may be shared with other principal uses on the  
21                   site. The parking spaces shall be paved with concrete or asphalt  
22                   compound or shall be covered with a layer of crushed rock of no  
23                   more than one inch in diameter to a minimum depth of three  
24                   inches. Parking space illumination shall be provided only to  
25                   extent that the area is illuminated when the parking space is in  
26                   use. The illumination shall be the lowest possible intensity level  
27                   to provide parking space lighting for safe working conditions.

28                   ii.    *Security*

29                   The tower structure and support structures shall be secured to  
30                   prevent unauthorized access.

31                   iii.   *Installation*

32                   All transmitting antennas shall be installed in a manner as set  
33                   forth by the manufacturer and by the Federal Communications  
34                   Commission as meeting the current American National  
35                   Standards Institute (ANSI) standard for nonionizing  
36                   electromagnetic radiation (NIER).

37                   iv.    *Tower Lighting*

38                   Tower structures shall not be lighted unless the Federal Aviation  
39                   Administration requires or recommends that obstruction lighting  
40                   be installed. To prevent direct light reflection on other property,  
41                   tower structure lighting shall be shielded to the extent permitted  
42                   by the Federal Aviation Administration.

43                   v.     *Tower Color*

44                   The tower structure and any other structure(s) directly related to  
45                   the operation of any antenna mounted on the tower structure  
46                   shall be neutral in color and, to the extent possible, shall be  
47                   compatible with the appearance and character of the

neighborhood or location unless obstruction marking is required by the Federal Aviation Administration.

vi. ***Notice and interference***

An operator proposing to install or modify an antenna shall provide notice to all property owners within 500 feet of the date of activation of the new or modified antenna. Within 90 days of activation the antenna, the operator shall resolve all reported occurrences of interference.

vii. ***Identification placard***

An identification placard shall be attached to the tower structure or the security fencing in a location clearly visible at eye level. The placard shall provide the following information:

(A) The name and address of the tower structure owner;

(B) The name and address of the tower structure manager, if different from the owner;

(C) The date of erection of the tower structure; and

(D) The owner's name and address of each antenna on the tower structure.

f. ***Administrative permit required***

An administrative permit shall be obtained from the director. The application shall identify the antenna(s) on the tower, and include the dimensional design of the tower/antenna(s), the legal description of the site, its zoning and its street address, if any, and a site plan with the exact location of the tower and/or antennas marked. This permit shall certify that, when granted, the antenna, or tower structure was in compliance with this section. This permit shall remain valid so long as that antenna or tower structure remains in continuous operation or is revoked according to this title.

g. ***Tower Permit Revocation***

After having a tower permit revoked, no tower shall be re-permitted for that property or by that tower owner on any property within the municipality for a period of one year except through a conditional use permit. This subsection shall apply only with respect to community and local interest tower revocations pursuant to this title after the effective date of this ordinance.

h. ***Annual inventory***

By January 31 of each year, each tower owner who is regulated by this section shall provide the municipality with an inventory of all additions and deletions of said provider's existing towers or approved sites for such facilities that are either within the municipality or within one mile of the border thereof as of December 31 of the previous year. The first inventory from each provider shall be a comprehensive current list of their existing towers and approved sites.

i. ***Time period for construction***

1 Construction of a tower shall commence within one year from the date of  
2 the permit's approval, with opportunity for a six-month extension. If not  
3 used within one year, or within the extension period, the permit shall  
4 become null and void.

5  
6 **j. Administrative site plan review**

7  
8 **i. Applicability**

9 When an administrative site plan is required by tables 21.05-1 or  
10 21.05-2, this subsection shall apply. A site plan review is  
11 required of all such towers since they have aesthetic and visual  
12 impacts on their neighbors and the public interest is best served  
13 by allowing these neighbors and the public at large a chance to  
14 comment on and provide input concerning the location and  
15 design of these towers. All such towers shall conform to the  
16 requirements of this section and to the requirements of the  
17 zoning district in which the tower is located.

18 **ii. General**

19 **(A)** In approving a site plan permit, the director may impose  
20 conditions to the extent that he or she concludes are  
21 necessary to minimize any adverse effect of the  
22 proposed tower structure, including all associated  
23 structures and landscaping, on adjoining properties.

24 **(B)** Any information of an engineering nature that the  
25 applicant submits, whether civil, mechanical, or  
26 electrical, shall be certified by a licensed professional  
27 engineer.

28 **iii. Submittal Information**

29 Applicants for an administrative site plan review for a tower  
30 structure shall submit the information required in the user's  
31 guide.

32 **iv. Minimum Separation Distance From Protected Land Uses**

33 **(A)** The minimum separation distance between the base of  
34 the tower and any principal structure on PLI or  
35 residentially-zoned land, or any school or licensed  
36 daycare facility, shall be two times the allowable tower  
37 height.

38 **(B)** After giving due consideration to the comments of the  
39 applicant, the property owner, and the local community  
40 council, the minimum separation distance set forth in the  
41 paragraph iv.(A) above may be reduced by no more than  
42 one-half by the director.

43 **v. Public Participation Process**

44 Notwithstanding table 21.03-1, at least 35 days before acting on  
45 a tower site plan application under this section, the director shall  
46 publish notice of the application in a newspaper of general  
47 circulation in the municipality. The notice shall state the name(s)  
48 of the applicant(s), a clear and concise description of the project,  
49

1 the street address, if any, and the legal description of the land  
2 subject to the application. The notice, including a map of the  
3 vicinity, shall also be provided to any officially recognized  
4 community council whose boundary encompasses the tower site  
5 and to owners of property within 500 feet of the proposed site.  
6 The applicant shall also post the property with a notice pursuant  
7 to subsection 21.03.020H.5. Following notice of the site plan, the  
8 community council has 35 days from the date of the letter to  
9 respond.

10  
11 **vi. *Approval Period***

12 The director shall take action on the site plan within 60 days of  
13 the site plan application submission.

14  
15 **vii. *Factors Considered In Granting Site Plan Approval For Tower  
16 Structures***

17 In addition to the general standards for site plan approval at  
18 subsection 21.03.080E, the director shall also consider the  
19 factors for conditional uses for tower structures in subsection  
20 m.iii. below.

21  
22 **viii. *Height***

23 Unless clearly specified by conditions of approval, the approved  
24 tower height is that of the allowed tower height in the district,  
25 plus additional height allowed with collocation, if collocation is  
26 provided for. The petitioner must show that there is capacity for  
27 the height and enough space for equipment cabinets on their  
28 ground lease to accommodate the height and any collocated  
29 antennas.

30  
31 **k. *Qualification Of Type 4 Tower Structure And Antenna***

32 Each type 4 tower structure and antenna shall be subject to design  
33 review and approval by the director. A proponent of a type 4 tower  
34 structure and antenna design shall provide evidence in the form of  
35 construction drawings, photographs, renderings, or other data sufficient  
36 for the director to find the design appropriately meets the definition of a  
37 type 4 tower as it relates to the specific proposed site. At completion of  
38 the construction of the tower structure and antenna, it shall be reviewed  
39 by the director to confirm the installation complies with the design  
40 standards. If the installation fails to comply, the tower structure and  
41 antenna design and installation shall be amended or redesigned as  
42 directed by the director.

43  
44 **l. *Abandonment***

45 Any antenna or tower structure that is not operated for a continuous  
46 period of 12 months shall be considered abandoned, and the owner of  
47 such antenna or tower structure shall remove the same within 180 days  
48 of receipt of notice from the director notifying the owner of such  
49 abandonment. Failure to remove an abandoned antenna or tower  
50 structure within said 180 days shall be grounds for the municipality to  
51 remove the tower structure or antenna at the owner's expense. If there  
52 are two or more users of a single tower structure, then this provision  
53 shall not become effective until all users cease using the tower structure.

**m. Conditional Use Standards**

**i. General and Applicability of Conditional Use Requirement**

Applications for conditional use permits under this section shall be subject to the general conditional use procedures of subsection 21.03.070C, but not the approval criteria of subsection 21.03.070D. Applications for conditional use permits under this section shall comply with the standards contained in this section.

(A) In granting a conditional use permit, the planning and zoning commission may impose conditions to the extent the planning and zoning commission concludes such conditions are necessary to minimize any adverse effect of the proposed tower structure or antenna on adjoining properties.

(B) Any information of an engineering nature that the applicant submits, whether civil, mechanical, or electrical, shall be certified by a licensed professional engineer.

**ii. Submittal Information**

Applicants for conditional use for a tower structure shall submit the information required in the user's guide.

**iii. Factors Considered in Granting Conditional Use Permits for Antennas and Tower Structures.**

The planning and zoning commission shall consider the following factors in determining whether to issue a conditional use permit, although the planning and zoning commission may waive or reduce the burden on the applicant of one or more of these criteria if the planning and zoning commission concludes that the goals of this ordinance are better served thereby:

(A) Height of the proposed tower structure;

(B) Proximity of the tower structure to residential structures and residential district boundaries;

(C) Nature of uses on adjacent and nearby properties;

(D) Surrounding topography;

(E) Surrounding tree coverage and foliage;

(F) Design of the tower structure, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;

(G) Proposed ingress and egress; and

(H) Availability of suitable existing tower structures, other structures, or alternative technologies not requiring the use of tower structures or structures or the availability of

1 said structures or technology to cover the service area  
2 gap within the licensed service area.

3 **iv.** *Availability of Suitable Existing Tower Structures, Other*  
4 *Structures, or Alternative Technology*

5 No new tower structure shall be permitted unless the applicant  
6 demonstrates to the reasonable satisfaction of the planning and  
7 zoning commission that no existing tower structure, structure or  
8 alternative technology that does not require the use of tower  
9 structures, or alternative technology can accommodate or  
10 replace the applicant's proposed antenna. An applicant shall  
11 submit any additional information requested by the planning and  
12 zoning commission related to the availability of suitable existing  
13 tower structures, other structures or alternative technology.  
14 Evidence submitted to demonstrate that no existing tower  
15 structure, structure or alternative technology can accommodate  
16 the applicant's proposed antenna, or is not able to cover the  
17 service area gap within the licensed service area, will consist of  
18 the following:

19  
20 **(A)** No existing tower structures or structures are located  
21 within the geographic area which meet applicant's  
22 engineering requirements.

23 **(B)** Existing tower structures or structures are not of  
24 sufficient height to meet applicant's engineering  
25 requirements.

26 **(C)** Existing tower structures or structures do not have  
27 sufficient structural strength to support applicant's  
28 proposed antenna and related equipment.

29 **(D)** The applicant's proposed antenna would cause  
30 electromagnetic interference with the antenna on the  
31 existing tower structures or structures, or the antenna on  
32 the existing tower structures or structures would cause  
33 interference with the applicant's proposed antenna.

34 **(E)** The fees, costs, or contractual provisions required by the  
35 owner in order to share an existing tower structure or  
36 structure or to adapt an existing tower structure or  
37 structure for sharing are unreasonable. Costs exceeding  
38 new tower structure development are presumed to be  
39 unreasonable.

40 **(F)** The applicant demonstrates that there are other limiting  
41 factors that render existing tower structures and  
42 structures unsuitable.

43 **(G)** The applicant demonstrates that an alternative  
44 technology that does not require the use of tower  
45 structures or structures, such as a cable microcell  
46 network using multiple low-powered  
47 transmitters/receivers attached to a wireline system, is

unsuitable. Costs of alternative technology that exceed new tower structure or antenna development shall not be presumed to render the technology unsuitable.

v. Modifications

Standards for modifications to community interest and local interest towers allowed as a conditional use are as follows:

(A) Repairs and maintenance to the tower structure may be performed consistent with Section 21.11.040F.

(B) The replacement, repair or addition of antennas, dishes and other transmitting or receiving devices to a tower shall not be considered a modification of final approval as set forth in Section 21.03.070E. and shall be considered a use contemplated within the original approved or de facto conditional use where the replacement, repair or addition of antennas, dishes and other transmitting or receiving devices:

(1) Will serve the same user or successor entity under the original conditional use;

(2) Will serve the same general purpose as was served under the original conditional use;

(3) Is consistent with the original conditional use.

n. Amateur Radio Stations And Receive Only Antennas

i. Amateur radio stations are exempt from the location, tower type, and height limitations contained in this title provided:

(A) The antenna and tower structure are part of a federally-licensed amateur radio station, and

(B) In residential zoning districts there is no use of the tower structure by a third party commercial antenna operator.

ii. The following are exempt from this title:

(A) Installation and use of antenna(s) smaller than one meter in any dimension for use by a dwelling unit occupant for personal, home occupation, or utility telemetry purposes, or by an electric or gas utility on an existing power pole or cabinet to monitor or control equipment thereon; and

(B) Noncommercial receive only antennas.

iii. Notwithstanding the above, any antenna or tower structure that is not operated for a continuous period of 12 months shall be considered abandoned, and the owner of such antenna or tower structure shall remove the same within 180 days of receipt of notice from the director notifying the owner of such

1 abandonment. Failure to remove an abandoned antenna or  
 2 tower structure within said 180 days shall be grounds for the  
 3 municipality to remove the tower structure or antenna at the  
 4 owner's expense.

5 iv. Any antenna or tower structure erected under this subsection  
 6 2.n. shall not exceed the height limits set forth in chapter 21.06  
 7 of this title nor interfere with Federal Aviation Administration  
 8 Regulations on airport approaches.

## 9 **21.05.050 COMMERCIAL USES: DEFINITIONS AND USE-SPECIFIC STANDARDS**

10 This section defines the general commercial use categories and specific commercial use types  
 11 listed in tables 21.05-1 and 21.05-2. This section also contains use-specific standards that apply  
 12 to specific use types. The use-specific standards apply regardless of whether the use type is  
 13 permitted as a matter of right, subject to a site plan review process, or subject to the conditional  
 14 use process.

### 15 **A. Agricultural Uses**

16 This category includes activities that primarily involve raising, producing, or keeping  
 17 plants or animals, ~~or cultivation and management of other natural resources~~ on a  
 18 commercial basis. Accessory uses may include dwellings for proprietors and employees,  
 19 barns, storage of grain, animal raising, feed preparation, and wholesale sales of products  
 20 produced on-site. Specific use types include:

- 21 **1. Farming, Animal Husbandry** [may change pending Assembly adoption of a  
 22 Large Animal Ordinance]
- 23 **a. Definition**
- 24 Commercial agricultural uses in general and especially dairy, stock, and  
 25 poultry farming.
- 26 **b. Use-Specific Standards**
- 27 **i.** Notwithstanding the dimensional requirements in chapter 21.06,  
 28 this use requires a minimum lot size of 15 acres.
- 29 **ii.** No livestock pens, fenced corrals, or buildings for the keeping of  
 30 livestock shall be located within 100 feet the property line. ~~No~~  
 31 ~~new dwellings shall be constructed within 100 feet of livestock~~  
 32 ~~pens, fenced corrals, or buildings for the keeping livestock.~~
- 33 **iii.** Waste shall be managed in accordance with AMC title  
 34 15.20.020.

### 35 **2. Farming, Horticultural**

#### 36 **a. Definition**

37 An establishment engaged in the raising of vegetables, produce, fruit  
 38 crops, vines, shrubs, trees (including Christmas trees), sod production,  
 39 and nursery plants for sale. This use includes, but is not limited to, crop  
 40 farms, orchards, groves, tree plantations, or a temporary stand for the  
 41 sale of products grown on the premises. Customers may visit the site,  
 42 but establishments engaged primarily in the retail sale of nursery plants  
 43 are classified as "nursery, commercial" below.

1 **B. Animal Sales, Service, and Care**

2 This category includes uses that involve the selling, boarding, training, or care of animals  
3 on a commercial basis. Accessory uses may include confinement facilities for animals,  
4 parking, and storage areas. Specific use types include:

5 **1. Animal Control Shelter**

6 **a. Definition**

7 A facility used to house or contain stray, homeless, abandoned, or  
8 unwanted animals and that is owned, operated, or maintained by a public  
9 or nonprofit organization devoted to the welfare, protection, and humane  
10 treatment of animals.

11 **b. Use-Specific Standards (also apply to "Retail Pet Services Animal  
12 Grooming Service" and "Veterinary Clinic")**

13 **i. General Standards when Use is in a Residential District or  
14 Adjacent to a Residential District**

15 All facilities, including all treatment rooms, cages, pens, kennels,  
16 training rooms and exercise runs, shall be maintained within a  
17 completely enclosed, soundproof building, and shall be  
18 sufficiently insulated so that, to the maximum extent feasible, no  
19 noise or odor can be detected off-premises.

20 **ii. Additional Standards in the I-1 and PLI District**

21 Notwithstanding the above provisions, outdoor exercise runs  
22 may be allowed in the I-1 or PLI districts where all parts of the  
23 use are located 200 feet or more from any non-industrial district.  
24 An outdoor run shall be located on site and shall be screened  
25 from the view of all adjacent streets and properties by fencing or  
26 vegetation. To the maximum extent feasible, no noise or odor  
27 shall be detected off-premises.

28 **iii. Waste shall be managed in accordance with AMC section  
29 15.20.020.**

30 **Animal Grooming Service (moved to new "Retail Pet Services" use)**

31 ~~**c. Definition**~~

32 ~~An establishment where animals are bathed, clipped, or combed for the  
33 purpose of enhancing their aesthetic value, odor, health, and hygiene.  
34 Accessory uses may include animal boarding for no more than 48 hours.~~

35 ~~**d. Use-Specific Standards**~~

36 ~~Animal grooming services shall comply with the use-specific standards  
37 above for "Animal Control Shelter."~~

38 **2. Kennel, Commercial**

39 **a. Definition**

40 A commercial establishment where small domestic animals, such as  
41 dogs and cats, are boarded.  
42

- 1                                   b.     ~~**Use-Specific Standards (also apply to “Paddock or Stable, Commercial”)**~~
- 2
- 3                                   i.     ~~A kennel, paddock, or stable shall be set back at least 100 feet~~
- 4   ~~from any residential use or property zoned residential (including~~
- 5   ~~RMX).~~
- 6                                   ii.    To the maximum extent feasible, no noise or odor shall be
- 7   detected off-premises. Waste shall be managed in accordance
- 8   with AMC section 15.20.020.
- 9                                   iii.   ~~In the R-5, R-6, and R-9 districts, the minimum lot size for a~~
- 10    ~~kennel, paddock, or stable shall be two acres.~~
- 11                                3.     **Paddock or Stable, Commercial [may change pending Assembly adoption**
- 12    **of a Large Animal Ordinance]**
- 13                                   a.     **Definition**
- 14   A commercial establishment consisting primarily of a fenced area or
- 15   enclosed building in which four or more large domestic animals, such as
- 16   cattle, horses, pigs, and goats, are sheltered and fed. Such facilities
- 17   have stalls or compartments. Includes riding stable facilities for the care
- 18   and exercise of horses and related equestrian activities.
- 19                                   b.     **Use-Specific Standards**
- 20   ~~Paddocks or stables shall comply with the use-specific standards above~~
- 21   ~~for “Kennel (Commercial).”~~
- 22                                4.     **Retail and Pet Services Pet Shop**
- 23                                   a.     **Definition**
- 24   An establishment primarily engaged in the sale, **bathing, and/or**
- 25   **grooming** of domestic animals, such as dogs, cats, fish, birds, and
- 26   reptiles, excluding exotic animals and farm animals such as horses,
- 27   goats, sheep, and poultry. Accessory uses may include ~~grooming and~~
- 28   overnight stays incidental to the primary use.
- 29                                   b.     **Use-Specific Standards**
- 30   **Retail and Pet Services shall comply with the use-specific standards**
- 31   **above for “Animal Control Shelter.”**
- 32                                5.     **Veterinary Clinic**
- 33                                   a.     **Definition**
- 34   An establishment for the medical care and treatment by a licensed
- 35   veterinarian ~~of small animals, including household pets.~~
- 36                                   b.     **Use-Specific Standards**
- 37   Veterinary clinics shall comply with the use-specific standards above for
- 38   “Animal Control Shelter.”
- 39                                C.     **Assembly**
- 40   This use includes buildings and facilities owned or operated by associations,
- 41   corporations, governments, or other persons for social, educational, or recreational
- 42   purposes. Facilities are primarily for members and their guests, or members of the public
- 43   paying a fee. Accessory uses may include offices, meeting areas, food preparation
- 44   areas, concessions, parking, and maintenance facilities. Specific use types include:

- 1           1.    **Civic/Convention Center**  
2           a.    **Definition**  
3                An establishment designed to accommodate 500 or more persons and  
4                used for conventions, conferences, seminars, product displays, and  
5                entertainment functions. Accessory uses may include temporary outdoor  
6                displays, parking, and food and beverage preparation and service for on-  
7                site consumption.
- 8           b.    **Use-Specific Standard**  
9                Any use that involves the retail sale of alcohol is subject to the Assembly  
10              Alcohol Approval process; see section 21.05.020A.
- 11          2.    **Club/Lodge/Meeting Hall**  
12          a.    **Definition**  
13                An establishment owned or operated by a corporation, association, or  
14                persons for a social, educational, or recreational purpose, to which  
15                membership may be required for participation. ~~Such establishments~~  
16                ~~typically offer services to the public.~~
- 17          b.    **Use-Specific Standard**  
18                Any use that involves the retail sale of alcohol is subject to the Assembly  
19                Alcohol Approval process; see section 21.05.020A.
- 20          D.    **Entertainment, Indoor**
- 21                This category includes uses that provide continuous recreation or entertainment  
22                activities, primarily indoors. Accessory uses may include concessions, snack bars,  
23                parking, and maintenance facilities. Specific use types include:
- 24          1.    **Amusement Establishment**  
25          a.    **Definition**  
26                An establishment offering entertainment, game playing, or similar  
27                amusements to the public within a fully enclosed building. This shall  
28                include arcades, bowling alleys, billiard parlors, bingo parlors, laser tag  
29                parlors, water parks, miniature golf courses, and indoor shooting ranges.
- 30          b.    **Use-Specific Standard**  
31                Any use that involves the retail sale of alcohol is subject to the Assembly  
32                Alcohol Approval process; see section 21.05.020A.
- 33          2.    **Entertainment Facility, Major**  
34          a.    **Definition**  
35                Major entertainment facilities uses are designed to accommodate  
36                activities that generally draw 1,000 persons or more to specific events or  
37                shows. Activities are generally of a spectator nature. Examples include  
38                amphitheaters, performing arts centers, stadiums, sports arenas,  
39                coliseums, auditoriums, and fairgrounds. Accessory uses may include  
40                restaurants, bars, concessions, parking and maintenance facilities.
- 41          b.    **Use-Specific Standard**  
42                Any use that involves the retail sale of alcohol is subject to the Assembly  
43                Alcohol Approval process; see section 21.05.020A.

1                   **3. Fitness and Recreational Sports Center**

2                   **a. Definition**

3                   A facility primarily featuring equipment for exercise and other active  
4                   physical fitness conditioning or recreational sports activities, such as  
5                   swimming, skating, racquet sports, aerobic dance, gymnasium facilities,  
6                   yoga, and other kinds of sports and fitness facilities.

7                   **4. Movie Theater**

8                   **a. Definition**

9                   An indoor theater for showing motion pictures.

10                  **5. Nightclub, Licensed**

11                  **a. Definition**

12                  An enterprise, that, for consideration, provides entertainment to its  
13                  patrons in the form of floorshows; dance revues; live, recorded, or  
14                  electronically enhanced music; patron dancing; or performances by live  
15                  or recorded professional or amateur entertainers. Discotheques,  
16                  nightclubs, bars, lounges, dance halls, bistros, and any facility that meets  
17                  the terms of this definition are often, but not exclusively, open during one  
18                  or more of the hours between 11:00 p.m. and 7:00 a.m. This definition  
19                  excludes theaters or auditoriums with fixed seating, ~~facilities used~~  
20                  ~~exclusively for nonprofit charitable or nonprofit educational purposes,~~  
21                  religious assemblies, adult-oriented establishments as defined by AMC  
22                  section 10.40.050, publicly owned and operated recreation centers or  
23                  parks, and public and private schools.

24                  **b. Use-Specific Standards**

25                  i. All facilities **adjacent to a residential district** shall be maintained  
26                  within a completely enclosed, soundproof building, and shall be  
27                  sufficiently insulated so that no unreasonable noise can be  
28                  detected off-premises.

29                  ~~ii. Notwithstanding the general dimensional standards in chapter~~  
30                  ~~21.06, the minimum setback requirement shall be 25 feet if~~  
31                  ~~adjacent to a public right-of-way or to an industrial zoning district,~~  
32                  ~~and 50 feet if adjacent to a non-industrial zoning district.~~

33                  iii. Any use that involves the retail sale of alcohol is subject to the  
34                  Assembly Alcohol Approval process; see section 21.05.020A.

35                  **6. Nightclub, Unlicensed**

36                  **a. Definition**

37                  An enterprise, that, for consideration, provides entertainment to its  
38                  patrons in the form of floorshows; dance revues; live, recorded, or  
39                  electronically enhanced music; patron dancing; or performances by live  
40                  or recorded professional or amateur entertainers, but does not offer or  
41                  sell to its patrons either alcoholic beverages, as defined by AS 04.21.080  
42                  or adult entertainment as defined by AMC section 10.40.050. Teen clubs  
43                  and cultural performance venues as set forth in AMC chapter 10.55,  
44                  discotheques, nightclubs, bars, lounges, dance halls, bistros, and any  
45                  facility that meets the terms of this definition are often, but not  
46                  exclusively, open during one or more of the hours between 11:00 p.m.  
47                  and 7:00 a.m. This definition excludes theaters or auditoriums with fixed  
48                  seating, ~~facilities used exclusively for nonprofit charitable or nonprofit~~

1 ~~educational purposes,~~ religious assemblies, adult-oriented  
 2 establishments as defined by AMC section 10.40.050, publicly owned  
 3 and operated recreation centers or parks, and public and private schools.

4 **b. Use-Specific Standards**

5 **i. Purpose**

6 Certain types of enterprises have been determined to produce  
 7 secondary impacts on surrounding land uses. The impacts  
 8 include a perceived decline in property values, and an increase  
 9 in the level of criminal activity, including unlawful sales and use  
 10 of drugs and consumption of alcoholic beverages, in the vicinity  
 11 of these types of enterprises. The purpose of this subsection is  
 12 to segregate such enterprises from land uses that are likely to be  
 13 negatively impacted.

14 **ii. Minimum Distance from Certain Uses**

15 Except for teen nightclubs and underage dances permitted under  
 16 AMC chapter 10.55, an unlicensed nightclub shall be located so  
 17 that all portions of the lot on which the unlicensed nightclub is  
 18 located shall be 300 feet or more from the lot line of property on  
 19 which is located:

20 **(A)** A public, private, or parochial school;

21 **(B)** Property zoned residential ~~(including RMX)~~; or

22 **(C)** TA-zoned property designated as residential in the  
 23 *Turnagain Arm Comprehensive Plan*.

24 **iii. Administrative Permit Required**

25 An administrative permit for each unlicensed nightclub shall be  
 26 obtained from the department and be displayed in a prominent  
 27 place inside the unlicensed nightclub. This permit shall certify  
 28 that, when granted, the enterprise was in compliance with  
 29 paragraph ii. of this subsection. This permit shall be obtained  
 30 from the director, pursuant to section 21.03.230, *Administrative*  
 31 *Permits*. This permit shall remain valid so long as that enterprise  
 32 remains in continuous operation at that location, and does not  
 33 physically expand.

34 **7. Theater Company or Dinner Theater**

35 **a. Definition**

36 An establishment for live dramatic, operatic, or dance presentations open  
 37 to the public, without membership requirements, whose seating capacity  
 38 does not exceed 500 seats and seating area does not exceed 3,000  
 39 square feet, or any area for the rehearsal of such live performances.  
 40 These establishments may also provide food and beverages for  
 41 consumption on the premises.

42 **b. Use-Specific Standard**

43 Any use that involves the retail sale of alcohol is subject to the Assembly  
 44 Alcohol Approval process; see section 21.05.020A.

1 **E. Entertainment/Recreation, Outdoor**

2 This category includes uses that provide continuous recreation or entertainment  
3 activities, primarily outdoors. Accessory uses may include concessions, snack bars,  
4 parking, and maintenance facilities. Specific use types include:

5 **1. General Outdoor Recreation, Commercial**

6 **a. Definition**

7 Intensely developed recreational uses such as amusement parks,  
8 miniature golf courses, **golf driving ranges**, batting cages, skateboard or  
9 skate parks or courses, bicycle motocross courses, water parks or slides,  
10 drive-in movie theaters, courses for paramilitary games, and archery  
11 facilities.

12 **b. Use-Specific Standard**

13 L3 Separation landscaping shall be provided wherever this use is  
14 adjacent to a residential district ~~(including RMX).~~

15 **2. Golf Course**

16 **a. Definition**

17 A tract of land laid out with a course having nine or more holes for  
18 playing the game of golf, including any accessory clubhouse, driving  
19 range, office, restaurant, concession stand, picnic tables, pro shop,  
20 maintenance building, restrooms, or similar accessory uses or structures.  
21 This term shall not include housing or miniature golf courses as a  
22 principal or accessory use, nor shall it include driving ranges that are not  
23 accessory to a golf course.

24 ~~**Golf Driving Range**~~

25 ~~**b. Definition**~~

26 ~~An establishment equipped with tee areas, distance markers, and related~~  
27 ~~features for practicing golf, and that may include a pro shop and snack~~  
28 ~~bar, but that does not include miniature golf courses.~~

29 **3. Motorized Sports Facility**

30 **a. Definition**

31 A facility for the racing of motorcycles, snow machines, race cars, or  
32 other motorized vehicles.

33 **b. Use-Specific Standards**

34 **i. Assembly Alcohol Approval Process**

35 Any use that involves the retail sale of alcohol is subject to the  
36 Assembly Alcohol Approval process; see section 21.05.020A.

37 **ii. Hours of Operation**

38 The maximum hours of operation shall be from 8:00 a.m. to  
39 10:00 p.m. Monday through Saturday, and from 12:00 p.m. to  
40 10:00 p.m. on Sunday.

41 **iii. Additional Site Plan Requirements**

42 In all districts, as part of the site plan application, the applicant  
43 shall comply with the following requirements:

- 1 (A) If the projected or actual noise level exceeds the  
 2 standards set at AMC section 15.70.080A., a noise  
 3 analysis shall be prepared identifying noise mitigation  
 4 measures.
- 5 (B) The applicant shall prepare an operation plan to monitor  
 6 and enforce:
- 7 (1) Prohibition on consumption of alcoholic  
 8 beverage on the premises; and
- 9 (2) Mandatory transportation of racing machines to  
 10 the site;
- 11 (C) The applicant shall submit a dust and litter control plan  
 12 and describe the methods to be used to collect trash on  
 13 the site.
- 14 (D) The applicant shall identify one or more individuals who  
 15 shall be responsible for enforcement of the noise,  
 16 operation, and dust and litter control plans developed  
 17 pursuant to this subsection.
- 18 iv. *Dimensional Standards*  
 19 Notwithstanding the general dimensional standards of chapter  
 20 21.06:
- 21 (A) The planning and zoning commission may designate  
 22 minimum setback areas around the perimeter of the site  
 23 as it deems necessary to minimize glare and noise  
 24 impact on adjacent uses, to separate incompatible uses,  
 25 and to restrict casual access to the site.
- 26 (B) The maximum height of structures shall be 35 feet.
- 27 v. *Site Location, Development, and Operation*
- 28 (A) No motorized facility shall be located within 500 feet of  
 29 any residential or mixed-use district.
- 30 (B) In order to prevent casual access to and from the site or  
 31 to mitigate adverse effects of the motorized sports facility  
 32 upon adjacent uses, the planning and zoning  
 33 commission may require the enclosure of the entire site  
 34 by a screening structure and/or landscaping, as  
 35 described in section 21.07.080.
- 36 (C) Public sanitation facilities (restrooms) shall be provided  
 37 on-site and operated in a manner consistent with AMC  
 38 section 15.20.020.
- 39 vi. *I-1 District Standards*  
 40 Motorized sports facilities are conditionally allowed in the I-1  
 41 district on parcels with a minimum of 20 acres. The maximum

1 engine size allowed is 250 cc's for wheeled vehicles and 550  
2 cc's for snow machines.

3 **4. Shooting Range, Outdoor**

4 **a. Definition**

5 An establishment engaged in the use of land for discharging of firearms  
6 for target practice, skeet, and trap shooting.

7 **b. Use-Specific Standards**

8 **i. Intent**

9 The intent of the following conditional use standards for shooting  
10 ranges is primarily safety and buffering for adjacent  
11 neighborhoods.

12 **ii. Setbacks**

13 All shooting areas shall be set back a minimum distance of 100  
14 feet from any public right-of-way. The setback behind the back  
15 stops in the line of fire shall be a minimum of 100 feet. Buildings  
16 located ~~behind~~ ~~ahead of~~ the firing line are allowed to be located  
17 to the normal zone setback.

18 **iii. Site Size**

19 The minimum site size shall be 20 acres.

20 **iv. ~~Shooting Area Buffering and Screening~~**

21 The backstop must be an earth mound or dugout of sufficient  
22 dimension to stop projectiles. ~~Casual access into the line of fire~~  
23 ~~shall be prevented through fencing or some equally effective~~  
24 ~~equivalent.~~ ~~The range shall be screened and fenced with gates~~  
25 ~~or outlets except as approved on the site plan.~~

26 **v. On-site Uses**

27 An accessory retail store, snack shop, and short-term rental of  
28 firearms and equipment for use only on the premises are  
29 permitted. Sale of alcoholic beverages is prohibited.

30 **5. Skiing Facility, Alpine**

31 **a. Definition**

32 A facility and related terrain utilized for alpine skiing, and uses and  
33 facilities typically associated with the use and operation of such facility,  
34 including but not limited to:

35 **i.** Ski and snowboard runs and trails;

36 **ii.** Ski lifts and tows, including towers and structures, related to  
37 skiing and snowboarding patrons;

38 **iii.** Snow-making equipment/facilities;

39 **iv.** Ski patrol facilities;

40 **v.** Ski area administrative and ticketing offices;



1. ~~Bar or Tavern~~a. **Definition**

An establishment that prepares and retails alcoholic beverages for consumption on the premises. These establishments may also manufacture malt beverages and provide limited food services.

b. **Use-Specific Standard**

Any use that involves the retail sale of alcohol is subject to the Assembly Alcohol Approval process; see section 21.05.020A.

~~Brew Pub~~~~c. Definition~~

~~An establishment that manufactures malt beverages and sells those malt beverages at retail for consumption on the premises, and also prepares and sells food and other beverages.~~

~~d. Use-Specific Standard~~

~~Any use that involves the retail sale of alcohol is subject to the Assembly Alcohol Approval process; see section 21.05.020A.~~

2. **Food and Beverage Kiosk**a. **Definition**

An establishment in a freestanding building, trailer, or vehicle on an impermanent foundation that sells coffee or other beverages and pre-made bakery goods from a window to customers who are either pedestrians or seated in their automobiles for consumption off the premises and that provides no indoor or outdoor seating.

b. **Use-Specific Standards**

Kiosks in all districts shall comply with the following standards:

- i. Vehicle stacking spaces shall be provided pursuant to section 21.07.090I.
- ii. Kiosks shall be on wheels to facilitate movement onto and off the site, and may not be located on a permanent foundation. The wheels shall be screened with opaque skirting or screening so as to not be visible.
- iii. Kiosks may be located on the same lot as another principal use.
- iv. Kiosks shall comply with the "Drive-Through Service" accessory use standards in section 21.05.070D.9.

3. **Restaurant**a. **Definition**

An establishment primarily engaged in the preparation and sale of food and beverages, normally for consumption on the premises.

b. **Use-Specific Standard**

- i. Any use that involves the retail sale of alcohol is subject to the Assembly Alcohol Approval process; see section 21.05.020A.

- 1                                   ii.     Any restaurant with drive-through service shall comply with the  
2                                   "Drive-Through Service" accessory use standards in section  
3                                   21.05.070D.9.  
4

5           **H.     Office**

6           This category includes activities that generally focus on providing business or  
7           professional services. Accessory uses may include cafeterias, parking, or other  
8           amenities primarily for the use of employees in the firm or building. Specific use types  
9           include:

10           **1.     Office, Business or Professional**

11           **a.     Definition**

12           An establishment that provides executive, management, administrative,  
13           or professional services, but not involving the sale of merchandise,  
14           except as incidental to a permitted use. Typical examples include real  
15           estate, insurance, property management, investment, employment,  
16           travel, advertising, law, architecture, design, engineering, accounting,  
17           call centers, and similar offices. (Government offices are classified  
18           under "Governmental Administration and Civic Buildings" above.)

19           **2.     Broadcasting and Recording Facility**

20           **a.     Definition**

21           An establishment engaged in the ~~staging, recording, and~~ broadcasting of  
22           audio, television, or movie productions and associated activities.

23           **I.     Retail (Personal Services, Repair, and Rental)**

24           This category includes retail establishments engaged in the provision of information,  
25           instruction, personal improvement, personal care, repair, lease, or rent of new or used  
26           products, or similar services. Accessory uses may include offices, storage of goods,  
27           manufacture, or repackaging of goods for on-site sale, and parking. Specific uses  
28           include:

29           **1.     Dry Cleaning Establishment**

30           **a.     Definition**

31           An establishment maintained for on-site laundry and/or dry cleaning,  
32           using a perchlorethylene process or similar nonflammable, non-aqueous  
33           solvent, of fabrics, textiles, wearing apparel, or articles of any sort  
34           including related maintenance or operation of equipment and machinery.  
35           This does not include large commercial dry cleaning plants, which are  
36           classified as "General Industrial Service."

37           ~~**Dry Cleaning, Drop-Off Site**~~

38           ~~**b.     Definition**~~

39           ~~An establishment maintained for the pickup and delivery of dry cleaning~~  
40           ~~and/or laundry without the maintenance or operation of any laundry or~~  
41           ~~dry cleaning equipment or machinery on the premises.~~

42           **2.     Funeral Services**

43           **a.     Definition**

44           An establishment providing services involving the display of the  
45           deceased, preparation of the deceased for burial, and rituals connected

therewith before burial or cremation. Cremation services are a separate use.

**3. General Personal Services**

**a. Definition**

An establishment, whether for consideration or not, that provides care, advice, aid, maintenance, repair, treatment, or similar semi-technical, technical, or experienced assistance, other than the practice of a profession and wholesale or retail sale of goods. Examples include, but are not limited to: **dry-cleaning drop-off**; photography studios; shoe repair; beauty and barber shops; and tanning salons.

**4. Instructional Services**

**a. Definition**

A specialized instructional establishment that provides on-site training of business, artistic, or commercial skills. Examples include, but are not limited to, driving schools, fine arts schools, dance, music, and computer instructional services. This use does not include establishments that teach skills that prepare students for jobs in a trade (e.g., carpentry), which are classified under "Vocational or Trade Schools."

**5. Repair and/or Service Shop**

**a. Definition**

An establishment primarily engaged in the provision of repair services to individuals and households, rather than to business. Examples include, but are not limited to, **locksmith**, repair of household appliances and office machines, ~~and plumbing and heating services~~. This use excludes maintenance and repair of automobiles and industrial equipment or machinery.

**6. Small Equipment Rental**

**a. Definition**

The commercial rental of supplies and equipment primarily intended for homeowner use, **such as furniture**, and minor residential gardening and construction projects, but not including car or truck rentals, or rentals of smaller motor vehicles not for home care such as motorcycles or snowmobiles. This use does not include the rental, storage, or maintenance of large construction or other commercial heavy equipment, which are classified under "Industrial Service."

**b. Use-Specific Standard**

All maintenance of equipment shall be conducted within an enclosed building.

**Retail (Repair and Rental)**

~~This category includes retail establishments involved in the repair, lease, or rent of new or used products to the general public. Accessory uses may include offices, parking, storage of goods, and assembly, repackaging, or repair of goods for on-site sale. Specific use types include:~~

1           **J.     Retail (Sales)**

2           This category includes retail establishments involved in the sale of new or used products  
3           to the general public. Accessory uses may include offices, parking, storage of goods,  
4           assembly, repackaging, and repair of goods for on-site sale. Specific use types include:

5           **1.     Auction House**

6           **a.     Definition**

7           A structure or enclosure where goods are sold by auction.

8           **2.     Building Materials Store**

9           **a.     Definition**

10          An establishment primarily engaged in the storage, distribution, and sale  
11          of lumber and other building materials such as brick, tile, cement,  
12          insulation, floor covering, lighting, roofing materials, and other home  
13          improvement materials and associated tools; and/or the sale and service  
14          of plumbing, heating, and/or electrical equipment.

15          **3.     Business Service Establishment**

16          **a.     Definition**

17          An establishment that, for consideration, provides other businesses with  
18          advertising, leased or rented equipment, maintenance, security,  
19          management, consulting or technical aid, or copying services.

20          **4.     Convenience Store**

21          **a.     Definition**

22          An establishment with a gross floor area of less than 5,000 square feet  
23          engaged primarily in the sale of convenience goods, such as pre-  
24          packaged food items, tobacco, over-the-counter drugs, periodicals, and  
25          other household goods.

26          **b.     Use-Specific Standards**

27          i.       Any use that involves the retail sale of alcohol is subject to the  
28          Assembly Alcohol Approval process; see section 21.05.020A.

29          ii.      In the RM-4 RMX and NC NMU-4 districts, a convenience store  
30          shall not sell alcoholic beverages.

31          **5.     Farmers Market**

32          **a.     Definition**

33          An occasional, periodic, or seasonal market for offering for sale fresh  
34          agricultural, fresh food, or arts and crafts products directly to the  
35          consumer at an open-air market, covered structure with multiple stalls, or  
36          other pre-designated area, where the vendors are generally individuals  
37          who have raised the produce or made the product, or have taken the  
38          same on consignment for retail sale.

39          **6.     Fueling Station**

40          **a.     Definition**

41          An establishment engaged in the retail dispensing or sale of gasoline or  
42          other vehicular fuel products. This use definition does not include  
43          convenience store or vehicle service and repair uses.

- 1                   7.     **Meat and Seafood Processing, Storage, and Sales**  
2                   a.     **Definition**  
3                         An establishment primarily engaged in the cold storage and preservation  
4                         of food in separate and individual compartments that is offered for sale to  
5                         the public.
- 6                   8.     **General Retail**  
7                   a.     **Definition**  
8                         An establishment engaged primarily in the retail sale of goods or  
9                         merchandise, and rendering services incidental to the sale of such  
10                         goods. Examples may include, but are not limited to: **pharmacies;**  
11                         general merchandise retailers; warehouse and club retailers;  
12                         superstores; discount stores; catalog showrooms; and specialty retail  
13                         stores specializing in such goods as clothing, home furnishings, sporting  
14                         goods, books, stationary, music, video rentals, or flowers.
- 15                   9.     **Grocery or Food Store**  
16                   a.     **Definition**  
17                         An establishment primarily engaged in the retail sale of food and/or  
18                         beverages primarily to be consumed outside of the retail establishment's  
19                         premises. Examples include, but are not limited to: supermarkets,  
20                         grocery stores, delicatessens, specialty food shops, **and bakeries, and**  
21                         **meat and seafood markets.**
- 22                   b.     **Use-Specific Standard**  
23                         Any use that involves the retail sale of alcohol is subject to the Assembly  
24                         Alcohol Approval process; see section 21.05.020A.
- 25                   10.    **Liquor Store**  
26                   a.     **Definition**  
27                         An establishment that is primarily engaged in selling alcoholic beverages  
28                         for consumption off the premises.
- 29                   b.     **Use-Specific Standard**  
30                         Any use that involves the retail sale of alcohol is subject to the Assembly  
31                         Alcohol Approval process; see section 21.05.020A.
- 32                   11.    **Nursery, Commercial**  
33                   a.     **Definition**  
34                         An establishment primarily engaged in the growth and sale of plants,  
35                         shrubs, trees, and materials used in indoor and outdoor planting,  
36                         conducted within or outside an enclosed building.
- 37                   12.    **Pawnshop**  
38                   a.     **Definition**  
39                         An establishment that loans money on deposit of personal property or  
40                         deals in the purchase or possession of personal property on condition of  
41                         selling the same back again to the pledger or depositor, or loans or  
42                         advances money on personal property by taking chattel mortgage  
43                         security thereon, and takes or receives such personal property.
- 44                   13.    **Plumbing, Heating, and Electrical Equipment Dealer**  
45                   a.     **Definition**

~~An establishment engaged primarily in the sale and service of plumbing, heating, and/or electrical equipment.~~

**K. Vehicles and Equipment**

This category includes a broad range of uses for the sale, rental, and/or repair and maintenance of motor vehicles and related equipment. Large parking areas and outdoor storage areas may be included with these uses. Accessory uses may include incidental repair and storage, offices, and sales of parts and/or tires. Specific use types include:

**1. Aircraft and Marine Vessel Sales**

**a. Definition**

An establishment primarily engaged in the display and sale of aircraft and/or marine vessels as well as associated parts and supplies.

**2. Heavy Equipment Sales and Rental**

**a. Definition**

An establishment engaged in the display, sale, leasing, or rental of heavy equipment of 12,000 or more pounds gross vehicular weight (GVW). This category does not include recreational vehicles or larger trucks that typically are sold at automobile dealerships; such vehicles are covered by "Vehicle-Large, Sales and Rental" below.

**3. Impound Yard**

**a. Definition**

An area used for the storage of vehicles for any reason, including but not limited to traffic accidents, improper parking, and abandonment. No dismantling or disassembly of vehicles is permitted in an impound yard. The vehicle so stored may be sold from the impound yard by auction or otherwise, in accordance with state law.

**4. Parking Lot**

**a. Definition**

An off-street, surfaced, ground-level area where motor vehicles are stored for daily, overnight, or temporary parking not to exceed 72 hours.

**5. Parking Structure**

**a. Definition**

A structure designed with one or more levels or floors partially or fully enclosed, used for the parking of motor vehicles. The facility may be above, below, or partially below ground. This use does not include private carports or garages.

**b. Use-Specific Standards**

**i. Ground-Floor Pedestrian-Oriented Uses Required**

A ground-floor parking garage in any district or any parking structure in the CBD, ~~ECMU~~, ~~RCMU~~, or MMU districts shall provide a first-floor space that:

**(A)** Has a minimum depth of 25 feet;

**(B)** Faces on each street, except alleys, for the full length of the building, except for places necessary for pedestrian and vehicle entrances and exits; and

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(C) Is used for retail, restaurant, and other pedestrian-oriented uses otherwise permitted or approved in the zoning district.

ii. *Upper-Floor Facade*  
The street-facing façade of second and higher floors of a parking garage or any parking structure in the CBD, CCMU, RCMU, or MMU districts shall have a repeating pattern that includes no less than three instances of either (1) color change, (2) texture changes, (3) material module changes, or (4) expression of an architectural or structural bay through a change in plane no less than 12 inches in width, such as an offset, reveal, or projecting rib. At least one of these elements shall repeat at an interval of not more than 30 feet. This standard may be waived if the applicant can demonstrate an alternative building design that significantly articulates a wall plane.

iii. *Incentives for Active Uses on Second and Third Floor Facades*  
Parking garage projects are encouraged to contribute more human activity and vitality to the city center by providing occupied spaces with windows near street level. If the second and third floor of a parking garage or any parking structure in the CBD-1 or CBD-2 district has a space that (i) has a depth of twenty-five feet or more, (ii) faces on all streets, except alleys, for the entire length of the building, and (iii) is for any non-parking use otherwise permitted or approved for the zoning district, then a bonus height of two additional stories may be added to the parking structure.

iv. *Landscaping*  
(A) *Parking Structures in the CBD and CMU Districts*  
Level 1 Edge Treatment landscaping shall be planted around the perimeter of the parking structure, except at vehicular and pedestrian ingress and egress points, where the structure abuts an alley right-of-way, and where there is a ground floor pedestrian-oriented use as specified in subsection b.i. above.

(B) *Parking Structures in the AC, OC, RMU, and MMU Districts*  
Level 2 Buffer landscaping shall be planted around the perimeter of the parking structure, except at vehicular and pedestrian ingress and egress points, where the structure abuts an alley right-of-way, and where there is a ground floor pedestrian-oriented use as specified in subsection b.i. above. The Level 2 Buffer landscaping planting area minimum and minimum average widths may be 6 feet.

(C) *Waiver Provision*  
The director may waive the required landscaping for sides of a parking structure that directly abut another building.

- 1                   **6.     Vehicle Parts and Supplies**
- 2                   **a.     Definition**
- 3                   The display and sale of new, reconditioned, or rebuilt parts, supplies, or
- 4                   equipment for automobiles, motorcycles, trucks, vans, trailers,
- 5                   recreational vehicles, aircraft, boats, mobile homes, or snowmobiles.
- 6
- 7                   **b.     Use-Specific Standard**
- 8                   No dismantling or wrecking of vehicles or machinery may occur on site.
- 9                   Uses that include dismantling and wreckage are classified by this title as
- “junkyards.”
- 10                  **7.     Vehicle-Large, Sales and Rental**
- 11                  **a.     Definition**
- 12                  An establishment engaged in the display, sale, leasing, or rental of new
- 13                  or used motor vehicles. Vehicles include, but are not limited to,
- 14                  automobiles, light trucks, vans, trailers, recreational vehicles, and mobile
- 15                  homes.
- 16
- 17                  **b.     Use-Specific Standards**
- 18                  i.     Vehicles shall be in operable condition, and no repair work shall
- 19                  be done except minor incidental repair and necessary
- 20                  reconditioning of vehicles to be displayed and sold on the
- premises.
- 21
- 22                  ii.    At any given time, no more than five percent of the vehicle
- 23                  inventory on the lot, not including Class A and C motorhomes,
- 24                  shall have a gross vehicular weight **rating** (GVWR) of more than
- 12,000 lbs.
- 25
- 26                  **8.     Vehicle-Small, Sales and Rental**
- 27                  **a.     Definition**
- 28                  An establishment engaged in the display, sale, leasing, or rental of small
- 29                  motor vehicles. Vehicles include, but are not limited to: motorcycles,
- 30                  personal watercraft (jet skis), utility trailers, snowmobiles, and all-terrain
- vehicles (ATVs).
- 31
- 32                  **b.     Use-Specific Standards**
- 33                  i.     Vehicles shall be in operable condition, and no repair work shall
- 34                  be done except minor incidental repair and reconditioning of
- vehicles to be displayed and sold on the premises.
- 35
- ~~ii.    In the CCMU, only motorcycle sales and rentals are permitted.~~
- 36
- 37                  **9.     Vehicle Service and Repair, Major**
- 38                  **a.     Definition**
- 39                  An establishment engaged in the major repair and maintenance of
- 40                  automobiles, motorcycles, trucks, vans, trailers, recreational vehicles,
- 41                  mobile homes, or snowmobiles. Services include **all activities listed in**
- 42                  **“Vehicle Service and Repair, Minor”, as well as** engine, transmission or
- 43                  differential repair or replacement; body, fender, muffler, or upholstery
- work; ~~oil change and lubrication; tire replacement;~~ and painting.
- 44
- 45                  **10.    Vehicle Service and Repair, Minor**
- a.     Definition**

1 An establishment engaged in light maintenance activities such as engine  
 2 tune-ups; oil change and lubrication; carburetor cleaning; muffler  
 3 replacement; brake repair; car washing; seasonal tire shops; and  
 4 detailing and polishing. Vehicle parts are sold and are ordinarily installed  
 5 on the premises. Major automotive repairs, including but not limited to  
 6 engine, transmission or differential repair or replacement, or body and  
 7 fender work, are prohibited except where specifically permitted by this  
 8 title or by the terms of a conditional use.

9 **b. Use-Specific Standards for Carwash Bays and Vehicle Repair Bays**

10 i. In the ~~CCMU and RCMU~~ districts, to the maximum extent  
 11 feasible, the entrance to a car wash bay or vehicle repair bay  
 12 shall not face the primary street frontage.

13 ii. In the ~~CCMU and RCMU~~ districts, notwithstanding the general  
 14 setback requirements in chapter 21.06, a 20-foot setback for  
 15 vehicle service areas, bays, or canopies is required from any  
 16 adjacent street. The setback shall be landscaped with L3  
 17 Separation landscaping, in order to screen the automotive wash,  
 18 repair, or maintenance facility from view from adjacent streets.

19 iii. Vehicle wash or service bays facing a rear or side setback shall  
 20 be screened from adjacent residential properties ~~(including RMX)~~  
 21 by a screening wall or fence of at least six feet in height.

22 iv. Outdoor vacuuming facilities must be screened by a sound-  
 23 mitigating barrier when they are adjacent to residential uses.

24 **11. Vehicle Storage Yard**

25 **a. Definition**

26 The outdoor storage for 72 hours or more of vehicles, boats, recreational  
 27 vehicles, and/or airplanes. For this definition, "vehicles" means cars,  
 28 trucks, sport utility vehicles, vans, and similar vehicles under 12,000  
 29 pounds gross vehicle weight.

30 **b. Use-Specific Standards**

31 All vehicle storage yards shall comply with the use specific standards set  
 32 forth below for ~~Self-Storage Facility; Vehicle Storage Yards.~~

33 **L. Visitor Accommodations**

34 This category includes visitor-serving facilities that provide temporary lodging in guest  
 35 rooms or guest units, for compensation, and with an average length of stay of less than  
 36 30 days. Accessory uses may include pools and other recreational facilities for the  
 37 exclusive use of guests, limited storage, restaurants, bars, meeting facilities, and offices.  
 38 Specific use types include:

39 **1. Camper Park**

40 **a. Definition**

41 A lot or parcel of land, or portion thereof, temporarily occupied or  
 42 intended for temporary occupancy by recreational vehicles or tents for  
 43 travel, recreational, or vacation usage for short periods of stay, and  
 44 containing a potable water source and washroom facilities. These

1 establishments may provide laundry rooms, recreation halls, and  
2 playgrounds. These uses are not intended for vehicle storage.

3 **b. Use-Specific Standards**

4 **i. Location and Access**

5 A camper park shall have a minimum of 40 feet of frontage upon  
6 a collector or street of greater capacity. No entrance to, or exit  
7 from, a camper park shall be through a residential district or shall  
8 provide access to any street other than collector or street of  
9 greater capacity.

10 **ii. Occupancy and Length of Stay**

11 Spaces in camper parks may be used by campers, recreational  
12 vehicles, equivalent facilities constructed on automobiles, tents,  
13 or short-term housing or shelter arrangements or devices. The  
14 occupants of such space shall remain in the camper park a  
15 period not to exceed 30 days.

16 **2. Extended-Stay Lodgings**

17 **a. Definition**

18 A visitor lodging establishment with six or more guest rooms offering  
19 suites with kitchens, business traveler communications conveniences,  
20 and intended primarily for periods of stay of one week or more. This  
21 does not include bed-and-breakfasts, which are classified as an  
22 accessory use under section 21.05.070.

23 **b. Use-Specific Standards**

24 **i.** A kitchen area separate from the living or sleeping area shall be  
25 provided in all units, and cooking may be done only in the  
26 kitchen area.

27 **ii.** The facility shall provide a lobby area with a minimum of 750  
28 square feet.

29 **iii.** Extended-stay lodgings in the ~~RM-3-4~~ or ~~RM-4~~ ~~RMX~~ districts  
30 shall be subject to the applicable multi-family building  
31 development and design standards in section 21.07.100., and  
32 shall be subject to the multi-family residential parking standards  
33 in section 21.07.090. In the ~~RM-3-4~~ or ~~RM-4~~ ~~RMX~~ districts,  
34 extended-stay lodgings shall adhere to the maximum floor area  
35 ratio permitted for multi-family dwellings.

36 **3. Hostel**

37 **a. Definition**

38 An overnight lodging facility containing between six and 19 guest rooms  
39 or up to 60 pillows. Sleeping accommodations may be dormitory-style  
40 and shared kitchen facilities may be available to the guests.

41 **4. Hotel**

42 **a. Definition**

43 Any building containing 20 or more guestrooms accessible primarily by  
44 means of an interior corridor, rented for compensation by the day or  
45 week, and offered for use by the general public in conjunction with  
46 subordinate services and facilities, such as restaurants and meeting

1 rooms. Meeting facilities designed to accommodate 1,500 or more  
2 persons shall constitute a separate principal use and be classified as  
3 "civic/convention center" under this title.

4 **b. Use-Specific Standard**

5 Any use that involves the retail sale of alcohol is subject to the Assembly  
6 Alcohol Approval process; see section 21.05.020A.

7 **5. Inn**

8 **a. Definition**

9 A building or group of buildings containing between six and 19 guest  
10 rooms, or up to 60 pillows, for overnight lodging for compensation, where  
11 at least one meal per day is provided to the guests, there is a central  
12 meeting room or lounge available to all of the guests, and there are no  
13 shared kitchen facilities.

14 **b. Use-Specific Standards**

15 **i.** Any use that involves the retail sale of alcohol is subject to the  
16 Assembly Alcohol Approval process; see section 21.05.020A.

17 **ii.** Inns in the RM-3-4 or RM-4 RMX districts shall be subject to the  
18 applicable multi-family building development and design  
19 standards in section 21.07.100., and the multi-family building  
20 parking standards in section 21.07.090. In the RM-3-4 or RM-4  
21 RMX districts, inns shall adhere to the maximum floor area ratio  
22 permitted for multi-family dwellings.

23 **6. Motel**

24 **a. Definition**

25 An establishment that provides individual sleeping ~~or living room~~  
26 accommodations, containing six or more guestrooms, with the majority of  
27 rooms having direct access to the outside without the necessity of  
28 passing through the main lobby of the building. This use includes auto  
29 courts and motor lodges.

30 **b. Use-Specific Standards**

31 Any use that involves the retail sale of alcohol is subject to the Assembly  
32 Alcohol Approval process; see section 21.05.020A.

33 **7. Recreational and Vacation Camp**

34 **a. Definition**

35 An overnight recreational camp, such as a children's camp, family  
36 vacation camp, or outdoor retreat. These establishments provide  
37 accommodation facilities, such as cabins and fixed camp sites, and  
38 incidental recreational and educational facilities.

**21.05.060 INDUSTRIAL USES: DEFINITIONS AND USE-SPECIFIC STANDARDS**

This section defines the general industrial use categories and specific industrial use types listed in tables 21.05-1 and 21.05-2. This section also contains use-specific standards that apply to specific use types. The use-specific standards apply regardless of whether the use type is permitted as a matter of right, subject to a site plan review process, or subject to the conditional use process.

**A. Industrial Service**

This category includes establishments engaged in the repair or servicing of agricultural, industrial, business, or consumer machinery, equipment, products, or by-products. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site. Accessory activities may include retail sales, offices, parking, and storage. Specific use types include:

**1. Data Processing Facility**

**a. Definition**

An establishment where electronic data is processed by employees, including, without limitation, data entry, storage, conversion or analysis, subscription and credit card transaction processing.

**2. General Industrial Service**

**a. Definition**

Establishments engaged in the repair or servicing of agricultural, industrial, business, or consumer machinery, equipment, products, or by-products. Examples include: welding shops; machine shops; tool repair; electric motor repair; repair of scientific or professional instruments; repair, storage, salvage, or wrecking of heavy machinery, metal, and building materials; heavy truck servicing and repair; aircraft servicing and repair; tire retreading or recapping; exterminators; gas and liquid fuel distributors; large commercial dry cleaning and carpet cleaning plants; and vending machine sales and service. Accessory activities may include retail sales, offices, parking, and storage.

**3. Governmental Service (moved from Utility Facility category)**

**a. Definition**

A facility housing government shops, maintenance, and repair centers, and equipment storage yards.

**b. Use-Specific Standard**

L4 Screening landscaping is required where adjacent to residential zones.

**4. Research Laboratory**

**a. Definition**

A facility that is designed or equipped for basic or applied research or experimental study, testing, or analysis in the natural sciences or engineering, including any educational activities associated with and accessory to such research. The use does not include facilities for the manufacture or sale of products except as incidental to the main purpose of the laboratory.

1 **B. Manufacturing and Production**

2 This category includes industrial establishments involved in the manufacturing,  
3 processing, fabrication, packaging, or assembly of goods. Natural, man-made, raw,  
4 secondary, or partially completed materials may be used in the manufacturing process.  
5 Products may be finished or semi-finished and are generally made for the wholesale  
6 market, for transfer to other plants, or to order for firms or consumers. Such uses may  
7 include industries furnishing labor in the case of the refinishing of manufactured articles.  
8 Goods are generally not displayed or sold on site, but if so, they are a subordinate part of  
9 total sales. Accessory activities may include limited retail sales, offices, cafeterias,  
10 parking, employee recreational facilities, warehouses, storage yards, repair facilities,  
11 truck fleets, and caretaker's quarters. Specific uses types include:

12 **1. Cottage Crafts**

13 **a. Definition**

14 An establishment engaged in small-scale assembly and arts-and-crafts  
15 production by hand manufacturing involving the use of hand tools and  
16 small-scale equipment. Examples include, but are not limited to: candle  
17 making, artisan woodworking, art studio/gallery, artisan pottery and  
18 jewelry production, and the like. Cottage crafts are less intensive than,  
19 and do not have the off-site impacts often associated with, general  
20 industrial uses.

21 **b. Use-Specific Standards**

22 **i. Production and Sale of Cottage Crafts**

23 Cottage crafts may only be produced within a wholly-enclosed  
24 permanent structure. Cottage crafts production may occupy up  
25 to 1,500 square feet of gross building area, and may include up  
26 to an additional 300 square feet gross building area on the same  
27 lot devoted to the display and retail sale of the crafts produced.  
28 The retail/display area shall be located on the ground floor and in  
29 the front part of the building facing the primary street on which  
30 the lot is located.

31 **ii. Prohibitions**

32 The outdoor storage of materials related to the production and  
33 sale of cottage crafts is prohibited. The use of equipment,  
34 materials, or processes that create hazards, noise, vibration,  
35 glare, fumes, or odors detectable to the normal senses off-site is  
36 prohibited.

37 **2. Commercial Food Production ~~Food Service Contractor or Caterer~~**

38 **a. Definition**

39 An establishment engaged in providing food services at institutional,  
40 governmental, commercial, industrial, and other locations of other  
41 businesses. Examples include airline food services, cafeterias, and  
42 catering companies that prepare food for consumption at an off-premise  
43 customer site.

44 **3. Manufacturing, Heavy**

45 **a. Definition**

46 An establishment engaged in the manufacture or compounding process  
47 of raw materials. Such activities may involve the storage of large  
48 volumes of highly flammable, toxic matter or explosive materials needed

for the manufacturing process. Examples include, but are not limited to: refining or initial processing of raw materials; rolling, drawing, or extruding of metals; asphalt batching plants and hot-mix plants; sawmills; manufacture or packaging of cement products, feed, fertilizer, flour, glue, paint, petroleum products, soap, turpentine, varnish, charcoal, or distilled products, or similar industrial uses; and manufacture, service, or repair of railroad equipment.

4. **Manufacturing, Light**

a. **Definition**

An establishment engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing. Examples include, but are not limited to: airplane, automobile, or truck assembly, remodeling, or repair; **repair of railroad equipment;** beverage manufacture **and brewery;** ~~not including brew pubs;~~ boatbuilding; cabinet shops; machine or blacksmith shops; metalworking or welding shops; paint shops; processing and/or dressing of skins; steel fabrication shops or yards; and printing, publishing, and lithography.

5. **Natural Resource Extraction, Organic and Inorganic**

a. **Definition**

The development or extraction of organic and/or inorganic material from its natural occurrences on affected land. This use includes placer mining operations in which rock byproduct is removed from the premises. This use shall also include commercial or industrial operations involving removal of timber, native vegetation, peat, muck, topsoil, fill, sand, gravel, or rock, or any other mineral and other operations having similar characteristics. This use includes only operations of a scale involving 50,000 cubic yards or more of material. Site preparation as part of the development of a subdivision under a subdivision agreement is not included.

b. **Use-Specific Standards (also apply to "Natural Resource Extraction, Placer Mining")**

~~Review and Approval Procedure~~

~~If the natural resource extraction operation will be completed within one year, the review and approval procedure shall be an Administrative Site Plan review. If the operation will continue for more than one year, the review and approval procedure shall be the Conditional Use process. If an operation was approved under the Administrative Site Plan review process but is not completed within one year, the operation must then apply for a Conditional Use permit.~~

i. **General Standards**

The following general standards apply in all districts:

(A) **Limit on Site Size**

Except for placer mining, general natural resource extraction is allowed only on sites of five acres or more.

- 1  
2  
3  
4
- (B) *Water Discharge Permit*  
Placer mining operations are subject to a wastewater discharge permit issued by the state department of environmental conservation.
- 5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16
- (C) *Required Submittals*  
In addition to the general submittal requirements applicable to all site plans specified in the title 21 user's guide, additional submittal requirements are specified in that guide for natural resource extraction. The site plan shall be subject to review and approval of the department of project management and engineering for drainage, erosion, and sedimentation control; for conformance with the requirements of the National Pollutant Discharge Elimination System (NPDES) permit and other applicable EPA guidelines; and for compliance with generally accepted sound engineering principles.
- 17  
18  
19  
20  
21  
22
- (D) *Standards for Approval*  
In addition to the conditional use standards of approval at 21.03.070D, the planning and zoning commission may approve a natural resource extraction conditional use only if the commission finds that the use also meets the following standards:
- 23  
24  
25  
26  
27  
28
- (1) Principal access to the site shall minimize the use of residential streets, and access roads shall be treated in a manner to make them dust free. Where access roads intersect collectors or arterials, suitable traffic controls shall be established.
- 29  
30
- (2) The extraction operations will not pose a hazard to the public health and safety.
- 31  
32  
33
- (3) The extraction operations will not generate noise, dust, surface water runoff or traffic that will unduly interfere with surrounding land uses.
- 34  
35  
36  
37  
38  
39  
40
- (4) The restoration plan for the site ensures that, after extraction operations cease, the site will be left in a safe, stable, and aesthetically acceptable condition. The site shall either be restored generally to its pre-excavation contours, or as appropriate for the future use of the land.
- 41  
42  
43  
44
- (5) The proposed use meets such additional standards for natural resource extraction conditional uses as the director may establish by regulation pursuant to AMC chapter 3.40.

1                   **6. Natural Resource Extraction, Placer Mining**

2                   **a. Definition**

3                   Natural resource extraction by means of the placer mining method that  
4                   does not involve the removal of any natural resources other than small  
5                   quantities of precious metals, such as gold, silver, and platinum, from the  
6                   premises. Rock byproduct is not removed from the premises.

7                   **b. Use-Specific Standards**

8                   Placer mining shall comply with the use-specific standards set forth  
9                   above for "Natural Resource Extraction, Organic and Inorganic."

10                  **C. Marine Facility**

11                  This category includes a mix of commercial and light industrial manufacturing,  
12                  processing, storage, wholesale, and distribution operations that are water-dependent or  
13                  water-related. Water-dependent uses are generally permitted, while water-related uses  
14                  are generally conditional uses. Specific uses include:

15                  **1. Aquaculture**

16                  **a. Definition**

17                  An establishment engaged in the hatching, raising and breeding of fish or  
18                  other aquatic plants or animals for sale.

19                  ~~**Boat Storage Facility**~~

20                  ~~**b. Definition**~~

21                  ~~An enclosed or partially enclosed structure designed for the use and~~  
22                  ~~storage of private watercraft and marine equipment.~~

23                  ~~**Cold Storage And Ice Processing for Marine Products**~~

24                  ~~**c. Definition**~~

25                  ~~An establishment primarily engaged in the manufacture of ice and the~~  
26                  ~~cold storage and preservation of marine products, which are offered for~~  
27                  ~~wholesale or retail sale.~~

28                  **2. Facility for Combined Marine and General Construction**

29                  **a. Definition**

30                  An establishment engaged in the manufacture, construction, and repair  
31                  of marine and non-marine related products. ~~This use includes boat~~  
32                  ~~manufacture and repair.~~

33                  **3. Marine Operations, General**

34                  **a. Definition**

35                  Establishments engaged in light industrial manufacturing, processing, or  
36                  storage operations, that are water-dependent and water-related.  
37                  Examples include, but are not limited to: cargo handling facilities,  
38                  including docking, loading, and related storage; fabrication, storage, and  
39                  repair of fishing equipment; facilities for marine construction and salvage;  
40                  facilities for marine pollution control, petrochemical cleanup, and  
41                  servicing of marine sanitation devices; facilities for processing of  
42                  products harvested from the ocean; **facilities for manufacturing ice;**  
43                  marine industrial welding and fabricating; seafood packaging, packing,  
44                  **storage,** loading, and distribution facilities; shipbuilding and facilities for  
45                  construction, maintenance, and repair of vessels, ~~and; warehousing and~~  
46                  ~~storage of goods that are awaiting shipment via marine cargo carriers;~~

1 marine repair yards, boat fabrication, **boat storage**, and marine machine  
2 shops; marine transport services, including ferries, public landings and  
3 boat launches, commercial vessel berthing, excursion services,  
4 hovercraft, and boat rentals; recreational and commercial fishing and  
5 boating activities; tugboat, fireboat, pilot boat; coast guard, and similar  
6 services; uses that provide pedestrian access to the waterfront; wharves,  
7 docks, ramps, and piers; marine police, harbormaster, and other marine  
8 enforcement agencies; harbor and marine supplies and services, and  
9 ship supply, such as fueling and bunkering of vessels; and aids to  
10 navigation.

11 **Marine Operations, Limited**

12 **b. Definition**

13 ~~Establishments engaged in limited commercial and light industrial~~  
14 ~~operations that are water dependent or water related. Examples include,~~  
15 ~~but are not limited to:~~ **(combined with Marine Operations, General, above)**

16 **4. Marine Wholesaling**

17 **a. Definition**

18 Establishments engaged in wholesale and distribution operations of  
19 marine-related products.

20 **D. Warehouse and Storage**

21 This category includes uses involved in the storage or movement of goods for  
22 themselves or other firms. Goods are generally delivered to other firms or the final  
23 consumer, except for some will-call pickups. There is little on-site sales activity with the  
24 customer present. Accessory uses may include offices, truck fleet parking, and  
25 maintenance areas. Specific use types include:

26 **1. Bulk Storage of Hazardous Materials**

27 **a. Definition**

28 An establishment primarily engaged in the bulk storage of hazardous  
29 materials, including liquefied petroleum gas, for wholesale sale.

30 **b. Use-Specific Standards**

31 Any new facilities for the storage and/or dispersion of hazardous  
32 materials, or expansion of existing facilities for the storage and/or  
33 dispersing of hazardous materials, shall occur at least 1,000 feet from a  
34 residential or mixed-use district, school, hospital, or place of public  
35 assembly.

36 **2. Motor Freight Terminal**

37 **a. Definition**

38 A facility for freight pick-up, distribution, and storage. This may include  
39 intermodal distribution facilities for truck or shipping transport.

40 **b. Use-Specific Standards**

41 **i.** Loading, parking, and maneuvering space shall be entirely on  
42 private property.

43 **ii.** No part of any terminal shall be located less than 200 feet from  
44 any residential use or property zoned residential ~~(including~~  
45 ~~RMX).~~

- 1                   **3. Self-Storage Facility**  
2                   **a. Definition**  
3                   A completely enclosed structure(s) containing three or more areas or  
4                   rooms available for lease or rent for the purpose of the general storage  
5                   of household goods and business or personal property, where the leasee  
6                   of the unit is provided direct access to deposit or store items. Also  
7                   known as a “ministorage facility.”
- 8                   **b. Use-Specific Standards (also apply to “Vehicle Storage Yard”)**  
9                   The standards below are applicable to self-storage facilities and vehicle  
10                  storage yards in all districts.
- 11                  **i. Size of Site; Traffic Access**  
12                  The self-storage site shall contain no less than one-half acre and  
13                  no more than ten acres, and the vehicle storage site shall  
14                  contain no less than one acre and no more than ten acres. The  
15                  site shall have direct driveway access from a street constructed  
16                  to appropriate municipal standards as described in chapter  
17                  21.08, and as required by the traffic engineer.
- 18                  **ii. Dimensional Standards**  
19                  Notwithstanding the general dimensional standards in chapter  
20                  21.06, the following specific standards apply:
- 21                                  **(A) Maximum Lot Coverage By All Buildings**  
22                                  50 percent.
- 23                                  **(B) Maximum Height of Structures**  
24                                  35 feet. Structures over 35 feet in height shall require  
25                                  conditional use approval.
- 26                  **iii. Parking**  
27                  There shall be a minimum on-site queue lane length of 50-feet  
28                  and 24-feet wide for vehicles entering a security gate. The width  
29                  of the gate shall be excluded from this requirement.
- 30                  **iv. Paving and Drainage**  
31                                  **(A)** All driveways, interior aisles, and walkways shall be  
32                                  paved to municipal standards.
- 33                                  **(B)** Provisions shall be made to prevent any contamination  
34                                  of the domestic water supply or to prevent excessive or  
35                                  contaminated surface runoff from the site onto adjoining  
36                                  lands or streams. Drainage flow patterns shall be shown  
37                                  on the site plan or a separate approved map. If plans  
38                                  indicate that surface drainage will be carried off, the site  
39                                  plan shall be subject to the approval of the department of  
40                                  project management and engineering. If applicable,  
41                                  drainage shall comply with section 21.07.040.
- 42                  **v. Curb Cuts**  
43                  Access shall be as approved by the traffic engineer. The width  
44                  and distance of any access from any property line or street

- 1 intersection will be subject to the approval of the traffic engineer  
2 or the state department of transportation and public facilities.
- 3 **vi.** *Permitted Accessory Uses*  
4 The facility may provide two on-site dwelling units for use by an  
5 on-site caretaker, manager, or owner of the site.
- 6 **vii.** *Outside Storage of Vehicles or Equipment*  
7 Any outside vehicle storage is a conditional use in the AC  
8 district.
- 9 **viii.** *Storage of Hazardous Substances*  
10 The storage of explosives, radioactive materials, or any other  
11 hazardous chemicals, or flammable materials as defined by  
12 municipal code, is prohibited.
- 13 **ix.** *Prohibited Uses Within Storage Units*  
14 Except for work performed ancillary to the operation of the self-  
15 storage facility, the following uses are prohibited from occurring  
16 within a self-storage facility or vehicle storage rental unit or  
17 space:
- 18 **(A)** Any type of servicing, repair, or fabrication of vehicles,  
19 boats, trailers, lawn mowers, appliances, or any other  
20 equipment.
- 21 **(B)** The operation of power tools, spray-painting equipment,  
22 table saws, lathes, compressors, welding equipment,  
23 kilns, or other similar equipment.
- 24 **(C)** Any use that is noxious or offensive because of odors,  
25 dust, noise, fumes, or vibrations.
- 26 **x.** *Fencing and Landscaping*  
27 **(A)** All site boundaries shall be fenced with a sight-obscuring  
28 fence structure at least eight feet high. No fencing shall  
29 be required on the portion of site boundaries where a  
30 structure, excluding connexes, abuts either side of the  
31 lot line. The design of the sight-obscuring structure shall  
32 be architecturally compatible with the surrounding  
33 properties and shall be approved by the department.
- 34 **(B)** Where a self storage or vehicle storage facility abuts a  
35 commercially zoned district, L2 Buffer landscaping shall  
36 be required external to the sight-obscuring fence.  
37 Where lot lines for these facilities abut a residential  
38 district ~~(including RMX)~~, 15 feet of landscaping shall be  
39 required. No landscaping shall be required on the  
40 portion of site boundaries where a structure, excluding  
41 connexes, abuts either side of the lot line, unless  
42 otherwise required by this title.
- 43 **(C)** The structure shall be maintained in a safe, sound, and  
44 orderly condition, and shall be kept free of any

1 advertising matter other than signs permitted by this title.  
 2 Security wire, such as concertina or razor wire and  
 3 barbed wire is permitted, but only if inverted inside the  
 4 fence, and not visible from outside the fence.

5 (D) All areas internal to the site not devoted to building  
 6 structures, driveways, landscaping, designated snow  
 7 storage areas and walkways shall be paved to municipal  
 8 standards as prescribed by the traffic engineer. Snow  
 9 storage areas, as designated on a site plan approved by  
 10 the department of building safety, shall be provided in  
 11 accordance with the requirements of building safety and  
 12 municipal engineering requirements.

13 xi. *Vehicle Storage Yards*

14 The yard may not be used to display or advertise any  
 15 merchandise for sale, including vehicles. No salvaging,  
 16 dismantling, or disassembly of vehicles is permitted in a vehicle  
 17 storage yard.

18 xii. *Financial Guarantees*

19 The department may require a financial guarantee to ensure  
 20 installation of required landscaping, fencing, paving, or mitigation  
 21 of any environmental impacts or contamination to the site or  
 22 surrounding land in accordance with section 21.08.060,  
 23 *Subdivision Agreements*.

24 xiii. *Containerized Storage Units in Conjunction with Self-Storage  
 25 Facilities*

26 In the AC district, containerized storage shall be prohibited in  
 27 conjunction with vehicle storage yards, and shall only be  
 28 permitted in conjunction with self-storage facilities in accordance  
 29 with conditional use approval under this subsection. The  
 30 following standards shall apply to the use of containerized  
 31 storage units in conjunction with permitted self-storage facilities:

32 (A) A containerized storage unit shall be a factory-built  
 33 shipping container, meeting the standards of the U.S.  
 34 Department of Transportation.

35 (B) Containerized storage units may be utilized for storage,  
 36 provided they are limited to one unit in height (no  
 37 stacking), have uniform roll up doors or swing doors,  
 38 ~~complimentary and~~ uniform exterior façade materials  
 39 and colors.

40 (C) A containerized storage unit shall be subject to the  
 41 requirements for any required permitting, as set forth in  
 42 the Anchorage Municipal Code of Ordinances.

43 xiv. *Existing Self Storage and Vehicle Storage Operations*

44 Self-storage and vehicle storage operations existing on or before  
 45 the date of adoption of this title shall be deemed to be approved  
 46 site plans and uses and not nonconforming uses or structures.

1 Notwithstanding the provisions of chapter 21.11,  
2 *Nonconformities*, where self-storage and vehicle storage  
3 operations exist and have been in continuous existence since  
4 the date of adoption of this section, that use may continue  
5 provided the owner thereof complies with the following:

6 **(A)** *Site Enhancement Plan Required*

7 Any self-storage or vehicle storage operation existing  
8 prior to the adoption of this section that does not comply  
9 with the requirements of this section related to sight-  
10 obscuring fencing, required landscaping external to said  
11 fencing, and elimination of security razor or concertina  
12 security wire at the top of a fence shall obtain approval  
13 by the director of, and agree to implement, a site  
14 enhancement plan for the property. This site  
15 enhancement plan shall be submitted to the director  
16 within 10 years of October 26, 2004, or within 24 months  
17 of sale or transfer of ownership of the site, whichever  
18 comes first. The intent of this site enhancement plan is  
19 to bring the property as closely as reasonably possible  
20 into compliance with the above noted subsection without  
21 impeding existing operations.

22 **(B)** *Contents of Site Enhancement Plan*

23 The site enhancement plan shall include:

- 24 **(1)** A graphic and legal description of the plan area.
- 25 **(2)** Existing fencing and fencing types on the site.
- 26 **(3)** Current vegetation external to perimeter fencing,  
27 if any.
- 28 **(4)** Vehicular access points, including ingress and  
29 egress points, and queuing lanes.
- 30 **(5)** Proposed modifications to bring the property  
31 into compliance with the intent of the standards  
32 of this section, but only for the following items:  
33 sight-obscuring fencing, required landscaping  
34 external to said fencing on any side of the  
35 property abutting a residential zoning district or a  
36 major or minor arterial, if the side is not  
37 otherwise obscured from view by other  
38 landscaping, naturally-vegetated areas, natural  
39 features or buildings located on adjoining  
40 properties, and in all instances elimination of  
41 barbed, razor and concertina or other security  
42 wire, unless the security wire is inverted inside  
43 the fence and not visible from outside the fence.
- 44 **(6)** It is the intent of this section that owners of  
45 existing facilities not be required to move  
46 existing fences or change existing operations.

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- (C)** *Narrative Statement Required*  
A narrative statement shall also be submitted with the site enhancement plan. The narrative shall be based on existing conditions and shall detail the following information:
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- (1)** The method of securing the area to prevent casual access.
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- (2)** A proposed schedule that specifies the date and methods by which the owner will come into compliance with the intent of this section.
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- (3)** A description of current operations and uses that take place on the site.
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- (D)** *Implementation of Approved Site Enhancement Plan*  
The director shall set a reasonable period of time for implementation of the approved site enhancement plan. Adequacy of the site enhancement plan shall be based on evidence presented by the owner, which may include the following:
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- (1)** The location and size of the property and the self-storage and/or vehicle storage use, including topography and related physical constraints of the site.
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- (2)** History of the use of the property as a self-storage and/or vehicle storage use, including information about the length of time it has existed as that use and any relevant permits or other official regulatory documents related to the use of the property as a self-storage and/or vehicle storage use.
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- (3)** A map of the subject property indicating the location of all parcels of real property within a distance of 300 feet from the exterior boundary of the subject property, showing the zoning district boundaries.
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- (4)** The compatibility of the operation with surrounding neighborhoods, and with prevention of noise, dust, safety hazards, traffic congestion, aesthetic deterioration and other adverse environmental effects.
- 40  
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- (5)** Any other information the property owner may wish to submit in order to make his or her case.
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- (E)** *Decision by Director*  
Upon receipt of a site enhancement plan pursuant to subsection xiv.(A). above, the director shall make a

determination within 60 days of submittal of the site enhancement plan. The decision of the director shall be in writing and sent by certified mail to the address listed in the owner's application.

**(F)** *Appeals*

A decision of the director is final unless appealed within 30 days of its receipt by the owner of the property. Appeal is to the zoning board of examiners and appeals. Only the applicant may appeal the decision of the director. An appeal from a decision of the zoning board of examiners and appeals may be brought in superior court.

**(G)** *Abandonment*

If the owner of property on which a self-storage or vehicle storage facility subject to this section is located fails, within 10 years, to submit a site enhancement plan for approval, or if an approved site enhancement plan has not been implemented within that period of time, the director shall send a notice by certified mail to the property owner that the use will be considered abandoned if, within 6 months a site enhancement plan has not been submitted. An owner so notified, who then timely submits a site enhancement plan, shall have 1 year after approval of its site enhancement plan to implement it, and an owner with a previously-approved site enhancement plan shall have 1 additional year to complete the plan's implementation. This section shall not apply to any self-storage and/or vehicle storage operation continuing under a planning and zoning commission-approved site plan or conditional use existing on the date of adoption of this title.

**4. Storage Yard**

**a. Definition**

Any lot or portion of a lot that is used for the sole purpose of the outdoor storage of fully operable motor vehicles, construction equipment, construction materials, or other tangible materials and equipment.

**b. Use-Specific Standards (also apply to "Junkyard")**

**i. Location of Site**

**(A)** A storage yard shall not be located within 300 feet of any academic school, hospital, governmental facility (except governmental service), or any other place of public assembly.

**(B)** A junkyard shall not be located within 500 feet of any academic school, hospital, governmental facility (except governmental service), residential subdivision, or place of public assembly.

**ii. Minimum Lot Size and Width**

1 Notwithstanding the general dimensional standards set forth in  
2 chapter 21.06, the minimum lot size for a junkyard or storage  
3 yard shall be two acres. The minimum lot width shall be 150  
4 feet.

5 **iii. *Limits on Outdoor Storage***

6 Outdoor storage shall not exceed 35 feet in height. No outdoor  
7 storage shall occur within the required front or side setback as  
8 set forth in chapter 21.06.

9 **iv. *Screening***

10 L4 Screening landscaping is required where adjacent to  
11 residential districts ~~(including RMX)~~.

12 **v. *Drainage; Protection of Water Supply***

13 Provisions shall be made to prevent any contamination of the  
14 domestic water supply or excessive surface runoff from the  
15 property into adjoining lands or streams. The drainage plan that  
16 carries water off the site shall be subject to the approval of the  
17 department of project management and engineering. Failure to  
18 prevent such contamination of the domestic water supply or to  
19 prevent excessive surface runoff from the site onto adjoining  
20 lands or streams shall be cause for the conditional use to be  
21 rescinded and the junkyard to be removed at the cost of the  
22 owner of the land upon which it is located.

23 **5. Warehouse**

24 **a. *Definition***

25 A structure containing an area available for the purpose of storing raw  
26 materials, goods, or property.

27 **b. *Use-Specific Standard***

28 L3 Separation landscaping is required where adjacent to residential  
29 districts ~~(including RMX)~~.

30 **6. Wholesale Establishment**

31 **a. *Definition***

32 An establishment primarily engaged in the sale or distribution of goods  
33 and materials in large quantity to retailers or other businesses for resale  
34 to individual or business customers. This shall not include heavy  
35 manufacturing, resource extraction, scrap operations, bulk storage of  
36 hazardous materials, or salvage operations.

37 **E. Waste and Salvage**

38 This category includes uses that receive solid or liquid wastes from others for disposal on  
39 the site or for transfer to another location; uses that collect sanitary wastes; or uses that  
40 manufacture or produce goods or energy from the composting of organic material or  
41 processing of scrap or waste material. Waste and salvage uses also include uses that  
42 receive hazardous wastes from others. Accessory uses may include recycling of  
43 materials, offices, and repackaging and shipment of by-products. Specific use types  
44 include:

- 1                   1.     **Composting Facility**  
2                   a.     **Definition**  
3                   A facility where organic matter, including leaves, grass, manures, and  
4                   non-meat, non-biosolids waste, **amassed** ~~that is derived~~ primarily from  
5                   off-site, is processed by composting and/or processing for commercial  
6                   purposes. Activities may include management, collection, transportation,  
7                   staging, composting, curing, storage, marketing, or use of compost.  
8                   collected
- 9                   b.     **Use-Specific Standards**  
10                  i.     Composting facilities shall be set back at least 660 feet from any  
11                  lot line abutting a residential or and mixed-use district and any  
12                  residential use (except a residential use occupied by the owner,  
13                  operator or any employee of such composting facility) as such  
14                  zone districts or residential uses exist at the time of the  
15                  establishment of the composting facility.
- 16                  ii.    Composting facilities shall contain and treat on-site, all water  
17                  run-off that comes into contact with the feedstocks or compost, in  
18                  such manner that the run-off will not contaminate surface or  
19                  ground water.
- 20                  iii.   Composting facilities shall not be located in any floodway.
- 21                  iv.   No composting facility shall commence operation until a  
22                  nuisance condition control plan, specifying all measures to be  
23                  taken to control nuisance conditions (such as odor, noise,  
24                  scattered solid waste, dust) has been approved by the director.
- 25                  2.     **Incinerator or Thermal Desorption Unit (moved from Accessory Uses)**  
26                  a.     **Definition**  
27                  An establishment that uses thermal combustion processes to destroy or  
28                  alter the character or composition of medical waste, hazardous waste,  
29                  sludge, soil or municipal solid waste (not including animal or human  
30                  remains). This definition does not include **"rag burners" or oil heaters,**  
31                  **and** short-term (less than six months) on-site remediation operations.  
32                  **Incinerators and thermal desorption units that are accessory to other**  
33                  **principal uses must meet these use-specific standards.**
- 34                  b.     **Use-Specific Standards**  
35                  Incinerator facilities that alter or destroy medical waste may be permitted  
36                  by conditional use as an accessory use to research institutes, hospitals,  
37                  nursing or convalescent facilities, or other uses, for which the applicant  
38                  shall have the burden of proof to demonstrate that the infectious waste  
39                  incinerator is an accessory use.
- 40                  i.     **Separation Requirements**  
41                  Incinerator facilities and thermal desorption units shall meet the  
42                  following separation distances from residential zoning districts  
43                  and public, private, and parochial academic schools, or meet the  
44                  supplemental requirements contained in subsection ii.(B). below:
- 45                  **(A)**     *Separation Distances for Thermal Desorption Units*

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Facilities with a rated capacity of under 100 tons per hour shall be 400 meters from the nearest emission source. Facilities with a rated capacity of 100 tons per hour or more shall meet the supplemental requirements contained in subsection ii.(B). below.

**(B)** *Separation Distances for Incinerator Facilities*  
 Separation distances for incinerator facilities are as follows:

<b>TABLE 21.05-3: SEPARATION DISTANCES FOR INCINERATOR FACILITIES</b>				
<b>Rated Capacity (lbs./hour)</b>	<b>Distance from Nearest Emission Source (meters)</b>			
	<b>400</b>	<b>700</b>	<b>1,000</b>	<b>1,200</b>
Under 500	X			
500--1,000		X		
1,001--1,500			X	
1,501--2,000				X
Facilities with a rated capacity greater than 2,000 pounds per hour must meet supplemental requirements contained in subsection II.(B).				

**ii.** *Additional Requirements*  
 In addition to standard materials required for all conditional use applications, all applicants for a conditional use for an incinerator facility or thermal desorption unit shall submit the following:

**(A)** *Information Pertaining to Incineration Process*  
 The applicant must provide the following information pertaining to the proposed incineration process:

- (1)** A description of the incineration operation, including equipment to be used.
- (2)** The type and quantity of material that will be processed.
- (3)** Operating hours and conditions.
- (4)** Plans for storing the material to be burned.
- (5)** A disposal plan for waste generated from the incineration process.
- (6)** The location of points of vehicular access to the site and projected traffic counts for each.
- (7)** A description of the permitting process required for operation of the incinerator.

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- (8) Such other materials as the director may require by regulation pursuant to AMC chapter 3.40.
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- (B) *Analysis of Health Risk Required*  
An analysis of the health risk of the incinerator or thermal desorption unit must be conducted for incinerators that do not meet the separation distances contained in subsection b.i. above. The intent of the analysis is to provide information regarding the health risks of persons living close to the proposed incineration site. The municipality shall select a contractor to conduct the analysis and the cost will be billed to the petitioner. The analysis shall meet the following requirements:
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- (1) The analysis shall utilize an EPA-approved dispersion model appropriate for the type of facility, and the given terrain, to estimate the ambient annual average concentration of contaminants from the facility. The model shall be run according to EPA modeling guidelines;
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- (2) Models shall utilize a full year of local meteorological data (e.g., National Weather Service observations taken at the Anchorage International Airport). If several years worth of meteorological data are obtained, the year providing the highest ambient concentrations shall be used;
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- (3) All emission factors used in conjunction with the model shall be documented. Acceptable emission factors may be obtained from either a source test conducted by the manufacturer of the same or similar model as the one proposed to be used or must reference a published report (e.g., an article in a peer review scientific journal or EPA publication);
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- (4) The report shall describe the modeling results in terms of the annual concentration of each identified toxic compound at the boundary of the adjacent residential zoning districts as well as the location and magnitude of the maximum annual average concentrations found within each adjacent residential district; and
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- (5) The report shall also describe the health risks attributable to these concentration levels based on the latest cancer risk values from the EPA's Integrated Risk Information System (IRIS) database. Cancer risks shall be based on the risk of one additional cancer above the background cancer rate per 100,000 individuals.

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**(C)** *Hazardous Waste Prohibited*  
Incinerators covered under this section shall not accept any materials that meet the definition of hazardous waste as defined by the U.S. Environmental Protection Agency (EPA) or the state department of environmental conservation (ADEC).

**(D)** *Standards for Facilities Not Meeting Separation Requirements*  
The planning and zoning commission may approve a conditional use for an incinerator facility or thermal desorption unit that does not meet the separation distance requirement contained in subsection i. above only if the commission finds that the use meets the following standards:

**(1)** As demonstrated by the submitted health risk analysis, the proposed activity will not pose a lifetime health risk greater than one excess cancer case per 100,000 for individuals living within adjacent residentially zoned areas or attending primary or secondary schools; and

**(2)** The storage plan for the material to be burned and the waste generated by the incineration activity is adequate to prevent any runoff, groundwater contamination, airborne dust or other means for contaminants to migrate off the site.

**(E)** *Minimum Distance Requirements; Exceptions*  
Notwithstanding the requirements of subsection B of this section, no incinerator facility or thermal desorption unit shall be located less than 400 meters from a residentially zoned district, or primary or secondary school. No new incinerator facility or thermal desorption unit may be located less than 400 meters from existing incinerators or thermal desorption units unless:

**(1)** It can be demonstrated that the combined percentage rated capacity of all incinerator facilities and thermal desorption units, existing and proposed, does not exceed 100. The combined percentage rated capacity shall be calculated as follows:

$$((I_1 + I_2 + \dots + I_N) / 500) + (T_1 + T_2 + \dots + T_N) / 100 \times 100 = C$$

Where  $I_1 + I_2 + \dots + I_N$  is the sum of the rated capacities of all incinerator facilities, in pounds per hour, within 400 meters of the proposed facility, and  $T_1 + T_2 + \dots + T_N$  is the sum of the rated capacities of all thermal desorption units, in tons per hour, within 400 meters of the

1 proposed facility. The proposed incinerator  
2 facility or thermal desorption unit shall be  
3 included in the calculation of the combined  
4 percentage rated capacity, or

5 (2) It can be demonstrated, through the procedure  
6 described in subsection ii.(B), that the combined  
7 risk of all incinerators and thermal desorption  
8 units operating within 400 meters of the  
9 proposed facility will not pose a lifetime health  
10 risk greater than one excess cancer case per  
11 100,000 for individuals living within adjacent  
12 residentially zoned areas or attending primary or  
13 secondary schools.

14 (F) *Conditions of Approval*

15 The planning and zoning commission shall attach such  
16 conditions to the approval of a conditional use for an  
17 incinerator as it finds are necessary to conform the use  
18 to the standards set forth in subsection B. above. These  
19 conditions shall also include the following conditions:

20 (1) All conditional uses granted under this  
21 subsection are subject to revocation if the  
22 planning and zoning commission determines,  
23 based on a recommendation by the municipal  
24 department of health and human services, that  
25 the operator of the incinerator failed to operate  
26 according to the specifications shown in the  
27 plans approved by the planning and zoning  
28 commission or operate in conformance with the  
29 state department of environmental conservation  
30 or municipal air quality regulations. In order to  
31 determine whether or not this condition is met,  
32 the director of the municipal department of  
33 health and human services shall have authority  
34 to require monitoring for compliance with the  
35 conditional use permit and to annually obtain  
36 copies of the operator's monitoring or testing  
37 records.

38 (2) The petitioner shall obtain all applicable permits  
39 from the U.S. Environmental Protection Agency,  
40 state department of environmental conservation,  
41 and municipal department of health and human  
42 services.

43 3. **Junkyard or Salvage Yard**

44 a. **Definition**

45 Any lot, or portion of a lot, that is used for the purpose of the outdoor  
46 storage, handling, dismantling, wrecking, keeping, or sale of used,  
47 discarded, wrecked, or abandoned airplanes, appliances, vehicles,  
48 boats, building and building materials, machinery or equipment, or parts  
49 thereof, including but not limited to scrap metals, wood, lumber, plastic,

1 fiber or other tangible materials defined under “junk” (see general  
2 definitions in chapter 21.13). Auto wrecking yards and salvage or scrap  
3 yards are included in this use. This does not include a composting  
4 facility.

5 **b. Use-Specific Standards**

6 Junkyards **and salvage yards** shall comply with the use-specific  
7 standards applicable to “Storage Yard” set forth above.

8 **4. Land Reclamation**

9 **a. Definition**

10 An operation engaged primarily in increasing land-use capability by  
11 changing the land’s character or environment through fill or regrading.  
12 Land reclamation shall include only operations at a scale involving 5,000  
13 cubic yards or more of fill material. Site preparation as part of the  
14 development of a subdivision under a subdivision agreement is not  
15 included.

16 **b. Use-Specific Standards**

17 **i.** If the land reclamation operation will be completed within one  
18 year, the review and approval procedure shall be an  
19 administrative site plan review. If the operation will continue for  
20 more than one year, the review and approval procedure shall be  
21 the conditional use process. If an operation was approved under  
22 the administrative site plan review process but is not completed  
23 within one year, the operation must then apply for a conditional  
24 use permit.

25 **ii.** In addition to the submittal requirements in the user’s guide, an  
26 applicant for a land reclamation use shall submit the following:

27 **(A)** A site plan showing:

28 **(1)** Drainage.

29 **(2)** Existing and proposed topographical contours  
30 (ten-foot contour).

31 **(3)** Water table information.

32 **(4)** Points of vehicular access to the site.

33 **(B)** An erosion and sediment control plan.

34 **(C)** A description of the soil types encountered on the site.

35 **(D)** A landscaping plan for the period of land reclamation  
36 operations and for final restoration of the site.

37 **(E)** A security plan to prevent casual trespass.

38 **(F)** Proposed hours of operation.



1 (H) The proposed use meets such additional standards for  
 2 land reclamation conditional uses as the director may  
 3 establish by regulation pursuant to AMC chapter 3.40.

4 vi. The planning and zoning commission may attach such  
 5 conditions to the approval of a land reclamation conditional use  
 6 as it finds are necessary to **mitigate potential negative impacts**  
 7 **on adjacent uses.** ~~conform the use to the standards set forth for~~  
 8 ~~this use.~~

9 5. Landfill

10 a. **Definition**

11 The burial of hazardous or non-hazardous agricultural, residential,  
 12 institutional, commercial, or industrial waste, including areas for the  
 13 disposal of building and organic material, solid waste processing ~~and~~  
 14 ~~transfer facilities~~, and incinerator facilities. This use does not include  
 15 land reclamation.

16 b. **Use-Specific Standards**

17 i. Landfills shall be set back at least 660 feet from any non-  
 18 industrial use, and that required setback shall be planted with L4  
 19 Screening landscaping.

20 ii. Landfills shall contain and treat on-site all run-off that comes into  
 21 contact with the waste material, in such manner that the run-off  
 22 will not contaminate surface or ground water.

23 iii. Landfills shall not be located in any floodway.

24 iv. No landfill shall commence operation until a nuisance control  
 25 plan, specifying all measures to be taken to control nuisance  
 26 conditions (such as odor, noise, scattered solid waste, wildlife)  
 27 has been approved by the director.

28 6. Snow Disposal Site

29 a. **Definition**

30 An area used for the concentrated storage and disposal of snow  
 31 transported to that site from other locations.

32 b. **Use-Specific Standards**

33 i. **Location**

34 Snow disposal sites shall be located at least 25 feet from a class  
 35 A or class B wetland, and at least 100 feet from a stream or  
 36 water body.

37 ii. **Dimensional Standards**

38 Notwithstanding the general dimensional requirements of  
 39 chapter 21.06, the following specific standards shall apply to this  
 40 use.

41 (A) **Minimum Lot Size**

42 The minimum lot size shall be 36,000 square feet.

43 (B) **Maximum Height of Structures**

1 The maximum height of snow piles shall be 35 feet.

2 (C) *Minimum Setback Requirement*

3 The minimum setback of snow piles shall be 25 feet if  
4 adjacent to a public right-of-way or to an industrial  
5 zoning district, and 50 feet if adjacent to a non-industrial  
6 zoning district.

7 iii. *Snow Storage Area*

8 The snow storage area shall be well defined on-site in order to  
9 prevent storage of snow on adjacent properties or landscaped  
10 areas. This may be accomplished through location, landscaping,  
11 fencing, and/or signs.

12 iv. *Screening Fence or Berm*

13 An earthen berm or a screening structure, either at least six feet  
14 high, shall be constructed within every setback adjacent to a  
15 public right-of-way or to a non-industrial zoning district. Site  
16 enhancement landscaping, or another ground cover acceptable  
17 to the planning and zoning commission, shall be planted on the  
18 berm and within the area between the berm and the lot line for  
19 the site. The planning and zoning commission may require  
20 construction of a berm or fence within other setback areas in  
21 order to restrict casual access, to confine the operations within  
22 the site, to reduce noise and glare and to ensure compatibility of  
23 the operation with adjacent uses.

24 v. *Drainage and Water Quality Facilities*

25 The on-site and off-site drainage network shall handle water  
26 runoff and snow melt without impacting adjacent properties.  
27 Drainage and meltwater disposal shall comply with the municipal  
28 *Design Criteria Manual* sections regarding snow disposal sites  
29 and drainage.

30 vi. *Noise, Dust and Litter*

31 (A) *Noise*

32 If the level of noise from the activity at the snow disposal  
33 site, measured at the property line of any residential or  
34 noise-sensitive use such as a public building, academic  
35 school, or other place of public assembly within one half  
36 mile of the snow disposal site, shall exceed the  
37 standards stated in AMC subsection 15.70.080A, then  
38 the site plan shall identify mitigation measures.

39 (B) *Dust and Litter Control*

40 A dust control and litter plan shall be established and  
41 implemented, and trash collection/removal shall be  
42 done in a manner so that there are no dust or litter  
43 impacts to adjacent properties or public rights-of-way.

44 7. **Solid Waste Transfer Facility**

45 a. **Definition**

46 An establishment for the processing, transfer and/or disposal of  
47 hazardous or non-hazardous solid waste.

1                                   **b.     Use-Specific Standards**

2                                   All such uses shall comply with the following standards:

3                                   **i.     Location of Site**

4                                   A solid waste transfer facility shall not be located within 500 feet  
5                                   of any academic school, hospital, governmental facility (except  
6                                   governmental service), residential subdivision, or place of public  
7                                   assembly.

8                                   **ii.    Minimum Lot Size and Width**

9                                   Notwithstanding the general dimensional standards set forth in  
10                                   chapter 21.06, the minimum lot size for a solid waste transfer  
11                                   facility shall be two acres. The minimum lot width shall be 150  
12                                   feet.

13                                   **iii.   Limits on Outdoor Storage**

14                                   Outdoor storage shall not exceed 35 feet in height. No outdoor  
15                                   storage, operations, or donations shall occur within the required  
16                                   front or side setback as set forth in chapter 21.06.

17                                   **iv.    Screening**

18                                   In addition to any landscaping required under section 21.07.080,  
19                                   *Landscaping, Screening, and Fences*, the facility shall be  
20                                   surrounded by a solid, opaque fence that is at least eight feet  
21                                   high, located no less than 100 feet from any public right-of-way,  
22                                   and located no less than 50 feet from an adjacent property.

23    **21.05.070    ACCESSORY USES AND STRUCTURES**

24                                   **A.     Purpose**

25                                   This section authorizes the establishment of accessory uses that are incidental and  
26                                   customarily subordinate to principal uses. An accessory use is “incidental and  
27                                   customarily subordinate” to a principal use if it complies with the standards set forth in  
28                                   this section.

29                                   **B.     General Standards**

30                                   All accessory uses shall comply with the general standards in this subsection B.

31                                   **1.     Approval of Accessory Uses and Structures**

32                                   **a.**     All principal uses allowed in a zoning district shall be deemed to include  
33                                   the accessory uses, structures, and activities set forth in this section,  
34                                   unless specifically prohibited.

35                                   **b.**     See also sections 21.05.030 through 21.05.060 above, in which  
36                                   incidental or accessory uses are sometimes included in the description of  
37                                   a specific principal use category or use type. When a definition does  
38                                   include permitted accessory or incidental uses, such accessory or  
39                                   incidental uses shall be subject to the general standards set forth in this  
40                                   subsection B., **the zoning district limitations in subsection C. below**, as  
41                                   well as any use-specific standards set forth in subsections D. and E.  
42                                   below.

- 1                   **2. Compliance with Ordinance Requirements**  
2                   **a.** All accessory uses and structures shall be subject to the standards set  
3                   forth in this section, ~~and also the use-specific standards of sections~~  
4                   ~~21.05.030 through 21.05.060 above~~ and the dimensional standards of  
5                   chapter 21.06. If the case of any conflict between the standards of this  
6                   section and any other requirement of this title, the standards of this  
7                   section shall control.
- 8                   **b.** Any use listed in subsections 21.05.030 through 21.05.060 is allowed as  
9                   an accessory use to a residential use if the accessory use meets the  
10                  standards of a “home occupation” at subsection 21.05.070D.14. If the  
11                  accessory use exceeds the standards of a “home occupation”, then the  
12                  accessory use shall meet the standards of subsections 21.05.010  
13                  through 21.05.070, which dictate in which districts the use is allowed,  
14                  and any use-specific standards.
- 15                  **c.** Accessory uses shall comply with all standards of this title applicable to  
16                  the principal use with which they are associated. Parking requirements  
17                  shall be met for both the principal use, as specified in section 21.07.090,  
18                  and any additional requirements for the accessory use, if applicable and  
19                  specified in this section.
- 20                  **3. Dimensional Standards for Accessory Buildings and Structures**  
21                  **a. Same Lot**  
22                  The accessory use or structure shall be conducted and/or located on the  
23                  same lot as the principal use.
- 24                  **b. Location of Accessory Structures**  
25                  No accessory structure shall be erected or maintained in any required  
26                  setback, except that:
- 27                        **i.** Buildings accessory to a residential use and allowed by this  
28                        section 21.05.070 may be erected in a required rear setback that  
29                        is adjacent to an alley;
- 30                        **ii.** Two sheds, each 150 square feet or less, and a maximum of 12  
31                        feet in height, and not attached to a foundation, may be erected  
32                        in a required side or rear setback; and
- 33                        **iii.** Dog runs and dog houses not attached to a foundation and  
34                        allowed by this section 21.05.070 may be erected in a required  
35                        side or rear setback.
- 36                  **4. Same Ownership Required**  
37                  The principal use and the accessory use shall be under the same ownership.
- 38                  **5. Temporary Accessory Uses and Structures**  
39                  Temporary accessory uses and structures shall be governed by the temporary  
40                  use ~~permit procedures and standards set forth in sections 21.03.140 and~~ section  
41                  21.05.080 of this title.

**C. Table of Allowed Accessory Uses**

Tables 21.05-4 and 21.05-5 below list the accessory uses allowed within all base zoning districts. Each of the listed uses is defined in subsection D. below.

**1. Explanation of Table Abbreviations**

**a. Permitted Uses**

“P” in a cell indicates that the accessory use is allowed by right in the respective zoning district. Permitted uses are subject to all other applicable regulations of this title, including the use-specific standards in subsection D. below and the development and design standards set forth in chapter 21.07.

**b. Administrative Site Plan Review**

“S” in a cell indicates that the accessory use requires administrative site plan review in the respective zoning district in accordance with the procedures of section 21.03.080B, *Administrative Site Plan Review*.

**c. Conditional Uses**

“C” in a cell indicates that, in the respective zoning district, the accessory use is allowed only if reviewed and approved as a conditional use in accordance with the procedures of section 21.03.070, *Conditional Uses*.

**d. Prohibited Uses**

A blank cell indicates that the accessory use is prohibited in the respective zoning district.

**e. Use-Specific Standards**

Regardless of whether an accessory use is allowed by right or subject to administrative site plan review or conditional use, there may be additional standards that are applicable to the use. The existence of these use-specific standards is noted through a section reference in the last column of the table. References refer to subsection D. below. These standards apply in all districts unless otherwise specified.

**f. Unlisted Accessory Uses or Structures**

An accessory use or structure that is not listed in tables 21.05-4 and 21.05-5 shall comply with all standards set forth in subsection B. above.

**g. Tables of Permitted Accessory Uses and Structures**

TABLE 21.05-4: TABLE OF ACCESSORY USES – RESIDENTIAL DISTRICTS												
P = Permitted											S = Administrative Site Plan Review	Use-Specific Standards
Accessory Uses	R S 1	R S 2 7	R I 2	R M 1	R M 2 3	R M 3 4	R M 4	R L 1 5	R L 2 6	R L 3 9	R L 4 4 0	
Accessory dwelling unit (ADU)		P	P	P	P	P		P	P	P	P	21.05.070.D.1.
Adult care (up to 8 clients)	P	P	P	P	P	P	P	P	P	P	P	21.05.070.D.2.

TABLE 21.05-4: TABLE OF ACCESSORY USES – RESIDENTIAL DISTRICTS												
P = Permitted                      S = Administrative Site Plan Review												
Accessory Uses	R S 1	R S 2 7	R I 2	R M 1	R M 2 3	R M 3 4	R M 4	R L 1 5	R L 2 6	R L 3 9	R L 4 10	Use-Specific Standards
Bed and breakfast (up to 3 guestrooms)	P	P	P	P	P	P		P	P	P	P	21.05.070.D.3.
Bed and breakfast (4 or 5 guestrooms)	S	S	S	S	S	S		S	S	S	S	21.05.070.D.3.
Beekeeping	P	P	P	P	P	P	P	P	P	P	P	21.05.070.D.4.
Child care (up to 8 children)	P	P	P	P	P	P	P	P	P	P	P	21.05.070.D.6.
Computer-aided learning center						P	P					21.05.070.D.7.
Dormitory		S				S	S	S	S	S	S	21.05.070.D.8.
Family self-sufficiency Service						P	P					21.05.070.D.10.
Farm, hobby		P						P	P	P		
Garage or carport, private residential	P	P	P	P	P	P	P	P	P	P	P	21.05.070.D.12.
Home- and garden-related use	P	P	P	P	P	P	P	P	P	P	P	21.05.070.D.13.
Home occupation	P	P	P	P	P	P	P	P	P	P	P	21.05.070.D.14.
Outdoor keeping of animals	P	P	P	P	P			P	P	P	P	21.05.070.D.15.
Paddock, stable, or barn	P	P	P	P	P			P	P	P		21.05.070.D.18.
Private outdoor storage of non-commercial equipment accessory to a residential use	P	P	P	P	P	P	P	P	P	P	P	21.05.070.D.19.
Residential care (up to 8 clients)	P	P	P	P	P	P	P	P	P	P	P	21.05.070.D.20.
Vehicle repair/rebuilding, outdoor, hobby	P	P	P	P	P			P	P	P	P	21.05.070.D.21.

**Chapter 21.05: Use Regulations**  
 Sec.21.05.070 Accessory Uses and Structures

Accessory Uses	IC/N	A C	C B D 1	C B D 2	C B D 3	M C	OC	OC/R	I C	I 1	I 2	M I	MM X	MM U 4	MM U 2	CM U	RC MU	MM U	A F	FO R/D F	M	PR	PL I	T A	W	Use-Specific Standards
Accessory dwelling unit (ADU)																								P		21.05.070.D.1.
Adult care (up to 8 clients)	P		P	P	P			P					D	D		P	P	P							P	21.05.070.D.2.
Bed and breakfast (up to 3 guestrooms)	P		P	P	P			P					D	D		P	P	P							P	21.05.070.D.3.
Bed and breakfast (4 or 5 guestrooms)	S		S	S	S			P					S	S		S	S	S							S	21.05.070.D.3.
Beekeeping													D									P	P	P		21.05.070.D.4.
Caretaker's residence								P	P	P	P	D									P	P	P	P		
Child care (up to 8 children)	P		P	P	P			P					D	D		P	P	P							P	21.05.070.D.6.
Computer-aided learning center													D		P											21.05.070.D.7.
Dormitory										C			S			S	S	S				P	P	C		21.05.070.D.8.
Drive-through service	P	P					P	P	P					D			P	P			P				P	21.05.070.D.9.
Family self-sufficiency Service													D		P											21.05.070.D.10.
Farm, hobby																								P		
Garage or carport, private residential								P					D		P	P	P	P							P	21.05.070.D.12.
Home- and garden-related use	P		P	P	P			P					D	D	P	P	P	P				P	P	P		21.05.070.D.13.
Home occupation	P		P	P	P			P					D	D	P	P	P	P							P	21.05.070.D.14.
<del>Incinerator or thermal desorption unit</del>									G	G	G															<del>21.05.070.D.15.</del>
Outdoor keeping of animals								P																P		21.05.070.D.15.

**Chapter 21.05: Use Regulations**  
 Sec.21.05.070 Accessory Uses and Structures

Accessory Uses	I/C	A/C	CBD 1	CBD 2	CBD 3	M/C	O/C	R/C	I/C	I 1	I 2	M I	R M X	N M U 4	N M U 2	G C M U	R C M U	M M U	A F	R/D F	M	P R	P L I	T A	W	Use-Specific Standards	
Outdoor display accessory to a commercial use		P				P	P	P	P	P	P	P									P			P		21.05.070.D.16.	
Outdoor storage accessory to a commercial use		P				P	P	P	P	P	P	P									P			P		21.05.070.D.17.	
Paddock, stable, or barn								P																P		21.05.070.D.18.	
Private outdoor storage of non-commercial equipment accessory to a residential use								P					P											P		21.05.070.D.19.	
Residential care (up to 8 clients)	P		P	P	P			P					P	P		P	P	P							P		21.05.070.D.20.
Vehicle repair/rebuilding, outdoor, hobby								P																P		21.05.070.D.21.	

**D. Definitions and Use-Specific Standards for Allowed Accessory Uses and Structures**

This section defines the accessory uses listed in tables 21.05-4 and 21.05-5 and also contains use-specific standards that apply to those uses. Accessory uses shall comply with the applicable use-specific standards in this subsection, in addition to complying with the general standards in subsection B.

**1. Accessory Dwelling Unit (ADU)**

**a. Definition**

A subordinate dwelling unit added to, created within, or detached from a single-family residence, which provides basic requirements for living, sleeping, cooking, and sanitation.

**b. Use-Specific Standards**

**i. Purpose and Intent**

The purpose and intent of this section is to:

- (A)** Fulfill housing policy #15 of *Anchorage 2020: Anchorage Bowl Comprehensive Plan*, which provides that accessory housing units shall be allowed in certain residential zones;
- (B)** Provide a means for homeowners, particularly the elderly, single parents, and families with grown children, to remain in their homes and neighborhoods, and obtain extra income, security, companionship and services;
- (C)** Allow more efficient and flexible use of existing housing stock and infrastructure;
- (D)** Respond to changing family needs and smaller households by providing a mix of housing;
- (E)** Stabilize homeownership and enhance property values;
- (F)** Provide a broader range of accessible and more affordable housing within the municipality; and
- (G)** Protect neighborhood stability, property values, and single-family residential appearance of the neighborhood by ensuring that ADUs are installed under the provisions of this title.

**ii. Application, Review, and Approval Procedures**

- (A)** Any landowner operating or seeking to establish an ADU shall obtain a building or land use permit from the building official. The permit shall constitute an ADU permit.
- (B)** With the permit application, the landowner shall submit an affidavit on a form provided by the municipality, affirming that at least one landowner will occupy the principal dwelling or the accessory unit, and that the

- 1 ADU will conform to the requirements of the permit and  
2 the requirements of this section.
- 3 (C) The permit and the affidavit shall be filed as a deed  
4 restriction with the Anchorage recording district to  
5 indicate the presence of the ADU, the requirement of  
6 owner-occupancy, and conformity with the requirements  
7 of the permit and the requirements of this chapter.
- 8 (D) The department shall receive a fee from the applicant  
9 pursuant to the title 21 user's guide.
- 10 (E) For purposes of securing financing, potential landowners  
11 may request and receive a letter of pre-approval from  
12 the municipality indicating the property is eligible for an  
13 ADU permit if the potential landowner completes the  
14 application process and construction in accordance with  
15 this section.
- 16 iii. *Requirements*  
17 All ADUs shall meet the following requirements:
- 18 (A) *Purpose*  
19 Requirements for accessory dwelling units address the  
20 following purposes:
- 21 (1) Ensure that accessory dwelling units maintain  
22 and are compatible with the single-family  
23 appearance and character of the principal  
24 residence, lot, and neighborhood;
- 25 (2) Ensure that accessory dwelling units are smaller  
26 in size than the principal dwelling on the lot, and  
27 preserve yards and open space;
- 28 (3) Provide adequate parking while maintaining the  
29 single-family residential character of the  
30 neighborhood, avoiding negative impacts to on-  
31 street parking, and minimizing the amount of  
32 paved surface on a site; and
- 33 (4) Provide clear and flexible standards that make it  
34 practical and economical to develop accessory  
35 dwelling units that are in compliance with this  
36 code, and offer an accessible, affordable  
37 housing option to the community.
- 38 (B) *Requirements for Developing an ADU*  
39 ADUs shall be allowed in all residential zoning districts  
40 except RS-1, RM-3 and RM-4.
- 41 (1) One ADU may be added to or created within a  
42 detached single family dwelling on a lot, tract, or  
43 parcel, but only if the detached single-family

- 1 dwelling is the sole principal structure on that lot,  
2 tract, or parcel.
- 3 (2) One ADU detached from a single-family dwelling  
4 is permitted on a lot, tract, or parcel, but only if:
- 5 (a) The lot, tract, or parcel is 20,000 square  
6 feet or greater and the ADU is attached  
7 to or above a garage and the detached  
8 single-family dwelling is the only  
9 principal structure; or
- 10 (b) The lot, tract, or parcel abuts an alley;  
11 the ADU is above a detached garage,  
12 the ADU/garage abuts the alley, and the  
13 detached single-family dwelling is the  
14 only principal structure.
- 15 (3) *Lot Coverage*  
16 The lot coverage of the principal dwelling unit  
17 and all accessory structures combined, including  
18 but not limited to the ADU, shall be less than or  
19 equal to the maximum lot coverage allowed by  
20 the zoning district.
- 21 (4) *Uses*  
22 (a) An ADU shall not be permitted on any  
23 lot with a bed and breakfast, day care,  
24 adult or child care, or residential care.
- 25 (b) The landowner shall reside in either the  
26 principal dwelling unit or the ADU as his  
27 or her primary residence for more than  
28 six months of each year.
- 29 (c) No more than two persons may reside in  
30 an ADU.
- 31 (5) *Building Code Requirements*  
32 To ensure that the dwellings meet appropriate  
33 health and fire safety standards, the ADU shall  
34 be built to the adopted municipal building code  
35 standards for two-family dwellings.
- 36 (6) *Size*  
37 (a) The gross floor area of the ADU, not  
38 including any related garage, shall be no  
39 more than 700 square feet, nor less  
40 than 300 square feet, nor have more  
41 than two bedrooms;
- 42 (b) In no case shall the total gross floor  
43 area of an ADU be more than 35  
44 percent of the total gross floor area of  
45 the principal dwelling unit, excluding the  
46 ADU and garages.
- 47 (7) *Setbacks*

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An ADU shall not encroach into any required setback, except that an ADU may encroach into the rear setback abutting an alley.

**(8) Parking**

One off-street parking space in addition to the parking spaces required for the principal dwelling unit is required for the accessory dwelling unit; but in no event shall there be fewer than three parking spaces per lot. Notwithstanding the provisions of 21.11, *Nonconformities*, all off-street parking deficiencies shall be corrected.

**(9) Design and Appearance**

**(a)** All ADUs shall be designed to maintain the appearance of the primary unit as a single family dwelling. The accessory dwelling unit shall maintain the architectural style and character of the single-family residence. Exterior siding, roofing, and trim shall match the appearance of the materials on the principal dwelling unit. Roof style shall match the predominant style of the principal dwelling unit. Exterior window trim, window proportions (width to height), patterns, and orientation (horizontal to vertical) shall match those of the principal dwelling unit.

**(b)** The construction of an additional entry door on the side of a principal structure facing a street for entrance into an accessory dwelling unit is prohibited, unless no other entry door already exists on that side. Entrances are permitted on non-street-facing sides of the principal structure.

**(10) Utilities**

To the extent allowed by law and utility tariff, the ADU shall be connected to the water, sewer, gas, and electric utilities of the single family dwelling unit. However, lots with on-site water or septic systems may have a separate water and/or septic system for the ADU.

**(C) Additional Requirements for Detached ADUs**

**(1)** The ADU shall be at least 60 feet from the **primary** front lot line, or at least 10 feet behind the **primary** façade of the principal dwelling unit.

**(2)** The maximum height of a detached ADU shall be 25 feet.

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- (D) *Density*  
ADUs are not included in the density calculations for a site.
- 4  
5
- (E) *Expiration of Approval of an ADU*  
Approval of an ADU expires when:
- 6  
7
- (1) The ADU is altered and is no longer in conformance with this code;
- 8  
9
- (2) The property ceases to maintain all required off-street parking spaces;
- 10  
11  
12
- (3) A landowner of the property does not reside in either the principal or the accessory dwelling unit;
- 13  
14  
15
- (4) The ADU is abandoned by the landowner through written notification to the municipality on a form provided by the municipality; or,
- 16
- (5) The property with an ADU changes ownership.
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- (F) *Transfer*  
An ADU permit is not transferable to any other property or any other person. When a property with an ADU is sold or otherwise transferred, the new landowner shall file an affidavit of owner-occupancy with the department within 30 days of the transfer, and pay a processing fee. Failure to file an affidavit by the due date constitutes failure to have a permit, in violation of this section. Transfers from one landowner to another landowner do not require a new affidavit so long as the recipient landowner signed the original affidavit.
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- (G) *Prior Illegal Use*
- (1) All structures which meet the definition of *Accessory Dwelling Unit* which are not recognized as legal nonconforming structures or uses of structures under chapter 21.11 shall comply with this subsection. Such structures may continue in existence provided the following requirements are met:
- 36  
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39
- (a) A permit application for an ADU is submitted to the building safety division within six months of September 30, 2003.
- 40  
41
- (b) The unit complies with the requirements of this section.
- 42  
43
- (2) If the unit does not comply with the requirements of this section at the time the permit application

1 is filed, the building official may grant six months  
2 to bring the unit into conformance.

3 (3) In addition to any other remedies provided in this  
4 code, failure to legalize an existing unit under  
5 this subsection shall result in civil penalties as  
6 provided at AMC section 14.60.030. All  
7 landowners of illegal units shall also be required  
8 to either legalize the unit or remove it.

9 (4) This subsection does not apply to existing legal  
10 nonconforming uses of structures established  
11 pursuant to chapter 21.11.

12 (H) *Variances*  
13 Nothing in this section guarantees any property  
14 landowner the right to create an ADU unless it conforms  
15 to all provisions in this section. Limitations due to  
16 natural features, lot size, lot dimensions, building layout,  
17 or other physical or environmental factors shall not be  
18 reasons for granting a variance from the standards and  
19 provisions of this section. No variances shall be granted  
20 from the standards and provisions of this section.

21 2. **Adult Care (Up to Eight Clients) [RESERVED awaiting Assembly action on**  
22 **AO 2005-124]**

23 a. ~~*Definition*~~  
24 ~~“Adult care” is defined in section 21.05.040.A. above.~~

25 b. ~~*Use-Specific Standards (standards also apply to “Child Care up to*~~  
26 ~~*8 children”)*~~

27 i. ~~*Intent*~~  
28 ~~Adult care facilities and child care facilities with occupancy of~~  
29 ~~eight persons/children or less are intended to be accessory uses.~~  
30 ~~A child care facility or adult care facility shall not detract from the~~  
31 ~~principal allowed use in the district and shall not place an undue~~  
32 ~~burden on any private or public infrastructure greater than~~  
33 ~~anticipated from a permitted development.~~

34 ii. ~~*Location*~~  
35 ~~Adult care facilities shall be located only in a single-family~~  
36 ~~dwelling, excluding detached condominium units and duplex or~~  
37 ~~multi-family structures, when located in any residential or NMU~~  
38 ~~district. These uses shall be prohibited if the only direct street~~  
39 ~~access is from a private street.~~

40 iii. ~~This section shall not apply to any use continuing as a lawful~~  
41 ~~conditional use at the time of adoption of this section.~~

42 iv. ~~Child care facilities not licensed under AMC chapter 16.55 must~~  
43 ~~provide outdoor yards. The yard shall be a contiguous yard,~~  
44 ~~which shall be at least 20 feet wide at all points, and at least 75~~  
45 ~~square feet shall be provided per child.~~

v. ~~A child care facility shall not be permitted on any lot with an accessory dwelling unit, bed and breakfast, adult care facility, or residential care facility.~~

3. **Bed and Breakfast**

a. **Definition**

A bed and breakfast is a detached **or attached** single-family dwelling **or two family dwelling**, not including a mobile home, that is occupied by the host, owner, or operator of the establishment, and that offers overnight accommodations for which compensation is paid on a daily or weekly basis for no more than 30 consecutive days, and which offers only one daily meal. No more than five guestrooms may exist in such an establishment.

b. **Use-Specific Standards**

i. *Restriction on Special Events for All Bed and Breakfasts*

No bed and breakfast shall hold, for consideration, weddings, parties, **meetings**, or other **similar non-guest** events.

ii. *General Standards*

(A) The host-operator of the bed and breakfast enterprise shall establish and maintain the single-family or the bed and breakfast unit of a two-family structure as his or her primary domicile at all times while it is operated as a bed and breakfast. **(moved from iii. below)**

(B) The accessory use shall protect and maintain the integrity of the residential neighborhood. A bed and breakfast shall not detract from the principal use in the district and shall not place a burden on any private or public infrastructure (i.e., streets or utilities) greater than anticipated from permitted development.

(C) A bed and breakfast shall not be permitted on any lot with an accessory dwelling unit, child or adult care facility, or residential care facility.

iii. *Residential District Standards*

A bed and breakfast located within a residential district ~~(including RMX)~~ shall conform to the requirements of this section.

(A) No more than the permitted number of guestrooms shall be offered for use at any one time.

(B) Every bed and breakfast shall meet the off-street parking requirements stated in section 21.07.090 and in its administrative permit.

(C) Every bed and breakfast supported by on-site well and wastewater disposal systems shall conform to the requirements of AMC chapter 15.65, pertaining to wastewater disposal regulations, and shall obtain a one-time only health authority certificate.

1                                   iv.     **Administrative Permit**  
2   A bed and breakfast shall require an administrative permit  
3   pursuant to section 21.03.230. An application for a bed and  
4   breakfast shall not be complete unless it is accompanied by  
5   proof of a current business license, health inspection for 25  
6   occupants or more, a health authority approval certificate (for on-  
7   site systems only), and a site plan and building floor plans  
8   meeting the requirements of this title.

9                                   4.     **Beekeeping**  
10                                   a.     **Definition**  
11   Keeping honey bees, *Apis mellifera*, for the purpose of education and/or  
12   producing honey or other products related to bees.

13                                   b.     **Use-Specific Standards**  
14                                   i.     Colonies of *Apis mellifera* shall be managed in such a manner  
15   that their flight path to and from the hive will not bring them into  
16   contact with people on adjacent property. To accomplish this,  
17   colonies shall be:

18   (A)    At least 25 feet from any lot line not in common  
19   ownership; or

20   (B)    Oriented with entrances facing away from adjacent  
21   property; or

22   (C)    Placed behind a fence at least six feet in height and  
23   extending at least ten feet beyond the hive in all  
24   directions.

25                                   ii.    No more than four hives shall be placed on lots smaller than  
26   10,000 square feet.

27                                   5.     **Caretaker's Residence**  
28                                   a.     **Definition**  
29   A dwelling unit on the site of a non-residential use and occupied only by  
30   a guard or the person who oversees the operation of the non-residential  
31   facility (and his/her family).

32                                   6.     **Child Care (Up to Eight Children) [RESERVED awaiting Assembly action on**  
33   **AO 2005-185]**

34                                   a.     **Definition**  
35   "Child care" is defined in section 21.05.040.B.

36                                   b.     **Use-Specific Standards**  
37   Child care facilities with up to eight children shall comply with the use-  
38   specific standards set forth above for "Adult Care (Up to Eight Clients)."

39                                   7.     **Computer-Aided Learning Center**  
40                                   a.     **Definition**  
41   A facility that provides access to personal computer equipment for use in  
42   self-instruction. The use is accessory to housing facilities run by public  
43   or non-profit agencies.

- 1                                   **b.      Use-Specific Standard**  
2                                   Computer-aided learning centers shall comply with the use-specific  
3                                   standards set forth below for “Family Self-Sufficiency Service.”
- 4                                   **8.      Dormitory**  
5                                   **a.      Definition**  
6                                   A facility intended or used as group living quarters for students, religious  
7                                   orders, employees, and the like directly affiliated with schools, colleges,  
8                                   convents, or similar institutional uses, or directly affiliated with a  
9                                   permitted principal use.
- 10                                   **b.      Use-Specific Standards**  
11                                   i.       Dormitories in residential and mixed-use districts shall comply  
12                                   with the applicable multi-family residential design standards in  
13                                   section 21.07.100.
- 14                                   ii.      L2 Buffer landscaping is required when dormitories abut  
15                                   residential lots in a residential district ~~(including RMX).~~
- 16                                   **9.      Drive-Through Service**  
17                                   **a.      Definition**  
18                                   The physical facilities of an establishment that encourage or permit  
19                                   customers to receive services ~~or~~, obtain goods, ~~or be entertained~~ while  
20                                   remaining in their motor vehicles.
- 21                                   **b.      Use-Specific Standards**  
22                                   Drive-through services are allowed as accessory uses to the following  
23                                   primary uses: restaurant, pharmacy, financial institution, and food and  
24                                   beverage kiosk. The following standards apply to all drive-through  
25                                   services:
- 26                                   i.       *Stacking Spaces*  
27                                   Stacking spaces shall be provided pursuant to section  
28                                   21.07.090I.
- 29                                   ii.      *Impact on Adjacent Uses*  
30                                   **(A)**    A drive-through shall be located, sized, and designed to  
31                                   minimize traffic, noise, air emissions, and glare impacts  
32                                   on surrounding properties.
- 33                                   **(B)**    No drive-through stacking spaces shall be located  
34                                   between the building and an abutting right-of-way.
- 35                                   **(C)**    ~~When a drive-through use abuts a residential lot in a~~  
36                                   ~~residential district, L2 Buffer landscaping shall be~~  
37                                   ~~provided along that lot line. is required when drive-~~  
38                                   ~~through uses abut residential lots in a residential district~~  
39                                   ~~(including RMX).~~
- 40                                   **(D)**    The noise generated on the site by talk boxes shall be  
41                                   inaudible at the property line.
- 42                                   **10.     Family Self-Sufficiency Service**  
43                                   **a.      Definition**

1 A governmentally operated or sponsored social service agency that  
2 provides aide to economically disadvantaged families in finding training,  
3 employment, and housing. The use is accessory to housing facilities run  
4 by public or non-profit agencies.

5 **b. Use-Specific Standards (also applies to “Computer-Aided Learning**  
6 **Center”)**

7 **i. General Standards**

8 The following general standards apply to these uses in all  
9 districts:

10 **(A) Building**

11 The structure used to house the facility shall maintain at  
12 least twenty residential units and devote at least 85  
13 percent of the building's maximum gross floor area to  
14 residential use.

15 **(B) Ownership**

16 The operating agency shall have ownership of the  
17 structure. No other entity may rent, lease, buy, or  
18 otherwise obtain space in the building for the purposes  
19 of operating facilities regulated under this subsection.

20 **(C) Staff**

21 During the operation hours, there shall be at least one  
22 instructor/monitor on-site and responsible to the  
23 operating agency.

24 **(D) Clients**

25 Facility users are not required to be residents of the  
26 building housing the facility. The facility users shall be  
27 restricted to the tenants of the operating agency or  
28 beneficiaries of assisted housing from the operating  
29 agency.

30 **ii. District-Specific Standards**

31 The following specific standards apply to the referenced districts:

32 **(A)** In the RM-3, RM-4, and NMU, and RMX districts,  
33 computer-aided learning centers may be conditionally  
34 allowed if they have a maximum gross floor area of  
35 1,000 square feet.

36 **(B)** In the RM-3, RM-4, and NMU, and RMX districts, family  
37 self-sufficiency service facilities may be conditionally  
38 allowed if they have a maximum gross floor area of  
39 1,500 square feet.

40 **11. Farm, Hobby**

41 **a. Definition**

42 The production of crops for sale on the premises. This may include a  
43 temporary stand for sales.

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- 12. Garage or Carport, Private Residential**
- a. Definition**  
A detached accessory or portion of a main building that is used for the parking and storage of vehicles owned and operated by the residents thereof.
- b. Use-Specific Standards**
- i. Garages may encroach into the rear or side setback when that setback abuts an alley.
- ii. Such accessory uses shall serve only the residents of the property and shall not be used for commercial purposes except as part of a home occupation approved under subsection D.14. below.
- iii. All garages or carports accessory to a single residential use, whether attached or detached to the principal dwelling, shall cumulatively be no larger than 50 percent of the total gross area of the principal dwelling.
- 13. Home- and Garden-Related Use**
- a. Definition**  
Accessory uses subordinate to the use of a residential dwelling. Examples include, but are not limited to, greenhouses, gardens, storage sheds, garden sheds, tool sheds, private barbeque pits, spas, and hot tubs.
- b. Use-Specific Standards**
- i. No retail sale, wholesale sale, or other commercial use of a greenhouse is allowed.
- ii. All spas and hot tubs shall be set back a minimum of 10 feet from all property lines, and shall not be counted in calculating lot coverage.
- 14. Home Occupation**
- a. Definition**  
An activity that results in a product or service, carried out for consideration or not, and conducted as a customary, incidental, and accessory use in a dwelling unit. This use expressly does not include bed and breakfasts, hobby farms, small and large residential care, or adult or child care homes.
- b. Use-Specific Standards**  
A home occupation may be conducted in a dwelling unit or in a building accessory to a dwelling unit provided that:
- i. A permanent resident of the dwelling unit is engaged in the home occupation on the premises;
- ii. Only one nonresident may be engaged in the home occupation on the premises;

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- iii. The use of a dwelling unit for a home occupation shall be clearly incidental and subordinate to its residential use. This standard is met by and limited to one of the following:
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- (A) No more than the lesser of 25 percent or 500 square feet of the floor area of the principal dwelling is devoted to any home occupation; or
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8
- (B) No more than 300 square feet of an accessory building is devoted to any home occupation; or
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- (C) No more than 250 square feet of the principal dwelling and 250 square feet of the accessory building are devoted to any home occupation.
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- iv. Except for as provided in b.vii. below and in chapter 21.10, *Signs*, there shall be no change to the outside of the building or premises, nor shall there be other visible evidence of the conduct of such home occupation;
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- v. Vehicles making deliveries shall not be parked at the site for a period exceeding one hour;
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- vi. No traffic or deliveries shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood;
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- vii. All vehicles used in connection with the home occupation shall, except for delivery vehicles allowed above, be of the type commonly used for personal non-commercial transportation. Such vehicles may not include boats, motorcycles or similar motor-driven vehicles, all-terrain vehicles (including snow machines), vehicles with more than two axles, box vans, buses, recreational vehicles, motor homes, hauling vehicles including tractor-trailer tractors, or wreckers (including boom-type or tilt-bed). Only one vehicle bearing visible evidence of the home occupation is permitted per home occupation;
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- viii. The peace and quiet of the neighborhood shall not be disturbed. No equipment or process shall be used in such home occupation that creates noise, vibration, glare, fumes, or odors detectable to the normal senses at the property line. No equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes a fluctuation in line voltage off the premises. No hazardous or toxic materials shall be stored on the property as part of the home occupation;
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- ix. The hours of operation during which an employee or co-worker, clients, or customers are allowed to come to the home in connection with the business activity are limited to between 8:00 a.m. and 8:00 p.m. Monday through Saturday. **Care and feeding of animals is exempted from this provision;** and

1 x. A home occupation shall not be permitted on any lot with an  
2 accessory dwelling unit, bed and breakfast, adult or child care  
3 facility, or residential care facility.

4 c. **Uses Prohibited as Home Occupations**

5 A home occupation shall not include, but is not limited to excluding, the  
6 following: veterinary or animal hospital; restaurant; and vehicle repair,  
7 unless allowed below under "Vehicle Repair/Rebuilding, Outdoor,  
8 Hobby."

9 **Incinerator or Thermal Desorption Unit (moved to 21.05.060)**

10  
11 **15. Outdoor Keeping of Animals**

12 a. **Definition**

13 Restraining or restricting the movement of animals outside of a building,  
14 by any means not involving the continued presence and/or participation  
15 of a human being. The outdoor keeping of animals.

16 b. **Use-Specific Standards**

17 i. Animals, other than dogs, shall ~~may~~ not be kept outdoors in  
18 mobile home parks.

19 ii. The following standards apply to the outdoor keeping of all  
20 animals except for dogs, domestic cats, and large domestic  
21 animals. Structures or enclosures that are utilized for the  
22 outdoor keeping of animals other than dogs shall be located at  
23 least 100 feet from any lot line in the R-1, R-2, and R-3 districts,  
24 and at least 25 feet from any lot line in the R-5, R-6, R-7, R-9, R-  
25 10, and TA districts.

26 **(A)** On lots less than 21,780 square feet, no smell or odor  
27 associated with the animals shall be detectible to the  
28 normal senses at the property line.

29 **(B)** On lots of 21,780 square feet or greater, any structures  
30 or enclosures for the outdoor keeping of animals shall be  
31 located at least 25 feet from any lot line, and no smell or  
32 odor associated with the animals shall be detectible to  
33 the normal senses at the property line.

34 **16. Outdoor Display Accessory to a Commercial Use**

35 a. **Definition**

36 Outdoor display of goods and/or materials for sale, accessory to a  
37 commercial principal use. Merchandise may be directly available to the  
38 consumer for purchase.

39 b. **Use-Specific Standards**

40 No materials may be displayed in areas intended for vehicular or  
41 pedestrian circulation, required parking, or required landscaping.

42 **17. Outdoor Storage Accessory to a Commercial Use**

43 a. **Definition**

1 Outdoor storage, but not display for sale, of goods and/or materials  
2 accessory to a commercial principal use. Merchandise shall not be  
3 directly available to the consumer without the assistance of an employee.

4 **b. Use-Specific Standards**

5 ~~Except in industrial districts, outdoor storage of goods and/or materials~~  
6 ~~accessory to a commercial principal use shall be allowed subject to the~~  
7 ~~following standards:~~

8 i. Each outdoor storage area shall ~~not be located closer to the front~~  
9 ~~property line than the front plane of the principal building.~~ ~~be~~  
10 ~~located at the rear of the principal structure and may not be in~~  
11 ~~the front setback.~~

12 ii. Goods stored in an approved outdoor storage area shall be  
13 limited to those sold or used on the premises as part of an  
14 associated primary use.

15 iii. Each outdoor storage area shall be screened from view from all  
16 property lines and adjacent rights-of-way by an opaque fence  
17 between six and eight feet in height that incorporates at least  
18 one of the predominant materials used in the principal structure.  
19 The fence may exceed eight feet in height where the difference  
20 in grade between the right-of-way and the outdoor storage area  
21 makes a taller wall necessary to effectively screen the area.  
22 Materials may not be stored higher than the height of the  
23 principal structure. The outer perimeter of the fence or wall shall  
24 be landscaped with L2 Buffer landscaping. A landscaped earth  
25 berm may be used instead of or in combination with a required  
26 fence or wall, provided it meets the same height requirements.

27 iv. If the outdoor storage area is covered, then the covering shall  
28 include at least one of the predominant roofing materials and  
29 exposed roofing colors on the principal structure.

30 v. Flammable liquids or gases in excess of 1,000 gallons shall be  
31 stored underground.

32 vi. No materials may be stored in areas intended for vehicular or  
33 pedestrian circulation or parking.

34 **18. Paddock, Stable, or Barn [RESERVED pending Assembly adoption of a**  
35 **Large Animal Ordinance]**

36 **a. Definition**

37 **i. Paddock**

38 ~~A fenced area used for the keeping, pasturing, or exercising of~~  
39 ~~animals.~~

40 **ii. Stable or Barn**

41 ~~A structure that is used for the shelter or care of animals,~~  
42 ~~especially horses and cattle, and/or the storage of farm-related~~  
43 ~~equipment.~~

44 **b. Use-Specific Standards**

1 ~~In addition to meeting the applicable minimum setback requirements set~~  
2 ~~forth in chapter 21.06, paddocks, stables, and barns that are utilized for~~  
3 ~~the keeping of animals other than dogs shall maintain the following~~  
4 ~~minimum distances from any lot line.~~

5 ~~i. R-1, R-2, R-3 Districts~~  
6 ~~100 feet~~

7 ~~ii. R-5, R-6, R-7, R-9, TA Districts~~  
8 ~~25 feet~~

9 ~~iii. L2 Buffer landscaping is required when such uses abut~~  
10 ~~residential lots in a residential district (including RMX).~~

11 **19. Private Outdoor Storage of Noncommercial Equipment Accessory to a**  
12 **Residential Use**

13 **a. Definition**

14 The private outdoor storage of noncommercial equipment, including  
15 noncommercial trucks, boats, aircraft, off-road vehicles, recreational  
16 vehicles (RVs), or travel trailers.

17 **b. Use-Specific Standard**

18 The private outdoor storage of noncommercial equipment is **permitted in**  
19 **the front setback only in the driveway, but not within five feet of any**  
20 **property line, and is prohibited in any side or rear setback area.**

21 **20. Residential Care (Up to Eight Clients) [RESERVED awaiting Assembly**  
22 **action on AO 2005-124]**

23 **a. Definition**

24 "Residential care" is defined in section 21.05.030.B.4.

25 **b. Use-Specific Standards**

26 Residential care facilities with up to eight clients shall comply with the  
27 use-specific standards set forth above for "Adult Care (Up to Eight  
28 Clients)."

29 **21. Vehicle Repair/Rebuilding, Outdoor, Hobby**

30 **a. Definition**

31 The repair or rebuilding of an inoperative motor vehicle as an accessory  
32 use, not for commercial purposes.

33 **b. Use-Specific Standards**

34 **i.** Only one inoperative vehicle may stored outdoors on the site at  
35 any given time.

36 **ii.** Any vehicle being rebuilt or repaired shall be the property of the  
37 resident of the principal structure.

38 **iii.** Repair or rebuilding work shall take place to the rear of the  
39 principal structure and shall be screened from view from all  
40 property lines and adjacent rights-of-way by an opaque fence  
41 between six and eight feet in height, or by opaque landscaping of  
42 an equivalent height.

1           **E.     Prohibited Accessory Uses and Structures**

2                   **1.     Use of an Intermodal Shipping Container (Connex) Trailer**

3                   The use of a connex trailer or similar structure ~~for storage of goods, performing~~  
4                   ~~services, or conducting other business~~ is only allowed in industrial ~~and PLI~~  
5                   districts, **except that loading or unloading, and use during construction is allowed**  
6                   **in any district.** Self-storage establishments in compliance with the development  
7                   standards of 21.05.060D.3., *Self-Storage Facility*, are exempt from this  
8                   restriction.

9                   **2.     Outdoor Storage of Inoperative Vehicles**

10                  In all zoning districts, the outdoor storage of any vehicle that meets the definition  
11                  of "junk vehicle" at AMC section 15.20.010<sup>2</sup> is prohibited except as provided in  
12                  section 21.05.070.D.21, *Vehicle Repair/Rebuilding, Outdoor, Hobby*, section  
13                  21.05.060E.3., *Junkyard*; and section 21.05.050K.9 or K.10., *Vehicle Repair,*  
14                  *Major and Minor.*

15                  **3.     Use of Mobile Home, Recreational Vehicle, or Travel Trailer as Residence**

16                  In all zoning districts, mobile homes, recreational vehicles, and travel trailers may  
17                  not be used as **an accessory use** for a permanent or temporary residence ~~as an~~  
18                  ~~accessory use.~~ **However, an RV or travel trailer may be used as visitor**  
19                  **accommodation for not more than 90 days in any calendar year.**

20                  **4.     Use of Motor Vehicle for Sales**

21                  In all zoning districts, the use of any motor vehicle or trailer as a structure in  
22                  which, out of which, or from which any goods are sold or stored, any services  
23                  performed, or other businesses conducted is prohibited. However, the following  
24                  shall not be prohibited by this subsection:

- 25                   **a.**        The sale of food products at a municipal-approved or -sponsored event;
- 26                   **b.**        Use of a motor vehicle in connection with an approved recycling  
27                   operation; ~~and~~
- 28                   **c.**        Approved food and beverage kiosks that comply with the use-specific  
29                   standards in section 21.05.050G.2., *Food and Beverage Kiosk*; ~~and.~~
- 30                   **d.**        **Use of a trailer in connection with an approved vehicle sales use.**

31                  **5.     Commercial ~~Motor Vehicle~~ ~~Automotive~~ Repair**

32                  Commercial ~~motor vehicle~~ ~~automotive~~ repair, including engine, body, or other  
33                  repair or repainting of more than one vehicle at any one time or owned by a  
34                  person not residing at that address, is prohibited in all residential districts  
35                  ~~(including RMX).~~

36                  **6.     Parking of Business Vehicles, Outdoor**

37                  The outdoor storage or parking of a vehicle or trailer is prohibited in all residential  
38                  districts ~~(including RMX)~~, for a period of one or more nights, if the vehicle or  
39                  trailer is licensed or regularly used for business purposes, and is either:

- 40                   **a.**        A vehicle for which a commercial driver's license is required by state law;
- 41                   **b.**        A vehicle or trailer having more than two axles;

- 1 c. Any trailer bearing commercial signage, logo, or actually then carrying  
2 commercial or industrial equipment or materials;
- 3 d. A vehicle or trailer having a height in excess of 90 inches; or
- 4 e. A vehicle with a Gross Vehicle Weight Rating (GVWR) of more than  
5 12,000 lbs.

6 **21.05.080 TEMPORARY USES AND STRUCTURES**

7 **A. Purpose**

8 This section allows for the establishment of certain temporary uses of limited duration,  
9 provided that such uses do not negatively affect adjacent properties or municipal  
10 facilities, and provided that such uses are discontinued upon the expiration of a set time  
11 period. Temporary uses do not involve the construction or alteration of any permanent  
12 building or structure.

13 **B. General Temporary Use Standards**

14 **1. Required Permits**

15 All temporary uses shall obtain any permits required by other municipal  
16 departments, such as the clerk's office, the health department or the police  
17 department.

18 **2. Uses Allowed**

19 Except as specified below, any use allowed in a district, pursuant to tables 21.05-  
20 1 and 21.05-2, is allowed on a temporary basis in that district. Such temporary  
21 uses shall comply with the requirements of subsection D. below. Any such  
22 temporary use that is established for more than 90 days within one calendar year  
23 shall be considered a permanent use and shall make all improvements required  
24 by this title.

25 **3. Other Uses and Structures Allowed**

26 ~~**Allowed Temporary Uses and Structures**~~

27  
28 The following temporary uses and structures shall be allowed in any zoning  
29 district or as specified below, in accordance with the standards of this section.

30 **a. Licensed Commercial Uses**

31 Temporary licensed commercial uses and associated temporary  
32 structures are allowed in any non-residential zoning district, for not more  
33 than 90 days total (consecutive or intermittent) within a 12 month period.

34 **b. Real Estate Sales Offices**

35 Sales offices are allowed on residential development sites in any zoning  
36 district until all lots or houses are sold. Use of the sales office to market  
37 sites outside of the project is prohibited, unless specifically approved as  
38 part of the temporary use permit.

39 **c. Special Events**

~~[RESERVED]~~ Amusement, athletic, charitable, cultural, entertainment, and/or political events or similar temporary and transitory gatherings are allowed in all zoning districts, subject to the standards of this section.

d. **Temporary Parking of ~~Tractor Trailers~~ Construction Equipment During Construction**

Temporary use of non-loading areas for tractor trailers, office trailers, construction equipment, or intermodal shipping container (connex) trailers, during construction or renovation.

e. **Other Temporary Uses**

i. Up to seven one-day garage/yard sales per year per dwelling unit.

ii. Gatherings of less than 100 people, such as block parties, nonprofit bazaars, and fundraisers; and

iii. Temporary uses that occur wholly within an enclosed permanent building.

~~The Director may approve other temporary uses or structures through the process established in section 21.03.140, Temporary Use Permits, and upon finding that the proposed use will comply with all general standards in subsection E. below.~~

C. **Prohibited Temporary Uses and Structures**

The following temporary uses and structures are prohibited:

1. **Cloth Garages**

Frame-supported or arch-supported tension fabric or membrane structures, fabricated off-site and assembled on-site, and typically used for garages, sheds, warehouses, or temporary or permanent shelters for automobiles, boats, or other items, shall be prohibited in all residential districts (including RMX).

**Temporary Use Permits**

~~2. Permit Required~~

~~Unless exempted by subsection 2. below, all temporary uses and structures shall obtain a temporary use permit pursuant to the procedures in section 21.03.140, Temporary Uses. A temporary use permit shall be reviewed, approved, or revoked in accordance with section 21.03.140 and this section.~~

~~3. Exceptions~~

~~Notwithstanding subsection 1. above, the following temporary uses are deemed approved in any district and are exempt from the temporary use permit requirements of section 21.03.140 and the requirements of this section 21.05.080, so long as they comply with the general requirements of subsection E. below.~~

~~a. Athletic events and amusement events utilizing Municipal property, public streets, or public rights-of-way, provided that the applicant shall coordinate the event with other applicable municipal departments, and comply with any conditions required by those departments;~~

- ~~b. Up to seven one day garage/yard sales per year per dwelling unit;~~
- ~~c. Temporary car washes lasting no more than seven days per year;~~
- ~~d. Gatherings of less than 100 people, such as block parties, nonprofit bazaars, and fundraisers; and~~
- ~~e. Temporary uses that occur wholly within an enclosed permanent building.~~

**D. General Requirements for All Temporary Uses and Structures**

All temporary uses or structures shall meet the following general requirements, unless otherwise specified in this title:

1. The temporary use or structure shall not have substantial adverse or noise impacts on nearby residential neighborhoods.
2. The temporary use shall comply with all applicable general and specific regulations of this section ~~and section 21.03.140, Temporary Uses,~~ unless otherwise expressly stated.
3. Permanent alterations to the site, including site grading and installation of underground utilities, are prohibited, unless specifically authorized under an approved temporary use permit.
4. Unless otherwise stated in this title ~~or in the approved temporary use permit,~~ the temporary use shall last no longer than **90 days** ~~six months~~.
5. All temporary signs associated with the temporary use or structure shall be removed when the activity ends.
6. The temporary use or structure shall not violate any applicable conditions of approval that apply to a principal use on the site.
7. The temporary use regulations of this section do not exempt the applicant or operator from any other required permits, such as health department permits.
8. If the property is undeveloped, it shall contain sufficient land area to allow the temporary use or structure to occur, as well as any parking and traffic movement that may be associated with the temporary use, without disturbing sensitive or protected resources, including required buffers, 100-year floodplains, stream protection setbacks, wetlands, areas of slope greater than 20 percent, and required landscaping.
9. If the property is developed, the temporary use shall be located in an area that is not actively used by an existing approved principal use, and that would support the proposed temporary use without encroaching or creating a negative impact on existing buffers, open space, landscaping, traffic movement, pedestrian circulation, or parking space availability.
10. Tents and other temporary structures shall be located not to interfere with the normal operations of any permanent use located on the property.



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<sup>1</sup> 2005 NOTE: Financial institutions in the AC district are intended to be branch facilities. Larger bank facilities are intended for the CBD and mixed-use districts.

<sup>2</sup> NOTE: 15.20.010: Is not currently registered under AS Ch. 28.10 for operation upon the public roads of the municipality or does not display a valid, current seasonal waiver tab issued by the state division of motor vehicles based on a seasonal use waiver granted under section 15.80.060 pursuant to AS Ch. 46.14; Is stripped, wrecked or otherwise inoperable due to mechanical failure; Has not been repaired because of mechanical difficulties or because the cost of repairs required to make it operable exceeds the fair market value of the vehicle; or Is in a condition which exhibits more than one of the following elements: a. Broken glass; b. Missing wheels or tires; c. Missing body panels or parts; or d. Missing drive train parts.)