

## TABLE OF CONTENTS

1		
2		
3	<b>CHAPTER 21.05: USE REGULATIONS</b>	<b>177</b>
4	<b>21.05.010 <del>Table</del>Tables of Allowed Uses</b>	<b>177</b>
5	A. Explanation of Table Abbreviations	177
6	B. Table Organization	178
7	C. Unlisted Uses	178
8	D. Use for Other Purposes Prohibited	178
9	E. Table of Allowed Uses – Residential Districts	179
10	<del>21.05.020</del> ..... <del>Generally Applicable Use Standards</del>	
11	..... <del>F.</del>	
12	..... <del>Table of Allowed Uses – Commercial, Industrial, Mixed-Use, and Other Districts</del>	
13	.....	187
14	<del>A. Uses Involving the Retail Sale of Alcoholic Beverages</del> .....	<del>21.05.020</del>
15	<del>Generally Applicable Use Standards</del> .....	<del>206</del>
16	<del>B. Uses Containing Premises Where Children are Not Allowed</del> .....	<del>A.</del>
17	..... <del>Uses Involving the Retail Sale of Alcoholic Beverages</del>	
18	.....	206
19	<del>21.05.030</del> ..... <del>Residential Uses: Definitions and Use-Specific Standards</del>	
20	..... <del>B.</del>	
21	..... <del>Premises Containing Uses Where Children are Not Allowed</del>	
22	.....	206
23	<del>A. Household Living</del> .....	<del>C.</del>
24	..... <del>Large Commercial Uses</del>	
25	.....	207
26	<del>B. Group Living</del> .....	<del>21.05.030</del>
27	<del>Residential Uses: Definitions and Use-Specific Standards</del> .....	<del>208</del>
28	<del>21.05.040</del> ..... <del>Public/Institutional Uses: Definitions and Use-Specific Standards</del>	
29	..... <del>A.</del>	
30	..... <del>Household Living</del>	
31	.....	208
32	<del>A. Adult Care</del> .....	<del>B.</del>
33	..... <del>Group Living</del>	
34	.....	216
35	<del>B. Child Care</del> .....	<del>21.05.040</del>
36	<del>Public/Institutional Uses: Definitions and Use-Specific Standards</del> .....	<del>222</del>
37	<del>C. Community Service</del> .....	<del>A.</del>
38	..... <del>Adult Care</del>	
39	.....	222
40	<del>D. Cultural</del> <del>B.</del> ..... <del>Child Care Facility</del>	
41	.....	226
42	<del>E. Educational Facility</del> .....	<del>C.</del>
43	..... <del>Community Service</del>	
44	.....	226
45	<del>F. Government</del> <del>D.</del> ..... <del>Cultural Facility</del>	
46	.....	231
47	<del>G. Health Care</del> <del>E.</del> ..... <del>Educational Facility</del>	
48	.....	232
49	<del>H. Parks and Open Areas</del> .....	<del>F.</del>
50	..... <del>Health Care Facility</del>	
51	.....	235
52	<del>I. Transportation Facility</del> .....	<del>G.</del>
53	..... <del>Parks and Open Areas</del>	
54	.....	236

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
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43  
44  
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46  
47  
48  
49  
50  
51  
52  
53  
54

<del>J. Utility</del>	<del>H. Public Safety Facility</del>	
		236
<del>K. Telecommunication Facilities</del>	<del>I. Transportation Facility</del>	
		238
<del>21.05.050</del>	<del>Commercial Uses: Definitions and Use Specific Standards</del>	
	<del>J. Utility Facility</del>	
		244
<del>A. Agricultural Uses</del>	<del>K. Telecommunication Facilities</del>	
		245
<del><b>B. Animal Sales and Services</b></del>	<del><b>21.05.050</b></del>	
<del><b>Commercial Uses: Definitions and Use-Specific Standards</b></del>	<del><b>255</b></del>	
<del>G. Assembly</del>	<del>A. Agricultural Uses</del>	
		256
<del>D. Entertainment, Indoor</del>	<del>B. Animal Sales, Service, and Care</del>	
		256
<del>E. Entertainment/Recreation, Outdoor</del>	<del>C. Assembly</del>	
		258
<del>F. Financial Institution</del>	<del>D. Entertainment, Indoor</del>	
		259
<del>G. Food and Beverage Services</del>	<del>E. Entertainment/Recreation, Outdoor</del>	
		262
<del>H. Office</del>	<del>F. Financial Institution</del>	
		266
<del>I. Retail (Personal Services)</del>	<del>G. Food and Beverage Services</del>	
		266
<del>J. Retail (Repair and Rental)</del>	<del>H. Office</del>	
		268
<del>K. Retail (Sales Personal Services)</del>		268
<del>L. Vehicles and Equipment</del>	<del>J. Retail (Repair and Rental)</del>	
		269
<del>M. Visitor Accommodations</del>	<del>K. Retail (Sales)</del>	
		270
<del>21.05.060</del>	<del>Industrial Uses: Definitions and Use Specific Standards</del>	
	<del>L. Vehicles and Equipment</del>	
		273
<del>A. Industrial Service</del>	<del>M. Visitor Accommodations</del>	
		278
<del><b>B. Manufacturing and Production</b></del>	<del><b>21.05.060</b></del>	
<del><b>Industrial Uses: Definitions and Use-Specific Standards</b></del>	<del><b>281</b></del>	

1  
2  
3  
4  
5  
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8  
9  
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13  
14  
15  
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34  
35  
36  
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38  
39  
40  
41  
42  
43  
44  
45  
46

C. Marine Facility ..... A. Industrial Service ..... 281

D. Warehouse and Storage ..... B. Manufacturing and Production ..... 282

E. Waste and Salvage ..... C. Marine Facility ..... 286

21.05.070 ..... Accessory Uses and Structures ..... D. Warehouse and Storage ..... 287

A. Purpose ..... E. Waste and Salvage ..... 296

**B. General Standards ..... 21.05.070**

**Accessory Uses and Structures ..... 302**

C. Table of Allowed Accessory Uses ..... A. Purpose ..... 302

D. Definitions and Use-Specific B. General Standards for Allowed Accessory Uses and Structures ..... 302

E. Use-Specific Standards for Accessory Dwelling Units ..... C. Table of Allowed Accessory Uses ..... 304

F. Prohibited D. Definitions and Use-Specific Standards for Allowed Accessory Uses and Structures ..... 310

21.05.080 ..... Temporary E. Prohibited Accessory Uses and Structures ..... 334

**A. Purpose ..... 21.05.080**

**Temporary Uses and Structures ..... 341**

B. Temporary Use Permits ..... A. Purpose ..... 341

C. General Requirements for All B. Allowed Temporary Uses and Structures ..... 341

D. Allowed C. Prohibited Temporary Uses and Structures ..... 341

E. Prohibited D. Temporary Uses and Structures ..... Use Permits ..... 341

E. General Requirements for All Temporary Uses and Structures ..... 342

# CHAPTER 21.05: USE REGULATIONS

## 21.05.010 TABLES OF ALLOWED USES

Table 21.05-1 and 21.05-2 below lists 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 other 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 21.03.080.B, *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 21.03.080.C, *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<sup>1</sup>

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 21.05.020.C., 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

1 | of the table. ~~Cross-references refer to Sections 21.05.030 through 21.05.060.~~  
2 | These standards apply in all districts unless otherwise specified.

3 | **B. Table Organization**

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

14 | **C. Unlisted Uses**

15 | When application is made for a use category or use type that is not specifically listed  
16 | in ~~TableTables~~ 21.05-1 and 21.05-2, the procedure ~~set forth~~ in ~~Section 21.12~~ ~~[x-ref]~~,  
17 | ~~Unlisted Uses~~ section 21.03.210, Use Classification Requests, shall be followed.

18 | **D. Use for Other Purposes Prohibited**

19 | Approval of a use listed in ~~TableTables~~ 21.05-1 and 21.05-2, and compliance with the  
20 | applicable use-specific standards for that use, authorizes that use only. Development  
21 | or use of a property for any other use not specifically allowed in ~~Table 21.05-4~~ the  
22 | tables and approved under the appropriate process is prohibited.

1  
2

E. Table of Allowed Uses – Residential Districts<sup>2</sup>

**TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL DISTRICTS**  
P = Permitted Use      S = Administrative Site Plan Review  
C = Conditional Use      M = Major Site Plan Review

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

Use Category	Use Type	Residential Districts										Commercial Districts					Industrial Districts			Mixed-Use Districts				Other Districts						Use Specific Standards	
		R 1	R 2	R 3	R 4	R 5	R 6	R 9	R 10	C 1	C 2A	C 2B	C 2C	C 3	C 4	M	M 1	I 1	I 2	N M U	C M U	R C M U	R M X	A D	A F	O L	P L	T A	W		
Use Category	Use Type	R 1	R 2	R 3	R 4	R 5	R 6	R 9	R 10	R 1	R 2	R 3	R 4	R 5	R 6	R 7	R 9	R 10	Use-Specific Standards												
<b>RESIDENTIAL USES</b>																															
Household Living	Dwelling, mixed use				P					P	P	P	P	P	P						S	S	S	P						S	
	Dwelling, multiple-family			P	P							P	P								S	S	S	P				S			
	Dwelling, single-family attached		P	P																											21.05.03
	Dwelling, single-family detached	P	P	P		P	P	P	P															C			P		P		
	Dwelling, townhouse			S	S																S	S	S	S							21.05.03
	Dwelling, two-family		P	P		P	P	P																C					C		21.05.03
	Dwelling, mobile home					P																							C		21.05.03
	Mobile home park			C	C	C																							C		21.05.03
Group Living	Correctional community residential center											C	C	C	C														C		21.05.03
	Dormitory				S	S	S	S	S																			P	C		
	Quasi-institutional house	C	C	C	C	C	C	C	C			C	C	C	C									C				C	C		
	Residential care (7-10 capacity)	C	C	P	P	C				C	P	P	P	P										C					C		21.05.03
	Residential care (11+ client capacity)			C	C					C	P	P	P	C															C		21.05.03
Roominghouse			C	P					P	P	P	P	P							S	S	S	S					C		21.05.03	
Household Living	Dwelling, mixed-use													P															21.05.030.A.1		
	Dwelling, multiple-family											P	P						P										21.05.030.A.2		



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Use-Category	Use-Type	Residential-Districts								Commercial-Districts					Industrial-Districts			Mixed-Use-Districts				Other-Districts					Use-Specific-Standards					
		R1	R2	R3	R4	R5	R6	R9	R10	C1	C2A	C2B	C2C	C3	M	I1	I4	I2	NMU	CMU	RCMU	RMX	A	D	A	F		O	L	P	L	I
Use-Category	Use-Type	R1	R2	R3	R4	R5	R6	R9	R10	R1	R2	R3	R4	R5	R6	R7	R9	R10	Use-Specific Standards													
Community Service	Community-center	G	G	S	S	G	G	G												S	S	S						S	S			
	Family self-sufficiency service				G					G		P	P	P								P						P	G			
	Homeless and transient shelter																											G				
	Neighborhood recreation center	S	S	S	S	S	S	S		S									S			S							S			
	Religious assembly	S	S	S	S	S	S			S	S	S	S	S					S	S	S	S						S	S			
Cultural Facility	Aquarium														M						M							G				
	Botanical gardens					S	S	S																				S				
	Library									S	S	S	S								S	S	S				S	S				
	Museum or cultural center										S	S	S	G	G						S	S		G			S	G				
	Planetarium																										P					
	Zoo																										P	G				
Educational Facility	Boarding school			M	M									M							M	M	M				M	G				
	College or university										M	M	M	G							M	M	M	M			M	G				
	Computer-aided learning center				G					G		P	P	P							S	S	P				P	G				
	Elementary school	M	M	M	M	M	M							M							M	M	M				M	M				
	High school or middle school	G	G	M	M	M	M							M							M	M	M				M	G				
	Education and research center										P	P	P		P	P	P				S	S					P	G				
	Vocational or trade school										P	P	P	P	P	P	P				S	S		P			G					
Government Facility	Community or police substation			P	P					P	P	P	P	P							P	P	P	P	P		P	G				
	Correctional institution																										G					



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Use Category	Use Type	Residential Districts									Commercial Districts					Industrial Districts			Mixed-Use Districts				Other Districts					Use Specific Standards					
		R1	R2	R3	R4	R5	R6	R9	R10	C1	C2A	C2B	C2C	C3	M1	I1	I2	NMU	CMU	RCMU	RMX	A	D	A	F	O	L		P	L	I	T	A
	Governmental office										S	S	S	G	P	P				S	S	S		P						M	M		
	Governmental service															P	S/M	P						P						M/G			
	Police/fire station										M	M	M	M							M	M		P						M	G		
Health-Care Facility	Health care facility or nursing home, 1-6 patients			G	G					G				P						S	S	S	P								G		
	Health care facility or nursing home, 7-10 patients			G	G					G				P						S	S	S	P								G		
	Health care facility or nursing home, 11+ patients			G	G									G							S	S								G	G		
	Health service establishment									P	P	P	P							S	S	S	P							G	G		
Park and Recreation Area	Cemetery																													P	G		21.05.04
	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P						P	P	P	P							P	P		
	Nursery, public																													P			
	Park, public	S	S	S	S	S	S	S	S	S	S	S	S	S						S	S	S	S	S					S	S	S		
Transportation Facility	Airport																													P			21.05.04
	Airstrip, private	G	G			G	G										G	G												P		G	G
	Bus transit center										S	S	S	S	S						S	S								P		S	
	Heliport										G	G		G			G	G												P		G	G
	Railroad freight terminal															P	G	P												P		G	
	Railroad passenger terminal											M	M		M						M	M								P		M	G

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Use Category	Use Type	Residential Districts								Commercial Districts					Industrial Districts			Mixed-Use Districts				Other Districts					Use Specific Standards			
		R1	R2	R3	R4	R5	R6	R9	R10	C4	C2A	C2B	C2C	C3	M	M1	I1	I2	NMU	C2MU	R2MU	R3MU	A	A	O	P		T	W	
Utility-Facility	Taxicab dispatching office													P						S		P								
	Utility facility																													
	Utility substation	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	S	S	S	S	P								
Communication facilities	Antenna co-location on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Concealed antennae and towers	C	C	C	C	C	C	C	C	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
	Non-concealed building-mounted antennae and towers	C	C	C	C	C	C	C	C	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
	Non-concealed freestanding towers	C	C	C	C	C	C	C	C	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Community Service	Adult Care	Adult care (9 to 15 persons)		C	C	C	C	C																						
		Adult care (16 or more persons)		C	C	C	C	C																						
	Child Care	Child care facility (9 or more children)		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C												
		Cemetery or mausoleum																												
	Community center		C	C	S	S	C	C																						
	Crematorium																													
	Government administration and civic buildings																													
	Homeless and transient shelter																													
Neighborhood recreation center		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S														



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		R1	R2	R3	R4	R5	R6	R9	R10	C1	C2A	C2B	C2C	C3	M1	M2	M3	I1	I2	I3	NMU	CMU	RCMU	RMX	A	D	A	F	O		L	P	L	I

Use Category	Use Type	R1	R2	R3	R4	R5	R6	R7	R9	R10	Use-Specific Standards
Public Safety Facility	Community or police substation			P	P						21.05.040.H.1.
	Correctional institution										21.05.040.H.2.
	Police/fire station										
Transportation Facility	Airport										
	Airstrip, private	C	C			C	C	C	C	C	21.05.040.I.2.
	Bus transit center										
	Heliport										
	Railroad freight terminal										
	Railroad passenger terminal										
	Rail yard										
Utility Facility	Governmental service										21.05.040.J.1.
	Utility facility										
	Utility substation	S	S	S	S	S	S	S	S	S	21.05.040.J.3.
Telecommunication Facilities	Antenna collocation on existing tower	P	P	P	P	P	P	P	P	P	21.05.040.K.
	Concealed antennae and towers	P	P	P	P	P	P	P	P	P	21.05.040.K.
	Non-concealed building-mounted antennae and towers	C	C	C	C	C	C	C	C	C	21.05.040.K.
	Non-concealed freestanding towers	C	C	C	C	C	C	C	C	C	21.05.040.K.

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Use Category	Use Type	Residential Districts										Commercial Districts					Industrial Districts			Mixed-Use Districts				Other Districts					Use Specific Standards			
		R1	R2	R3	R4	R5	R6	R9	R10	C4	C2A	C2B	C2C	C3	M	M	I1	I2	NMU	CMU	RCMU	RMX	A	D	A	F	O	L		P	L	I

Use Category	Use Type	R1	R2	R3	R4	R5	R6	R7	R9	R10	Use-Specific Standards
<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		21.05.050.A.1
	Farming, horticultural					P	P		P		
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		21.05.050.B.3 21.07.130
	Paddock or stable, commercial					S/M	S/M	S/M	S/M		21.05.050.B.4 21.07.130
Assembly	Club / lodge / meeting hall				C						21.05.020.A.
Entertainment/ Recreation, Outdoor	Skiing facility, alpine									C	
Retail (Sales)	Nursery, commercial	C	C			C	C				21.07.130
Visitor Accommodations	Camper park				C						21.05.050.M.1
	Extended-stay lodgings				C						21.05.050.M.2
	Inn				C						21.05.020.A. 21.05.050.M.5
	Recreational and vacation camp					C	C		C	C	
<b>INDUSTRIAL USES</b>											
<b>This table shows only those industrial uses allowed in the residential districts. All other industrial uses not shown are prohibited.</b>											
Manufacturing and Production	Natural resource extraction, organic and inorganic	S/C	S/C	S/C		S/C	S/C	S/C	S/C		21.05.060.B.5
Waste and Salvage	Land reclamation	S/C	S/C	S/C	S/C	S/C	S/C	S/C	S/C	S/C	21.05.060.E.3

1

F. Table of Allowed Uses – Commercial, Industrial, Mixed-Use, and Other Districts<sup>iii</sup>

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

**TABLE 21.05-2: TABLE OF ALLOWED USES – COMMERCIAL, INDUSTRIAL, MIXED-USE, AND OTHER DISTRICTS**

**P = Permitted Use      S = Administrative Site Plan Review**  
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Use Category	Use Type	COMMERCIAL						MIXED-USE					INDUSTRIAL				OTHER						Use-Specific Standards		
		A/C	B/D_1	B/D_2	B/D_3	M/C	O	R/M/X	N/M/U_1	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	O/L	P/R	P/L/I	T/A		W	
	Residential care (9 or more residents)	P	P	P	P		P														C	C		21.05.030.B.3.	
	Roominghouse	P	P	P	P		P	S	P	S	S	S	S										C		21.05.030.B.4.
	Transitional living facility	P																							
<b>PUBLIC / INSTITUTIONAL USES</b>																									
Adult Care	Adult care (9 to 15 persons)	P	P	P	P		P	P	P													C		21.05.040.A.	
	Adult care (16 or more persons)	P	P	P	P		P		P												P	C		21.05.040.A.	
Child Care	Child care facility (9 or more children)	P	P	P	P		P	P	P					C	C						P	C		21.05.040.B.	
Community Service	Cemetery or mausoleum																				P	C		21.05.040.C.1.	
	Community center							S			S	S	S							C	S	S		21.05.040.C.2.	
	Crematorium														C	P					C	C		21.05.040.C.3.	
	Government administration and civic buildings	C	S	S	S	P	P				S	S	S	S			P					M	M		
	Homeless and transient shelter																					C			

**TABLE 21.05-2: TABLE OF ALLOWED USES – COMMERCIAL, INDUSTRIAL, MIXED-USE, AND OTHER DISTRICTS**

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



**TABLE 21.05-2: TABLE OF ALLOWED USES – COMMERCIAL, INDUSTRIAL, MIXED-USE, AND OTHER DISTRICTS**

**P = Permitted Use      S = Administrative Site Plan Review**  
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Use Category	Use Type	COMMERCIAL						MIXED-USE					INDUSTRIAL				OTHER						Use-Specific Standards					
		A/C	C/B/D/1	C/B/D/2	C/B/D/3	M/C	O	R/M/X	N/M/U/1	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	O/L	P/R	P/L/I	T/A		W				
Health Care Facility	Health care facility or nursing facility (1-16 patients)	P						P	C	S	S	S	S												C		21.05.040.F.1.	
	Health care facility or nursing facility (17+ patients)	C										S	S	S											C	C	21.05.040.F.1.	
	Health services	P	P	P	P		P	P	P	S	S	S	S												C	C	21.05.040.F.2.	
Parks and Open Area	Community garden	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	S	S	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	C	21.05.040.H.1.
	Correctional institution																									C		21.05.040.H.2.
	Police/fire station	M	M	M	M							M	M	M											M	C		
Transportation Facility	Airport																											
	Airstrip, private																									C	C	21.05.040.I.2.
	Bus transit center	S	S	S	S	S						S	S	S											S			

**TABLE 21.05-2: TABLE OF ALLOWED USES – COMMERCIAL, INDUSTRIAL, MIXED-USE, AND OTHER DISTRICTS**

**P = Permitted Use      S = Administrative Site Plan Review**  
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Use Category	Use Type	COMMERCIAL						MIXED-USE					INDUSTRIAL				OTHER						Use-Specific Standards
		A/C	C/B/D/1	C/B/D/2	C/B/D/3	M/C	O	R/M/X	N/M/U/1	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	O/L	P/R	P/L/I	T/A	
	Heliport	C	C	C									C	C	C					C	C		
	Railroad freight terminal													C	P	P					C		
	Railroad passenger terminal			M	M	M				M	M	M		P	P					M	C		
	Rail yard													C	P	P					C		
Utility Facility	Governmental service												P	S	P	P				S			21.05.040.J.1.
	Utility facility												C	C	C	C				C		C	
	Utility substation	S	S	S	S	S	S	S	S	S	S	S	P	P	P	S				S	S	S	21.05.040.J.3.
Telecommunication Facilities	Antenna collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21.05.040.K.
	Concealed antennae and towers	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21.05.040.K.
	Non-concealed building-mounted antennae and towers	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S	S	21.05.040.K.
	Non-concealed freestanding towers	S/C	S/C	S/C	S/C	S/C	S/C	C	S/C	C	C	C	C	S/C	S/C	S/C	S/C	S/C	S/C	P	S/C	S/C	S/C

**TABLE 21.05-2: TABLE OF ALLOWED USES – COMMERCIAL, INDUSTRIAL, MIXED-USE, AND OTHER DISTRICTS**

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Use Category	Use Type	COMMERCIAL						MIXED-USE					INDUSTRIAL				OTHER						Use-Specific Standards
		A/C	C/B/D/1	C/B/D/2	C/B/D/3	M/C	O	R/M/X	N/M/U/1	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	O/L	P/R	P/L/I	T/A	
<b>COMMERCIAL USES</b>																							
Agricultural Uses	Farming, animal husbandry				P	P	P																21.05.050.A.
	Farming, horticultural				P	P	P							P								G	21.05.050.A.
Animal Sales, Service & Care	Animal control shelter											S		S							S		21.05.050.B.
	Animal-grooming service				S	S	S	P			P	P			P	P	P	S				S	21.05.050.B.
	Kennel				S	S	S				P			P					P			S	21.05.050.B.
	Paddock or stable				S	S	S																21.05.050.B.
	Pet shop							P	P	P	P	P				P	P	P				G	
	Veterinary clinic										P	P			P	P	P	P				G	21.05.050.B.
Assembly	Civic/convention center								G	G	G					S	S				G		
	Club/ledge/meeting hall			G				G	P	P	P	P			S	S	S		P		S	G	21.05.020.A
	Entertainment event, major								G	G	G	G									G		21.05.020.A
Entertainment, Indoor	Amusement establishment									P	P	P				S					C	21.05.020.A	

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Use Category	Use Type	COMMERCIAL						MIXED-USE					INDUSTRIAL				OTHER						Use-Specific Standards			
		A/C	C/D/1	C/D/2	C/D/3	M/C	O	R/M/X	N/M/U/1	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	O/L	P/R	P/L/I	T/A		W		
Entertainment / Recreation, Outdoor	Fitness and recreational sports center								P	P	P					S	S	S	P							
	Movie theater								P	P	P							S	S					G		21.05.020.A
	Nightclub, licensed								P	P	P	P						S	S					P		21.05.050.D- 21.05.020.A:
	Nightclub, unlicensed								P	P	P	P						S	S					P		21.05.050.D-
	Theater company or dinner theater								P	P	P							S	S					P		21.05.020.A:
	General outdoor recreation, commercial										P	G					S	S					G			
	Golf course																						G			
	Golf driving range											G											G			
	Motorized sports facility														G	G							G			21.05.050.E- 21.05.020.A:
	Shooting range, outdoor																						G			
Skiing facility						G																G	G			
Financial Institution	Financial institution							P	P	P	P	S					S	S	S	P					21.05.050.F-	
Food and Beverage Service	Bar or tavern							P	P	P	P	P				S	S	S		P			A		21.05.020.A:	



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Use Category	Use Type	COMMERCIAL						MIXED-USE					INDUSTRIAL				OTHER						Use-Specific Standards				
		A/C	B/D <sub>1</sub>	B/D <sub>2</sub>	B/D <sub>3</sub>	M/C	O	R/M/X	N/M/U <sub>1</sub>	N/M/U <sub>2</sub>	C/C/M/U	R/C/M/U	M/M/U	I/C	I <sub>1</sub>	I <sub>2</sub>	M/I	A/F	O/L	P/R	P/L/I	T/A		W			
	Business-service establishment							P	P	P	P	P					P	P	P			S					
	Convenience-store							P	P	P	P	P					P	P	P	P	P						21.05.050-K; 21.05.020-A;
	Farmers-market								P	P	P								P	P				P	P		
	Fuel-sales-with convenience store							C				P		P			C	S	S						C	21.05.050-K; 21.05.020-A;	
	Meat and seafood processing, storage, and sales											P		P										C			
	General retail, large								M	M	M	M							M	M							
	General retail, medium								S	S	S	C							S	S					C		
	General retail, small							P	P	P	P	C					P	P	P	P	S					C	
	Grocery or food store							P	P	P	P						S	S	S	S					C / P	21.05.020-A;	
	Liquor-store							P	P	P	P						P	P	P							21.05.020-A;	
	Lumber yard/building materials-store											S		S					C								
	Nursery, commercial	C	C			C	C					P							C					C	C		
	Pawnshop										C	P															



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		A/C	C/D/1	C/D/2	C/D/3	M/C	O	R/M/X	N/M/U/1	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	O/L	P/R	P/L/I	T/A		W	
	Vehicle storage yard										C			P	P				P				C		21.05.050.L.
Visitor Accommodations	Camper park			C							C												C	C	21.05.050.M.
	Extended stay lodgings			C													P	P	S						21.05.050.M.
	Hostel										P	P					P	P							
	Hotel									P	P	P	P	C				S	S		P				21.05.020.A.
	Inn			C					P			P				P	P	P	S					C	
	Motel											P								P				C	21.05.020.A.
	Recreational and vacation camp																						C		
<b>INDUSTRIAL USES</b>																									
Industrial Service	Data processing facility														P	P									
	General industrial service															P									
	Research laboratory													P	P			C					C	C	
Manufacturing and Production	Cottage crafts								P		P					P	P		P				P		21.05.060.B.









<u>Entertainment/ Recreation, Outdoor</u>	<u>General outdoor recreation, commercial</u>	<u>C</u>			<u>P</u>						<u>S</u>	<u>S</u>	<u>S</u>					<u>C</u>	<u>C</u>			<a href="#">21.05.050.E.1.</a>
	<u>Golf course</u>																	<u>C</u>	<u>C</u>			
	<u>Golf driving range</u>	<u>C</u>																	<u>C</u>			
	<u>Motorized sports facility</u>														<u>C</u>	<u>C</u>			<u>C</u>	<u>C</u>		<a href="#">21.05.050.E.4.</a> <a href="#">21.05.020.A.</a>
	<u>Shooting range, outdoor</u>																			<u>C</u>		<a href="#">21.05.050.E.5.</a>
	<u>Skiing facility, alpine</u>																		<u>C</u>	<u>C</u>	<u>C</u>	
<u>Financial Institution</u>	<u>Financial institution</u>	<u>S</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>S</u>	<u>P</u>	<u>P</u>	<u>S</u>	<u>S</u>	<u>S</u>									<a href="#">21.05.050.F.</a>
<u>Food and Beverage Service</u>	<u>Bar or tavern</u>	<u>P/M</u>	<u>P/M</u>	<u>P/M</u>	<u>P/M</u>				<u>P</u>	<u>S/M</u>	<u>S/M</u>	<u>S/M</u>	<u>S/M</u>	<u>P/M</u>						<u>P/M</u>		<a href="#">21.05.020.A.</a> <a href="#">21.05.020.C.</a> <a href="#">21.07.120</a>
	<u>Brew pub</u>	<u>P/M</u>	<u>P/M</u>	<u>P/M</u>	<u>P/M</u>					<u>S/M</u>	<u>S/M</u>	<u>S/M</u>	<u>S/M</u>									<a href="#">21.05.020.A.</a> <a href="#">21.05.020.C.</a> <a href="#">21.07.120</a>
	<u>Food and beverage kiosk</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>P</u>	<u>P</u>					<u>P</u>		<a href="#">21.05.020.A.</a> <a href="#">21.05.020.C.</a> <a href="#">21.05.050.G.3.</a>
	<u>Restaurant</u>	<u>P/M</u>	<u>P/M</u>	<u>P/M</u>	<u>P/M</u>	<u>P/M</u>	<u>P/M</u>	<u>S/M</u>	<u>P</u>	<u>S/M</u>	<u>S/M</u>	<u>S/M</u>	<u>S/M</u>	<u>P/M</u>						<u>P/M</u>	<u>C</u>	<a href="#">21.05.020.A.</a> <a href="#">21.05.020.C.</a> <a href="#">21.07.120</a>
<u>Office</u>	<u>Office, business or professional</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>							<u>C</u>	
	<u>Broadcasting and recording facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>					<u>S</u>	<u>S</u>		<u>P</u>					<u>P</u>	<u>P</u>	
<u>Retail (Personal Services)</u>	<u>Dry cleaning establishment</u>	<u>P/M</u>													<u>P/M</u>							<a href="#">21.05.020.C.</a> <a href="#">21.07.120</a>
	<u>Dry-cleaning, drop-off site</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>							<u>P</u>	<a href="#">21.05.020.C.</a>
	<u>Funeral services</u>	<u>P/M</u>			<u>P/M</u>							<u>S/M</u>	<u>S/M</u>									<a href="#">21.05.020.C.</a> <a href="#">21.07.120</a>
	<u>General personal services</u>		<u>P/M</u>	<u>P/M</u>	<u>P/M</u>		<u>P</u>	<u>P/M</u>	<u>P</u>	<u>P/M</u>	<u>P/M</u>	<u>P/M</u>	<u>P/M</u>	<u>P</u>							<u>P/M</u>	<a href="#">21.05.020.C.</a> <a href="#">21.07.120</a>
	<u>Instructional services</u>	<u>P/M</u>	<u>P/M</u>	<u>P/M</u>	<u>P/M</u>		<u>P/M</u>	<u>P</u>	<u>P/M</u>	<u>P/M</u>	<u>P/M</u>	<u>P/M</u>	<u>P/M</u>								<u>P/M</u>	<a href="#">21.05.020.C.</a> <a href="#">21.07.120</a>





<b>INDUSTRIAL USES</b>																					
<u>Industrial Service</u>	<u>Data processing facility</u>					<u>S</u>								<u>P</u>	<u>P</u>	<u>P</u>					
	<u>General industrial service</u>															<u>P</u>					
	<u>Research laboratory</u>					<u>S</u>					<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>C</u>	<u>C</u>		
<u>Manufacturing and Production</u>	<u>Cottage crafts</u>				<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>									<u>P</u>	<u>21.05.060.B.1.</u>	
	<u>Food service contractor or caterer</u>	<u>P</u>									<u>C</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>						
	<u>Manufacturing, heavy</u>													<u>C</u>	<u>P</u>						
	<u>Manufacturing, light</u>													<u>P</u>	<u>P</u>						
	<u>Natural resource extraction, organic and inorganic</u>	<u>S/C</u>	<u>S/C</u>	<u>S/C</u>	<u>S/C</u>	<u>S/C</u>	<u>S/C</u>	<u>S/C</u>	<u>S/C</u>	<u>S/C</u>	<u>S/C</u>	<u>S/C</u>	<u>S/C</u>	<u>S/C</u>	<u>S/C</u>	<u>S/C</u>			<u>S/C</u>	<u>S/C</u>	<u>21.05.060.B.5.</u>
	<u>Natural resource extraction, placer mining</u>																	<u>C</u>	<u>C</u>	<u>21.05.060.B.6.</u>	
	<u>Marine Facility</u>	<u>Aquaculture</u>				<u>C</u>								<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>				
	<u>Boat storage facility</u>				<u>P</u>								<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>					
	<u>Cold storage and ice processing for marine products</u>				<u>C</u>											<u>P</u>					
	<u>Facility for combined marine and general construction</u>															<u>C</u>					





**21.05.020 GENERALLY APPLICABLE USE STANDARDS**

**A. Uses Involving the Retail Sale of Alcoholic Beverages<sup>4</sup>**

Any use that involves the retail sale of alcoholic beverages is subject to the Assembly Alcohol Approval review process ~~established in Section~~ section 21.03. ~~[x-ref]. This~~ 220, Assembly Alcohol Approval. That process shall apply to any such use regardless of whether it is listed in ~~Table~~ Tables 21.05-1 or 21.05-2 as being permitted as a matter of right or subject to site plan ~~review~~ or the conditional use ~~process~~ review. The applicant shall be required to obtain approval through both the Assembly Alcohol Approval process and the separate process referenced in ~~Table 21.05-1.~~

~~**B. Uses Containing Premises Where Children are Not Allowed<sup>2</sup>**~~

~~Any 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<sup>iv</sup>**

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 ~~Table~~ Tables 21.05-1 or 21.05-2 as being permitted as a matter of right or subject to site plan or conditional ~~review~~ or the conditional use process, shall comply with the requirements of this ~~sections~~ subsection 21.05.020.B. The applicant shall be required to obtain approval through the process referenced in ~~Table~~ Tables 21.05-1 or 21.05-2 and also to comply with the standards of this ~~sections~~ subsection 21.050.020.B.

**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. ~~of this section 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:

<sup>4</sup> ~~NOTE: A new process will be drafted for Chapter 21.03. It will include the substance of the existing Section 21.05.160: "Conditional Use Standards—Uses Involving Sale of Alcoholic Beverages."~~

<sup>2</sup> ~~NOTE: This section carries forward the substance of the existing section 21.45.240, "Location of premises where children are not allowed."~~

- a. A school;
- b. A public park;
- c. A ~~church~~religious assembly;
- d. Property zoned residential, including RMX, except in the TA district;
- e. Property in the TA-zoned property district designated as “residential” in the Turnagain Arm Comprehensive Plan;
- f. Public recreational facilities;
- g. ~~Twenty-four-hour child care~~Care facilities ~~or day care~~; or
- h. Public libraries.

**3. Compliance with State Standards**

Where the state has provided specific standards for determining an enterprise's permissible location, ~~then~~ the state's means of measurement shall apply. Such enterprises shall also comply with subsection 2. ~~of this section 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, ~~when granted~~, the enterprise ~~was~~ is in compliance with subsection 2. or 3. of this section, as applicable. This permit shall be obtained from the ~~administrative official designated~~ Director, pursuant to Section section 21.03. ~~ix-ref~~ 230, Administrative Permits. This permit shall remain valid so long as ~~that~~ the enterprise remains in continuous operation at that location, and does not physically expand. In addition, a permit granted under subsection 3. ~~of this section~~ shall remain valid so long as the enterprise does not engage in an activity ~~for which a permit is required under subsection 2. of 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<sup>v</sup>**

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 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 ~~Table~~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 an ~~administrative or major~~ site plan ~~review process~~, or ~~subject to the~~ 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~~chapter 21.1213. 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. Dwelling, Mixed-Use<sup>vi</sup>**

**a. Definition**

A dwelling that is located on the same lot or in the same building as a non-residential use, in a single environment in which both residential and non-residential amenities are provided.

**b. Use-Specific Standards<sup>3</sup>**

~~[RESERVED]~~

Buildings containing mixed-use dwellings in the R-4 and RMX districts shall comply with the applicable residential design standards in section 21.07.100, Residential Building Standards. Buildings containing mixed-use dwellings in the mixed-use districts shall comply with the mixed-use development standards in section 21.04.040.H.

**2. Dwelling, Multiple-Family**

**a. Definition**

A residential building designed for or occupied by three or more families, with the number of families in residence not exceeding the number of dwelling units provided. The definition includes the terms “apartment” or “apartment building.”

**b. Use-Specific Standards<sup>4</sup>**

~~[RESERVED]~~

Multiple-family dwellings shall comply with the applicable residential design standards in section 21.07.100, Residential Building Standards.

**3. Dwelling, Single-Family Attached**

**a. Definition**

One dwelling unit in a building on its own lot, with one or more walls abutting the wall or walls of another single-family dwelling unit on an adjacent lot.

<sup>3</sup> NOTE: A cross-reference will be necessary to any new design standards that are drafted as part of Module 3.

<sup>4</sup> NOTE: A cross-reference will be necessary to any new design standards that are drafted as part of Module 3.

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- b. **Use-Specific Standards**<sup>5vii</sup>
- i. **Residential Design Standards**  
Single-family attached dwellings shall comply with the applicable residential design standards in section 21.07.100, Residential Building Standards.
- ii. **Common Party Wall Agreement**  
A common party wall agreement shall be recorded. The agreement shall provide for maintenance of the uniformity and common appearance of the exterior of all structures and landscaping. The paint and trim colors for both units of each structure shall be the same and landscaping shall be installed and maintained as a common design for both units of each structure.
- iii. **Access: No Vertical Stacking**  
Each unit shall have its own access to the outside, and no unit may be located over another unit in whole or in part.
- iv. **Side Setback Requirement**  
Detached accessory structures shall comply with the side setback requirement of the underlying zoning district on the common lot line between attached residential units.
- i. ~~\_\_\_\_\_~~ **[RESERVED]**<sup>6</sup>
4. **Dwelling, Single-Family Detached**
- a. **Definition**  
One detached building on its own lot, erected on a permanent foundation, designed for long-term human habitation exclusively by one family, having complete living facilities, and constituting one dwelling unit. This use type includes, but is not limited to, the following:
- i. **Dwelling, Factory-Built**  
A detached single-family dwelling designed for long-term human habitation, and having complete living facilities, being at least 900 square feet in size, constructed and fabricated into one or more sections at a factory, and designed to be joined at the location of use on a permanent foundation.
- ii. **Dwelling, Prefabricated**  
A detached single-family dwelling designed for long-term habitation, and having complete living facilities, fabricated at a factory into component parts that are assembled at the location of use on a permanent foundation.
- b. **Use-Specific Standards**

<sup>5</sup> ~~NOTE: This standard is based on the existing Section 21.50.110 "Conditional use standards-Townhouses, Row Houses and Office Buildings Built to a Common Wall (R-O district)." Some existing provisions have been removed that cover topics that will be addressed elsewhere in the new Title 21 (e.g., parking).~~

<sup>6</sup> ~~NOTE: In Module 3, staff has requested new standards to provide relief from the typical garage-dominated streetscape in Anchorage.~~

1 Single-family detached dwellings shall comply with the applicable  
2 residential design standards in section 21.07.100, *Residential*  
3 *Building Standards*.

4 **5. Dwelling, Townhouse**

5 **a. Definition**

6 A building containing three or more ~~than two~~ single-family dwelling  
7 units erected in a single row, on adjoining lots, with each unit having  
8 its own separate entrance.

9 **b. Use-Specific Standards**

10 i. Townhouse dwellings shall comply with the use-specific  
11 standards for “Single-Family Attached Dwellings” above.

12 ii. Each dwelling shall be separated from the adjoining unit or  
13 units by one-hour fire resistant property line walls, extending  
14 from the basement or crawl space floors to 30 inches above  
15 the roof (or parapet exception) on each side of the common  
16 lot line<sup>7, viii</sup>.

17 **iii. Residential Design Standards**

18 Townhouse dwellings shall comply with the applicable  
19 residential design standards in section 21.07.100, *Residential*  
20 *Building Standards*.

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

22 **a. Definition**

23 One detached building on one lot designed for or occupied  
24 exclusively by two families and constituting two dwelling units. The  
25 definition includes the term “duplex.”

26 **b. Use-Specific Standards**

27 Two-family dwellings shall comply with the applicable residential  
28 design standards in section 21.07.100, *Residential Building*  
29 *Standards*.

30 **7. Dwelling, Mobile Home**

31 **a. Definition**

32 A detached, single-family dwelling that is:

33 i. Designed for long-term human habitation;

34 ii. Constructed and fabricated into a complete unit or units at a  
35 factory;

36 iii. Designed to be transported, after fabrication, on its own  
37 wheels, on flatbeds or other trailers, or on detachable wheels;

38 iv. Ready for occupancy except for minor and incidental  
39 unpacking and assembly operations and connection to  
40 utilities;

<sup>7</sup> ~~NOTE: Need to confirm this existing standard meets current building code requirements.~~

- 1 v. Identified by a model number and serial number by its  
2 manufacturer;
- 3 vi. (If manufactured before June 15, 1976) designed to meet the  
4 Manufactured Home Construction and Safety Standards  
5 promulgated by the U.S. Department of Housing and Urban  
6 Development under 24 CFR 3280; and
- 7 vii. Designed primarily for placement on an impermanent  
8 foundation or otherwise so ~~placed~~designed as to permit  
9 moving of the unit to another location during its usable life.

- 10 b. **Use-Specific Standards**  
11 Only one mobile home is allowed per lot in the R-5 district, unless the  
12 lot is within a mobile home park. A mobile home shall be placed on a  
13 permanent foundation unless it is located within a mobile home park.

14 8. **Mobile Home Park**

- 15 a. **Definition**  
16 Any parcel or adjacent parcels of land in the same ownership that is  
17 utilized for occupancy by more than two mobile homes. This term  
18 shall not be construed to mean tourist facilities for parking of travel  
19 trailers or campers, which are classified under “Camper Park.”

- 20 b. **Use-Specific Standards**<sup>8ix</sup>  
21 All mobile home parks within the Municipality shall be constructed,  
22 operated, and maintained in accordance with these general  
23 standards:

- 24 i. **Compliance with Applicable Regulations**  
25 Mobile home parks shall be constructed, operated, and  
26 maintained in conformance with all applicable state statutes  
27 and regulations and local ordinances; provided, however, that  
28 the provisions of ~~Chapter~~chapter 21.4011, *Nonconformities*,  
29 of this ~~Title~~title shall not be applied to prohibit the removal  
30 and replacement of a mobile home on a space within a  
31 mobile home park subject to that chapter.

- 32 ii. **Responsibility for Compliance**  
33 Complete responsibility for standards established by this  
34 subsection and for construction within a mobile home park  
35 shall rest with the owner of such park.

- 36 iii. **Minimum Site Size**  
37 Mobile home parks in the R-3, R-4, and R-5 districts shall be  
38 on sites of at least five acres<sup>9</sup> ~~x~~.

<sup>8</sup> ~~NOTE: This section consolidates standards from two locations: the existing Chapter 21.70 “Mobile Home Parks,” and the existing Section 21.50.120 “Conditional use standards—Mobile home parks.” Since all mobile home parks require a conditional use permit, there is no need to maintain a set of “conditional use standards” separate from the general standards. We have reordered all provisions to try and improve the user friendliness of the section. The “permit” section has been removed since that section of the current Title 21 is proposed to be deleted under P&Z case #2003-037.~~

<sup>9</sup> ~~NOTE: Staff recommends increasing the current size threshold from two to five acres.~~

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- iv. *Maximum Site Density*  
~~Density~~*Gross density* for mobile home parks shall not exceed eight units per ~~gross~~-acre.
- v. *Mobile Home Spaces*
- (A) *Occupancy*  
 No mobile home space shall contain more than one mobile home or duplex mobile home. No other dwelling unit shall occupy a mobile home space.
- (B) *Minimum Size*  
 All single mobile home spaces shall have a minimum of 3,500 square feet of land area. A duplex mobile home space shall have a minimum of 5,000 square feet of land area.<sup>40 xi</sup>
- (C) *Mobile Home Separation*
- (1) No part of any mobile home, accessory building, or its addition shall be placed closer than 15 feet from any other mobile home or its addition, or no closer than ten feet if that mobile home, accessory building, or its addition being placed meets NFPA 501A and HUD #24CFR328O standards. ~~An accessory building to a mobile home may be placed closer to that mobile home or its addition.~~
- (2) The ~~provisions~~*requirements* of ~~Sections~~*sections* 21.06.~~ix-ref~~,020.A.2., *Projections into Required Setbacks* and 21.05.070, *Accessory Uses and Structures*, shall not apply to mobile home parks. All mobile homes and accessory structures shall be placed at least five feet from the front space line. Steps shall not be considered in determining the separations required by this subsection.
- (D) *Access*  
 Each mobile home space shall have direct access to an internal street. Direct access to exterior public streets shall be discouraged.
- vi. *Streets and Drainage Facilities*
- (A) *Street Surface*  
 All streets within a mobile home park shall be surfaced with all-weather materials, such as gravel, ~~cinders~~, asphalt, or concrete, to a minimum surface width of 34 feet.
- (B) *Right-of-Way Width*

<sup>40</sup>-NOTE: Each of these space minimums has been increased by 500 feet per staff suggestion.



- 1 Any street within a mobile home park that services  
 2 100 spaces or more shall be classified as a major  
 3 street. Major streets shall have a minimum right-of-  
 4 way width of 50 feet. All other streets shall have a  
 5 minimum right-of-way width of 40 feet. Streets within  
 6 mobile home parks are not required to be dedicated  
 7 as public rights-of-way.
- 8 (C) *Cul-De-Sac Streets*  
 9 No street within a mobile home park shall dead end  
 10 except for cul-de-sac streets ~~which~~that are no more  
 11 than 650 feet in length and have a minimum turning  
 12 radius of 50 feet at the termination point of the cul-de-  
 13 sac.
- 14 (D) *Intersections*  
 15 No street within a mobile home park shall extend  
 16 more than 650 feet in length between street  
 17 intersections. Intersecting streets shall cross at 90-  
 18 degree angles from an alignment point 100 feet from  
 19 the point of intersection. No street intersection shall  
 20 be closer than 125 feet to any other street  
 21 intersection.
- 22 (E) *Street Frontage*  
 23 Double-frontage spaces are prohibited, except that  
 24 reverse-frontage lots may back against streets  
 25 bordering the mobile home park.
- 26 (F) *Street Layout*  
 27 Streets shall be laid out so that their use by through  
 28 traffic will be discouraged.
- 29 (G) *Street Grades*  
 30 Street grades shall not exceed six percent. Street  
 31 grades within 100 feet of intersections shall not  
 32 exceed four percent.
- 33 (H) *Street Curves and Visibility*  
 34 The radius of street curves (between intersections)  
 35 shall exceed 100 feet. Streets shall be constructed to  
 36 provide clear visibility as measured along a centerline  
 37 of the street for a minimum distance of 150 feet.
- 38 (I) *Crosswalks*  
 39 Pedestrian crosswalks not less than ten feet in width  
 40 may be required in blocks longer than 330 feet when  
 41 deemed essential to provide reasonable circulation or  
 42 access to schools, playgrounds, shopping centers,  
 43 convenience establishments, service buildings or  
 44 other community facilities.
- 45 vii. *Water and Sewage Systems*



1 All mobile homes in mobile home parks shall be connected to  
2 water and sewage systems approved by the Municipality  
3 before they may be occupied.

4 **viii.** *Additions to Mobile Homes; Accessory Buildings*

5 **(A)** *Generally*

6 Additions or other accessory buildings or structures  
7 shall not exceed 120 square feet gross floor area.  
8 Additions and accessory buildings shall not exceed  
9 the height of the mobile home by more than 12  
10 inches. All additions and accessory buildings shall  
11 be subject to the spacing and setback requirements  
12 for mobile homes. Any addition or accessory building  
13 shall be constructed in accordance with building  
14 safety code regulations pertaining to temporary  
15 structures, provided that additions will not be required  
16 to have a permanent foundation.

17 **(B)** *Exits*

18 The number of exterior exits from additions shall be  
19 equal to or greater than the number of exits leading  
20 from the mobile home to the addition. When two  
21 exterior exits are required from additions, they shall  
22 be placed a distance apart equal to one-fifth of the  
23 total perimeter of the addition.

24 **ix.** *Refuse Collection*

25 A mobile home park operator shall provide adequate refuse  
26 collection facilities. Refuse collection facilities shall be  
27 constructed and maintained in accordance with all municipal  
28 health regulations and shall be designed to bar animals from  
29 access to refuse. Refuse shall be removed from refuse  
30 collection sites at least once a week. Refuse facilities shall  
31 be screened pursuant to section 21.07.080.E., Screening.

32 **x.** *Fuel Tanks*

33 Fuel oil supply tanks shall be placed underground in  
34 compliance with applicable building and fire codes. Liquefied  
35 gas containers shall be securely anchored to a permanent  
36 and stable holding structure or adequately secured to a  
37 mobile home.

38 **xi.** *Campers and Travel Trailers*

39 Occupied campers and travel trailers are not subject to  
40 paragraphs 8.b.v., *Mobile Home Spaces*, and 8.b.vii., *Water*  
41 *and Sewage Systems*, of this subsection. Any permitted  
42 spaces intended for occupied campers and travel trailers  
43 shall be placed in an area segregated from permanent mobile  
44 home spaces. Any area within a mobile home park that is  
45 occupied by campers and travel trailers shall be served by a  
46 service building containing public toilet facilities and water  
47 supply.

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- xii. *Animals in Mobile Home Parks*<sup>xii</sup>  
The keeping of poultry and other livestock is prohibited in mobile home parks.
  
- xiii. *Convenience Establishments in Mobile Home Parks*  
Convenience establishments of a commercial nature, including stores, coin-operated laundry and dry cleaning establishments and laundry and dry cleaning agencies, beauty shops and barbershops, may be permitted in mobile home parks subject to the following restrictions. Such establishments and the parking area primarily related to their operations shall not occupy more than ten percent of the area of the park, shall be subordinate to the residential use and character of the park, shall be located, designed and intended to serve frequent trade or service needs of persons residing in the park, and shall present no visible evidence of their commercial character from any portion of any district outside the park. Such convenience areas shall be considered accessory uses to the principal use of mobile homes, may be permitted without a zoning change, and shall be discontinued if the mobile home park is discontinued.
  
- xiv. *Sites in Flood Hazard Overlay District*  
All mobile home parks of which all or a portion are within the Flood Hazard Overlay District shall meet the following requirements:
  - (A) Over-the-top ties shall be provided at each of the four corners of the mobile home and two ties per side at intermediate locations. Mobile homes more than 50 feet long shall require one additional tie per side (applicable on mobile homes constructed earlier than 1976).
  - (B) Frame ties shall be provided at each corner of the frame, and five ties per side at intermediate points. Mobile homes more that 50 feet long shall require four additional ties per side.
  - (C) All components of the anchorage system shall be capable of carrying a force of 4,800 pounds.
  - (D) Any additions to the mobile home shall be similarly anchored.
  - (E) All applications for a conditional use for a mobile home park shall include an evacuation plan indicating alternate vehicular access and escape routes during times of flooding.
  
- xv. *Sites in Floodplain*  
No mobile homes shall be placed within the regulatory floodplain, except that mobile home parks existing before

September 25, 1979, shall be permitted to place mobile homes within existing unit spaces.

xvi. *Nonconforming Mobile Home Parks*

(A) Those mobile home parks situated within the boundaries of the former City of Anchorage which existed prior to August 30, 1977, are not subject to paragraphs 8.b.v., *Mobile Home Spaces*, and 8.b.vii., *Water and Sewage Systems*, of this subsection, provided that such parks meet the standards set forth in the former City of Anchorage Municipal Code ~~Sections~~sections 6.60.010 through 6.60.110.

(B) Those mobile home parks situated in any area of the Municipality other than that described in paragraph i. above, which existed prior to 1966, are not subject to the requirements of paragraphs 8.b.v., *Mobile Home Spaces*, 8.b.vi., *Streets and Drainage Facilities*, and 8.b.viii., *Additions to Mobile Homes, Accessory Buildings*, of this subsection, within the area and to the extent that it was constructed, operated or maintained prior to that date.

(C) Any mobile home park exempt from certain ~~sections~~requirements of this ~~Section~~subsection 21.05.030.A.8., *Mobile Home Park*, as provided in paragraphs ~~a-~~(A) and ~~b-~~(B) above, shall conform to all provisions of this ~~Section~~subsection 21.05.030.A.8. within any area first constructed, operated, or maintained after the specified date or within any area that is substantially altered, remodeled, reconstructed or rebuilt after that date.

B. **Group Living**

This category is characterized by residential occupancy of a structure by a group of people who do not meet the definition of "Household Living." ~~Tenancy is generally arranged on a monthly or longer basis, and the~~The size of the group may be larger than a family. Generally, structures have a common eating area for residents. The residents may receive care, training, or treatment, and caregivers may or may not also reside at the site. Accessory uses commonly include recreational facilities and vehicle parking for occupants and staff. Specific use types include:

1. **Correctional Community Residential Center**

a. **Definition**

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

b. **Use-Specific Standards**<sup>44xiii</sup>

i. ~~General Standards~~ for Centers Established After January 1, 1995

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

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

(B) Program occupancy limits shall be as determined by the State Department of Corrections.

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

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

(E) In the ~~GCAC, CCMU, RCMU, and MMU~~ zoning districts, correctional community residential centers ~~may that~~ house only residents convicted of misdemeanors are a permitted use. Centers that house felons are a conditional use in those districts.

(F) No additional correctional community residential centers may be located in the ~~C-2A, C-2B, or C-2CBD~~ zoning districts or in ~~a GCAn AC~~ zoning district in the area bounded on the north by Ship Creek, on the south by Chester Creek, on the east by Orca Street extended, and on the west by Cook Inlet.

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

The three correctional community residential centers that were 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.

<sup>44</sup> NOTE: This carries forward the existing 21.50.035 "Standards for Correctional Community Residential Centers." Changes include changes adding two new criteria addressing separation from schools and parks, and requiring a minimum amount of outdoor recreation space. We deleted provisions that will be addressed in other parts of Title 21 (e.g., parking requirements, screening for dumpsters).

1 ~~2.—Dormitory~~

2 ~~2. Habilitative Care Facility<sup>xiv</sup>~~

3 ~~a. **Definition**~~

4 ~~A facility intended or used principally for sleeping accommodations for~~  
5 ~~a group of people who do not meet the definition of “household,” and~~  
6 ~~that provides shared kitchen and bathroom facilities. The use may be~~  
7 ~~related to an educational, public, or religious institution. This use~~  
8 ~~includes convents and monasteries.~~

9 ~~3.—Quasi-Institutional House~~

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

19 ~~b. **Use-Specific Standard**~~

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

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

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

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

36 ~~3. Residential Care Facility<sup>xv</sup>~~

37 ~~a. **Definition**~~

38 ~~*i. Definition for Uses Established On or After August 8, 1995*~~

39 ~~A residential facility located in a structure or residence or any~~  
40 ~~living unit thereof designed, used or intended for use as a~~  
41 ~~human habitation, the principal use or goal of which is to~~  
42 ~~serve as a place for persons seeking rehabilitation or~~  
43 ~~recovery from any physical, mental, or emotional infirmity, or~~  
44 ~~any combination thereof, in a family setting as part of a group~~  
45 ~~rehabilitation and/or recovery program utilizing counseling,~~  
46 ~~self-help, or other treatment or assistance.~~

~~ii. Definition for Uses Established Prior to August 8, 1995~~

~~A residential facility located in a structure or residence or any living unit thereof designed, used or intended for use as a human habitation, the principal use or goal of which is to serve as a place for persons seeking rehabilitation or recovery from any physical, mental, emotional, or legal infirmity, or any combination thereof, in a family setting as part of a group rehabilitation and/or recovery program utilizing counseling, self-health, or other treatment or assistance.~~

~~b. Use-Specific Standard~~

~~The following standard applies to quasi-institutional houses established prior to August 8, 1995:~~

~~i. A quasi-institutional house 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.~~

~~4. Residential Care<sup>12</sup>~~~~a. Definition~~

~~A dwelling unit that provides a supervised residential environment for persons with a mental or physical disability, without regard to age or relationship to the owner, for a duration of at least 30 consecutive days for each client. Facilities under this definition include, but are not limited to, assisted living, adult foster care, and family respite care. Facilities under this definition do not include child care, adult care, quasi-institutional houses, community correctional residential centers, or nursing homes.~~

~~b. Use-Specific Standards~~

~~All residential care facilities shall comply with the following standards:~~

~~i. Exterior Appearance~~

~~The structure and grounds shall have the exterior appearance of a residence keeping in character with residential structures in the neighborhood.~~

~~ii. Required Services~~

<sup>12</sup>NOTE: From the new Assisted Living ordinance prepared by the Municipality.





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

4 c. ***Use-Specific Standards for Large Residential Care Facilities***  
5 All large residential care facilities shall comply with the use-specific  
6 standards set forth below for “Adult Care (Nine or More Clients).”

7 4. **Roominghouse**

8 a. **Definition**

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

15 b. **Use-Specific Standards**

16 i. **Administrative Permit**

17 Roominghouses shall ~~be subject to the requirements of the~~  
18 ~~annual~~require an administrative permit issued in accordance  
19 with ~~Section [section 21.03.x-ref.]<sup>13</sup> 230.~~ An application for a  
20 roominghouse shall not be complete unless it is accompanied  
21 by proof of a current business license, health inspection for  
22 25 occupants or more, a health authority approval certificate  
23 (for on-site systems only), and a site plan and building floor  
24 plans meeting the requirements of this title.

25 ii. **General Standards<sup>14xvi</sup>**

26 (A) In residential zones (including RMX), the design  
27 standards for multi-family residential buildings shall  
28 apply.<sup>xvii</sup>

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

31 (C) The number of guestrooms shall be limited to 8  
32 guestrooms or 12 pillows.<sup>xviii</sup>

33 (D) Cooking facilities are prohibited in guestrooms.

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

37 (F) Public ingress and egress to the roominghouse shall  
38 be limited to one primary entrance; guestroom

<sup>13</sup> ~~NOTE: The public review draft of Chapter 21.03 had removed the annual administrative permit provisions, under the assumption that such a requirement probably could be folded into the new land use permit provisions. However, it now appears that some uses, such as this one, might still require a separate annual administrative permit, and so that permit should be added back into the next draft of Chapter 21.03.~~

<sup>14</sup> ~~NOTE: New standards in response to staff comments.~~



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**<sup>xix</sup>

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 ~~Table~~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**<sup>46</sup>

1. **Definition**

~~A service providing for the supervision or care of adults who require assistance due to physical, emotional, or cognitive impairments, but who do not require continuous nursing care. These facilities may offer other appropriate social, indoor or outdoor recreational, physical, medical, or psychological services in a protective setting, so long as these uses are clearly accessory to the supervision or care of adults. Hours of operation are not limited, but care is intended to be less than 24-hour care for any one client.~~

~~2. Use-Specific Standards~~

~~a. **Adult Care (Up to Six Clients)**~~

~~Adult care facilities with up to six clients may be allowed an accessory use; see Section 21.05.070, *Accessory Uses and Structures*.~~

~~b. **Adult Care, Child Care, Health Care, or Residential Care (Seven or More Clients)**<sup>46</sup>~~

~~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*.

<sup>45</sup> NOTE: From the new Assisted Living ordinance prepared by the Municipality.

<sup>46</sup> NOTE: These new standards come from the Assisted Living ordinance. We have removed provisions that merely repeat standards of general applicability (e.g., uses shall comply with general height standards and general parking requirements).

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- b. **Adult Care (Nine or More Clients); (also applies to “Child Care (Nine or More Children)”); “Health Care Facilities”; and “Large Residential Care Facilities”<sup>xx</sup>**
  - i. *Applicability*  
The standards in this subsection shall apply to adult care, and child care, health care, and residential care facilities that serve, or are designed or proposed to serve, seven nine or more clientspersons/children; health care facilities; and large residential care facilities.
  - ii. *Traffic Access*  
The site shall provide for direct access from a street constructed to ~~urban~~Class A standards.
  - iii. *Minimum Lot Size*  
In addition to the general dimensional standards of ~~Chapter~~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) ~~Seven~~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) ~~Seven~~Six to ten beds: 15,000 square feet.
      - (2) More than 11 beds: 20,000 square feet.
    - ~~(C) — Minimum Lot Size for Child Care Service or Adult Care Service~~

1 ~~(1) Seven to ten persons in care at any given~~  
2 ~~time: 15,000 square feet.~~

3 ~~(2) More than 11 persons in care at any give~~  
4 ~~time: 20,000 square feet.~~

5 iv. *Maximum Lot Coverage*

6 The maximum lot coverage by all structures shall be in  
7 accordance with the zoning district in which the institution is  
8 established. However, regardless of the maximum underlying  
9 lot coverage, a minimum of ~~25~~15 percent of the lot shall  
10 remain as a planted open area, landscaped area, natural  
11 vegetation area or useable yard, to exclude buildings,  
12 driveways, parking areas, sidewalks, etc., unless the  
13 ~~Planning~~ Director determines that retention of less than ~~25~~15  
14 percent of the lot as open area, etc., will allow for sufficient  
15 buffering of adjacent uses.

16 ~~v. Screening or Buffering<sup>47</sup>~~

17 v. *Setback/Yard Requirements*

18 The ~~Planning and Zoning Commission~~ may require:

19 ~~(A) Enclosure of the entire site by a fence of a minimum~~  
20 ~~of four feet setback requirements shall be those~~  
21 ~~permitted in height the district in order to prevent~~  
22 ~~casual access to and from which the site.~~

23 ~~(B) Screening or buffering landscaping is located or as~~  
24 ~~described in section 21.45.125.C.2 or 3 along the~~  
25 ~~length of otherwise authorized by the Planning and~~  
26 ~~Zoning Commission so long as a use within a~~  
27 ~~nonresidential district adjacent to a lot line.~~

28 ~~A bond for the installation of landscaping at residential use or~~  
29 ~~district shall provide L2 Buffer landscaping on all sides of the~~  
30 ~~property adjacent to the time of implementation of the~~  
31 ~~Commission approval. This landscape bond, payable to the~~  
32 ~~Municipality of Anchorage, shall be in the amount of~~  
33 ~~nonresidential use. The play yard surfacing for a 120%~~  
34 ~~itemized cost estimate prepared child care facility, as~~  
35 ~~prescribed by a professional landscape architect of the~~  
36 ~~planting material, topsoil, plus labor for installation.~~  
37 ~~Further, Department of Health and Human Services, may be~~  
38 ~~located within this bond shall remain in effect for a 2-year~~  
39 ~~growing period to assure survivability of all trees and shrubs~~  
40 ~~and replacement of dead or stunted landscape~~  
41 ~~materials area.~~

42 vi. *On-site Systems*

43 Every ~~health care facility, child care service or adult day~~  
44 ~~service with seven or more clients, subject to this subsection~~

<sup>47</sup> NOTE: This subsection probably can be deleted after the new landscaping and screening provisions are drafted in Module 3.

1 ~~and~~ supported by on-site well and wastewater disposal  
2 systems, shall conform to the requirements of ~~AMC~~ chapter  
3 15.65, pertaining to wastewater disposal regulations, and  
4 shall provide a one-time only health authority certificate.

5 ~~vii. — Pedestrian Circulation~~

6 ~~Paved walkways for residents must be provided from parking~~  
7 ~~areas, and from abutting public street. Large residential care~~  
8 ~~facilities shall have an annual field inspection and trail~~  
9 ~~frontages, to individual units or to common building entries.~~

10 ~~viii. — Permit Required~~

11 ~~A biennial administrative permit for every health care facility~~  
12 ~~or adult day service shall be obtained from the administrative~~  
13 ~~official designated pursuant to Section 21.03.[x-ref], unless a~~  
14 ~~verification of on-site plan review or conditional use is~~  
15 ~~required. The application shall identify the legal description of~~  
16 ~~the site, zoning, street address, occupancy, copy of the~~  
17 ~~permittee's State and/or Municipal license, and list of staff~~  
18 ~~and professional certifications. The applicant shall certify on~~  
19 ~~the permit that, when granted, the use is in compliance with~~  
20 ~~this Title. The permit shall remain valid until the use ceases~~  
21 ~~operation, or until the permit expires or is revoked according~~  
22 ~~to this title. Before the permit is issued:~~

23 ~~(A) — The applicant shall obtain from the building official or~~  
24 ~~his designee a determination of (1) the occupancy~~  
25 ~~classification of the facility under the building code;~~  
26 ~~and (2) the need for a change of use permit. A copy~~  
27 ~~of this determination shall be provided to the~~  
28 ~~inspectors noted in subsection 2 below, and a copy~~  
29 ~~shall be submitted with the administrative permit~~  
30 ~~application.~~

31 ~~(B) — A code compliance inspection shall be performed by~~  
32 ~~municipal code abatement, structural, electrical, and~~  
33 ~~fire inspectors to verify compliance with minimum life-~~  
34 ~~safety requirements established by the Building~~  
35 ~~Safety Division. The inspections are not required if a~~  
36 ~~code compliance inspection has been performed, or~~  
37 ~~a certificate of occupancy has been issued, within the~~  
38 ~~previous 10 years and the permit applicant certifies~~  
39 ~~that no alterations requiring a permit have been made~~  
40 ~~since the code compliance inspection or certificate of~~  
41 ~~occupancy was issued. A copy of all inspection~~  
42 ~~reports shall be submitted with the administrative~~  
43 ~~permit application.~~

44 ~~If supported by on-site well and wastewater disposal systems,~~  
45 ~~the property shall conform to the requirements of Chapter~~  
46 ~~15.65, pertaining to wastewater disposal regulations, and the~~  
47 ~~owner/operator shall provide a one-time only health authority~~  
48 ~~certificate/septic.~~

1 **B. Child Care<sup>18</sup> Facility<sup>xxi</sup>**

2 **1. Definition**

3 ~~A service providing for~~ Child care facility has the supervision or care of  
 4 ~~children. Such service may include educational and social programs so~~  
 5 ~~longsame meaning as these uses are clearly accessory to the supervision or~~  
 6 ~~care of children. Services providing supervision or care of one or more~~  
 7 ~~adults, along with any number of children, shall be treated as "Adult Care"~~  
 8 ~~under this Title~~ set forth in AMC chapter 16.55. This use includes pre-schools.

9 **2. Use-Specific Standards**

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

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

14 **b. ~~Seven~~Nine or More ClientsChildren**

15 Child care facilities with ~~seven clients~~nine children or more shall  
 16 comply with the use-specific standards set forth above for "Adult  
 17 Care, ~~Child Care, Health Care, or Residential Care (Seven (Nine or~~  
 18 ~~More Clients or More).~~"

19 **C. Community Service**

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

27 **1. Cemetery or Mausoleum<sup>xxii</sup>**

28 **a. Definition**

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

33 **b. Use-Specific Standards<sup>xxiii</sup>**

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

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

38 **ii. Landscaping**

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

<sup>18</sup> ~~NOTE: The child care classification comes from the draft assisted living ordinance (Planning & Zoning Commission Case #2003-143 to be heard on December 1, 2003). Planning, Law and DHHS departments all worked on this definition and ensured that it matches applicable federal regulations and the recently changed state regulations, as well as Title 16.~~



~~b. Use-Specific Standards~~~~Community centers shall comply with the use-specific standards set forth below for "Religious Assembly."~~~~2. Family Self-Sufficiency Service~~~~a. Definition~~~~A governmentally operated or sponsored social service agency that provides aide to economically disadvantaged families in finding training, employment, and housing.~~~~b. Use-Specific Standards (also applies to "Computer-Aided Learning Center")~~~~i. General Standards<sup>19</sup>~~~~The following general standards apply to these uses in all districts:~~~~(A) Building~~~~The structure used to house the facility shall maintain at least twenty residential units and devote at least 85 percent of the building's maximum gross floor area to residential use.~~~~(B) Ownership~~~~The operating agency shall have ownership of the structure. No other entity may rent, lease, buy, or otherwise obtain space in the building for the purposes of operating facilities regulated under this subsection.~~~~(C) Staff~~~~During the operation hours, there shall be at least one instructor/monitor on-site and responsible to the operating agency.~~~~(D) Clients~~~~Facility users are not required to be residents of the building housing the facility. The facility users shall be restricted to the tenants of the operating agency or beneficiaries of assisted housing from the operating agency.~~~~ii. District Specific Standards~~~~The following specific standards apply to the referenced districts:~~~~(A) In the R-4 and C-1 districts, computer-aided learning centers may be conditionally allowed if they have a maximum gross floor area of 1,000 square feet.~~~~(B) In the R-4 and C-1 districts, family self-sufficiency service facilities may be conditionally allowed if they~~<sup>19</sup>NOTE: Existing standard; no major substantive changes.

1 have a maximum gross floor area of 1,500 square  
2 feet.

3 **3. Homeless and Transient Shelter**

4 A facility that is intended primarily to serve the meeting, cultural,  
5 social services, administrative, or entertainment needs of the  
6 community as a whole, operated by the government or as a non-profit  
7 facility, and generally open to the public.

8 **b. Use-Specific Standards (also apply to "Religious Assembly")**

9 **i. Applicability**

10 The standards of this subsection shall apply to all community  
11 centers and religious assemblies within a residential zoning  
12 district (including RMX).

13 **ii. Minimum Lot Area and Width**

14 Notwithstanding the general standards of chapter 21.06,  
15 community centers and religious assemblies subject to this  
16 subsection shall have a minimum lot area of 14,000 square  
17 feet and a minimum lot width of 100 feet at any point.

18 **iii. Traffic Access**

19 Community centers and religious assemblies shall have at  
20 least one property line of the site that is at least 50 feet in  
21 length, and it shall abut a street designated as a class I  
22 collector or greater on the OSHP. All ingress and egress  
23 traffic shall be directly onto such street.

24 **iv. Buffering Standards**

25 L3 Separation landscaping is required along all property lines  
26 where the community center or religious assembly site abuts  
27 a residential use in a residential zone.

28 **3. Crematorium<sup>xxiv</sup>**

29 **a. Definition**

30 A furnace or establishment for the cremation of corpses.

31 **b. Use-Specific Standard**

32 All facilities shall be maintained within a completely enclosed building,  
33 and shall be sufficiently insulated so that, to the maximum extent  
34 feasible, no noise or odor can be detected off-premises.

35 **4. Governmental Administration and Civic Buildings<sup>xxv</sup>**

36 **a. Definition**

37 An office of a governmental agency or foreign government that  
38 provides administrative and/or direct services to the public, such as,  
39 but not limited to, employment offices, public assistance offices, or  
40 motor vehicle licensing and registration services.

41 **5. Homeless and Transient Shelter**

42 **a. Definition**

43 A facility designed to provide minimum necessities of life on a limited,  
44 short-term basis for individuals and families during periods of



1 dislocation or emergency pending formulation of longer-term  
2 planning. Facility elements may include providing the physical care  
3 required, including shelter, food, necessary medical and clothing  
4 needs, directly or by referral to appropriate agency; and planning for  
5 more permanent solution to the problem, including contact with  
6 community resources for housing and employment in the case of  
7 transients.

8 **6. Neighborhood Recreation Center**

9 **a. Definition**  
10 A facility providing recreation/pool facilities and/or meeting rooms,  
11 and typically oriented to the recreational needs of the residents of a  
12 particular subdivision or housing project.

13 **7. Religious Assembly<sup>20xxvi</sup>**

14 **a. Definition**  
15 A building or structure, or group of buildings or structures, intended  
16 primarily for the conducting of organized religious services.  
17 Accessory uses may include, without limitation, parsonages, meeting  
18 rooms, and child care provided for persons while they are attending  
19 religious functions. Schools associated with religious assemblies are  
20 not an accessory use.

21 **b. Use-Specific Standards<sup>xxvii</sup>**

22 ~~i. Applicability~~  
23 **i. Standards**  
24 ~~Religious assemblies within a residential zoning district shall~~  
25 ~~conform to the requirements of this section. Religious~~  
26 ~~assemblies in all other zoning districts assembly uses shall~~  
27 ~~comply with the requirements of this Title exclusive of the~~  
28 ~~provisions of this subsection.~~

29 ~~ii. Dimensional Standards~~  
30 ~~In addition to the general dimensional use-specific standards~~  
31 ~~of Chapter 21.06, the following specific dimensional~~  
32 ~~standards apply to religious assemblies set forth above under~~  
33 ~~“Community Center.”~~

34 ~~(A) Lot Area and Width~~  
35 ~~A religious assembly site shall have a minimum area~~  
36 ~~of 14,000 square feet and a minimum width of 100~~  
37 ~~feet at any point.~~

38 **ii. Maximum Height**  
39 ~~A~~ Except for those elements exempted in subsection  
40 21.06.020E.2., a religious assembly may not exceed the  
41 height permitted in the zoning district in which it is located.  
42 However, in districts where the maximum height is 30 feet,  
43 the maximum height for a religious assembly or a portion  
44 thereof may increase to 40 feet, so long as the building is

<sup>20</sup> NOTE: ~~New definition based on existing definition of term in Title 21 and permitted accessory uses allowed by districts.~~

1 setback from any point on the property line ~~is~~ at least twice  
2 the maximum actual height.

3 ~~iv. Traffic Access~~

4 ~~At least one property line of the religious assembly site which~~  
5 ~~is at least 50 feet in length must abut a street designated as a~~  
6 ~~class I collector or greater.~~

7 **D. Cultural Facility**

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

12 **1. Aquarium**

13 **a. Definition**

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

16 **2. Botanical Gardens**

17 **a. Definition**

18 ~~Facilities~~ A facility for the demonstration and observation of the  
19 cultivation of flowers, fruits, vegetables, native, or ornamental plants.

20 **3. Library**

21 **a. Definition**

22 A ~~public~~ facility for the use of literary, musical, artistic, or reference  
23 materials.

24 **4. Museum or Cultural Center**

25 **a. Definition**

26 A building or place ~~having public significance by reason of its~~  
27 ~~architecture or former use or occupancy; or a building~~ serving as a  
28 repository for a collection of natural, scientific, cultural, historic, or  
29 literary curiosities or objects of interest, or works of art, or sites and  
30 buildings, and arranged, intended, and designed to be used by  
31 members of the public for viewing, and which may include  
32 ~~performances, demonstrations, and teaching.~~

33 **5. Planetarium**

34 **a. Definition**

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

39 **6. Zoo**

40 **a. Definition**

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

## E. Educational Facility

This category includes any public and private ~~schools—school~~ at the primary, elementary, middle, junior high, or high school level ~~that provide state-mandated basic education~~. 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. Computer Aided Learning Center~~

#### ~~a. Definition~~

~~A facility that provides access to personal computer equipment for use in self-instruction.~~

#### ~~b. Use-Specific Standards~~

~~Computer-aided learning centers shall comply with the use-specific standards set forth above for “Family Self-Sufficiency Service.”~~

### 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, ~~or~~ parochial, or charter school offering academic instruction for students typically between the kindergarten and sixth grade levels. Pre-school is not included and is categorized in this title as “Child Care Facility.”

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b. ***Use-Specific Standards (also apply to “Boarding School” and “Middle and High School” and “Boarding School”<sup>24</sup>)<sup>xxviii</sup>***

- i. *Purpose*  
The standards of this subsection are intended to ensure the compatibility of schools with surrounding neighborhoods and to minimize the impacts of school uses on adjacent properties.
  
- ii. *Applicability<sup>xxix</sup>*  
The standards of this subsection shall only apply to schools with 100 students or more.
  
- iii. *Public Schools*  
Public schools are subject to the facility standards of the Anchorage School District—school facility design and construction manual, in addition to the requirements of this title for the zoning district in which they are located. For issues in which the Anchorage School District site development and design criteria are more stringent than the standards of this section, the School District standards shall control.
  
- iv. *Minimum Lot Dimensions and Setbacks*  
All schools are subject to the following standards:
  - (A) School buildings in residential districts (including RMX) shall: 1) cover not more than 35 percent of their site area; and 2) provide 50-foot side and rear setbacks.
  
  - (B) Minimum lot requirements in all districts shall be as follows:
    - (1) Elementary: one acre per 100 students;
  
    - ~~(2) Middle, High, and Boarding: one and one-half acres per 100 students; and~~
  
    - (2) ~~High or Boarding: two acres per 100 students.~~
  
- v. *Vehicle and Pedestrian Access*
  - (A) All middle and high schools, and schools without ~~a municipally designated~~ Anchorage School District attendance boundary designated by the Anchorage School District, shall have at least 100 ~~[?]~~ feet of frontage on a Class I or greater classification street.
  
  - (B) Paved pedestrian walkways and trails, exclusive of driveways, shall be provided between the principal

<sup>24</sup> NOTE: Suggested new standards.

1 buildings and each abutting public right-of-way or  
2 trail.

3 vi. *Temporary Structures for School Expansion Space*

4 *(Relocatables)*

5 Temporary structures serving as expansion space for schools  
6 are allowed in all districts in which schools are allowed,  
7 subject to the following standards:

8 (A) ~~The~~To the maximum extent feasible, temporary  
9 ~~structures~~structures shall not be located between the  
10 principal building and ~~any abutting right-of-way. a~~  
11 ~~street classified as collector class or greater in the~~  
12 ~~OSHP.~~

13 (B) The temporary ~~structure shall comply with~~structures  
14 are exempt from the general requirements for all  
15 temporary uses contained in ~~Section~~section  
16 21.05.080, *Temporary Uses and Structures*.

17 vii. *Buffering Standards*

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

21 5. **High School or Middle School**

22 a. **Definition**

23 A public, private, ~~or~~ parochial, or charter school offering academic  
24 instruction for students typically in the seventh through twelfth grades.  
25 This classification includes the terms “middle school” and “junior high  
26 school.”

27 b. **Use-Specific Standards**

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

30 ~~6. **Education and Research Center**~~

31 ~~a. **Definition**~~

32 ~~Educational facilities, research centers, and laboratories operated by~~  
33 ~~a government or educational institution and devoted to the study of~~  
34 ~~physical or biological characteristics of the environment.~~

35 6. **Vocational or Trade School**

36 a. **Definition**

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

- b. **Use-Specific Standard<sup>22xxx</sup>**
  - i. In the ~~C-2A, C-2B, and C-2CBD~~ 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. **Government~~Health Care~~ Facility<sup>xxxi</sup>**

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**

- 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**

- 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, blood banks and pharmacies.
- b. **Use-Specific Standards**  
In the CBD-2 district, this use is prohibited on the ground floor.

<sup>22</sup> NOTE: Existing standard; no substantive changes.

1 **G. Parks and Open Areas**

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

7 **1. Community Garden**

8 **a. Definition**

9 A private or public facility for the cultivation of fruits, flowers,  
 10 vegetables, or ornamental plants by more than one individual or  
 11 family.

12 **2. Park and Open Space, Public or Private<sup>xxxii</sup>**

13 **a. Definition**

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

18 **H. Public Safety Facility<sup>xxxiii</sup>**

19 This category includes buildings, storage areas, and other facilities for the  
 20 operationpublic safety operations of local, state, or federal government. Accessory  
 21 uses include maintenance, storage, fueling facilities, satellite offices<sup>21</sup>, holding cells,  
 22 and parking areas. Specific uses include:

23 **1. Community or Police Substation**

24 **a. Definition**

25 A subsidiary community services or police station providing public  
 26 services primarily intended for the immediate geographic area in  
 27 which the station is located.

28 **b. Use-Specific Standards**

29 In the R-3, R-4, and RMX districts, community or police substations  
 30 shall be no larger than 3,500 square feet in gross floor area, and shall  
 31 be architecturally compatible with the surrounding residential  
 32 neighborhood in terms of building and roofing design and materials  
 33 and lot placement.

34 **2. Correctional Institution**

35 **a. Definition**

36 A facility, other than a correctional community residential center,  
 37 providing for the imprisonment or physical confinement of prisoners  
 38 under guard or 24-hour physical supervision, such as prisons, prison  
 39 farms, jails, reformatories, penitentiaries, houses of detention,  
 40 detention centers, honor camps, and similar facilities.

41 **b. Use-Specific Standards<sup>23xxxiv</sup>**

42 **i. Traffic Access**

<sup>23</sup> NOTE: Suggested new standards.

1 A site more than one-half acre in size shall provide for direct  
2 access from a street of collector or greater capacity.

3 ii. *Dimensional Standards*

4 ~~Notwithstanding~~~~Notwithstanding~~ the general dimensional  
5 standards in ~~Chapter~~~~chapter~~ 21.06, the following specific  
6 standards apply to these uses:

7 (A) *Minimum Lot Size for Rural Correctional Institutions*

8 Unless otherwise authorized by the Planning and  
9 Zoning Commission, the minimum lot size for rural  
10 correctional institutions shall be as follows:

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

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

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

17 (B) *Minimum Lot Size for Urban Correctional Institutions*

18 Unless otherwise authorized by the Planning and  
19 Zoning Commission, the minimum lot size for urban  
20 correctional institutions shall be as follows:

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

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

23 (3) More than 11 beds: 20,000 square feet

24 iii. *Maximum Lot Coverage*

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

34 iv. *Screening or Buffering*<sup>24</sup>

35 The Planning and Zoning Commission may require:

36 (A) Enclosure of the entire site by a fence, or  
37 ~~screening~~~~L3 Separation~~ landscaping ~~as described in~~  
38 ~~Section [x-ref. "Landscaping"]~~, or both, in order to  
39 prevent casual access to and from the site.

<sup>24</sup> NOTE: This provision probably will unnecessary following drafting of the general landscaping provisions in Chapter 21.07.



1 (B) ~~Screening or buffering~~<sup>L3 Separation</sup> landscaping ~~as~~  
2 ~~described in Section [x ref. "Landscaping"]~~ along the  
3 perimeter of the site.

4 ~~3. Governmental Office~~  
5 ~~a. Definition~~

6 ~~An office of a governmental agency that provides administrative~~  
7 ~~and/or direct services~~<sup>L4 Screening landscaping when adjacent</sup> to the  
8 ~~public, such as, but not limited to, employment offices, public~~  
9 ~~assistance offices, or motor vehicle licensing and registration~~  
10 ~~services.~~

11 ~~4. Governmental Service~~  
12 ~~a. Definition~~

13 (C) ~~A facility housing government shops, maintenance~~  
14 ~~and repair centers, and equipment storage~~  
15 ~~yards~~<sup>residential zones (including RMX).</sup>

16 3. Police/Fire Station  
17 a. Definition

18 A station housing a police or fire department, including indoor and  
19 outdoor space for administrative offices, storage of equipment,  
20 temporary detention facilities, and associated vehicles, equipment,  
21 and servicing facilities. Police stations provide services to multiple  
22 precincts.

23 ~~G. Health Care Facility~~<sup>25</sup>

24 ~~This category includes uses that provide medical or surgical care to patients.~~  
25 ~~Hospitals offer overnight care, while other medical facilities provide outpatient care~~  
26 ~~only. Accessory uses include offices, laboratories, teaching facilities, meeting areas,~~  
27 ~~cafeterias, parking, maintenance facilities, and housing for staff or trainees. Specific~~  
28 ~~uses types include:~~

29 ~~1. Health Care Facility~~  
30 ~~a. Definition~~

31 ~~A facility or institution, whether public or private, principally engaged~~  
32 ~~in providing services for health maintenance, diagnosis, or treatment~~  
33 ~~of human disease, pain, injury, deformity or physical condition,~~  
34 ~~including but not limited to, a general hospital, special hospital,~~  
35 ~~mental hospital, public health center, diagnostic center, treatment~~  
36 ~~center, rehabilitation center, extended care facility, skilled nursing~~  
37 ~~home, nursing home, intermediate care facility, tuberculosis hospital,~~  
38 ~~chronic disease hospital, or maternity hospital, but excluding quasi-~~  
39 ~~institutional houses and residential care. Training and rehabilitation~~  
40 ~~services and health services may be permitted as accessory uses, if~~  
41 ~~integral to the facility's function. Central services facilities, such as~~  
42 ~~kitchens and laboratories that serve the health care facility, are~~  
43 ~~permitted accessory uses to a health care facility.~~

<sup>25</sup> NOTE: Definitions from the new Assisted Living ordinance prepared by the Municipality.

**2. Health Service Establishment****a. Definition**

~~An establishment 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, blood banks and pharmacies.~~

**3. Nursing Home****a. Definition**

~~A health care facility that is not an acute care hospital and that provides skilled nursing care, as defined in AS 08.70.180, and related convalescent or chronic care, or both, for a period in excess of 24 consecutive hours for two or more patients not related by blood, adoption or marriage to the operator, who by reason of illness or infirmity, are unable properly to care for themselves. Convalescent and chronic care may include but not be limited to any or all procedures commonly employed in waiting on the sick, such as administration of medicines, preparation of special diets, giving of bedside nursing care, application of dressings and bandages, and carrying out of treatment prescribed by a duly licensed practitioner of the healing arts. It may also include care of mentally incompetent persons. Such facility provides nursing services, and may provide pharmaceutical services, physical or occupational therapy, social work services, therapeutic recreational activities, dietetic, central supply, laundry, housekeeping, laboratory and radiological services. Child care, adult care, residential care, quasi-institutional houses, and correctional community residential centers are excluded.~~

**H. 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. Cemetery****a. Definition**

~~A graveyard, burial ground, or other place of interment, entombment, or sepulture of one or more human bodies or remains. Columbaria, crematories, mausoleums, and mortuaries are not permitted unless specifically allowed under this Title.~~

**b. Use-Specific Standards<sup>26</sup>****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.~~

<sup>26</sup> NOTE: This standard is based on the existing Section 21.50.140 "Conditional use standards—Cemeteries."

~~ii. Minimum Site Area~~~~The minimum area for a cemetery shall be five acres.~~~~iii. Screening<sup>27</sup>~~~~The site shall contain a ten-foot wide buffer planted with screening landscaping immediately within and along the entire length of its periphery, except at access points to the cemetery, which shall be maintained by the property owner.~~~~iv. Platting of Burial Plots~~~~Burial plots shall be platted in accordance with Section 21.03.060.D., *Abbreviated Plat Procedure*.~~~~v. 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.~~~~vi. Interment Below Groundwater Table Prohibited~~~~No burial plots shall be established where interment would occur below the groundwater table.~~~~vii. Traffic Access~~~~A cemetery shall have access to a street designated as a collector or greater capacity.~~~~viii. Dimensional Standards~~~~Notwithstanding the general dimensional standards in Chapter 21.06, the following standards shall apply to all cemeteries.~~~~(A) Minimum Setbacks~~~~(1) Front setback: Ten feet.~~~~(2) Side setback: Ten feet.~~~~(3) Rear setback: Ten feet.~~~~(B) Maximum Height of Structures~~~~35 feet.~~~~ix. Location of Burial Plots within Setbacks~~~~Graves and burial plots shall not be allowed within setback areas.~~~~x. Parking, Driveways and Streets~~~~Parking shall be provided according to Section 21.07.020, *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~~

<sup>27</sup> NOTE: Revisit this provision following drafting of the general landscaping provisions in Chapter 21.07 (Module 3). Staff notes that there is a need for landscaping plans for cemeteries, though not necessarily screening landscaping. However, if landscaping plans are required, then this might need to be a site plan approval, rather than a by-right use.

~~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 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.~~

~~3. Nursery, Public~~

~~a. Definition~~

~~A non-commercial establishment for the growth and/or display of plants, shrubs, trees, and materials used in indoor and outdoor planting, conducted within or without an enclosed building.~~

~~4. Park, Public<sup>28</sup>~~

~~a. Definition~~

~~A non-commercial, not-for-profit facility designed to serve the recreation needs of the residents of the community. Such facilities include, but are not limited to, playfields, playgrounds, and open space, but do not include larger public recreational facilities.~~

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<sup>xxxv</sup>**

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**

Any premises for the parking of motor-driven buses and the loading and unloading of passengers, but not including transit vehicle repair. Accessory uses may include ticket purchase facilities, restaurants, and stores.

<sup>28</sup> ~~NOTE: Need to ensure that all parks-related definitions match the new parks plan. Draft of parks plan not yet available.~~

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- 4. **Heliport**
  - a. **Definition**  
An area designed to be used for the landing or takeoff of helicopters, which may include all necessary passenger and cargo facilities, fueling, and emergency service facilities.
  
- 5. **Railroad Freight Terminal**
  - a. **Definition**  
A rail facility for the loading and unloading of goods, merchandise, substances, materials, and commodities.
  
- 6. **Railroad Passenger Terminal**
  - a. **Definition**  
A railroad facility for the boarding of passengers, but not including freight terminal operations. Accessory uses may include ticketing sales and offices, restaurants and stores.
  
- 7. **Rail Yard**<sup>xxxvi</sup>
  - a. **Definition**  
~~An area of land or water with a control tower that is used or intended for use for the landing and take-off of aircraft, and any appurtenant areas that are used or intended for use for airport buildings or other airport facilities or rights-of-way, together with airport buildings and facilities located thereon.~~
  
  - ~~b. **Use-Specific Standards**<sup>29</sup>  
This use is expressly limited to the following activities and structures:~~
    - ~~i. Airport runway, taxiway, apron, water land, helipad, aircraft parking and fueling areas, runway approach and protection zone;~~
    - ~~ii. Aviation facilities, including control towers, navigation equipment, airline, helicopter, air taxi, float plane facilities and administrative offices, maintenance training facilities, waterfront aircraft docks, meteorological equipment, military aviation, general aviation, fixed base operators and private aircraft tie-down facilities;~~
    - ~~iii. Air freight facilities for air cargo and mail facilities, air freight forwarding, including facilities for loading/unloading, sorting, storage, receiving, delivering, dispersal of such freight or cargo and mail;~~
    - ~~iv. Aircraft ground handling and all uses associated with ground handling of aircraft;~~
    - ~~v. Federal, state and local law enforcement, regulatory agencies, and emergency services;~~
    - ~~vi. Storage facilities in excess of 25,000 gallons for the storage and dispersing of bulk aviation fuel, bulk general fuel and bulk heating oil;~~

<sup>29</sup> NOTE: This list is from the permitted uses of MOA's draft proposal for a new AD district.

- ~~vii. Hangars and facilities for maintenance, service, storage, repair, cleaning, sale and manufacture of aircraft and aircraft parts, and ground equipment;~~
- ~~viii. Other airport-related uses compatible with airport development;<sup>30</sup>~~
- ~~ix. Catering and other aircraft service facilities;~~
- ~~x. Passenger terminals and related passenger support services such as baggage handling facilities, ticketing counter, cafes, restaurants, cocktail lounges, gift shops, car rental facilities, taxicab services, barbershops, reservations, newsstands, insurance sales, arcades, liquor stores, ground transportation facilities for vehicle rental, bus, limousines, and other passenger terminal-related sales and service;~~
- ~~xi. Aerial services for guiding, touring, aerial photography and advertising;~~
- ~~xii. Service facilities for airport and tenant employees including day care and 24-hour child care facilities, parking facilities, restaurants, convenience stores, recreation; and~~
- ~~xiii. Railroad cargo/passenger loading facilities.~~

~~2. Airstrip, Private~~

~~a. Definition~~

~~Land or water maintained as a runway without a control tower.~~

~~b. Use-Specific Standard<sup>31</sup>~~

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

~~3. Bus Transit Center~~

~~a. Definition~~

~~Any premises for the parking of motor-driven buses and the loading and unloading of passengers, but not including transit vehicle repair. Accessory uses may include ticket purchase facilities, restaurants, and stores.~~

~~4. Heliport~~

~~a. Definition~~

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

~~5. Railroad Freight Terminal~~

~~a. Definition~~

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

<sup>30</sup> NOTE: Too vague; needs clarification.

<sup>31</sup> NOTE: Existing standard. The language is vague, and additional discussions are necessary to define "adequate" for these purposes.

~~6. Railroad Passenger Terminal~~

~~a. Definition~~

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

~~7. Taxicab Dispatching Office~~

~~a. Definition~~

~~An office for the dispatching of taxis.~~

An area for the storage and repair of trains, which may include open storage yards, rail-switching equipment, roundhouses, and workshops.

J. Utility Facility

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

1. Governmental Service<sup>xxxvii</sup>

a. Definition

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

b. Use-Specific Standards

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

2. Utility Facility<sup>32xxxviii</sup>

a. Definition

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

3. Utility Substation<sup>xxxix</sup>

a. Definition

A service that is necessary to support development within the immediate vicinity, ~~involves only minor structures,~~ and is typically not staffed. Examples include, but are not limited to, electric transformer stations; gas regulator stations; water reservoirs; telephone exchange facilities; and water and sewage collection or pumping stations.

b. Use-Specific Standards

<sup>32</sup> ~~NOTE: The current code lists out a variety of specific types of utility uses (e.g., water treatment plant). However, many communities find that it's unnecessary to try and identify every type of utility facility for zoning purposes, since so many of them have the same land use impacts. This draft simply identifies "utility facilities" and "utility substations," and then lists examples of which types of facilities fall into those two categories.~~

The facility shall be designed and constructed to ensure visual and aesthetic compatibility with the surrounding neighborhood. Compatibility may be achieved either by using similar architectural design and materials as building(s) in the surrounding neighborhood, or by screening the facility with ~~an opaque screening wall or fence of at least six feet in height.~~ L3 Separation landscaping.

~~i. [Additional research necessary regarding potential controls for noise impacts of transmission lines.]~~

## K. Telecommunication Facilities<sup>33xl</sup>

Telecommunications facilities transmit ~~analog or digital voice or communications information signals~~ between or among points using electromagnetic ~~signals via antennas, microwave dishes, and similar structures.~~ Supporting equipment ~~includes waves.~~ The facilities may include towers, antennae, buildings, shelters, transformers, transmitters, receivers, equipment cabinets, towers, electrical equipment, ~~and parking areas, and other accessory development.~~ Specific use types include:

### 1. Definitions

#### a. ~~Antenna Co-Location on Existing Tower~~

~~Any structure or device used to collect, receive, transmit, or radiate electromagnetic waves, including both directional antennas (such as panels, microwave dishes, satellite earth station antennas over two meters in diameter) and omni-directional antennas (such as whips) that is placed upon an existing telecommunications tower or projection. This term does not include antennas two meters or less in diameter.~~

#### b. ~~Concealed Antennae and Towers~~

~~Any man-made trees, clock towers, bell steeples, light poles, water towers and similar alternative design mounting structures that camouflage or conceal the presence of antennas or towers.~~

#### c. ~~Non-Concealed Building-Mounted Antennae and Towers~~

~~Any tower, pole, or similar structure attached to a building that supports telecommunications antennae.~~

#### d. ~~Non-Concealed Freestanding Towers~~

~~Any structure that is designed and constructed primarily for the purpose of supporting one or more antennae, including self supporting lattice towers, guy towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common carrier towers, cellular telephone towers, alternative tower structures, and the like.~~

<sup>33</sup> NOTE: This is a completely new set of standards for the Municipality's consideration. Though no comments were made regarding communication towers during the Diagnosis and Annotated Outline phases of this project, staff has recently indicated that the existing standards are much too complex and difficult to enforce. This new, simpler set of suggested standards focuses on a handful of key issues, including encouraging concealed (stealth) towers, encouraging collocation, requiring appropriate setbacks, and requiring compatibility in appearance for support structures. Reviewers should advise if any provisions from the existing ordinance should be carried forward in this new section.

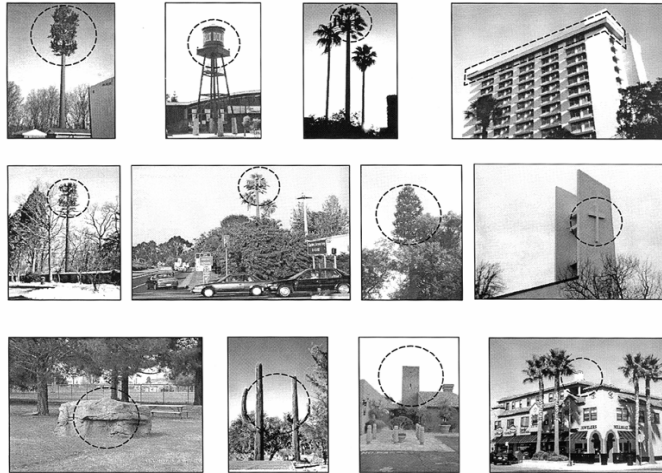


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**2. Use-Specific Standards for all Telecommunication Facilities**

**a. Concealed Antennae and Towers**

~~Concealed antennae and towers, whether building-mounted or freestanding, may be allowed through the conditional use approval~~



**Examples of Concealed (Stealth) Antennae and Towers**

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~~process in residential zoning districts. Concealed towers shall comply with height and setback requirements set forth in subsections b. and c. below.~~

**b. Non-Concealed Building-Mounted Antennae and Towers**

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~~Non-concealed, building-mounted antennae and towers may be located on non-residential buildings at the heights set forth in the following table. Height for a building-mounted tower shall be measured from the grade of the building to the highest point on the tower structure, including any installed antennae and lighting and supporting structures. Tower structures shall not exceed the height limits set forth in Section 21.04.070.B., Airport Height Overlay District.~~

<b>TABLE 21.05-2: MAXIMUM TOWER HEIGHT, NON-RESIDENTIAL BUILDINGS</b>	
<b>Building Height</b>	<b>Maximum Tower Height (including antennae)</b>
<del>Over 150 feet</del>	<del>15 percent of building height</del>
<del>75 to 149 feet</del>	<del>25 percent of building height</del>
<del>Less than 75 feet</del>	<del>40 percent of building height</del>

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**c. Non-Concealed Freestanding Towers**

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~~A conditional use permit is required to erect any non-concealed, freestanding tower in or within 200 feet of an existing residential and/or mixed use district. Non-concealed freestanding towers located more than 200 feet from an existing residential and/or mixed use district may be permitted subject to an administrative site plan.~~



~~(FAA) for compliance with FAA standards for a dual lighting system rather than a red and white marking pattern, when the Municipality determines that such a marking pattern would cause aesthetic blight due to the visibility of the tower.~~

~~(3) Support buildings located in any residential district may not be used as an employment center for any worker. This provision does not prohibit the periodic maintenance or periodic monitoring of equipment and instruments.~~

a. **Antenna**  
Any structure or device used to collect, receive, transmit, or radiate electromagnetic waves. Antennae may be mounted on towers or on buildings, and may be concealed or non-concealed.

b. **Co-located installation**  
An engineered design to accommodate four antennae with a flat plate wind loading of not less than four square feet per antenna, four cable ports at the base and antenna levels of the tower, and sufficient room within or on the tower for four runs of 7/8" coaxial cable from the base of the tower to the antennas.

c. **Co-location**  
The placing of an antenna on a tower that is not owned or operated by the entity that owns or operates the antenna.

d. **Concealment**  
Any man-made tree, clock tower, bell tower, steeple, light pole, power pole, water tower, eave, cornice, gargoyle, or similar structure or architectural feature that camouflages, disguises, or conceals the presence of antennae or towers.

e. **Tower**  
Any structure that is designed and constructed primarily for the purpose of supporting one or more antennae. The term includes but is not limited to lattice towers, guyed towers, and monopole towers. The term does not include a clock tower, bell tower, steeple, light pole, power pole, water tower, or similar structure that incidentally supports antennae. Towers may be freestanding or building-mounted, and may be concealed or non-concealed.

2. **Exemptions**

a. Dish antennae less than two meters in diameter, antennae used exclusively for SCADA (System Control And Data Acquisition) communications in a utility substation or facility, antennae used exclusively as part of a federally licensed amateur radio station, antennae for Citizen's Band (CB) radios, and antennae less than one foot in greatest dimension are exempt from this section.





1 ~~ii. If an applicant for a telecommunications facility claims that one~~  
2 ~~or more standards of this Title are inconsistent with federal law~~  
3 ~~as applied to a particular property, or would prohibit the effective~~  
4 ~~provision of wireless communications within the relevant market~~  
5 ~~area, the decision-making body may require that the application~~  
6 ~~be reviewed by a qualified engineer for a determination of the~~  
7 ~~accuracy of such claims. Any costs shall be charged to the~~  
8 ~~applicant.~~

9 ~~**e. Abandoned Antennas or Tower Structures**~~  
10 ~~Any antenna or tower structure that is not operated for a continuous~~  
11 ~~period of 12 months shall be considered abandoned, and the owner~~  
12 ~~of such antenna or tower structure shall remove the same within 180~~  
13 ~~days of receipt of notice from the administrative official notifying the~~  
14 ~~owner of such abandonment. Failure to remove an abandoned~~  
15 ~~antenna or tower structure within said 180 days shall be grounds for~~  
16 ~~the Municipality to remove the tower structure or antenna at the~~  
17 ~~owner's expense. If there are two or more users of a single tower~~  
18 ~~structure, then this provision shall not become effective until all users~~  
19 ~~cease using the tower structure.~~

20 ~~**f. Exemption From Standards for Amateur Radio Stations<sup>34</sup>**~~  
21 ~~Amateur radio stations are exempt from the location, tower type, and~~  
22 ~~height limitations contained in this subsection K., provided:~~

23 ~~i. The antenna and tower structure are part of a federally licensed~~  
24 ~~amateur radio station, and~~

25 ~~ii. In residential zoning districts there is no use of the tower~~  
26 ~~structure by a third-party commercial antenna operator.~~

27 ~~v. In residential districts, accessory buildings shall not be used~~  
28 ~~as the regular place of employment for any worker. This~~  
29 ~~provision does not prohibit periodic maintenance or~~  
30 ~~monitoring of equipment.~~

31 ~~vi. Off-street parking is not required. However if off-street~~  
32 ~~parking is provided, it shall meet the requirements of section~~  
33 ~~21.07.090. Any off-street parking space shall be illuminated~~  
34 ~~only when the parking space is in use.~~

35 ~~vii. Identification placard. An identification placard shall be~~  
36 ~~attached to the tower structure (if building-mounted) or the~~  
37 ~~surrounding fence (if free-standing) in a location clearly~~  
38 ~~visible at eye level. The placard shall provide the following~~  
39 ~~information:~~

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

41 ~~(B) The name and address of the tower manager;~~

<sup>34</sup> NOTE: Based on the existing 21.45.263 "Amateur radio stations and receive-only antennas." Staff reports that they are currently working on an ordinance to clarify this section and to broaden its applicability.

- 1 (C) The name and address of the owner of each antenna  
 2 on the tower;
- 3 (D) The latitude and longitude of the tower; and
- 4 (E) The date of erection of the tower.

5 b. **Concealed Antennae**

6 Concealed antennae may encroach into any required setback. The  
 7 maximum height of concealed antennae is unlimited except as  
 8 provided in section 21.04.070.B., Airport Height Overlay District.

9 c. **Non-Concealed Building-Mounted Antennae or Towers**

10 The maximum height of non-concealed building-mounted antennae or  
 11 towers shall be 20 feet plus 10 percent of the building height.

12 d. **Freestanding Towers**

13 i. Freestanding towers shall be set back from the property  
 14 boundary a distance equal to the height of the proposed  
 15 tower.

16 ii. Freestanding towers shall be set back from dwellings,  
 17 schools, child care facilities, and from residential or mixed  
 18 use districts by at least 200 feet or two times the height of the  
 19 proposed tower, whichever is greater.

20 iii. Any guy anchor that is 30 inches or less above grade shall be  
 21 set back from any property line at least 5 feet. Any guy  
 22 anchor that is more than 30 inches above grade shall meet  
 23 the setbacks required in the zoning district.

24 iv. Each guy anchor shall be surrounded by a fence or wall to  
 25 the elevation of the highest portion of the guy anchor.

26 v. Freestanding towers and any building or equipment enclosure  
 27 accessory thereto shall be surrounded by a fence or wall at  
 28 least six feet in height. In residential districts, the fence or  
 29 wall shall be surrounded by L3 Separation landscaping.

30 6. **Outside Experts and Disputes**

31 If an applicant for a telecommunications facility claims that one or more  
 32 standards of this title are inconsistent with federal law as applied to a  
 33 particular property, or would prohibit the effective provision of wireless  
 34 communications within the relevant market area, the decision-making body  
 35 may require that the application be reviewed by an attorney and/or qualified  
 36 third-party engineer for a determination of the accuracy of such claims. Any  
 37 costs for such review shall be charged to the applicant.

38 7. **Abandoned Antennae or Towers**

39 Any antenna or tower that is not operated for a continuous period of 12  
 40 months shall be considered abandoned, and the owner of such antenna or  
 41 tower shall remove the same within 180 days of receipt of notice from the  
 42 Director notifying the owner of such abandonment. Failure to remove an

1 abandoned antenna or tower within said 180 days shall be grounds for the  
2 Municipality to remove the tower or antenna at the owner's expense.

3 **8. Concealment**

4 a. Each design for a concealed tower or antenna shall be reviewed by  
5 the Director. A proponent of a concealed tower or antenna design  
6 shall provide the Director with evidence in the form of construction  
7 drawings, photographs, renderings, or other data sufficient for the  
8 Director to determine whether the design effectively conceals the  
9 tower or antenna. The Director shall disapprove or grant preliminary  
10 approval to the design within 30 days of receiving such sufficient  
11 data.

12 b. Only one installation may be constructed under a preliminary  
13 approval. At completion of the first concealed tower or antenna of a  
14 particular design, it shall be reviewed by the Director to confirm that  
15 the installation effectively conceals the tower or antenna. If the  
16 Director finds that the installation fails to effectively conceal the tower  
17 or antenna, that design shall be considered non-concealed. The  
18 installation constructed under the Director's preliminary approval  
19 shall, however, be considered a concealed tower or antenna.

20 c. If the Director finds that the installation effectively conceals the tower  
21 or antenna, the Director shall grant final approval to the design and all  
22 other towers or antennae of that design shall be considered  
23 concealed.

24 **9. Annual inventory**

25 By January 31 of each year, each tower owner who is regulated by this  
26 section shall provide the Department with an inventory of all their existing  
27 towers and antennae.

28 **10. Nonconformities**

29 a. Nonconforming towers and antennae shall be allowed to continue  
30 until they are removed or destroyed. Routine maintenance shall be  
31 permitted on such nonconforming towers and antennae. Antennae  
32 may be replaced with antennae of the same or smaller size that serve  
33 the same general purpose as was served by the original antennae.  
34 Such replacement antennae need not comply with Table 21.05-1 or  
35 21.05-2.

36 b. New antennae may be co-located on nonconforming towers that were  
37 originally designed to accommodate co-location. Such co-located  
38 antennae need not comply with Table 21.05-1 or 21.05-2.

39 **11. Conditional Use Standards**

40 a. The following provisions shall govern the issuance of a conditional  
41 use for towers:

42 i. Applications for a conditional use under this section shall be  
43 subject to the general conditional use procedures and  
44 standards, except as modified in this section.



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- ii. In granting a conditional use, the planning and zoning commission may impose conditions to the extent the commission concludes that such conditions are necessary to minimize any adverse effect of a proposed tower on adjoining properties.
  - iii. Any information of an engineering nature that the applicant submits, whether civil, mechanical, or electrical, shall be certified by a licensed professional engineer.
  - iv. An applicant for a conditional use shall submit the information described in this section and a non-refundable fee to reimburse the municipality for the costs of reviewing the application.
- b. Applicants for a conditional use for a tower shall submit the following information:
- i. A scaled site plan clearly indicating the location, type and height of the proposed tower, on-site land uses and zoning, adjacent land uses and zoning, comprehensive plan land use classification of the site and all properties within 500 feet of the proposed tower, adjacent roadways, proposed means of access, setbacks from property lines, elevation drawings of the proposed tower and any accessory structures, topography, parking, and other information deemed by the Director to be necessary to assess compliance with the standards.
  - ii. Renderings or photographs depicting the tower and accessory structures in place sufficient to assess the visual impact on the surrounding neighborhood.
  - iii. The distance between the tower and the nearest dwelling and the nearest residentially zoned properties.
  - iv. The distance to other tower structures within one mile shall be shown on a site plan or map. The applicant shall also identify the type of construction of the existing towers and the owners and operators of the existing towers, if known.
  - v. A landscape plan showing the proposed landscape materials and any proposed screening fence or wall.
  - vi. A description of the finished color and finish of any accessory structure, screening fence or wall.
  - vii. A description of any proposed obstruction lighting or obstruction marking, together with the Federal Aviation Administration recommendation or requirement regarding such lighting or marking.

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- viii. A statement by the applicant as to the number of co-located installations the tower is designed to accommodate.
- ix. Evidence the applicant appeared before the community council representing the site.
- c. In addition to the general standards for a conditional use, the planning and zoning commission shall consider the following factors in determining whether to approve a conditional use:
- i. Height of the proposed tower
- ii. Proximity of the tower to residential structures and residential district boundaries.
- iii. Nature of uses on adjacent and nearby properties.
- iv. Surrounding topography.
- v. Geotechnical hazards such as area of high or very high seismically induced ground failure susceptibility, avalanche zones, or landslide areas.
- vi. Surrounding tree coverage and foliage.
- vii. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness.
- viii. Proposed ingress and egress.
- d. Modifications to conditional use towers shall be subject to the following:
- i. Routine maintenance shall be permitted.
- ii. The replacement, repair or addition of antennae to a tower shall be considered a use contemplated within the original approved or de facto conditional use where the replacement, repair or addition of antennae will serve the same general purpose as was served under the original conditional use, is consistent with the original conditional use, and does not increase the height of the tower.

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

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

1           **A.       Agricultural Uses**

2           This category includes activities that primarily involve raising, producing, or keeping  
3           plants or animals, or cultivation and management of other natural resources.  
4           Accessory uses may include dwellings for proprietors and employees, barns, storage  
5           of grain, animal raising, feed preparation, and wholesale sales of products produced  
6           on-site. Specific use types include:

7           **1.       Farming, Animal Husbandry<sup>35xli</sup>**

8           **a.       Definition**

9           Commercial agricultural uses in general and especially dairy, stock,  
10          and poultry farming.

11          **b.       Use-Specific Standards<sup>36xlii</sup>**

12          i.       Notwithstanding the dimensional requirements in  
13          ~~Chapter~~chapter 21.06, this use requires a minimum lot size of  
14          15 acres.

15          ii.       No livestock pens, fenced corrals, or buildings for the keeping  
16          of livestock shall be located within 100 feet ~~of dwellings~~  
17          ~~existing on adjacent lots or parcels of land~~the property line.  
18          No new dwellings shall be constructed within 100 feet of  
19          livestock pens, fenced corrals, or buildings for the keeping  
20          livestock.

21          iii.       Waste shall be managed in accordance with AMC title  
22          15.20.020.

23          **2.       Farming, Horticultural**

24          **a.       Definition**

25          An establishment engaged in the raising of vegetables, produce, fruit  
26          crops, vines, shrubs, trees (including Christmas trees), sod  
27          production, and nursery plants for sale. This use includes, but is not  
28          limited to, crop farms, orchards, groves, tree plantations, or a  
29          temporary stand for the sale of products grown on the premises.  
30          Customers may visit the site, but establishments engaged primarily in  
31          the retail sale of nursery plants are classified as “nursery,  
32          commercial” below.

33           **B.       Animal Sales, Service, and ServicesCare**

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

37           **1.       Animal Control Shelter**

38           **a.       Definition**

~~<sup>35</sup> NOTE: For discussion purposes, this draft proposes two distinct types of farming. The current code distinguishes between commercial farming of 10 acres or more, and other farming that seems to be on a smaller scale but its size is not defined. The existing commercial farming use is allowed only in D-2 and D-3 districts, which are not being carried forward.~~

~~<sup>36</sup> NOTE: Suggested new standards. Should there also be a restriction on the unit number of animals allowed per acre of land? Such an approach is common in communities with agricultural operations, but would require a new table to be included here defining specific animal units (e.g., goats versus cows).~~

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

5 **b. Use-Specific Standards (also apply to “Animal Grooming**  
6 **Service” and “Veterinary Clinic”)**

7 **i. General Standards when Use is in a Residential District or**  
8 **Adjacent to a Residential District**

9 All facilities, including all treatment rooms, cages, pens,  
10 kennels, training rooms and exercise runs, shall be  
11 maintained within a completely enclosed, soundproof  
12 building, and shall be sufficiently insulated so that, to the  
13 maximum extent feasible, no ~~unreasonable~~ noise or odor can  
14 be detected off-premises.

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

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

24 **iii. Waste shall be managed in accordance with AMC section**  
25 **15.20.020.**

26  
27 **2. Animal Grooming Service**

28 **a. Definition**

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

33 **b. Use-Specific Standards**

34 Animal grooming services shall comply with the use-specific  
35 standards ~~set forth~~ above for “Animal Control Shelter.”

36 **3. Kennel, Commercial**

37 **a. Definition**

38 ~~AAA~~ commercial establishment where small domestic animals, such  
39 as dogs and cats, are boarded.

40 **b. Use-Specific Standards (also apply to “Paddock or Stable”<sup>37</sup> Commercial)**

41 **i.** A kennel, paddock, or stable shall be set back at least 100  
42 feet from any residential use or property zoned residential-  
43 (including RMX).  
44

<sup>37</sup> ~~NOTE: Additional standards may be necessary to address environmental runoff issues (e.g., liquid and solid waste). Revisit this issue following drafting of general environmental protection standards in Chapter 21.07 in Module 3.~~

1 ii. ~~No unreasonable~~To the maximum extent feasible, no noise or  
 2 odor shall be detected off-premises. ~~Waste shall be~~  
 3 ~~managed in accordance with AMC section 15.20.020.~~

4 iii. In the R-5, R-6, and R-9 districts, the minimum lot size for a  
 5 kennel, paddock, or stable shall be ~~five~~two acres.<sup>xliii</sup>

6 4. **Paddock or Stable, Commercial**

7 a. **Definition**

8 A ~~commercial establishment consisting primarily of a~~ fenced area or  
 9 enclosed building in which four or more large domestic animals, such  
 10 as cattle, horses, pigs, and goats, are sheltered and fed. Such  
 11 facilities have stalls or compartments. Includes riding stable facilities  
 12 for the care and exercise of horses and related equestrian activities.

13 b. **Use-Specific Standards**

14 Paddocks or stables shall comply with the use-specific standards ~~set~~  
 15 ~~forth~~ above for "Kennel (Commercial)."

16 5. **Pet Shop**

17 a. **Definition**

18 An establishment primarily engaged in the sale of domestic animals,  
 19 such as dogs, cats, fish, birds, and reptiles, excluding exotic animals  
 20 and farm animals such as horses, goats, sheep, and poultry.  
 21 Accessory uses may include grooming and overnight stays incidental  
 22 to the primary use.

23 6. **Veterinary Clinic**

24 a. **Definition**

25 An establishment for the medical care and treatment by a licensed  
 26 veterinarian of small animals, including household pets.

27 b. **Use-Specific Standards**

28 Veterinary clinics shall comply with the use-specific standards ~~set~~  
 29 ~~forth~~ above for "Animal Control Shelter."

30 C. **Assembly**

31 This use includes buildings and facilities owned or operated by associations,  
 32 corporations, governments, or other persons for social, educational, or recreational  
 33 purposes. Facilities are primarily for members and their guests, or members of the  
 34 public paying a fee. Accessory uses may include offices, meeting areas, food  
 35 preparation areas, concessions, parking, and maintenance facilities. Specific use  
 36 types include:

37 1. **Civic/Convention Center**

38 a. **Definition**

39 An establishment designed to accommodate 500 or more persons  
 40 and used for conventions, conferences, seminars, product displays,  
 41 and entertainment functions. Accessory uses may include temporary  
 42 outdoor displays, parking, and food and beverage preparation and  
 43 service for on-site consumption.



1 arenas, coliseums, auditoriums, and fairgrounds. Accessory uses  
 2 may include restaurants, bars, concessions, parking and  
 3 maintenance facilities.

4 **b. Use-Specific Standard**

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

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

8 **a. Definition**

9 An establishmentA facility primarily engaged in operating facilities  
 10 featuring equipment for exercise and other active physical fitness  
 11 conditioning or recreational sports activities, such as swimming,  
 12 skating, racquet sports, aerobic dance, gymnasium facilities, yoga,  
 13 and other kinds of sports and fitness facilities.

14 **4. Movie Theater**

15 **a. Definition**

16 An indoor theater for showing motion pictures.

17 **5. Nightclub, Licensed**

18 **a. Definition**

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

32 **b. Use-Specific Standards<sup>38xlv</sup>**

33 **i.** All facilities shall be maintained within a completely enclosed,  
 34 soundproof building, and shall be sufficiently insulated so that  
 35 no unreasonable noise can be detected off-premises.

36 **ii.** Notwithstanding the general dimensional standards in  
 37 Chapterchapter 21.06, the minimum setback requirement  
 38 shall be 25 feet if adjacent to a public right-of-way or to an  
 39 industrial zoning district, and 50 feet if adjacent to a non-  
 40 industrial zoning district.

41 **iii.** Any use that involves the retail sale of alcohol is subject to  
 42 the Assembly Alcohol Approval process; see Sectionsection  
 43 21.05.020A.

<sup>38</sup> NOTE: Suggested new standards.



6. **Nightclub, Unlicensed**

a. **Definition**

An enterprise, that, for consideration, provides entertainment to its patrons in the form of floorshows; dance revues; live, recorded, or electronically enhanced music; patron dancing; or performances by live or recorded professional or amateur entertainers, but does not offer or sell to its patrons either alcoholic beverages, as defined by A.S. 04.21.080 or adult entertainment as defined by AMC [section 10.40.050](#). Teen clubs and cultural performance venues as set forth in AMC [chapter 10.55](#), discotheques, nightclubs, bars, lounges, dance halls, bistros, and any facility that meets the terms of this definition are often, but not exclusively, open during one or more of the hours between 11:00 p.m. and 7:00 a.m. This definition excludes theaters or auditoriums with fixed seating, facilities used exclusively for nonprofit charitable or nonprofit educational purposes, religious assemblies, adult-oriented establishments as defined by AMC [section 10.40.050](#), publicly owned and operated recreation centers or parks, and public and private schools.

b. **Use-Specific Standards<sup>39xlv</sup>**

i. **Purpose**

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

ii. **Minimum Distance from Certain Uses**

Except for teen nightclubs and underage dances permitted under ~~chapter~~AMC [chapter 10.55](#), an unlicensed nightclub shall be located so that all portions of the lot on which the unlicensed nightclub is located shall be 300 feet or more from the lot line of property on which is located:

- (A) A public, private, or parochial school;
- (B) Property zoned residential [\(including RMX\)](#); or
- (C) TA--zoned property designated as residential in the ~~comprehensive plan~~[Turnagain Arm Comprehensive Plan](#).

iii. **Administrative Permit Required**

An administrative permit for each unlicensed nightclub shall be obtained from the ~~Planning~~ Department and be displayed

<sup>39</sup> NOTE: This standard is carried forward from the existing 21.45.245 "Standards-Nightclub, unlicensed," with no major substantive changes. The exemption section was obsolete and was removed. The Anchorage Municipal Attorney's Office currently is working on broad revisions to this and similar uses (e.g., teen nightclubs). Revisions are anticipated to include new use names, revisions to Title 10 and other parts of the Anchorage code, and possibly some new land use standards that should be included in the new Title 21. We will continue to monitor that project, with staff's assistance, and will fold in new material as it becomes available.



in a prominent place inside the unlicensed nightclub. This permit shall certify that, when granted, the enterprise was in compliance with paragraph 14.b.ii. of this subsection, ~~or that the unlicensed nightclub fits within the exemption set forth in paragraph 14.e. of this Section.~~ This permit shall be obtained from the ~~administrative official designated~~ Director, pursuant to ~~Section [x ref. existing section~~ 21.10.005]03.230, Administrative Permits. This permit shall remain valid so long as that enterprise remains in continuous operation at that location, and does not physically expand.

7. Theater Company or Dinner Theater

a. Definition<sup>40</sup>

An establishment for live dramatic, operatic, or dance presentations open to the public, without membership requirements, whose seating capacity does not exceed ~~300~~500 seats and seating area does not exceed ~~3,000~~ square feet, or any area for the rehearsal of such live performances. These establishments may also provide food and beverages for consumption on the premises.

b. Use-Specific Standard

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

E. Entertainment/Recreation, Outdoor

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

1. General Outdoor Recreation, Commercial

a. Definition

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

b. Use-Specific Standard

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

2. Golf Course

a. Definition

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

<sup>40</sup> NOTE: Need feedback on size thresholds for this use.

- 1                   **3.      Golf Driving Range**
- 2                   **a.      Definition**
- 3                   An establishment equipped with tee areas, distance markers, and
- 4                   related features for practicing golf, and that may include a pro shop
- 5                   and snack bar, but that does not include miniature golf courses.
- 6                   **4.      Motorized Sports Facility**
- 7                   **a.      Definition**
- 8                   A facility for the racing of motorcycles, snow machines, race cars, or
- 9                   other motorized vehicles.
- 10                  **b.      Use-Specific Standards<sup>44xlvj</sup>**
- 11                  i.      *Assembly Alcohol Approval Process*
- 12                  Any use that involves the retail sale of alcohol is subject to
- 13                  the Assembly Alcohol Approval process; see [Sectionsection](#)
- 14                  21.05.020A.
- 15                  ii.     *Hours of Operation*
- 16                  The maximum hours of operation shall be from 8:00 a.m. to
- 17                  10:00 p.m. Monday through Saturday, and from 12:00 p.m. to
- 18                  10:00 p.m. on Sunday.
- 19                  iii.    *Additional Site Plan Requirements*
- 20                  In all districts, as part of the site plan application, the
- 21                  applicant shall comply with the following requirements:
- 22                  **(A)**    If the projected or actual noise level exceeds the
- 23                  standards set at [SectionAMC section](#) 15.70.080.A., a
- 24                  noise analysis shall be prepared identifying noise
- 25                  mitigation measures.
- 26                  **(B)**    The applicant shall prepare an operation plan to
- 27                  monitor and enforce:
- 28                  **(1)**    Prohibition on consumption of alcoholic
- 29                  beverage on the premises; and
- 30                  **(2)**    Mandatory transportation of racing machines
- 31                  to the site;
- 32                  **(C)**    The applicant shall submit a dust and litter control
- 33                  plan and describe the methods to be used to collect
- 34                  trash on the site.
- 35                  **(D)**    The applicant shall identify one or more individuals
- 36                  who shall be responsible for enforcement of the
- 37                  noise, operation, and dust and litter control plans
- 38                  developed pursuant to this subsection.
- 39                  iv.     *Dimensional Standards*

<sup>44</sup> ~~NOTE: A streamlined set of new standards, based on the existing Section 21.50.310 "Standards for Motorized Sports Facilities."~~

Notwithstanding the general dimensional standards of ~~Chapterchapter~~ 21.06, ~~the following specific standards apply to this use:~~

(A) The Planning and Zoning Commission may designate minimum setback areas around the perimeter of the site as it deems necessary to minimize glare and noise impact on adjacent uses, to separate incompatible uses, and to restrict casual access to the site.

(B) The maximum height of structures shall be 35 feet.

v. *Site Location, Development, and Operation*

(A) No motorized facility shall be located within 500 feet of any residential or mixed-use district.

(B) In order to prevent casual access to and from the site or to mitigate adverse effects of the motorized sports facility upon adjacent uses, the Planning and Zoning Commission may require the enclosure of the entire site by a screening structure ~~and/or screening landscaping, as described in Section [x-ref "Landscaping"] or by both such structure and landscaping-section 21.07.080.~~

(C) Public sanitation facilities (restrooms) shall be provided on-site and operated in a manner consistent with ~~SectionAMC section~~ 15.20.020.

vi. *I-1 District Standards*

Motorized sports facilities are conditionally allowed in the I-1 district on parcels with a minimum of 20 acres. The maximum engine size allowed is 250 cc's for wheeled vehicles and 550 cc's for snow machines.

5. **Shooting Range, Outdoor**

a. **Definition**

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

~~6. **Skiing Facility**~~

~~a. **Definition**~~

~~An establishment engaged in operating downhill, cross-country, or related skiing areas and/or operating equipment such as ski lifts and tows. These establishments often provide food and beverage services, equipment rental services, and ski instruction services. Four season resorts without accommodations are included in this classification. Establishments primarily engaged in operating resorts where skiing facilities are combined with accommodations are classified as hotels.~~

b. **Use-Specific Standards**<sup>xvii</sup>

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- i. *Intent*  
The intent of the following conditional use standards for shooting ranges is primarily safety and buffering for adjacent neighborhoods.
  - ii. *Setbacks*  
All shooting areas shall be set back a minimum distance of 100 feet from any public right-of-way. The setback behind the back stops in the line of fire shall be a minimum of 100 feet. Buildings located ahead of the firing line are allowed to be located to the normal zone setback.
  - iii. *Site Size*  
The minimum site size shall be 20 acres.
  - iv. *Buffering and Screening*  
The backstop must be an earth mound or dugout of sufficient dimension to stop projectiles. The range shall be screened and fenced with gates or outlets except as approved on the site plan.
  - v. *On-site Uses*  
An accessory retail store, snack shop, and short-term rental of firearms and equipment for use only on the premises are permitted. Sale of alcoholic beverages is prohibited.
6. **Skiing Facility, Alpine**<sup>xlviii</sup>
- a. *Definition*  
A facility and related terrain utilized for alpine skiing, and uses and facilities typically associated with the use and operation of such facility, including but not limited to:
    - i. Ski and snowboard runs and trails;
    - ii. Ski lifts and tows, including towers and structures, related to skiing and snowboarding patrons;
    - iii. Snow-making equipment/facilities;
    - iv. Ski patrol facilities;
    - v. Ski area administrative and ticketing offices;
    - vi. Special events directly associated with ski areas such as ski races, snowboard races, snow machine races, bicycle races, and concerts;
    - vii. Alpine slide;
    - viii. Nordic ski trails and facilities;
    - ix. Tubing hills;

- 1 x. Ski and equipment rental facilities and ski instruction facilities;  
 2 xi. Ice skating rinks;  
 3 xii. Ski bridges; and  
 4 xiii. Supporting accessory structures.

5 Ski Facility, Alpine shall not mean such uses as lodges, hotels,  
 6 dwelling units, restaurants, retail shops, outdoor carts and vending  
 7 areas, clinics, day care centers, offices, and high impact recreational  
 8 uses such as go carts, golf courses and driving ranges, paint ball  
 9 games, rifle ranges, waterslides, and stables.

10 **F. Financial Institution**

11 **1. Definition**

12 Establishments that provide retail banking, mortgage lending, and financial  
 13 services to individuals and businesses. This classification includes those  
 14 institutions engaged in the on-site circulation of cash money and check-  
 15 cashing facilities. Accessory uses may include automatic teller machines,  
 16 offices, and parking. Financial institutions may or may not have drive-through  
 17 service depending on the zoning district in which they are located; see  
 18 Section 21.05.070, Accessory Uses and Structures.

19 **2. Use-Specific Standards<sup>42</sup>**

- 20 a. Financial institutions are permitted in the GNMU-1, NMU-2, and  
 21 GCAC districts if they are providing primarily retail services to walk-in  
 22 customers, rather than primarily office and support services with  
 23 few walk-in customers.  
 24 b. Financial institutions in the GNMU-1 district and NMU-2 districts shall  
 25 have a maximum gross floor area limit of 3,000 square feet.  
 26 c. Financial institutions in the GCAC district shall have a maximum  
 27 gross floor area of 5,000 square feet.<sup>xlix</sup>

28 **G. Food and Beverage Services**

29 This category includes businesses that serve prepared food or beverages for  
 30 consumption on or off the premises. Accessory uses may include food preparation  
 31 areas, offices, and parking. Specific use types include:

32 **1. Bar or Tavern**

33 **a. Definition**

34 An establishment that prepares and serve alcoholic beverages  
 35 at retail for consumption on the premises. These establishments may  
 36 also provide limited food services.

37 **b. Use-Specific Standard**

<sup>42</sup> NOTE: Existing standard; no substantive changes.

1 Any use that involves the retail sale of alcohol is subject to the  
2 Assembly Alcohol Approval process; see [Sectionsection 21.05.020A](#).

3 **2. Brew Pub**

4 **a. Definition**

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

8 **b. Use-Specific Standard**

9 Any use that involves the retail sale of alcohol is subject to the  
10 Assembly Alcohol Approval process; see [Sectionsection 21.05.020A](#).

11 **3. Food and Beverage Kiosk**

12 **a. Definition**

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

18 **b. Use-Specific Standards**

19 Kiosks in all districts shall comply with the following standards:

20 i. Vehicle stacking spaces shall be provided pursuant to  
21 [Sectionsection 21.07. ~~ix-ref~~090](#).

22 ii. Kiosks shall be on wheels to facilitate movement onto and off  
23 the site, and may not be located on a permanent foundation.  
24 The wheels shall be screened with opaque skirting or  
25 screening so as to not be visible.

26 iii. Kiosks may be located on the same lot as another principal  
27 use; ~~however, they may not be located within.~~

28 iv. [Kiosks shall comply with the front setback of any lot. "Drive-  
29 Through Service" accessory use standards in section  
30 21.05.070D.9.](#)

31 **4. Restaurant**

32 **a. Definition**

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

35 **b. Use-Specific Standard**

36 i. Any use that involves the retail sale of alcohol is subject to  
37 the Assembly Alcohol Approval process; see [Sectionsection  
38 21.05.020-A](#).

39 ii. [Any restaurant with drive-through service shall comply with  
40 the "Drive-Through Service" accessory use standards in  
41 section 21.05.070D.9.](#)  
42  
43

1           **H.       Office**

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

6           **1.       Office, Business or Professional<sup>431</sup>**

7           **a.       Definition**

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

16          **2.       Broadcasting and Recording Facility**

17          **a.       Definition**

18          An establishment engaged in the staging, recording, and  
19          broadcasting of audio, television, or movie productions and  
20          associated activities.

21          **I.       Retail (Personal Services)**

22          This category includes retail establishments engaged in the provision of information,  
23          instruction, personal improvement, personal care, or similar services. Accessory uses  
24          may include offices, storage of goods, manufacture, or repackaging of goods for on-  
25          site sale, and parking. Specific uses include:

26          **1.       Dry Cleaning Establishment**

27          **a.       Definition**

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

34          **2.       Dry Cleaning, Drop-Off Site**

35          **a.       Definition**

36          An establishment maintained for the pickup and delivery of dry  
37          cleaning and/or laundry without the maintenance or operation of any  
38          laundry or dry-cleaning equipment or machinery on the premises.

39          **3.       Funeral Services**

40          **a.       Definition**

41          An establishment providing services involving the display of the  
42          deceased, preparation of the deceased for burial, and rituals

<sup>43</sup> ~~NOTE: This use now consolidates an extensive list of specific office types in the current code (e.g., attorneys, insurance sales, engineers, etc.)~~

connected therewith before burial or cremation. Cremation services are ~~an accessory~~ separate use.

4. **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: photography studios, shoe repair; beauty and barber shops; and tanning salons.

5. **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."

J. **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. **Small Equipment Rental**

a. **Definition**

The commercial rental of supplies and equipment primarily intended for homeowner use 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.

2. **Repair 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, 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.



1           **K.       Retail (Sales)**

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

6           **1.       Auction House**

7           **a.       Definition**

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

9           **2.       Building Materials Store**

10          **a.       Definition**

11          An establishment primarily engaged in the storage, distribution, and  
12          sale of lumber and other building materials such as brick, tile, cement,  
13          insulation, floor covering, lighting, roofing materials, and other home  
14          improvement materials.

15          **3.       Business Service Establishment**

16          **a.       Definition**

17          An establishment that, for consideration, provides other businesses  
18          with 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  
23          feet engaged primarily in the sale of convenience goods, such as pre-  
24          packaged food items, tobacco, over-the-counter drugs, periodicals,  
25          and other household goods.

26          **b.       Use-Specific Standards**

27          **i.       Assembly Alcohol Approval Process**

28          Any use that involves the retail sale of alcohol is subject to  
29          the Assembly Alcohol Approval process; see Section  
30          21.05.020-A.

31          ~~ii.       R-4 In the RMX and Mixed-Use Districts~~

32          ~~In the R-4 and Mixed-Use districts NMU-1 district, a~~  
33          ~~convenience store may be allowed as an ancillary use whose~~  
34          ~~primary purpose is to serve the needs of another principal~~  
35          ~~use that is allowed in Table 21.05.010, provided that:~~

36          ~~(A)       The convenience store may be located only on the~~  
37          ~~first floor of a building housing the principal use and~~  
38          ~~shall be intended primarily to serve the occupants of~~  
39          ~~the building;~~

40          ~~(B)       The maximum size of the convenience store shall be~~  
41          ~~no greater than 3,500 square feet;~~

42          ~~(C)       The hours of operation of the convenience store shall~~  
43          ~~be limited to 7:00 am to 10:00 pm; and~~

1  
2 ii. ~~No alcohol shall be sold at the convenience store not sell alcoholic beverages.~~

3 5. **Farmers Market**

4 a. **Definition**

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

11 ~~5. Fuel Sales with Convenience Store~~

12 6. **Fueling Station<sup>ii</sup>**

13 a. **Definition**

14 An establishment ~~meeting engaged in~~ the ~~definition retail dispensing~~  
15 ~~or sale of "convenience store" that also sells~~ gasoline or other  
16 ~~vehicular~~ fuel products. This use definition does not include gasoline  
17 convenience store or vehicle service ~~station or vehicle and~~ repair  
18 uses.

19 ~~b. Use-Specific Standards~~

20 ~~Fuel sales with convenience stores shall comply with the use-specific~~  
21 ~~standards set forth below for "Gasoline Service Station."~~

22 7. **Meat and Seafood Processing, Storage, and Sales**

23 a. **Definition**

24 An establishment primarily engaged in the cold storage and  
25 preservation of food in separate and individual compartments that is  
26 offered for sale to the public.

27 8. **General Retail, ~~Large~~<sup>iii</sup>**

28 a. **Definition**

29 ~~One~~ An establishment engaged primarily in the retail sale of goods or  
30 ~~more buildings located on a single lot that are used or intended for~~  
31 ~~use principally for the retail sale of merchandise, and whose total floor~~  
32 ~~area exceeds 25,000 square feet rendering services incidental to the~~  
33 sale of such goods. Examples may include, but are not limited to:  
34 general merchandise retailers;<sub>i</sub> warehouse and club retailers;<sub>i</sub>  
35 superstores, ~~and~~<sub>i</sub> discount stores.

36 ~~8. General Retail, Medium<sup>44</sup>~~

37 a. ~~Definition~~

38 ~~One or more buildings located on a single lot that are used or~~  
39 ~~intended for use principally for the retail sale of merchandise, and~~  
40 ~~whose total floor area is 5,000 square feet or more but does not~~  
41 ~~exceed 25,000 square feet. Examples may include, but are not~~  
42 ~~limited to:~~<sub>i</sub> catalog showrooms; and specialty retail stores  
43 specializing in such goods as clothing ~~or~~<sub>i</sub> home furnishings, sporting  
44 goods, ~~or jewelry~~.

<sup>44</sup> NOTE: This is a suggested new umbrella use that incorporates a variety of specific uses from the current code. These uses all have similar land use impacts and thus can be treated collectively in Title 21.

~~9. General Retail, Small<sup>45</sup>~~~~a. Definition~~

~~One or more buildings located on a single lot that are used or intended for use principally for the retail sale of merchandise, and whose total floor area is less than 5,000 square feet. Examples of merchandise sold typically include books, stationary, apparel, and shoes; music, record, and videotapes; hobby supplies; video rentals, or flowers, and; tobacco. Catalog showrooms also are included under this use.~~

## 9. Grocery or Food Store

## a. Definition

An establishment primarily engaged in the retail sale of food and/or beverages primarily to be consumed outside of the retail establishment's premises. Examples include, but are not limited to: supermarkets, grocery stores, delicatessens, specialty food shops, bakeries, and meat and seafood markets.

## b. Use-Specific Standard

Any use that involves the retail sale of alcohol is subject to the Assembly Alcohol Approval process; see [Sectionsection 21.05.020A](#).

## 10. Liquor Store

## a. Definition

An establishment that is primarily engaged in selling alcoholic beverages for consumption off the premises.

## b. Use-Specific Standard

Any use that involves the retail sale of alcohol is subject to the Assembly Alcohol Approval process; see [Sectionsection 21.05.020-A](#).

~~12. Lumber Yard/Building Materials Store~~~~a. Definition~~

~~An establishment primarily engaged in the storage, distribution, and sale of lumber and other building materials such as brick, tile, cement, insulation, roofing materials, and other home improvement materials.~~

## 11. Nursery, Commercial

## a. Definition

An establishment primarily engaged in the growth and sale of plants, shrubs, trees, and materials used in indoor and outdoor planting, conducted within or outside an enclosed building.

## 12. Pawnshop

## a. Definition

An establishment that loans money on deposit of personal property or deals in the purchase or possession of personal property on condition of selling the same back again to the pledger or depositor, or loans or advances money on personal property by taking chattel mortgage security thereon, and takes or receives such personal property.

<sup>45</sup> ~~NOTE: This is a suggested new umbrella use that incorporates a variety of specific uses from the current code. The examples listed have similar land use impacts and thus can be treated collected in Title 21. The proposed size limit of 5,000 square feet is proposed for discussion.~~

**13. Plumbing and Heating, and Electrical Equipment Dealer****a. Definition**

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

**L. 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. Gasoline Service Station<sup>46</sup>~~****~~a. Definition~~**

~~An establishment engaged primarily in the sale of motor fuels, lubricants, and other petroleum products, but that may also supply accessories and services generally required in the normal operation and maintenance of motor vehicles. The servicing of motor vehicles shall be limited to lubrication, non-mechanical washing, installation, or replacement of accessory items, and the performance of minor automotive maintenance and repair. Major automotive repairs, including but not limited to engine, transmission or differential repair or replacement, or body and fender work, are prohibited except where specifically permitted by this Title or by the terms of a conditional use.~~

**~~b. Use-Specific Standards (also apply to "Fuel Sales with Convenience Store" and "Vehicle Service and Repair, Minor")<sup>47</sup>~~****~~i. Fuel Pump Canopy Design and Illumination~~**

~~(A) A fuel pump canopy shall utilize the same architectural design and materials as the principal building(s) on the lot.~~

~~(B) Light fixtures mounted under canopies shall be cut-off and shielded so that there is no glare or light spillage at the property line.~~

~~(C) Lights shall not be mounted on the top or sides (fascias) of the fuel pump canopy, and the sides (fascias) of the canopy shall not be externally illuminated, except as part of an internally illuminated~~

<sup>46</sup> NOTE: This definition combines the existing T-21 definition with the language from the existing supplementary regulations (21.45.280 Gasoline service stations).

<sup>47</sup> NOTE: Auto service uses have a great impact on the urban design of the city. They are common, prominent, and impact streets, sidewalks, and neighboring uses. A few minimum standards could greatly improve the appearance of Anchorage streets. These are suggested new standards, to replace the existing Section 21.50.060 "Conditional use standards Gasoline service stations" and the existing 21.50.050 "Conditional use standards Convenience establishments." These standards will be reevaluated once the new development and design standards (e.g., lighting) are drafted as part of Module 3.

~~sign that meets the standards of Section 21.07.---  
[x-ref to sign standards]~~

~~ii. Carwash Bays and Vehicle Repair Bays~~

~~(A) To the maximum extent practicable, the entrance to a car wash bay or vehicle repair bay shall be sited so as not to be visible from the primary street frontage.~~

~~(B) Notwithstanding the general setback requirements in Chapter 21.06, a 20-foot setback for vehicle service areas, bays, or canopies is required from any adjacent street. The setback shall be landscaped with a mixture of turf/sod, shrubs, trees, and other plants in accordance with the minimum plant material requirements of Section ---, in order to screen the automotive wash, repair or maintenance facility from view from adjacent streets.~~

~~(C) Vehicle wash or service bays facing a rear or side setback shall be screened from adjacent residential properties by a screening wall or fence of at least 6 feet in height.~~

~~(D) Outdoor vacuuming facilities may be outside, but not in the front building setback nor closer than 25 feet from any residential district.~~

~~iii. Outside Displays~~

~~Outside display of merchandise shall be limited to petroleum products and auto-related equipment.~~

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<sup>48</sup>

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

<sup>48</sup> NOTE: The definition from the new impound yard ordinance will be incorporated as soon as that ordinance is finalized and sent to Clarion.

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 ~~and~~, used ~~exclusively~~ for the parking ~~or storage~~ 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<sup>49</sup>

i. Ground-Floor Pedestrian-Oriented Uses Required

A ground-floor parking garage in any district or any parking structure in the ~~C-2A, C-2B, C-2CBD~~, CCMU, ~~or RCMU district, 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
- (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 ~~C-2A, C-2B, C-2CBD~~, CCMU, ~~or RCMU district, 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 ~~C-2ABD-1 or C-2BBD-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

<sup>49</sup> ~~NOTE: New standards added per staff suggestions. Some issues that will be considered in drafting Module 3 may include: orientation signage, transparent stairwells, adequate lighting, and other public safety features.~~

(iii) is for any non-parking use otherwise permitted or approved for the zoning district, then a bonus height of ~~two~~ 21 additional stories may be added to the parking structure.

6. Vehicle Parts and Supplies

a. Definition

The display and sale of new, reconditioned, or ~~used~~rebuilt parts, supplies, or equipment for automobiles, motorcycles, trucks, vans, trailers, recreational vehicles, aircraft, boats, mobile homes, or snowmobiles.

b. Use-Specific Standard<sup>iii</sup>

No dismantling or wrecking of vehicles or machinery may occur on site. Uses that include dismantling and wreckage are classified by this title as "junkyards."

7. Vehicle-Large, Sales and Rental

a. Definition

An establishment engaged in the display, sale, leasing, or rental of new or used motor vehicles ~~under 12,000 pounds gross vehicular weight (GVW)~~. Vehicles include, but are not limited to, automobiles, light trucks, vans, trailers, recreational vehicles, and mobile homes.

b. Use-Specific Standards

i. Vehicles shall be in operable condition, and no repair work shall be done except minor incidental repair and necessary reconditioning of vehicles to be displayed and sold on the premises.

ii. At any given time, no more than five percent of the vehicle inventory on the lot, not including Class A and C motorhomes, shall have a gross vehicular weight (GVW) of more than 12,000 lbs.<sup>liv</sup>

8. Vehicle-Small, Sales and Rental

a. Definition

An establishment engaged in the display, sale, leasing, or rental of small motor vehicles. Vehicles include, but are not limited to, motorcycles, personal watercraft (jet skis), utility trailers, snowmobiles, and all-terrain vehicles (ATVs).

b. Use-Specific Standards

i. Vehicles shall be in operable condition, and no repair work shall be done except minor incidental repair and ~~necessary~~ reconditioning of vehicles to be displayed and sold on the premises.

ii. In the CCMU, only motorcycle sales and rentals are permitted.<sup>lv</sup>

9. Vehicle Service and Repair, Major

a. Definition



1 An establishment engaged in the major repair and maintenance of  
 2 automobiles, motorcycles, trucks, vans, trailers, recreational vehicles,  
 3 mobile homes, or snowmobiles. Services include engine,  
 4 transmission or differential repair or replacement; body, fender,  
 5 muffler, or upholstery work; oil change and lubrication; tire  
 6 replacement; and painting.

7 **10. Vehicle Service and Repair, Minor**

8 **a. Definition**

9 An establishment engaged in light maintenance activities such as  
 10 engine tune-ups; oil change and lubrication; carburetor cleaning;  
 11 muffler replacement; brake repair; car washing; seasonal tire shops;  
 12 and detailing and polishing. Vehicle parts are sold and are ordinarily  
 13 installed on the premises. Major automotive repairs, including but not  
 14 limited to engine, transmission or differential repair or replacement, or  
 15 body and fender work, are prohibited except where specifically  
 16 permitted by this ~~Title~~ title or by the terms of a conditional use.

17 ~~b. Use-Specific Standards~~

18 ~~b. Minor for Carwash Bays and Vehicle Service and Repair uses~~  
 19 ~~shall comply with Bays<sup>lv</sup>~~

20 ~~In the use-specific standards set forth above for "Gasoline Service~~  
 21 ~~Stations."~~

22 ~~12. Vehicle Storage Yard<sup>50</sup>~~

23 ~~a. Definition~~

24 ~~i. The outdoor storage for 72 hours or more of vehicles, boats,~~  
 25 ~~CCMU and RCMU districts, to the maximum extent feasible,~~  
 26 ~~the entrance to a car wash bay or vehicle repair bay shall not~~  
 27 ~~face the primary street frontage.~~

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

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

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

41 **11. Vehicle Storage Yard<sup>lvii</sup>**

42 **a. Definition**

43 The outdoor storage for 72 hours or more of vehicles, boats,  
 44 recreational vehicles, and/or airplanes. For this definition, "vehicles"

<sup>50</sup> NOTE: From self storage ordinance draft.



1 means cars, trucks, sport utility vehicles, vans, and similar vehicles  
2 under 12,000 pounds gross vehicle weight.

3 **b. Use-Specific Standards**

4 All vehicle storage yards shall comply with the use-specific standards  
5 set forth below for *Self-Storage Facility; Vehicle Storage Yards*.

6 **M. Visitor Accommodations**

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

12 **1. Camper Park**

13 **a. Definition**

14 A lot or parcel of land, or portion thereof, temporarily occupied or  
15 intended for temporary occupancy by recreational vehicles or tents for  
16 travel, recreational, or vacation usage for short periods of stay, and  
17 containing a potable water source and washroom facilities. These  
18 establishments may provide laundry rooms, recreation halls, and  
19 playgrounds. These uses are not intended for vehicle storage.

20 **b. Use-Specific Standards**

21 **i. Location and Access**

22 A camper park shall have a minimum of 40 feet of frontage  
23 upon a collector or street of greater capacity. No entrance to,  
24 or exit from, a camper park shall be through a residential  
25 district or shall provide access to any street other than  
26 collector or street of greater capacity.

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

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

33 **2. Extended-Stay Lodgings**

34 **a. Definition**

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

40 **b. Use-Specific Standards**<sup>54lviii</sup>

<sup>54</sup> ~~NOTE: New standards suggested by staff. The intent is to provide a limited set of standards that are not so onerous that they prevent development of this use, yet also serve to minimize the conversion of existing apartment buildings into extended-stay lodgings.~~

- 1 i. A kitchen area separate from the living or sleeping area shall  
2 be provided in all units, and cooking may be done only in the  
3 kitchen area.
- 4 ii. The facility shall provide a lobby area with a minimum of 750  
5 square feet.
- 6 iii. Extended-stay lodgings in the R-4 or RMX districts shall be  
7 subject to the applicable multi-family building development  
8 and design standards in section 21.07.100.F. or G., and shall  
9 be subject to the multi-family residential parking standards in  
10 section 21.07.090. In the R-4 and RMX districts, extended-  
11 stay lodgings shall adhere to the maximum floor area ratio  
12 permitted for multi-family dwellings.<sup>lix</sup>
- 13 3. **Hostel**
- 14 a. **Definition**
- 15 An overnight lodging facility containing between six and 19 guest  
16 rooms or up to 60 pillows. Sleeping accommodations ~~are~~ may be  
17 dormitory-style and shared kitchen facilities may be available to the  
18 guests.
- 19 4. **Hotel**
- 20 a. **Definition**
- 21 Any building containing 20 or more guestrooms accessible primarily  
22 by means of an interior corridor, rented for compensation by the day  
23 or week, and offered for use by the general public in conjunction with  
24 subordinate services and facilities, such as restaurants and meeting  
25 rooms. Meeting facilities designed to accommodate 1,500 or more  
26 persons shall constitute a separate principal use and be classified as  
27 “civic/convention center” under this title.
- 28 b. **Use-Specific Standard**
- 29 Any use that involves the retail sale of alcohol is subject to the  
30 Assembly Alcohol Approval process; see ~~Section~~section 21.05.020A.
- 31 5. **Inn**
- 32 a. **Definition**
- 33 A building or group of buildings containing between ~~6~~six and 19 guest  
34 rooms, or up to 60 pillows, for overnight lodging for compensation,  
35 where at least one meal per day is provided to the guests, there is a  
36 central meeting room or lounge available to all of the guests, and  
37 there are no shared kitchen facilities.
- 38 b. **Use-Specific Standards**
- 39 i. Any use that involves the retail sale of alcohol is subject to  
40 the Assembly Alcohol Approval process; see ~~Section~~section  
41 21.05.020-A.
- 42 ii. Inns in the R-4 or RMX districts shall be subject to the  
43 applicable multi-family building development and design  
44 standards in section 21.07.100.F. or G., and the multi-family  
45 building parking standards in section 21.07.090. In the R-4

and RMX districts, inns shall adhere to the maximum floor area ratio permitted for multi-family dwellings.<sup>ix</sup>

6. Motel

a. **Definition**

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

b. **Use-Specific Standards**

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

7. Recreational and Vacation Camp

a. **Definition**

An overnight recreational camp, such as a children’s camp, family vacation camp, or outdoor retreat. These establishments provide accommodation facilities, such as cabins and fixed camp sites, and 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 ~~Table~~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. 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<sup>52|x</sup>**

**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; ~~janitorial and building maintenance services~~; 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. 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.

<sup>52</sup> ~~NOTE: This is a suggested new umbrella use that incorporates a variety of specific uses from the current code. These uses all have similar land use impacts and thus can be treated collectively in Title 21. All these uses are proposed to now be limited to the I-2 district. Reviewers should advise if any of these uses should be allowed in other districts beyond I-2.~~

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  
5           process. Products may be finished or semi-finished and are generally made for the  
6           wholesale market, for transfer to other plants, or to order for firms or consumers.  
7           Such uses may include industries furnishing labor in the case of the refinishing of  
8           manufactured articles. Goods are generally not displayed or sold on site, but if so,  
9           they are a subordinate part of total sales. Accessory activities may include limited  
10          retail sales, offices, cafeterias, parking, employee recreational facilities, warehouses,  
11          storage yards, repair facilities, truck fleets, and caretaker's quarters. Specific uses  
12          types include:

13          **1.       Cottage Crafts**

14           **a.       Definition**

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

22           **b.       Use-Specific Standards<sup>53</sup>(xii)**

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

24           Cottage crafts may only be produced within a wholly-  
25           enclosed permanent structure. Cottage crafts production  
26           may occupy up to 1,500 square feet of gross building area,  
27           and ~~may include up to~~ an additional ~~150~~300 square feet  
28           ~~minimum~~ gross building area on the same lot ~~shall be~~  
29           devoted to the display and retail sale of the crafts produced.  
30           The retail/display area shall be located on the ground floor  
31           and in the front part of the building facing the primary street  
32           on which the lot is located.

33           **ii.      Prohibitions**

34           The outdoor storage of materials related to the production  
35           and sale of cottage crafts is prohibited. The use of  
36           equipment, materials, or processes that create hazards,  
37           noise, vibration, glare, fumes, or odors detectable to the  
38           normal senses off-site is prohibited. ~~Use of equipment or~~  
39           ~~processes that creates visual or audible interference in any~~  
40           ~~radio or television receiver off site, or causes a fluctuation in~~  
41           ~~line voltage off site, is also prohibited.~~

42          **2.       Food Service Contractor or Caterer**

43           **a.       Definition**

44           An establishment engaged in providing food services at institutional,  
45           governmental, commercial, industrial, and other locations of other

<sup>53</sup> ~~NOTE: New standards based on Girdwood Draft Title 22- 22.100.170. Staff notes the following: "An 'Arts and Crafts' industrial use is anticipated to be applied to limited areas of the Anchorage Bowl, in districts which are more urban and mixed-use industrial in character from Girdwood, such as in the Mt. View Arts & Culture District."~~

1 businesses. Examples include airline food services, cafeterias, and  
2 catering companies that prepare food for consumption at an off-  
3 premise customer site.

4 | 3. **Manufacturing, Heavy**<sup>54|xiii</sup>  
5 | a. **Definition**

6 | ~~The~~An establishment engaged in the manufacture or compounding  
7 | process of raw materials. Such activities may involve the storage of  
8 | large volumes of highly flammable, toxic matter or explosive materials  
9 | needed for the manufacturing process. Examples include, but are not  
10 | limited to: refining or initial processing of raw materials; rolling,  
11 | drawing, or extruding of metals; asphalt batching plants and hot-mix  
12 | plants; sawmills; manufacture or packaging of cement products, feed,  
13 | fertilizer, flour, glue, paint, petroleum products, soap, turpentine,  
14 | varnish, charcoal, or distilled products, or similar industrial uses; and  
15 | manufacture, service, or repair of railroad equipment.

16 | 4. **Manufacturing, Light**<sup>55|xiv</sup>  
17 | a. **Definition**

18 | ~~The~~An establishment engaged in the manufacture, predominantly  
19 | from previously prepared materials, of finished products or parts,  
20 | including processing, fabrication, assembly, treatment and packaging  
21 | of such products, and incidental storage, sales, and distribution of  
22 | such products, but excluding basic industrial processing. Examples  
23 | include, but are not limited to: airplane, automobile, or truck  
24 | assembly, remodeling, or repair; beverage manufacture, not including  
25 | brew pubs; boatbuilding; cabinet shops; ~~cleaning, laundry, or dyeing~~  
26 | ~~plants~~; machine or blacksmith shops; metalworking or welding shops;  
27 | paint shops; processing and/or dressing of skins; steel fabrication  
28 | shops or yards; and printing, publishing, and lithography.

29 | 5. **Natural Resource Extraction, ~~General~~Organic and Inorganic**

30 | a. **Definition**<sup>56|xv</sup>

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

41 | b. **Use-Specific Standards (also apply to “Natural Resource**  
42 | **Extraction, ~~General~~Placer Mining”)**<sup>56|xvi</sup>

~~<sup>54</sup>NOTE: This is a suggested new umbrella use that incorporates a variety of specific uses from the current code. These uses all have similar land use impacts and thus can be treated collected in Title 21.~~

~~<sup>55</sup>NOTE: This is a suggested new umbrella use that incorporates a variety of specific uses from the current code. These uses all have similar land use impacts and thus can be treated collected in Title 21.~~

~~<sup>56</sup>NOTE: Based on the existing 21.50.070 “Conditional use standards–Natural resource extraction” and on the respective district sections of the existing Chapter 21.40 “Zoning Districts.” No substantive changes were made. The first two paragraphs originated as a consistent requirement of all the districts allowing this use. The permit submittal requirements were removed for inclusion in the Title 21 User’s Guide.~~

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- i. 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.
- 10  
11
- ii. *General Standards*  
The following general standards apply in all districts:
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15
- (A) *Limit on Site Size*  
Except for placer mining, general natural resource extraction is allowed only on sites of ~~not less than~~ five acres or more.
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17  
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19
- (B) *Water Discharge Permit*  
Placer mining operations are subject to a wastewater discharge permit issued by the Alaska Department of Environmental Conservation.
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- (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.
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- (D) *Standards for Approval*  
~~The Planning~~In addition to the conditional use standards of approval at 21.03.070E, the planning and Zoning Commission zoning commission may approve a natural resource extraction conditional use only if the ~~Commission~~ commission finds that the use also meets the following standards:
- 40  
41  
42  
43  
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45
- (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.



- 1 (2) The extraction operations will not pose a  
2 hazard to the public health and safety.
- 3 (3) The extraction operations will not generate  
4 noise, dust, surface water runoff or traffic that  
5 will unduly interfere with surrounding land  
6 uses.
- 7 (4) The restoration plan for the site ensures that,  
8 after extraction operations cease, the site will  
9 be left in a safe, stable and aesthetically  
10 acceptable condition.
- 11 (5) The proposed use meets such additional  
12 standards for natural resource extraction  
13 conditional uses as the Director may  
14 establish by regulation pursuant to  
15 Chapter AMC chapter 3.40.

16 ~~ii. District Specific Standards~~

17 ~~The following specific standards apply to the referenced~~  
18 ~~districts:~~

19 ~~(A) R-6 and R-9 Districts~~

20 ~~General natural resource extraction is conditionally~~  
21 ~~allowed in the R-6 and R-9 districts only for~~  
22 ~~subdivision development.~~

23 ~~(B) TA District~~

24 ~~Placer mining natural resource extraction is permitted~~  
25 ~~in the TA district only if it does not involve the~~  
26 ~~removal of any natural resources other than small~~  
27 ~~quantities of precious metals, such as gold, silver and~~  
28 ~~platinum, from the premises. Placer mining natural~~  
29 ~~resource extraction in which rock byproduct is~~  
30 ~~removed from the premises is allowed by conditional~~  
31 ~~use only.~~

32 6. Natural Resource Extraction, Placer Mining

33 a. **Definition**<sup>lxvii</sup>

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

39 b. **Use-Specific Standards**

40 Placer mining shall comply with the use-specific standards set forth  
41 above for "Natural Resource Extraction, General Organic and  
42 Inorganic."



1           **C.       Marine Facility**

2           This category includes a mix of commercial and light industrial manufacturing,  
3           processing, storage, wholesale, and distribution operations that are water-dependent  
4           ~~and~~ water-related. Water-dependent uses are generally permitted, while water-  
5           related uses are generally conditional uses. Specific uses include:

6           **1.       Aquaculture**

7           **a.       Definition**

8           ~~The~~An establishment engaged in the hatching, raising and breeding  
9           of fish or other aquatic plants or animals for sale ~~or personal use~~.

10          **2.       Boat Storage Facility**

11          **a.       Definition**

12          An enclosed or partially enclosed structure designed for the use and  
13          storage of private watercraft and marine equipment.

14          **3.       Cold Storage And Ice Processing ~~For~~ Marine Products**

15          **a.       Definition**

16          An establishment primarily engaged in the manufacture of ice and the  
17          cold storage and preservation of marine products, which are offered  
18          for wholesale or retail sale.

19          **4.       Facility ~~For~~ Combined Marine ~~And and~~ General Construction**

20          **a.       Definition**

21          An establishment engaged in the manufacture ~~and~~, construction, ~~and~~  
22          ~~repair~~ of marine and non-marine related products. This use includes  
23          ~~boat manufacture and repair~~.

24          **5.       Marine Operations, General**

25          **a.       Definition**

26          ~~Facilities that are~~Establishments engaged in light industrial  
27          manufacturing, processing, or storage operations, that are water-  
28          dependent and water-related. Examples include, but are not limited  
29          to: cargo handling facilities, including docking, loading, and related  
30          storage; fabrication, storage, and repair ~~or of~~ fishing equipment;  
31          facilities for marine construction and salvage; facilities for marine  
32          pollution control, petrochemical cleanup, and servicing of marine  
33          sanitation devices; facilities for processing of products harvested from  
34          the ocean; marine industrial welding and fabricating; seafood  
35          packaging, packing, loading, and distribution facilities; shipbuilding  
36          and facilities for construction, maintenance, and repair of vessels,  
37          and; warehousing and storage of goods that are awaiting shipment  
38          via marine cargo carriers.

39          **6.       Marine Operations, Limited**

40          **a.       Definition**

41          ~~Limited Establishments engaged in limited~~ commercial and light  
42          industrial operations that are water-dependent or water-related.  
43          Examples include, but are not limited to: marine repair yards, boat  
44          fabrication, and marine machine shops; marine transport services,  
45          including ferries, public landings and boat launches, commercial  
46          vessel berthing, excursion services, hovercraft, and boat rentals;

1 recreational and commercial fishing and boating activities; tugboat,  
 2 fireboat, pilot boat; coast guard, and similar services; uses that  
 3 provide pedestrian access to the waterfront; wharves, docks, ramps,  
 4 and piers; marine police, harbormaster, and other marine  
 5 enforcement agencies; harbor and marine supplies and services, and  
 6 ship supply, such as fueling and bunkering of vessels; and aids to  
 7 navigation.

8 **7. Marine Wholesaling**

9 **a. Definition**

10 Establishments engaged in wholesale and distribution operations of  
 11 marine-related products.

12 **D. Warehouse and Storage**

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

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

19 **a. Definition**

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

22 **b. Use-Specific Standards**

23 Any new facilities for the storage and/or dispersion of hazardous  
 24 materials, or expansion of existing facilities for the storage and/or  
 25 dispersing of hazardous materials, shall occur at least 1,000 feet from  
 26 a residential or mixed-use district, school, hospital, or place of public  
 27 assembly.

28 **2. Motor Freight Terminal**

29 **a. Definition**

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

32 **b. Use-Specific Standards**

33 i. Loading, parking, and maneuvering space shall be entirely on  
 34 private property.

35 ii. ~~The operation~~No part of any ~~such~~ terminal shall be ~~not~~located  
 36 less than 200 feet from any residential ~~district~~use or property  
 37 zoned residential (including RMX).

38 **3. Self-Storage Facility<sup>57lxviii</sup>**

39 **a. Definition**

40 A completely enclosed structure(s) containing three or more areas or  
 41 rooms available for lease or rent for the purpose of the general  
 42 storage of household goods and business or personal property,

<sup>57</sup>-NOTE: Based on the draft self storage ordinance.

1 where the leasee of the unit is provided direct access to deposit or  
2 store items. Also known as a “ministorage facility.”

3 **b. Use-Specific Standards (also apply to “Vehicle Storage Yard”)**

4 The standards below are applicable to self-storage facilities and  
5 vehicle storage yards in all districts.

6 **i. Size of Site; Traffic Access**

7 The ~~proposed~~ self-storage site shall contain no less than one-  
8 half acre and no more than ten acres, and the ~~proposed~~  
9 vehicle storage site shall contain no less than one acre and  
10 no more than ten acres. The ~~proposed~~ site shall have direct  
11 driveway access from a street constructed to appropriate  
12 Municipal ~~commercial or urban~~ standards as described in  
13 ~~AMC~~ chapter 21.85.050 Table B for urban zoning districts and  
14 ~~Table D for rural and suburban zoning districts~~08, and as  
15 required by the ~~Municipal~~ Traffic Engineer.

16 **ii. Dimensional Standards**

17 Notwithstanding the general dimensional standards in  
18 ~~Chapter~~ chapter 21.06, the following specific standards apply:

19 **(A) Maximum Lot Coverage By All Buildings**  
20 50 percent.

21 **(B) Maximum Height of Structures**  
22 35 feet. Structures over 35 feet in height shall  
23 require conditional use approval.

24 **iii. Parking**

25 There shall be a minimum on-site queue lane length of 50-  
26 feet and 24-feet wide for vehicles entering a security gate.  
27 The width of the gate shall be excluded from this requirement.

28 **iv. Paving and Drainage**

29 **(A)** All driveways, interior aisles, and walkways shall be  
30 paved to municipal standards.

31 **(B)** Provisions shall be made to prevent any  
32 contamination of the domestic water supply or to  
33 prevent excessive or contaminated surface runoff  
34 from the site onto adjoining lands or streams.  
35 Drainage flow patterns shall be shown on the site  
36 plan or a separate approved map. If plans indicate  
37 that surface drainage will be carried off, the site plan  
38 shall be subject to the approval of the  
39 ~~office~~ Department of ~~planning, development, Project~~  
40 ~~Management~~ and ~~public works~~ Engineering. If  
41 applicable, drainage shall comply with section  
42 21.67.01007.040.

43 **v. Curb Cuts**

1 Access shall be as approved by the Traffic Engineer. The  
2 width and distance of any access from any property line or  
3 street intersection will be subject to the approval of the Traffic  
4 Engineer or the Alaska Department of Transportation and  
5 Public Facilities.

6 vi. *Permitted Accessory Uses*

7 The facility may provide two on-site dwelling units for use by  
8 an on-site caretaker, manager, or owner of the site.

9 vii. *Outside Storage of Vehicles or Equipment*

10 Any outside vehicle storage is a conditional use in the GGAC  
11 district.

12 viii. *Storage of Hazardous Substances*

13 The storage of explosives, radioactive materials, or any other  
14 hazardous chemicals, or flammable materials as defined by  
15 municipal code, is prohibited.

16 ix. *Prohibited Uses Within Storage Units*

17 Except for work performed ancillary to the operation of the  
18 self-storage facility, the following uses are prohibited from  
19 occurring within a self-storage facility or vehicle storage rental  
20 unit or space:

21 (A) Any type of servicing, repair, or fabrication of  
22 vehicles, boats, trailers, lawn mowers, appliances, or  
23 any other equipment.

24 (B) The operation of power tools, spray-painting  
25 equipment, table saws, lathes, compressors, welding  
26 equipment, kilns, or other similar equipment.

27 (C) Any use that is noxious or offensive because of  
28 odors, dust, noise, fumes, or vibrations.

29 x. *Fencing and Landscaping*<sup>58lxix</sup>

30 (A) All site boundaries shall be fenced with a sight-  
31 obscuring fence structure at least eight feet high. No  
32 fencing shall be required on the portion of site  
33 boundaries where a structure, excluding connexes,  
34 abuts either side of the lot line. The design of the  
35 sight-obscuring structure shall be architecturally  
36 compatible with the surrounding properties and shall  
37 be approved by the Department.

38 (B) Where a self storage or vehicle storage facility abuts  
39 a commercially zoned district, eight feet of L2 Buffer  
40 landscaping, in accordance with the standards  
41 contained in 21.45.125.C.1 (visual enhancement

<sup>58</sup> NOTE: This section should be revisited and streamlined following drafting of the general landscaping and screening provisions in Chapter 21.07 as part of Module 3.

landscaping); shall be required external to the sight-obscuring fence. Where lot lines for these facilities abut a residential district (including RMX), 15 feet of landscaping shall be required. No landscaping shall be required on the portion of site boundaries where a structure, excluding connexes, abuts either side of the lot line, unless otherwise required by this title.

~~(B) All site boundaries shall be fenced with a sight-obscuring fence structure at least eight feet high. No fencing shall be required on the portion of site boundaries where a structure, excluding connexes, abuts either side of the lot line. The design of the sight-obscuring structure shall be approved by the Planning Department.~~

~~(C) The sight-obscuring structure shall be architecturally compatible with the surrounding properties. All portions of the fence structure that are visible to the public, adjacent to a protected creek under 21.45.210, or plainly visible to adjacent residential neighbors must be of a sight-obscuring nature, be compatible with the surrounding property, and be constructed of concrete, solid wood or chain link with a neutral color fabric screening or vinyl covering. The structure shall be maintained in a safe, sound, and orderly condition, and shall be kept free of any advertising matter other than signs permitted by this title. Security wire, such as concertina or razor wire and barbed wire is permitted, but only if inverted inside the fence, and not visible from outside the fence.~~

~~(D) All areas internal to the site not devoted to building structures, driveways, designated snow storage areas and walkways shall be paved to municipal standards as prescribed by the traffic engineer. Snow storage areas, as designated on a site plan approved by Building Safety Department, shall be provided in accordance with the requirements of Building Safety and Municipal Engineering requirements. Any additional landscaping shall be in addition to the requirements of subsections B.1-4.~~

xi. *Vehicle Storage Yards*  
The yard may not be used to display or advertise ~~vehicles~~any merchandise for sale, including vehicles. No salvaging, dismantling, or disassembly of vehicles is permitted in a vehicle storage yard.

xii. *Financial Guarantees*  
The ~~Planning~~ Department may require a financial guarantee to ensure installation of required landscaping, fencing,

1 paving, or mitigation of any environmental impacts or  
2 contamination to the site or surrounding land in accordance  
3 with ~~x-ref existing~~section 21.87-03008.060, Subdivision  
4 Agreements.

5 **xiii.** *Containerized Storage Units in Conjunction with Self-Storage*  
6 *Facilities*

7 In the GCAC district, containerized storage shall be prohibited  
8 in conjunction with vehicle storage yards, and shall only be  
9 permitted in conjunction with self-storage facilities in  
10 accordance with conditional use approval under this  
11 subsection. The following standards shall apply to the use of  
12 containerized storage units in conjunction with permitted self-  
13 storage facilities:

14 **(A)** A containerized storage unit shall be a factory-built  
15 shipping container, meeting the standards of the U.S.  
16 Department of Transportation.

17 **(B)** Containerized storage units may be utilized for  
18 storage, provided they are limited to one unit in  
19 height (no stacking), have uniform roll up doors or  
20 swing doors, complimentary and uniform exterior  
21 façade materials and colors.

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

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

26 Self-storage and vehicle storage operations existing on or  
27 before the date of adoption of this Title shall be deemed to  
28 be approved site plans and uses and not nonconforming uses  
29 or structures. Notwithstanding the provisions of  
30 ~~Section~~chapter 21.55-07011, Nonconformities, where self-  
31 storage and vehicle storage operations exist and have been  
32 in continuous existence since the date of adoption of this  
33 section, that use may continue provided the owner thereof  
34 complies with the following:

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

36 Any self-storage or vehicle storage operation existing  
37 prior to the adoption of this section that does not  
38 comply with the requirements of 21.45.290.L.1, -2, -3,  
39 -6 and -7 for this section related to sight-obscuring  
40 fencing, required landscaping external to said  
41 fencing, and elimination of security razor or  
42 concertina security wire at the top of a fence shall  
43 obtain approval by the ~~Planning~~Director of, and  
44 agree to implement, a site enhancement plan for the  
45 property. This site enhancement plan shall be  
46 submitted to the Director within 10 years of ~~the date~~  
47 of adoption of this TitleOctober 26, 2004, or within 24

1 months of sale or transfer of ownership of the site,  
2 whichever comes first. The intent of this site  
3 enhancement plan is to bring the property as closely  
4 as reasonably possible into compliance with the  
5 above noted subsection without impeding existing  
6 operations.

7 (B) *Contents of Site Enhancement Plan*

8 The site enhancement plan shall include:

- 9 (1) A graphic and legal description of the  
10 ~~petition~~ plan area.
- 11 (2) Existing fencing and fencing types on the  
12 site.
- 13 (3) Current vegetation external to perimeter  
14 fencing, if any.
- 15 (4) Vehicular access points, including ingress  
16 and egress points, and queuing lanes.
- 17 (5) Proposed modifications to bring the property  
18 into compliance with the intent of the  
19 standards ~~for self-storage and vehicle~~  
20 ~~storage contained in AMC 21.45.290.L.1, .2,~~  
21 ~~.3, .6 and .7 of this section~~, but only for the  
22 following items: sight-obscuring fencing,  
23 required landscaping external to said fencing  
24 on any side of the property abutting a  
25 residential zoning district or a major or minor  
26 arterial, if the side is not otherwise obscured  
27 from view by other landscaping, naturally-  
28 vegetated areas, natural features or buildings  
29 located on adjoining properties, and in all  
30 instances elimination of barbed, razor and  
31 concertina or other security wire, unless the  
32 security wire is inverted inside the fence and  
33 not visible from outside the fence.
- 34 (6) It is the intent of this section that owners of  
35 existing facilities not be required to move  
36 existing fences or change existing  
37 operations.

38 (C) *Narrative Statement Required*

39 A narrative statement shall also be submitted with the  
40 site enhancement plan. The narrative shall be based  
41 on existing conditions and shall detail the following  
42 information:

- 43 (1) The method of securing the area to prevent  
44 casual access.



- 1 (2) A proposed schedule that specifies the date  
2 and methods by which the owner will come  
3 into compliance with the intent of this section.
- 4 (3) A description of current operations and uses  
5 that take place on the site.
- 6 (D) *Implementation of Approved Site Enhancement Plan*  
7 The Director shall set a reasonable period of time for  
8 implementation of the approved site enhancement  
9 plan. Adequacy of the site enhancement plan shall  
10 be based on evidence presented by the owner, which  
11 may include the following:
- 12 (1) The location and size of the property and the  
13 self-storage and/or vehicle storage use,  
14 including topography and related physical  
15 constraints of the site.
- 16 (2) History of the use of the property as a self-  
17 storage and/or vehicle storage use, including  
18 information about the length of time it has  
19 existed as that use and any relevant permits  
20 or other official regulatory documents related  
21 to the use of the property as a self- storage  
22 and/or vehicle storage use.
- 23 (3) A map of the subject property indicating the  
24 location of all parcels of real property within a  
25 distance of 300 feet from the exterior  
26 boundary of the subject property, showing  
27 the zoning district boundaries.
- 28 (4) The compatibility of the operation with  
29 surrounding neighborhoods, and with  
30 prevention of noise, dust, safety hazards,  
31 traffic congestion, aesthetic deterioration and  
32 other adverse environmental effects.
- 33 (5) Any other information the property owner  
34 may wish to submit in order to make his or  
35 her case.
- 36 (E) *Decision by Director*  
37 Upon receipt of a site enhancement plan pursuant to  
38 subsection xiv.(A-of this section), above, the Director  
39 shall make a determination within 60 days of  
40 submittal of the site enhancement plan. The decision  
41 of the Director shall be in writing and sent by certified  
42 mail to the address listed in the owner's application.
- 43 (F) *Appeals*



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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.

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**(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 ~~section which is \_\_\_\_\_, 20\_\_ title.~~

**4. Storage Yard**

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**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.

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**b. Use-Specific Standards (also apply to "Junkyard")<sup>69</sup> jxx**  
**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.

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**(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.

<sup>69</sup> ~~NOTE: This standard consolidates the current existing Section 21.50.090, "Conditional use standards- Junkyards" and the existing 21.50.080 "Conditional use standards- Storage yards," with some tighter standards suggested.~~

~~(B) — 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.~~

ii. *Minimum Lot Size and Width*

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

iii. *Limits on Outdoor Storage*

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

iv. *Screening*

~~In addition to any landscaped buffer required under Section 21.07 [x-ref], the facility shall be surrounded by a solid, opaque fence that is at least eight feet high, located no less than 100 feet from any public right-of-way, and located no less than 50 feet from an adjacent property.~~

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

v. *Drainage; Protection of Water Supply*

Provisions shall be made to prevent any contamination of the domestic water supply or excessive surface runoff from the property into adjoining lands or streams. The drainage plan that carries water off the site shall be subject to the approval of the ~~Public Works~~Department of Project Management and Engineering. Failure to prevent such contamination of the domestic water supply or to prevent excessive surface runoff from the site onto adjoining lands or streams shall be cause for the conditional use to be rescinded and the junkyard to be removed at the cost of the owner of the land upon which it is located.

~~vi. — Orderliness of Storage~~

~~Outdoor storage in storage yards shall be maintained in an orderly manner.~~

5. **Warehouse**

a. *Definition*

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

b. *Use-Specific Standard*

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

1                   **6. Wholesale Establishment**

2                    **a. Definition**

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

8                    **E. Waste and Salvage**

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

16                   **1. Composting Facility**

17                    **a. Definition**

18                    A facility where organic matter, including leaves, grass, manures, and  
19                    non-meat, non-biosolids waste that is derived primarily from off-site is  
20                    processed by composting and/or processing for commercial  
21                    purposes. Activities may include management, collection,  
22                    transportation, staging, composting, curing, storage, marketing, or  
23                    use of compost.

24                    **b. Use-Specific Standards<sup>60)(xxi)</sup>**

- 25                    i. Composting facilities shall be ~~located~~**set back** at least 660  
26                    feet from any ~~lot line abutting a~~ residential or and mixed-use  
27                    district and any residential use (except a residential use  
28                    occupied by the owner, operator or any employee of such  
29                    composting facility) as such zone districts or residential uses  
30                    exist at the time of the establishment of the composting  
31                    facility.
- 32                    ii. Composting facilities shall contain and treat on-site, all water  
33                    run-off that comes into contact with the feedstocks or  
34                    compost, in such manner that the run-off will not contaminate  
35                    surface or ground water.
- 36                    iii. Composting facilities shall not be located in any floodway.
- 37                    iv. No composting facility shall commence operation until a  
38                    nuisance condition control plan, specifying all measures to be  
39                    taken to control nuisance conditions (such as odor, noise,  
40                    scattered solid waste, dust) has been approved by the  
41                    Director.

42                    ~~2. Incinerator or Thermal Desorption Unit~~

43                    ~~a. Definition~~

<sup>60</sup> -NOTE: Suggested new standards.

~~An establishment that uses thermal combustion processes to destroy or alter the character or composition of medical waste, hazardous waste, sludge, soil or municipal solid waste (not including animal or human remains). This definition does not include short-term (less than six months) on-site remediation operations.~~

~~b. **Use-Specific Standards**~~  
~~[Reserved]<sup>64</sup>~~

2. **Junkyard**

a. **Definition**

Any lot, or portion of a lot, that is used for the purpose of the outdoor storage, handling, dismantling, wrecking, keeping, or sale of used, discarded, wrecked, or abandoned airplanes, appliances, vehicles, boats, building and building materials, machinery or equipment, or parts thereof, including but not limited to scrap metals, wood, lumber, plastic, fiber or other tangible materials defined under “junk” (see general definitions in ~~Chapter~~chapter 21.4213). Auto wrecking yards and salvage or scrap yards are included in this use. This does not include a composting facility.

b. **Use-Specific Standards**

Junkyards shall comply with the use-specific standards applicable to “Storage Yard” set forth above.

3. **Landfill**

a. **Definition**

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

b. **Use-Specific Standards<sup>lxxii</sup>**

- i. Landfills shall be set back at least 660 feet from any non-industrial use, and that required setback shall be planted with L4 Screening landscaping.
- ii. Landfills shall contain and treat on-site all run-off that comes into contact with the waste material, in such manner that the run-off will not contaminate surface or ground water.
- iii. Landfills shall not be located in any floodway.
- iv. No landfill shall commence operation until a nuisance control plan, specifying all measures to be taken to control nuisance conditions (such as odor, noise, scattered solid waste, wildlife) has been approved by the Director.

<sup>64</sup> ~~NOTE: Staff has indicated that the existing standards for these uses, set forth in Section 21.50.300 “Conditional use standards—Incinerator facilities and thermal desorption units,” are not easy to use and administer. They have requested a substitute set of standards, and this issue still is being researched.~~

4. Land Reclamation<sup>lxxiii</sup>a. Definition

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

b. Use-Specific Standards

i. If the land reclamation 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.

ii. In addition to the submittal requirements in the User's Guide, an applicant for a land reclamation use shall submit the following:

(A) A site plan showing:

(1) Drainage.

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

(3) Water table information.

(4) Points of vehicular access to the site.

(B) An erosion and sediment control plan.

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

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

(E) A security plan to prevent casual trespass.

(F) Proposed hours of operation.

(G) A description of land reclamation and processing operations proposed for the site.

(H) Projected traffic counts for each point of vehicular access to the site.

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- (I) An estimate of the quantity of materials to be imported to the site and timetable, with supporting calculations conforming to generally accepted engineering principles.
  - (J) A statement of the types of materials that will be accepted at the site.
  - (K) Such other materials as the Planning director may require by regulation pursuant to AMC chapter 3.40.
- iii. The site plan and erosion and sediment control plan required in subsection ii. above shall be subject to review and approval for drainage, erosion and sedimentation control; for conformance with the 208 Areawide Water Quality Management Plan; and for compliance with generally accepted sound engineering principles.
- iv. A building permit or land use permit is required for land reclamation.
- v. In addition to the conditional use standards of approval at 21.03.070.E, the planning and zoning commission may approve a land reclamation use only if the commission finds that the use also meets the following standards:
- (A) Principal access to the site shall minimize the use of residential streets, and access roads shall be treated in a manner so as to make them dust free. Where access roads intersect arterials, suitable traffic controls shall be established.
  - (B) The site will not accept materials that are hazardous or flammable.
  - (C) The site will not accept junk as defined in chapter 21.13.
  - (D) The site will not accept soils contaminated with petroleum products or byproducts.
  - (E) The reclamation operations will not pose a hazard to the public health and safety.
  - (F) The reclamation operations will not generate noise, dust, surface water runoff, groundwater pollution, or traffic that will unduly impact surrounding land uses.
  - (G) The restoration plan for the site ensures that, after reclamation operations cease, the site will be left in a safe, stable and aesthetically acceptable condition.

1 (H) The proposed use meets such additional standards  
2 for land reclamation conditional uses as the Director  
3 may establish by regulation pursuant to AMC chapter  
4 3.40.

5 vi. The Planning and Zoning Commission may attach such  
6 conditions to the approval of a land reclamation conditional  
7 use as it finds are necessary to conform the use to the  
8 standards set forth for this use.

9 5. **Snow Disposal Site**

10 a. **Definition**

11 An area ~~no less than 36,000 square feet in size that is~~ used for the  
12 concentrated storage and disposal of snow transported to that site  
13 from other locations.

14 b. **Use-Specific Standards**<sup>62jxxiv</sup>

15 i. **Location**

16 Snow disposal sites shall be located at least 25 feet from a  
17 Class A or Class B wetland, and at least 100 feet from a  
18 stream or water body.

19 ii. **Dimensional Standards**

20 Notwithstanding the general dimensional requirements of  
21 ~~Chapter~~chapter 21.06, the following specific standards shall  
22 apply to this use.

23 (A) **Minimum Lot Size**

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

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

26 The maximum height of ~~structures~~ snow piles shall be  
27 25~~35~~ feet.

28 (C) **Minimum Setback Requirement**

29 The minimum setback ~~requirement of snow piles~~ shall  
30 be 25 feet if adjacent to a public right-of-way or to an  
31 industrial zoning district, and 50 feet if adjacent to a  
32 non-industrial zoning district.

33 iii. **Snow Storage Area**

34 The ~~site-snow~~ storage area shall be well defined on-site in  
35 order to prevent storage of snow on adjacent properties or  
36 landscaped areas. This may be accomplished through  
37 location, landscaping, fencing, and/or signs.

38 iv. **Screening Fence or Berm**

39 An earthen berm or a screening structure, ~~each~~ either at least  
40 six feet high, shall be constructed within every setback  
41 adjacent to a public right-of-way or to a nonindustrial zoning

<sup>62</sup> ~~NOTE: This is based generally on the existing Section 21.50.270 "Conditional use standards--Snow disposal sites," with numerous edits per staff suggestions.~~

1 district. ~~Visual~~Site enhancement landscaping, or another  
2 ground cover acceptable to the Planning and Zoning  
3 Commission, shall be planted on the berm and within the  
4 area between the berm and the lot line for the site. The  
5 Planning and Zoning Commission may require construction of  
6 a berm or fence within other setback areas in order to restrict  
7 casual access, to confine the operations within the site, to  
8 reduce noise and glare and to ensure compatibility of the  
9 operation with adjacent uses.

10 v. *Drainage and Water Quality Facilities*

11 The on-site and off-site drainage network shall handle water  
12 runoff and snow melt without impacting adjacent properties.  
13 Drainage and meltwater disposal shall comply with the  
14 municipal *Design Criteria Manual* sections regarding snow  
15 disposal sites and drainage.

16 vi. *Noise, Dust and Litter*

17 (A) *Noise*

18 ~~(1) The daily hours of operation, including the~~  
19 ~~operation of snow removal or trash collection~~  
20 ~~vehicles, of a snow disposal site within 200~~  
21 ~~feet of residentially zoned property shall be~~  
22 ~~limited to the hours between 6 am and 10~~  
23 ~~pm.~~

24 If the level of noise from the activity at the snow  
25 disposal site, measured at the property line of any  
26 residential or noise-sensitive use such as a public  
27 building, academic school, or other place of public  
28 assembly within one half mile of the snow disposal  
29 site, shall exceed the standards stated in  
30 Section AMC subsection 15.70.080.A, then the site  
31 plan shall identify mitigation measures.

32 (B) *Dust and Litter Control*

33 A dust control and litter plan shall be established and  
34 implemented and trash collection/removal shall be  
35 done in a manner so that there are no dust or litter  
36 impacts to adjacent properties or public rights-of-way.

37 6. **Solid Waste Transfer Facility**

38 a. **Definition**

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

41 b. **Use-Specific Standards**<sup>63lxv</sup>

42 All such uses shall comply with the following standards:

43 i. *Location of Site*

<sup>63</sup> -NOTE: Suggested new standards.



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

5 ii. *Minimum Lot Size and Width*  
6 Notwithstanding the general dimensional standards set forth  
7 in ~~Chapter~~chapter 21.06, the minimum lot size for a ~~junkyard~~  
8 ~~or storage yard~~solid waste transfer facility shall be two acres.  
9 The minimum lot width shall be 150 feet.

10 iii. *Limits on Outdoor Storage*  
11 Outdoor storage shall not exceed 35 feet in height. No  
12 outdoor storage, operations, or donations shall occur within  
13 the required front or side setback as set forth in  
14 ~~Chapter~~chapter 21.06.

15 iv. *Screening*  
16 In addition to any ~~landscaped buffer~~landscaping required  
17 under ~~Section~~section 21.07.x-ref080, *Landscaping,*  
18 *Screening, and Fences*, the facility shall be surrounded by a  
19 solid, opaque fence that is at least eight feet high, located no  
20 less than 100 feet from any public right-of-way, and located  
21 no less than 50 feet from an adjacent property.

## 22 21.05.070 ACCESSORY USES AND STRUCTURES<sup>64)(xxvi)</sup>

### 23 A. Purpose

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

### 28 B. General Standards

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

#### 30 1. Approval of Accessory Uses and Structures

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

34 b. See also sections 21.05.030 through 21.05.060 above, ~~wherein~~  
35 ~~which~~ incidental or accessory uses are sometimes included in the  
36 description of a specific principal use ~~category or use~~ type. When a  
37 ~~specific use type~~ definition does include permitted accessory or  
38 incidental uses, such accessory or incidental uses shall be subject to

<sup>64</sup> -NOTE: This is a substantially new section. In the current Title 21, each zoning district contains a list of specific accessory uses allowed, but there are no general standards governing all accessory uses. This new section proposes a set of general standards that all accessory uses must comply, and then lists the specific accessory uses allowed, and whether they are subject to any additional use-specific standards. The general standards are new; the use-specific standards are from the current code, unless otherwise indicated.

1 the general standards set forth in this subsection B., as well as any  
2 use-specific standards set forth in ~~subsections~~subsections D. and E.  
3 below.

4 **2. Compliance with Ordinance Requirements**

- 5 a. All accessory uses and structures shall be subject to the standards  
6 set forth in this ~~Section~~section, and also the use-specific standards of  
7 sections 21.05.030 through 21.05.060 above and the dimensional  
8 standards of ~~Chapter~~chapter 21.06. If the case of any conflict  
9 between the ~~accessory use/structure~~ standards of this ~~Section~~section  
10 and any other requirement of this ~~Title~~title, the standards of this  
11 ~~Section~~section shall control.
- 12 b. Accessory uses shall comply with all standards of this ~~Title~~title  
13 applicable to the ~~principle~~principal use with which they are  
14 associated. Parking requirements shall be met for both the principal  
15 use, as specified in section 21.07.090, and any additional  
16 requirements for the accessory use, if applicable and specified in this  
17 section.

18 **3. Dimensional Standards for Accessory Buildings and Structures**

- 19 a. **Same Lot**  
20 The accessory use or structure shall be conducted and/or located on  
21 the same lot as the principal use.
- 22 b. **Location of Accessory Structures** <sup>*lxvii*</sup>  
23 No accessory structure shall be erected or maintained in any required  
24 setback, except that:
- 25 i. Buildings accessory to a residential use and allowed by this  
26 section 21.05.070 may be erected in a required rear setback  
27 that is adjacent to an alley;
- 28 ii. ~~Sheds of Two sheds, each~~ 150 square feet or less and a  
29 maximum of 12 feet in height, and not attached to a  
30 foundation, may be erected in a required side or rear setback;  
31 and
- 32 iii. Dog runs and dog houses not attached to a foundation and  
33 allowed by this section 21.05.070 may be erected in a  
34 required side or rear setback.

35 ~~c. **Percentage of Required Setbacks Occupied**~~

36 ~~Unless otherwise specified, no detached accessory building or~~  
37 ~~buildings shall occupy more than 50 percent of the area of the~~  
38 ~~required side and rear setbacks combined.~~

39 **4. Same Ownership Required**

40 The principal use and the accessory use shall be under the same ownership.

1                   **5. Temporary Accessory Uses and Structures**

2                   Temporary accessory uses and structures shall be governed by the  
3                   temporary use permit procedures and standards set forth in ~~Sections~~sections  
4                   21.03.140 and ~~Section~~section 21.05.~~040080~~ of this ~~Title~~title.

5                   **C. Table of Allowed Accessory Uses**

6                   ~~Table~~Tables 21.05-3 ~~and 21.05-4~~ below lists the accessory uses allowed within all  
7                   base zoning districts. Each of the listed uses ~~are~~is defined in subsection D. below.

8                   **1. Explanation of Table Abbreviations**

9                   **a. Permitted Uses**

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

15                   **b. Administrative Site Plan Review**

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

20                   **c. Conditional Uses**

21                   ~~“C” in a cell indicates that, in the respective zoning district, the~~  
22                   ~~accessory use is allowed only if reviewed and approved as a~~  
23                   ~~conditional use in accordance with the procedures of section~~  
24                   ~~21.03.070, Conditional Uses.~~

25                   **d. Prohibited Uses**

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

28                   **e. Use-Specific Standards**

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

35                   **f. Unlisted Accessory Uses or Structures**

36                   An accessory use or structure that is not listed in ~~Table~~Tables 21.05-3  
37                   ~~may be permitted subject to compliance~~and 21.05-4 shall comply with  
38                   all standards set forth in subsection ~~CB~~B. above.

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

**TABLE 21.05-3: TABLE OF ACCESSORY USES – RESIDENTIAL DISTRICTS**

**P = Permitted S = Administrative Site Plan Review**

**P = Permitted S = Administrative Site Plan Review**

Accessory Uses	Residential Districts								Commercial Districts						Industrial Districts			Mixed-Use Districts			
	R 1	R 2	R 3	R 4	R 5	R 6	R 9	R 10	C 1	C 2 A	C 2 B	C 2 C	G	M C	M 1	I 4	2	N M U	C C M U	R C M U	R M X
Accessory dwelling unit (ADU)		P	P		P	P	P	P													
Adult care (up to 6 clients)	P	P	P	P	P	P	P	P	P	P	P	P							P	P	P
Bed and breakfast (up to 3 guestrooms)	P	P	P	P	P	P	P	P	P	P	P	P							P	P	P
Bed and breakfast (4 or 5 guestrooms)	S	S	S	S	S	S	S	S	S	S	S	S							S	S	S
Beekeeping	P	P	P	P	P	P	P	P													P
Caretaker's residence															P	P	P				
Child care (up to 6 clients)	P	P	P	P	P	P	P	P	P	P	P	P							P	P	P
Drive-through service									P				P						P		P
Farm, hobby					P	P	P														
Garage or carport, private residential	P	P	P	P	P	P	P	P											P	P	P
Home and garden-related use	P	P	P	P	P	P	P	P	P	P	P	P							P	P	P
Home occupation	P	P	P	P	P	P	P	P	P	P	P	P							P	P	P
Household pets	P	P	P		P	P	P	P													
Outdoor storage or display													P	P	P	P	P				
Paddock, stable or barn	P	P	P		P	P	P	P													
Private storage of non-commercial equipment	P	P	P	P	P	P	P	P													P
Residential care (up to 6 clients)	P	P	P	P	P	P	P	P	P	P	P	P							P	P	P
Satellite dish	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Vehicle repair/rebuilding,					P	P	P	P													

**TABLE 21.05-3: TABLE OF ACCESSORY USES – RESIDENTIAL DISTRICTS**

**P = Permitted S = Administrative Site Plan Review**

**P = Permitted S = Administrative Site Plan Review**

Accessory-Uses	Residential-Districts									Commercial-Districts						Industrial Districts			Mixed-Use Districts			
	R 1	R 2	R 3	R 4	R 5	R 6	R 9	R 10	C 4	C 2 A	C 2 B	C 2 C	G	M C	M 1	I 4	2	N M U	C G M U	R G M U	R M X	
outdoor, hobby																						

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Accessory Uses	R 1	R 2	R 3	R 4	R 5	R 6	R 7	R 9	R 10	Use-Specific Standards
Accessory dwelling unit (ADU)		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	21.05.070.D.2
Bed and breakfast (up to 3 guestrooms)	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	21.05.070.D.3
Beekeeping	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	21.05.070.D.6
Computer-aided learning center				P						21.05.070.D.7
Dormitory				S	S	S	S	S	S	21.05.070.D.8
Family self-sufficiency Service				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	21.05.070.D.12
Home- and garden-related use	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	21.05.070.D.14
Outdoor keeping of animals	P	P	P		P	P	P	P	P	21.05.070.D.16
Paddock, stable, or barn	P	P	P		P	P	P	P		21.05.070.D.19
Private outdoor storage of non-commercial equipment accessory to a residential use	P	P	P	P	P	P	P	P	P	21.05.070.D.20
Residential care (up to 8 clients)	P	P	P	P	P	P	P	P	P	21.05.070.D.210

<u>Accessory Uses</u>	<u>R 1</u>	<u>R 2</u>	<u>R 3</u>	<u>R 4</u>	<u>R 5</u>	<u>R 6</u>	<u>R 7</u>	<u>R 9</u>	<u>R 10</u>	<u>Use- Specific Standards</u>
<u>Vehicle repair/rebuilding, outdoor, hobby</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>21.05.070.D.23.</u>

**TABLE 21.05-4: TABLE OF ACCESSORY USES – COMMERCIAL, INDUSTRIAL, MIXED-USE, AND OTHER DISTRICTS**

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

Accessory Uses	A C	C B D 1	C B D 2	C B D 3	M C	O	I C	I 1	I 2	M I	R M X	N M U 1	N M U 2	C C M U	R C M U	M M U	A F	O L	P R	P L I	I 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		P	P	P							P	21.05.070.D.2.
Bed and breakfast (up to 3 guestrooms)		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	21.05.070.D.3.
Beekeeping											P								P	P	P			21.05.070.D.4.
Caretaker's residence							P	P	P	P									P	P	P			
Child care (up to 8 children)		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								C			S			S	S	S			P	P	C			21.05.070.D.8.
Drive-through service	P					P	P					P			P	P							P	21.05.070.D.9.
Family self-sufficiency Service											P		P											21.05.070.D.10.
Farm, hobby																							P	
Garage or carport, private residential											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	P			21.05.070.D.13.
Home occupation		P	P	P							P	P	P	P	P	P							P	21.05.070.D.14.

**TABLE 21.05-4: TABLE OF ACCESSORY USES – COMMERCIAL, INDUSTRIAL, MIXED-USE, AND OTHER DISTRICTS**

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

Accessory Uses	A	C	C	C	M	O	I	I	I	M	R	N	N	C	R	M	A	O	P	P	T	W	Use-Specific Standards
	C	B	B	B	C		C	1	2	I	M	M	M	M	C	C	F	L	R	L	A		
Incinerator or thermal desorption unit							C	C	C														21.05.070.D.15.
Outdoor keeping of animals																					P		21.05.070.D.16.
Outdoor display accessory to a commercial use	P				P	P	P	P	P	P											P		21.05.070.D.17.
Outdoor storage accessory to a commercial use	P				P	P	P	P	P	P											P		21.05.070.D.18.
Paddock, stable, or barn																					P		21.05.070.D.19.
Private outdoor storage of non-commercial equipment accessory to a residential use											P										P		21.05.070.D.20.
Residential care (up to 8 clients)		P	P	P							P	P		P	P	P					P		21.05.070.D.21.
Vehicle repair/rebuilding, outdoor, hobby																					P		21.05.070.D.23.



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

3           This section defines the accessory uses listed in ~~Table~~Tables 21.05-3 and 21.05-4  
4           and also contains use-specific standards that apply to those uses. Accessory uses  
5           shall comply with the applicable use-specific standards ~~set forth~~ in this subsection, in  
6           addition to complying with the general standards in subsection B.

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

8           **a.       Definition**

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

12          **b.       Use-Specific Standards<sup>78</sup>**

13          **i.       Standards for Purpose and Intent**

14          The purpose and intent of this section is to:

15          Fulfill housing policy #15 of Anchorage 2020: Anchorage Bowl  
16          Comprehensive Plan, which provides that accessory dwelling housing  
17          units are set forth shall be allowed in subsection E. below.

18          ~~**2.       Adult Care (Up to Six Clients)**~~

19          ~~**a.       Definition**~~

20          ~~“Adult care” is defined in Section 21.05.040.A. above.~~

21          ~~**b.       Use-Specific Standards<sup>65</sup>**~~

22          ~~**i.       Intent**~~

23          ~~(A)     An adult care facility, child care facility, or certain~~  
24          ~~residential care facility, any of which has an~~  
25          ~~occupancy of six clients or less, is intended to be an~~  
26          ~~accessory use and is allowed as indicated in Table~~  
27          ~~21.05-3. The adult care facility, child care facility, or~~  
28          ~~residential care facility shall not detract from the~~  
29          ~~principal use zones;~~

30          ~~(B)     Provide a means for homeowners, particularly the~~  
31          ~~elderly, single parents, and families with grown~~  
32          ~~children, to remain in their homes and~~  
33          ~~neighborhoods, and obtain extra income, security,~~  
34          ~~companionship and services;~~

35          ~~(C)     Allow more efficient and flexible use of existing~~  
36          ~~housing stock and infrastructure;~~

37          ~~(D)     Respond to changing family needs and smaller~~  
38          ~~households by providing a mix of housing;~~

39          ~~(E)     Stabilize homeownership and enhance property~~  
40          ~~values;~~

<sup>65</sup> ~~NOTE: These new standards come from the Assisted Living ordinance. The draft ordinance is ambiguous as to whether adult care, child care, and residential care with up to six clients can only be accessory uses, or whether they also can be principal uses.~~

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- (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 ADU will conform to the requirements of the permit and the requirements of this section.
- (C) The permit and the affidavit shall be filed as a deed restriction with the Anchorage Recording District to indicate the presence of the ADU, the requirement of owner-occupancy, and conformity with the requirements of the permit and the requirements of this chapter.
- (D) The Department shall receive a fee from the applicant pursuant to the Title 21 User's Guide.
- (E) For purposes of securing financing, potential landowners may request and receive a letter of pre-approval from the Municipality indicating the property is eligible for an ADU permit if the potential landowner completes the application process and construction in accordance with this section.

iii. Requirements  
All ADUs shall meet the following requirements:

- (A) Purpose  
Requirements for accessory dwelling units address the following purposes:
  - (1) Ensure that accessory dwelling units maintain and are compatible with the single-family appearance and character of the principal residence, lot, and neighborhood;
  - (2) Ensure that accessory dwelling units are smaller in size than the principal dwelling on the lot, and preserve yards and open space;

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(3) Provide adequate parking while maintaining the single-family residential character of the neighborhood, avoiding negative impacts to on-street parking, and minimizing the amount of paved surface on a site; and

(4) Provide clear and flexible standards that make it practical and economical to develop accessory dwelling units that are in compliance with this code, and offer an accessible, affordable housing option to the community.

(B) Requirements for Developing an ADU  
ADUs shall be allowed in all residential zoning districts except R-1 and R-4.

(1) One ADU may be added to or created within a detached single family dwelling on a lot, tract, or parcel, but only if the detached single-family dwelling is the sole principal structure on that lot, tract, or parcel.

(2) One ADU detached from a single-family dwelling is permitted on a lot, tract, or parcel, but only if:

(a) The lot, tract, or parcel is 20,000 square feet or greater and the ADU is attached to or above a garage and the detached single-family dwelling is the only principal structure; or

(b) The lot, tract, or parcel abuts an alley; the ADU is above a detached garage, the ADU/garage abuts the alley, and the detached single-family dwelling is the only principal structure.

(3) Lot Coverage  
The lot coverage of the principal dwelling unit and all accessory structures combined, including but not limited to the ADU, shall be less than or equal to the maximum lot coverage allowed by the zoning district.

(4) Uses  
(a) An ADU shall not be permitted on any lot with a bed and breakfast, day care, adult or child care, or residential care.

(b) The landowner shall reside in either the principal dwelling unit or the ADU as his or her primary residence for more than six months of each year.

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(c) No more than two persons may reside in an ADU.

(5) *Building Code Requirements*  
To ensure that the dwellings meet appropriate health and fire safety standards, the ADU shall be built to the adopted Municipal building code standards for two-family dwellings.

(6) *Size*  
(a) The gross floor area of the ADU, not including any related garage, shall be no more than 700 square feet, nor less than 300 square feet, nor have more than two bedrooms.<sup>79</sup>  
(b) In no case shall the total gross floor area of an ADU be more than 35 percent of the total gross floor area of the principal dwelling unit, excluding the ADU and garages.

(7) *Setbacks*  
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.

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(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 front lot line, or at least 10 feet behind the façade of the principal dwelling unit.

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

(D) Density  
ADUs are not included in the density calculations for a site.

(E) Expiration of Approval of an ADU  
Approval of an ADU expires when:

(1) The ADU is altered and is no longer in conformance with this code;

(2) The property ceases to maintain all required off-street parking spaces;

(3) A landowner of the property does not reside in either the principal or the accessory dwelling unit;

(4) The ADU is abandoned by the landowner through written notification to the Municipality on a form provided by the Municipality; or,

(5) The property with an ADU changes ownership.

(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.

(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:

(a) A permit application for an ADU is submitted to the Building Safety Division within six months of September 30, 2003.

(b) The unit complies with the requirements of this section.

(2) If the unit does not comply with the requirements of this section at the time the permit application is filed, the building official may grant six months to bring the unit into conformance.

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

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

(H) Variances

Nothing in this section guarantees any property landowner the right to create an ADU unless it conforms to all provisions in this section. Limitations due to natural features, lot size, lot dimensions, building layout, or other physical or environmental factors shall not be reasons for granting a variance from the standards and provisions of this section. No

variances shall be granted from the standards and provisions of this section.

2. **Adult Care (Up to Eight Clients)**

a. **Definition**

"Adult care" is defined in section 21.05.040.A. above.

b. **Use-Specific Standards (standards also apply to "Child Care up to 8 children")<sup>80</sup>**

i. **Intent**

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

ii. **Location**

~~The uses in subsection i. Adult care facilities~~ shall be located only in a single-family dwelling, excluding detached condominium units and duplex or multi-family structures, when located in any ~~R-1 through R-10 residential or C-1 zoning~~NMU district. ~~These uses shall be prohibited if the only direct street access is from a private street.~~

~~iii. Permit Required~~

~~A biennial administrative permit shall be obtained from the administrative official designated pursuant to Section 21.03.[x-ref]. The application shall identify the legal description of the site, zoning, street address, occupancy, copy of the permittee's State and/or Municipal license, and list of staff and professional certifications. The applicant shall certify on the permit that, when granted, the use is in compliance with this Title. The permit shall remain valid until the use ceases operation, or until the permit expires or is revoked according to this title. Before the permit is issued:~~

~~(A) The applicant shall obtain from the building official or his designee a determination of (1) the occupancy classification of the facility under the building code; and (2) the need for a change of use permit. A copy of this determination shall be provided to the inspectors noted in subsection B below, and a copy shall be submitted with the administrative permit application.~~

~~iii. A code compliance inspection shall be performed. This section shall not apply to any use continuing as a lawful conditional use at the time of adoption of this section.~~

~~iv. Child care facilities not licensed under AMC chapter 16.55 must provide outdoor yards. The yard shall be a contiguous~~

yard, which shall be at least 20 feet wide at all points, and at least 75 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**<sup>81</sup>

a. **Definition**

~~(B) — A bed and breakfast is a detached single-family dwelling, not including a mobile home, that is occupied by municipal code abatement, structural, electrical, and fire inspectors to verify compliance with minimum life safety requirements established by the Building Safety Division. The inspections are not required if a code compliance inspection has been performed, or a certificate of occupancy has been issued, within the previous 10 years and the permit applicant certifies the host, owner, or operator of the establishment, and that no alterations requiring a permit have been made since the code compliance inspection or certificate of occupancy was issued. A copy of all inspection reports shall be submitted with the administrative permit application.~~

~~(C) — If supported by on-site well and wastewater disposal systems, the property shall conform to the requirements of Chapter 15.65, pertaining to wastewater disposal regulations, and the owner/operator shall provide a one-time only health authority certificate.~~

~~iv. Other Requirements~~

~~In addition to any other requirements in this title, residential care, child care or adult care having occupancy of six clients or less shall:~~

~~(A) — Establish occupancy at the time of licensing/license renewal with the State of Alaska and/or Municipality of Anchorage;~~

~~(B) — Offer no more than six clients occupancy at any one time; and~~

~~(C) — Meet the off-street parking requirements of Section 21.07.020.~~

3. **Bed and Breakfast**<sup>66</sup>

a. **Definition**

<sup>66</sup> NOTE: This standard is carried forward from the existing Sections 21.45.250, "Bed and breakfast with three or less guestrooms" and 21.45.255 "Bed and breakfast with four guestrooms," with no major substantive changes.



~~A detached single family dwelling, excluding mobile homes, which is host /owner /operator of the enterprise occupied and 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 this~~such an establishment.

b. **Use-Specific Standards**

i. **Restriction on Special Events for All Bed and Breakfasts**  
No bed and breakfast ~~of any size~~ shall hold ~~for consideration,~~ for consideration, weddings, parties, or other non-guest events ~~for consideration, that are expected to have over 100 people in attendance, without first obtaining approval for a special event temporary use under Section~~ .

ii. ~~Bed and Breakfast with Three or Fewer Guestrooms~~

ii. **General Standards**

(A) The accessory use shall ~~be clearly an adjunct and subordinate land use to the home, while still protecting and maintaining~~ 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.

(B) 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 ~~and having three guestrooms or fewer~~ (including RMX) shall conform to the requirements of this section.

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

(B) 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.

~~(1) The exterior of the building shall not reflect the operation of the bed and breakfast there, except that one sign may be mounted flat against the principal building so long as it is not illuminated and does not exceed one square foot in size.~~<sup>67</sup>

<sup>67</sup> NOTE: Confirm this provision complies with the new sign code as part of the drafting of Module 3.

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- (C) Every bed and breakfast shall meet the off-street parking requirements stated in ~~Section [x-ref - "off street parking"]~~ section 21.07.090 and in its annual administrative permit.<sup>68</sup>
- (D) Every bed and breakfast supported by on-site well and wastewater disposal systems shall conform to the requirements of ~~Chapter~~ AMC chapter 15.65, pertaining to wastewater disposal regulations, and shall ~~provide~~ obtain a one-time only health authority certificate.

~~v. Bed and Breakfast with Four or Five Guestrooms~~

~~iv. Administrative Permit~~

~~A bed and breakfast with four or five guestrooms shall conform to subsection 3.b.ii., Bed and Breakfast with Three or Fewer Guestrooms, of this Section and shall require approval of an administrative site plan permit pursuant to Section 21.03.080.B., Administrative Site Plan Approval.<sup>69</sup> 230. An application for a bed and breakfast 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.~~

4. Beekeeping

a. Definition

Keeping honey bees, *Apis mellifera*, for the purpose of education and/or producing honey or other products related to bees.

b. Use-Specific Standards<sup>70</sup>

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

- (A) At least 25 feet from any lot line not in common ownership; or
- (B) Oriented with entrances facing away from adjacent property; or
- ~~(C) Placed at least eight feet above ground level; or~~
- (C) Placed behind a fence at least six feet in height and extending at least ten feet beyond the hive in ~~both~~ all directions.

<sup>68</sup> NOTE: As with other references to this permit, we need to determine if the permit stays or if it can be folded into the new land use permit process.

<sup>69</sup> NOTE: This new cross-reference replaces a lengthy description of a similar process in the existing code.

<sup>70</sup> NOTE: Existing standards; no major substantive changes; however, standard at end regarding distance from setbacks is new.

1 ii. No more than four hives shall be placed on lots smaller than  
2 10,000 square feet.

3 ~~iii. Hives shall not be placed within ten feet of a required usable~~  
4 ~~setback area.~~

5 5. **Caretaker's Residence**

6 a. **Definition**

7 A dwelling unit on the site of a non-residential use and occupied only  
8 by a guard or the person who oversees the operation of the non-  
9 residential facility. ~~(and his/her family).~~

10 6. **Child Care (Up to ~~Six Clients~~Eight Children)**

11 a. **Definition**

12 "Child care" is defined in ~~Section~~section 21.05.040.B.

13 b. **Use-Specific Standards**

14 Child care facilities with up to ~~six clients~~eight children shall comply  
15 with the use-specific standards set forth above for "Adult Care (Up to  
16 ~~Six~~Eight Clients)."

17 7. **Computer-Aided Learning Center<sup>83</sup>**

18 a. **Definition**

19 ~~A facility that provides access to personal computer equipment for~~  
20 ~~use in self-instruction. The use is accessory to housing facilities run~~  
21 ~~by public or non-profit agencies.~~

22 b. **Use-Specific Standard**

23 ~~Computer-aided learning centers shall comply with the use-specific~~  
24 ~~standards set forth below for "Family Self-Sufficiency Service."~~

25 8. **Dormitory<sup>84</sup>**

26 a. **Definition**

27 ~~A facility intended or used as group living quarters for students,~~  
28 ~~religious orders, employees, and the like directly affiliated with~~  
29 ~~schools, colleges, convents, or similar institutional uses, or directly~~  
30 ~~affiliated with a permitted principal use.~~

31 b. **Use-Specific Standards**

32 i. ~~Dormitories in residential and mixed-use districts shall comply~~  
33 ~~with the applicable multi-family residential design standards in~~  
34 ~~section 21.07.100.F. or G.~~

35 ii. ~~L2 Buffer landscaping is required when dormitories abut~~  
36 ~~residential lots in a residential district (including RMX).~~

37 9. **Drive-Through Service**

38 a. **Definition**

39 The physical facilities of an establishment that encourage or permit  
40 customers to receive services, obtain goods, or be entertained while  
41 remaining in their motor vehicles.

42 b. **Use-Specific Standards**

1 Drive-through services are allowed as accessory uses to the following  
2 primary uses: restaurant, pharmacy, financial institution, and food  
3 and beverage kiosk. The following standards apply to all drive-  
4 through services:

- 5 ~~i. Vehicular Access Lanes<sup>71</sup>~~  
6 i. ~~Each vehicular access lanes and stacking~~ Stacking Spaces<sup>85</sup>  
7 Stacking spaces shall be provided pursuant to Section section  
8 21.07.090.  
9  
10 ii. Impact on Adjacent Uses  
11 (A) A drive-through shall be located, sized, and designed  
12 to minimize traffic, noise, air emissions, and glare  
impacts on surrounding properties.  
13 ~~(B) The drive-through shall be screened from adjacent~~  
14 ~~rights-of-way and properties through architectural~~  
15 ~~elements, screening, landscaping, or site design.<sup>72</sup>~~  
16 (B) Within 300 feet of a residential or mixed-use district  
17 boundary, No drive-through stacking spaces shall be  
18 located between the building and an abutting right-of-  
19 way.  
20 (C) L2 Buffer landscaping is required when drive-through  
21 uses abut residential lots in a residential district  
22 (including RMX).  
23 (D) The noise generated on the site by talk boxes shall  
24 be screened by a sound barrier such as a fence or  
25 masonry wall. The noise generated on the site shall  
26 be inaudible to adjacent residential uses, measured  
27 at the property line.

28 ~~8. Farm, Hobby~~

29 ~~10. Family Self-Sufficiency Service<sup>86</sup>~~

30 a. Definition

31 ~~The production of crops and/or animals or their products, primarily for~~  
32 ~~use or consumption of the property owner. A governmentally operated~~  
33 ~~or sponsored social service agency that provides aide to~~  
34 ~~economically disadvantaged families in finding training, employment,~~  
35 ~~and housing. The use is accessory to housing facilities run by public~~  
36 ~~or non-profit agencies.~~

37 b. Use-Specific Standard<sup>73</sup>s (also applies to "Computer-Aided  
38 Learning Center")

39 ~~A minimum lot size of two acres shall be required to operate a hobby~~  
40 ~~farm as an accessory use.~~

<sup>71</sup> NOTE: Need to reevaluate this section once new parking standards are drafted; general stacking space standards are being drafted as part of the new parking requirements.

<sup>72</sup> NOTE: Reevaluate this standard and provide more specificity following drafting of Chapter 21.07.

<sup>73</sup> NOTE: Additional standards may be necessary to address environmental issues (e.g., runoff). Also, reviewers should comment on whether the number of animals on such sites should be limited.

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i. General Standards<sup>87</sup>  
The following general standards apply to these uses in all districts:

- (A) Building  
The structure used to house the facility shall maintain at least twenty residential units and devote at least 85 percent of the building's maximum gross floor area to residential use.
- (B) Ownership  
The operating agency shall have ownership of the structure. No other entity may rent, lease, buy, or otherwise obtain space in the building for the purposes of operating facilities regulated under this subsection.
- (C) Staff  
During the operation hours, there shall be at least one instructor/monitor on-site and responsible to the operating agency.
- (D) Clients  
Facility users are not required to be residents of the building housing the facility. The facility users shall be restricted to the tenants of the operating agency or beneficiaries of assisted housing from the operating agency.

ii. District-Specific Standards  
The following specific standards apply to the referenced districts:

- (A) In the R-4, NMU, and RMX districts, computer-aided learning centers may be conditionally allowed if they have a maximum gross floor area of 1,000 square feet.
- (B) In the R-4, NMU, and RMX districts, family self-sufficiency service facilities may be conditionally allowed if they have a maximum gross floor area of 1,500 square feet.

11. **Farm, Hobby<sup>88</sup>**  
a. Definition  
The production of crops for sale on the premises. This may include a temporary stand for sales.

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.



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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:
  - (A) No more than the lesser of 35<sup>25</sup> percent or 500 ~~[700]~~ square feet of the floor area of the principal dwelling is devoted to ~~the~~any home occupation; or <sup>7590</sup>
  - (B) No more than 300 square feet of an accessory building is devoted to ~~the~~any home occupation; or
  - (C) No more than ~~200~~250 square feet of ~~the~~the principal dwelling and 250 square feet of the accessory building are devoted to ~~the~~any home occupation.
- iv. ~~There shall be no change in~~ Except for as provided in 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 ~~other than one sign not exceeding one square foot in area, non-illuminated, and mounted flat against the principal building;~~<sup>76, 1</sup>
- v. Vehicles making deliveries shall not be parked ~~on~~at the site for a period exceeding one hour;
- vi. No traffic or deliveries shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood;
- ~~vi. All vehicles used in connection with the home occupation are of a size, and located on the premises in such a manner, so as to not disrupt the quiet nature of and visual quality of the neighborhood, and there are no more than two vehicles per home occupation;~~
- 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;

<sup>76</sup> NOTE: This is a suggested increase from 25 to 35 percent to support non-intrusive home occupations (e.g., mixed use, tele work) and home occupations that comply with the standards and do not affect neighboring residences. Some cities go as high as 50%. For MOA, 35% (1/3) is consistent with the rationale used for ADU ordinance, which leaves 2/3 majority as house.  
<sup>76</sup> NOTE: Confirm this provision complies with the new sign code as part of the drafting of Module 3.





13. ~~Outdoor Storage as an Accessory Use~~<sup>78</sup>

~~Outdoor storage of goods and/or materials accessory to a principal use shall be allowed subject to the following standards:~~

- ~~a. Each outdoor storage area shall be located at the rear of the primary structure.~~

~~Incinerator facilities that alter or destroy medical waste may be permitted by conditional use as an accessory use to research institutes, hospitals, nursing or convalescent facilities, or other uses, for which the applicant shall have the burden of proof to demonstrate that the infectious waste incinerator is an accessory use.~~

i. Separation Requirements

Incinerator facilities and thermal desorption units shall meet the following separation distances from residential zoning districts and public, private, and parochial academic schools, or meet the supplemental requirements contained in subsection ii.(B). below:

- (A) Separation Distances for Thermal Desorption Units  
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:

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

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:

<sup>78</sup> NOTE: Suggested new standards.

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(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.
- (8) Such other materials as the Director may require by regulation pursuant to AMC chapter 3.40.

(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 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:

- (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;
- (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

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providing the highest ambient concentrations shall be used;

(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);

(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

(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.

(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

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(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:

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

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

(2) It can be demonstrated, through the procedure described in subsection ii.(B), that the combined risk of all incinerators and thermal desorption units operating within 400 meters of the proposed facility 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.

(F) *Conditions of Approval*  
The Planning and Zoning Commission shall attach such conditions to the approval of a conditional use for an incinerator as it finds are necessary to conform the use to the standards set forth in subsection B.

1 above. These conditions shall also include the  
2 following conditions:

3 (1) All conditional uses granted under this  
4 subsection are subject to revocation if the  
5 Planning and Zoning Commission  
6 determines, based on a recommendation by  
7 the municipal Department of Health and  
8 Human Services, that the operator of the  
9 incinerator failed to operate according to the  
10 specifications shown in the plans approved  
11 by the Planning and Zoning Commission or  
12 operate in conformance with the state  
13 Department of Environmental Conservation  
14 or municipal air quality regulations. In order  
15 to determine whether or not this condition is  
16 met, the Director of the municipal Health and  
17 Human Services Department shall have  
18 authority to require monitoring for compliance  
19 with the conditional use permit and to  
20 annually obtain copies of the operator's  
21 monitoring or testing records.

22 (2) The petitioner shall obtain all applicable  
23 permits from the U.S. Environmental  
24 Protection Agency, state department of  
25 environmental conservation, and municipal  
26 Department of Health and Human Services.

27 16. **Outdoor Keeping of Animals**<sup>92</sup>

28 a. **Definition**

29 The outdoor keeping of animals.

30 b. **Use-Specific Standards**

31 i. Structures or enclosures that are utilized for the outdoor  
32 keeping of animals other than dogs shall be located at least  
33 100 feet from any lot line in the R-1, R-2, and R-3 districts,  
34 and at least 25 feet from any lot line in the R-5, R-6, R-7, R-9,  
35 R-10, and TA districts.

36 ii. Animals may not be kept outdoors in mobile home parks.

37 17. **Outdoor Display Accessory to a Commercial Use**<sup>93</sup>

38 a. **Definition**

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

42 b. **Use-Specific Standards**

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

18. **Outdoor Storage Accessory to a Commercial Use**<sup>94</sup>

a. **Definition**

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

b. **Use-Specific Standards**

Outdoor storage of goods and/or materials accessory to a commercial principal use shall be allowed subject to the following standards:

i. Each outdoor storage area shall be located at the rear of the principal structure and may not be in the front setback.

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

iii. Each outdoor storage area shall be screened from view from all property lines and adjacent rights-of-way by an opaque ~~wall or~~ fence between six and eight feet in height that incorporates at least one of the predominant materials ~~and one of the predominant colors~~ used in the ~~primary principal~~ structure. The fence may exceed eight feet in height where the difference in grade between the right-of-way and the outdoor storage area makes a taller ~~fence wall~~ necessary to effectively screen the area. Materials may not be stored higher than the height of the ~~primary principal~~ structure. The outer perimeter of the fence or wall shall be landscaped with ~~a seven-foot wide strip containing a minimum of one tree for every 150 square feet of lot area.~~ L2 Buffer landscaping. A landscaped earth berm may be used instead of or in combination with a required fence or wall, provided it meets the same height requirements.

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

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

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

19. **Paddock, Stable, or Barn**

a. **Definition**

i. *Paddock*

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

ii. *Stable or Barn*

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

**b. Use-Specific Standards**

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

TABLE 21.05-4: Minimum Distance Requirements for Paddocks, Stables, or Barns								
Districts	R-1	R-2	R-3	R-5	R-6	R-9	R-10	TA
Distance from Lot Line (Ft)	100	100	100	25	25	50	25	25

- i. R-1, R-2, R-3 Districts  
100 feet
- ii. R-5, R-6, R-7, R-9, TA Districts  
25 feet
- iii. L2 Buffer landscaping is required when such uses abut residential lots in a residential district (including RMX).

**20. Private Outdoor Storage of Noncommercial Equipment<sup>79</sup> Accessory to a Residential Use<sup>95</sup>**

**a. Definition**

The private outdoor storage of noncommercial equipment, including noncommercial trucks, boats, aircraft, off-road vehicles—(O<sub>1</sub> recreational vehicles (RVs), or travel trailers.

**b. Use-Specific Standard**

The private outdoor storage of noncommercial equipment is prohibited in any setback area.

**21. Residential Care (Up to SixEight Clients)**

**a. Definition**

“Residential care” is defined in Sectionsection 21.05.030.B.4.

**b. Use-Specific Standards**

Residential care facilities with up to sixeight clients shall comply with the use-specific standards set forth above for “Adult Care (Up to SixEight Clients).”

**17. Satellite Dish Antennae<sup>80</sup>**

**a. Definition**

<sup>79</sup> NOTE: Carried forward from the respective district sections of the existing code with no major substantive changes.

<sup>80</sup> NOTE: Suggested new standards.

~~A round parabolic antenna intended to receive signals from orbiting satellites and other sources.~~

~~b. Use-Specific Standards~~

~~i. Purpose~~

~~These standards are adopted in order to:~~

~~(A) Comply with applicable state and federal law, including the federal Telecommunications Act of 1996;~~

~~(B) Control the location and screening of satellite dish antennae to lessen any impact on surrounding properties; and~~

~~(C) Preserve the Municipality's image and character.~~

~~ii. Small Satellite Dish Antennae~~

~~Satellite dish antennae of one meter (or 39 inches) or less in diameter are permitted accessory uses in all residential and non-residential zoning districts. Such dishes shall not be located within the public right-of-way.~~

~~iii. Large Satellite Dish Antennae~~

~~(A) Non-Residential Zoning Districts~~

~~Satellite dish antennae measuring one meter (or 39 inches) or more are permitted accessory uses in non-residential zoning districts.~~

~~(B) Residential Zoning Districts~~

~~Satellite dish antennae measuring one meter or more are permitted accessory uses in the residential zoning districts. Such dishes are subject to the requirements set forth below to the maximum extent feasible, but only where there is no impairment of acceptable signal quality. These regulations are not intended to impose unreasonable delays or impose unreasonable costs on the installation, maintenance, or use of satellite dishes, and shall not be interpreted or enforced in any manner contrary to federal or state law.~~

~~(1) Location~~

~~Satellite dishes shall be located to the rear of the principal building, but not within ten feet of any side or rear property line or in any required buffer.~~

~~(2) Screening~~

~~Satellite dishes shall be screened so that no more than 40 percent of the area of the satellite dish antenna is visible from any public street or private street open to the public. The screen~~



1 may consist of, but is not limited to, fences,  
2 buildings, plantings, or any other opaque  
3 vegetation or structure permanently affixed to  
4 the real property. Screens of vegetation may be  
5 installed to meet this requirement.

6 **22. Vehicle Repair/Rebuilding, Outdoor, Hobby**

7 **a. Definition**

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

10 **b. Use-Specific Standards**

11 i. Only one inoperative vehicle may stored outdoors on the site  
12 ~~for repair or rebuilding~~ at any given time.

13 ~~ii. The repair or rebuilding of any one inoperative vehicle shall be~~  
14 ~~completed within one year.~~

15 ii. Any vehicle being rebuilt or repaired shall be the property of  
16 the ~~owner~~ resident of the principal structure.

17 iii. Repair or rebuilding work shall take place to the rear of the  
18 principal structure and shall be screened from view from all  
19 property lines and adjacent rights-of-way by an opaque ~~wall~~  
20 ~~or~~ fence between six and eight feet in height, or by opaque  
21 landscaping of an equivalent height.

22 ~~E. Use-Specific Standards for Accessory Dwelling Units<sup>84</sup>~~

23 ~~1. Purpose and Intent~~

24 ~~The purpose and intent of this section is to:~~

25 ~~a. Fulfill housing policy #15 of Anchorage 2020: Anchorage Bowl~~  
26 ~~Comprehensive Plan, which provides that accessory housing units shall~~  
27 ~~be allowed in certain residential zones;~~

28 ~~b. Provide a means for homeowners, particularly seniors, single parents,~~  
29 ~~and families with grown children, to remain in their homes and~~  
30 ~~neighborhoods, and obtain extra income, security, companionship and~~  
31 ~~services;~~

32 ~~c. Allow more efficient and flexible use of existing housing stock and~~  
33 ~~infrastructure;~~

34 ~~d. Respond to changing family needs and smaller households by providing~~  
35 ~~a mix of housing;~~

36 ~~e. Stabilize homeownership and enhance property values;~~

37 ~~f. Provide a broader range of accessible and more affordable housing~~  
38 ~~within the Municipality; and~~

<sup>84</sup> NOTE: From the new ADU ordinance.

1 ~~g. Protect neighborhood stability, property values, and single family~~  
2 ~~residential appearance of the neighborhood by ensuring that ADUs are~~  
3 ~~installed under the provisions of this title.~~

4 ~~**2. Application, Review, and Approval Procedures**~~

5 ~~a. For the purposes of this section, owner shall mean any person named on~~  
6 ~~the deed, a contract purchaser, or the beneficiary of a trust named on the~~  
7 ~~deed.~~

8 ~~b. Any owner operating or seeking to establish an ADU shall obtain a~~  
9 ~~building permit from the building official; in areas of the Municipality~~  
10 ~~where no building permit is required, the owner shall obtain a land use~~  
11 ~~permit. The permit shall constitute an ADU permit.~~

12 ~~c. With the permit application, the owner shall submit an affidavit on a form~~  
13 ~~provided by the Municipality, affirming that at least one owner will occupy~~  
14 ~~the principal dwelling or the accessory unit, and that the ADU will~~  
15 ~~conform to the requirements of the permit and the requirements of this~~  
16 ~~chapter.~~

17 ~~d. The permit and the affidavit shall be filed as a deed restriction with the~~  
18 ~~Anchorage Recording District to indicate the presence of the ADU, the~~  
19 ~~requirement of owner occupancy, and conformity with the requirements~~  
20 ~~of the permit and the requirements of this chapter.~~

21 ~~e. The Planning Department shall receive a fee from the applicant pursuant~~  
22 ~~to AMCR 21.20.007.~~

23 ~~f. For purposes of securing financing, potential owners may request and~~  
24 ~~receive a letter of pre-approval from the Municipality indicating the~~  
25 ~~property is eligible for an ADU permit if the potential owner completes the~~  
26 ~~application process and construction in accordance with this section.~~

27 ~~**3. Requirements**~~

28 ~~All ADUs shall meet the following requirements:~~

29 ~~a. **Purpose**~~

30 ~~Requirements for accessory dwelling units address the following~~  
31 ~~purposes:~~

32 ~~i. Ensure that accessory dwelling units maintain and are~~  
33 ~~compatible with the single family appearance and character of~~  
34 ~~the principal residence, lot, and neighborhood;~~

35 ~~ii. Ensure that accessory dwelling units are smaller in size than the~~  
36 ~~principal dwelling on the lot, and preserve yards and open space;~~

37 ~~iii. Provide adequate parking while maintaining the single family~~  
38 ~~residential character of the neighborhood, avoiding negative~~  
39 ~~impacts to on-street parking, and minimizing the amount of~~  
40 ~~paved surface on a site; and~~

1 ~~iv. Provide clear and flexible standards that make it practical and~~  
2 ~~economical to develop accessory dwelling units that are in~~  
3 ~~compliance with this code, and offer an accessible, affordable~~  
4 ~~housing option to the community.~~

5 ~~**b. Requirements for Developing an ADU**~~

6 ~~ADUs shall be allowed in all zoning districts except R-1.~~

7 ~~i. One ADU may be added to or created within a detached single~~  
8 ~~family dwelling on a lot, tract, or parcel, but only if the detached~~  
9 ~~single family dwelling is the sole principal structure on that lot,~~  
10 ~~tract, or parcel.~~

11 ~~ii. One ADU detached from a single family dwelling is permitted on~~  
12 ~~a lot, tract, or parcel, but only if:~~

13 ~~(A) The lot, tract, or parcel is 20,000 square feet or~~  
14 ~~greater and the ADU is attached to or above a~~  
15 ~~garage and the detached single family dwelling is the~~  
16 ~~only principal structure; or~~

17 ~~(B) The lot, tract, or parcel abuts an alley; the ADU~~  
18 ~~is above a detached garage, the ADU/garage abuts~~  
19 ~~the alley, and the detached single family dwelling is~~  
20 ~~the only principal structure.~~

21 ~~iii. Lot Coverage~~

22 ~~The lot coverage of the principal dwelling unit and all~~  
23 ~~accessory structures combined, including but not limited to~~  
24 ~~the ADU, shall be less than or equal to the maximum lot~~  
25 ~~coverage allowed by the zoning district.~~

26 ~~iv. Uses~~

27 ~~(A) An ADU shall not be permitted on any lot with a bed~~  
28 ~~and breakfast, day care, or family residential care.~~

29 ~~(B) The owner shall reside in either the principal dwelling~~  
30 ~~unit or the ADU as his or her primary residence for~~  
31 ~~more than six months of each year.~~

32 ~~(C) No more than two persons may reside in an~~  
33 ~~ADU.~~

34 ~~v. Building Code Requirements~~

35 ~~To ensure that the dwellings meet appropriate health and fire~~  
36 ~~safety standards, the ADU shall be built to the adopted~~  
37 ~~Municipal building code standards for two family dwellings.~~

38 ~~vi. Size~~

39 ~~(A) The gross floor area of the ADU, not including any~~  
40 ~~related garage, shall be no more than 700 square~~

1 feet, nor less than 300 square feet, nor have more  
2 than one bedroom;<sup>82</sup>

3 ~~(B) In no case shall the total gross floor area of an ADU~~  
4 ~~be more than 35 percent of the total gross floor area~~  
5 ~~of the principal dwelling unit, excluding the ADU and~~  
6 ~~garages.~~

7 ~~vii. Yard setbacks~~

8 ~~An ADU shall not encroach into any required yard setback,~~  
9 ~~except where the rear yard abuts an alley. The ADU may~~  
10 ~~encroach into the rear yard setback abutting an alley.~~

11 ~~viii. Parking~~

12 ~~One off-street parking space in addition to the parking spaces~~  
13 ~~required for the principal dwelling unit is required for the~~  
14 ~~accessory dwelling unit, but in no event shall there be fewer~~  
15 ~~than three parking spaces per lot. Notwithstanding the~~  
16 ~~provisions of AMC 21.55.100, all off-street parking~~  
17 ~~deficiencies shall be corrected.~~

18 ~~ix. Design and Appearance~~

19 ~~(A) All ADUs shall be designed to maintain the~~  
20 ~~appearance of the primary unit as a single family~~  
21 ~~dwelling. The accessory dwelling unit shall maintain~~  
22 ~~the architectural style and character of the single-~~  
23 ~~family residence. Exterior siding, roofing, and trim~~  
24 ~~shall match the appearance of the materials on the~~  
25 ~~principal dwelling unit. Roof style shall match the~~  
26 ~~predominant style of the principal dwelling unit.~~  
27 ~~Exterior window trim, window proportions (width to~~  
28 ~~height), patterns, and orientation (horizontal to~~  
29 ~~vertical) shall match those of the principal dwelling~~  
30 ~~unit.~~

31 ~~(B) The construction of an additional entry door on the~~  
32 ~~side of a principal structure facing a street for~~  
33 ~~entrance into an accessory dwelling unit is prohibited,~~  
34 ~~unless no other entry door already exists on that side.~~  
35 ~~Entrances are permitted on the non-street-facing~~  
36 ~~sides of the principal structure.~~

37 ~~x. Utilities~~

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

<sup>82</sup> NOTE: Proposed change per staff suggestion.

~~c. **Additional Requirements for Detached ADUs**~~

~~i. The ADU shall be at least 60 feet from the front lot line, or at least 10 feet (per 21.45.030.B) behind the front plane of the principal dwelling unit.~~

~~ii. The maximum height of a detached ADU shall be 25 feet.~~

~~d. **Density**~~

~~ADUs are not included in the density calculations for a site.~~

~~e. **Expiration of Approval of an ADU**~~

~~Approval of an ADU expires when:~~

~~i. The ADU is altered and is no longer in conformance with this code;~~

~~ii. The property ceases to maintain the required off-street parking spaces for the accessory and/or principal dwelling units;~~

~~iii. The owner of the property does not reside in either the principal or the accessory dwelling unit;~~

~~iv. The ADU is abandoned by the owner through written notification to the Municipality on a form provided by the Municipality; or,~~

~~v. The property with an ADU changes ownership.~~

~~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 owner shall file an affidavit of owner occupancy with the Planning Department within 30 days of the transfer, and pay a processing fee pursuant to AMCR 21.20.007. Failure to file an affidavit by the due date constitutes failure to have a permit in violation of this section. Transfers from one owner to another owner do not require a new affidavit so long as the recipient owner signed the original affidavit.~~

~~g. **Prior Illegal Use**~~

~~i. All structures which meet the definition of *Accessory Dwelling Unit* which are not recognized as legal nonconforming structures or uses of structures under chapter 21.55 shall comply with this subsection. Such structures may continue in existence provided the following requirements are met:~~

~~(A) A permit application for an ADU is submitted to the Building Safety Division within six months of [the date of passage of this ordinance].~~

~~(B) The unit complies with the requirements of this section.~~

1 ~~ii. If the unit does not comply with the requirements of this section~~  
2 ~~at the time the permit application is filed, the administrative~~  
3 ~~official may grant six months to bring the unit into conformance.~~

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

9 ~~iv. This subsection does not apply to existing legal nonconforming~~  
10 ~~uses of structures established pursuant to 21.55.050.~~

11 ~~h. **Variances**~~

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

19 **E. Prohibited Accessory Uses and Structures**<sup>8396</sup>

20 **1. Prohibited in All Zoning Districts**

21 ~~The following activities shall not be regarded as accessory to a principal use~~  
22 ~~on any site and are prohibited in all zoning districts:~~

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

24 The use of a connex trailer or similar structure for storage of goods,  
25 performing services, or conducting other business is only allowed in industrial  
26 districts. Self-storage establishments in compliance with the development  
27 standards of 21.05.060.D.3., *Self-Storage Facility*, are exempt from this  
28 restriction.

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

30 ~~The In all zoning districts, the outdoor storage of any vehicle that meets the~~  
31 ~~definition of “junk vehicle” at AMC section 15.20.010<sup>87</sup> is prohibited except as~~  
32 ~~provided in section 21.05.070.D.48., “23, Vehicle Repair/Rebuilding, Outdoor,~~  
33 ~~Hobby.”<sup>84</sup>; section 21.05.060E.2., *Junkyard*; and section 21.05.050L.9 or~~  
34 ~~L.10., *Vehicle Repair, Major and Minor*.~~

<sup>83</sup> NOTE: New section proposed for consideration. No standards in the current Title 21 appear to prohibit any type of accessory uses.

<sup>84</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.)

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

~~Mobile~~In all zoning districts, mobile homes, recreational vehicles, and travel trailers may not be used as a permanent or temporary residence as an accessory use.

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

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

- a. The sale of food products at a municipal-approved or -sponsored event; ~~and~~
- b. Use of a motor vehicle in connection with an approved recycling operation; ~~and~~
- c. Approved food and beverage kiosks that comply with the use-specific standards in ~~Section~~section 21.05.050-G.3., *Food and Beverage Kiosk*.

~~6. Prohibited in Residential Zoning Districts~~

~~The following activities shall not be regarded as accessory to a residential principal use and are prohibited in residential districts:~~

5. **Commercial Automotive Repair<sup>98</sup>**

~~Automotive~~Commercial automotive repair, including engine, body, or other repair or repainting of more than one vehicle at any one time or owned by a person not residing at that address, ~~regardless of whether compensation was paid for the service is prohibited in all residential districts (including RMX).~~

6. **Parking of Business Vehicles, Outdoor**

The outdoor storage or parking of a vehicle or trailer is prohibited in all residential districts (including RMX), for a period of one or more nights, if the vehicle or trailer is licensed or regularly used for business purposes, and is either:

- a. A vehicle for which a commercial driver's license is required by state law;
- b. A vehicle or trailer having more than two axles;
- c. Any trailer bearing commercial signage, logo, or actually then carrying commercial or industrial equipment or materials; ~~or~~
- d. A vehicle or trailer having a height in excess of 90 inches; ~~or~~
- e. A vehicle with a Gross Vehicle Weight Rating (GVWR) of more than 12,000 lbs.

**21.05.080 TEMPORARY USES AND STRUCTURES<sup>99</sup>**

**A. Purpose**

This ~~Section~~section allows for the establishment of certain temporary uses of limited duration, provided that such uses do not negatively affect adjacent properties or Municipal facilities, and provided that such uses are discontinued upon the expiration of a set time period. Temporary uses do not involve the construction or alteration of any permanent building or structure.

**B. Allowed Temporary Uses and Structures<sup>100</sup>**

The following temporary uses and structures shall be allowed in accordance with the standards of this section.<sup>101</sup>

**1. Real Estate Sales Offices**

Sales offices are allowed on residential development sites in any zoning district until all lots or houses are sold. Use of the sales office to market sites outside of the project is prohibited, unless specifically approved as part of the temporary use permit.

**2. Special Events<sup>102</sup>**

[RESERVED]

**3. Temporary Parking of Tractor Trailers During Construction**

Temporary use of non-loading areas for tractor trailers, construction equipment, or intermodal shipping container (connex) trailers, during construction or renovation.

**4. Other Temporary Uses**

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<sup>103</sup>**

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).

**D. Temporary Use Permits**

**1. Permit Required**

~~All~~Unless exempted by subsection 2. below, all temporary uses and structures shall obtain a temporary use permit pursuant to the procedures ~~set forth~~in Section 21.03.140, *Temporary Uses*. A temporary use permit shall be reviewed, approved, or revoked ~~only~~in accordance with the regulations of Section 21.03.140 and this Section.



2. **Exceptions**

Notwithstanding ~~paragraph subsection~~ 1. above, the following temporary uses are deemed approved in any district and are exempt from the temporary use permit requirements of ~~Sectionsection~~ 21.03.140 and the requirements of this ~~Sectionsection~~ 21.05.080, so long as they comply with the general requirements of subsection ~~G-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 ~~the Police and Fire Departments~~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, ~~that do not meet the definition of "special event" as defined in Chapter 21.12;~~ and
- e. Temporary uses that occur wholly within an enclosed permanent building ~~and that do not meet the definition of "special event" as defined in Chapter 21.12.~~

E. **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:title~~:

- ~~1. The temporary use or structure shall not be detrimental to property or improvements in the surrounding area or to the public health, safety, or general welfare.~~
- 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 ~~Sectionsection~~ 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:title~~ or in the approved temporary use permit, the temporary use shall last no longer than ~~---~~<sup>85</sup> six months.<sup>104</sup>
- 5. All temporary signs associated with the temporary use or structure shall be removed when the activity ends.

<sup>85</sup> ~~NOTE: Discussion needed as to whether a default maximum timeframe is necessary.~~

- 1                   6.     The temporary use or structure shall not violate any applicable conditions of  
2 approval that apply to a principal use on the site.
- 3                   7.     The temporary use regulations of this section do not exempt the applicant or  
4 operator from any other required permits, such as health department permits.
- 5                   8.     If the property is undeveloped, it shall contain sufficient land area to allow the  
6 temporary use or structure to occur, as well as any parking and traffic  
7 movement that may be associated with the temporary use, without disturbing  
8 sensitive or protected resources, including required buffers, 100-year  
9 floodplains, stream protection setbacks, wetlands, areas of slope greater than -  
10 ~~-20~~ percent, and required landscaping.<sup>86</sup>
- 11                  9.     If the property is developed, the temporary use shall be located in an area that  
12 is not actively used by an existing approved principal use, and that would  
13 support the proposed temporary use without encroaching or creating a  
14 negative impact on existing buffers, open space, landscaping, traffic  
15 movements, pedestrian circulation, or parking space availability.
- 16                  10.    Tents and other temporary structures shall be located not to interfere with the  
17 normal operations of any permanent use located on the property.
- 18                  11.    Off-street parking shall be adequate to accommodate the proposed temporary  
19 use.<sup>87</sup>
- 20                  12.    Applications for temporary structures to be located in or near the 100-year  
21 floodplain shall be required to submit a plan to the ~~\_\_\_\_\_~~ [review body] Director  
22 for the removal of such structure(s) in the event of a flood notification. The  
23 plan shall include the following information:
- 24                   a.     The name, address, and phone number of the individual responsible  
25 for the removal of the temporary structures;<sup>1</sup>
- 26                   b.     The time frame prior to the event at which a structure will be removed;
- 27                   c.     A copy of the contract or other suitable instrument with a trucking  
28 company to insure availability of removal equipment when needed;  
29 and
- 30                   d.     Designation, accompanied by documentation, of a location outside  
31 the floodplain to which the temporary structure will be moved.

<sup>86</sup> ~~NOTE: Revisit this provision following drafting of the general environmental protection standards in 21.07, Development and Design Standards.~~

<sup>87</sup> ~~NOTE: Need to discuss whether a temporary use on an undeveloped parcel requires paved parking.~~

**D. Allowed Temporary Uses and Structures<sup>88</sup>**

The following temporary uses and structures shall be allowed in accordance with the standards of this subsection.<sup>89</sup>

**1. Parking Area, Temporary, in projected rights-of-way<sup>90</sup>**

a. Parking required by this Title may be provided temporarily within a setback area described in this section only if the Director and the Traffic Engineer first find that:

i. The temporary parking configuration to be used on the lot, including the setback area, conforms to [x-ref existing Section 21.45.080.W.9.b.]

ii. An alternate site plan has been submitted with an application for a building or land use permit for permanent required parking on the lot, excluding all setback areas thereon, in conformance with parking configuration requirements of [x-ref existing Section 21.45.080.A through V and Section 21.45.080.W.9.b.]

iii. An agreement between the owner of the lot and the municipality has been executed and recorded so as to give notice of the parking requirements to be applied to the lot and of the date or event by which the temporary parking configuration shall be abandoned in favor of the permanent parking configuration stated in the alternate site plan.

b. As used in this subsection, the term "temporary" or "temporarily" means that period of time between the issuance of a building or land use permit and the right of entry conveyed to the Municipality or other government entity for a road project that affects the setback area required by this section.

**2. Real Estate Sales Offices and Model Sales Homes**

Sales offices are allowed on residential development sites in any zoning district until all lots or houses are sold. Use of the sales office for sites outside of the project is prohibited.

**3. Special Events<sup>91</sup>**

[RESERVED]

<sup>88</sup> NOTE: There are various ways to state which temporary uses are allowed. The method used in this draft lists allowed temporary uses in a text list, along with any accompanying requirements. Another, more detailed approach would be to list the uses allowed in a table that shows any or all of the following: the temporary use, maximum allowable time frame, temporary signage requirements, specific regulations, and permit requirements. Any specific regulations for uses could then be described in a separate section. Items listed here were listed in the Annotated Outline or were suggested by staff or are common uses that could be considered.

<sup>89</sup> NOTE: Certain temporary uses or structures are already dealt with in other sections of the Anchorage code, including: 3.80.110 (Exemptions from zoning regulations during period of emergency); and 10.45.030 (Circuses, Carnivals, Fairs, and Other Amusements); 10.60 (Vendors); and 24.80.010 (Exhibitions).

<sup>90</sup> NOTE: Existing standard from the current 21.45.140. A better location for this might be in the new parking section in 21.07; placement should be reconsidered following drafting of Module 3.

<sup>91</sup> NOTE: This topic not yet discussed. Should standards be drafted for large special events (e.g., festivals) that do not fall within the permit exemption thresholds at the beginning of this section?

1 **4. Temporary Parking of Tractor Trailers During Construction**

2 Temporary use of non-loading areas for tractor trailers, construction  
3 equipment, or intermodal shipping container (connex) trailers, during  
4 construction or renovation.

5 **5. Other Uses**

6 The Director may approve other temporary uses or structures using the  
7 process established in Section 21.12.[x ref], *Unlisted Uses*.

8 **E. Prohibited Temporary Uses and Structures**

9 The following temporary uses and structures are prohibited in all residential districts:

10 **1. Cloth Garages**

11 **a. Definition**

12 Frame supported or arch supported tension fabric or membrane structures,  
13 fabricated off site and assembled on site, and typically used for garages,  
14 sheds, warehouses, or temporary or permanent shelters for automobiles,  
15 boats, or other items.

- <sup>1</sup> 2005 NOTE: This is a new provision. The multiple abbreviations are new in the tables in the 2005 draft.
- <sup>2</sup> 2005 NOTE: There are numerous suggested changes to this use table from the previous draft. All edits have been made at the recommendation of staff. New uses have been suggested for the new districts introduced in the 2005 draft.
- <sup>iii</sup> 2005 NOTE: There are numerous suggested changes to this use table from the previous draft. All edits have been made at the recommendation of staff. New uses have been suggested for the new districts introduced in the 2005 draft.
- <sup>iv</sup> NOTE: This section carries forward the substance of the existing section 21.45.240, "Location of premises where children are not allowed."
- <sup>v</sup> 2005 NOTE: This is a new provision. The multiple abbreviations are new in the tables in the 2005 draft.
- <sup>vi</sup> 2005 NOTE: This use has new use-specific standards.
- <sup>vii</sup> NOTE: This standard is based on the existing section 21.50.110 "*Conditional use standards--Townhouses, Row Houses and Office Buildings Built to a Common Wall (R-O district).*" Some existing provisions have been removed that cover topics that will be addressed elsewhere in the new title 21 (e.g., parking).
- <sup>viii</sup> NOTE: Need to confirm this existing standard meets current building code requirements.
- <sup>ix</sup> NOTE: This section consolidates standards from two locations: the existing chapter 21.70 "Mobile Home Parks," and the existing section 21.50.120 "*Conditional use standards--Mobile home parks.*" Since all mobile home parks require a conditional use permit, there is no need to maintain a set of "conditional use standards" separate from the general standards. We have reordered all provisions to try and improve the user-friendliness of the section. The "permit" section has been removed since that section of the current title 21 is proposed to be deleted under P&Z case #2003-037.
- <sup>x</sup> NOTE: Staff recommends increasing the current size threshold from two to five acres.
- <sup>xi</sup> NOTE: Each of these space minimums has been increased by 500 feet per staff suggestion.
- <sup>xii</sup> 2005 NOTE: New provision in this draft.
- <sup>xiii</sup> 2005 NOTE: The main change in this section is the distinction between "permitted" and "conditional" in the mixed-use districts, depending on the types of criminal records of the residents. OLD NOTE: This carries forward the existing 21.50.035 "*Standards for Correctional Community Residential Centers.*" Changes include changes adding two new criteria addressing separation from schools and parks, and requiring a minimum amount of outdoor recreation space. We deleted provisions that will be addressed in other parts of title 21 (e.g., parking requirements, screening for dumpsters).
- <sup>xiv</sup> 2005 NOTE: New definition and name for use from the 2005 assisted living ordinance.
- <sup>xv</sup> NOTE: From the new Assisted Living ordinance prepared by the Municipality.
- <sup>xvi</sup> NOTE: New standards in response to staff comments.
- <sup>xvii</sup> 2005 NOTE: The first two standards are new in this draft.
- <sup>xviii</sup> 2005 NOTE: In response to questions, a "pillow" is determined for purposes of this title as a sleeping accommodation for one person. See chapter 21.13.
- <sup>xix</sup> 2005 NOTE: New use from the 2005 assisted living ordinance.
- <sup>xx</sup> 2005 NOTE: From the 2005 assisted living ordinance. We have removed provisions that repeat standards of general applicability (e.g., uses shall comply with general height standards and general parking requirements).
- <sup>xxi</sup> 2005 NOTE: From the 2005 assisted living ordinance. The referenced definition includes pre-school.
- <sup>xxii</sup> 2005 NOTE: This use relocated here in the 2005 draft from the "Parks and Open Space" category.
- <sup>xxiii</sup> NOTE: This standard is based on the existing section 21.50.140 "*Conditional use standards-- Cemeteries.*"
- <sup>xxiv</sup> 2005 NOTE: New use in this 2005 draft.
- <sup>xxv</sup> 2005 NOTE: Moved into this category in the 2005 draft. In previous draft, this was "Government Office" and located in the "Government Facility" category.
- <sup>xxvi</sup> NOTE: New definition based on existing definition of term in title 21 and permitted accessory uses allowed by districts.

<sup>xxvii</sup> 2005 NOTE: The new traffic impact analysis requirement should assist in evaluating potential traffic impacts of community centers and religious assembly uses. Further, the Public/Institutional design standards should mean that such uses are more architecturally compatible with surrounding areas.

<sup>xxviii</sup> NOTE: Suggested new standards.

<sup>xxix</sup> 2005 NOTE: This size threshold for these standards is new and is intended to allow smaller schools to fit into smaller sites if necessary in more urban areas. In response to questions, staff has checked these proposed minimum size requirements against 2003 school attendance statistics. According to that review, these proposed lot requirements would make three (out of 61) elementary schools nonconforming, and only one high school (out of seven) nonconforming.

<sup>xxx</sup> NOTE: Existing standard; no substantive changes.

<sup>xxxi</sup> 2005 NOTE: Definitions from the 2005 Assisted Living ordinance prepared by the Municipality.

<sup>xxxii</sup> 2005 NOTE: This use has been broadened beyond the "public park" in the prior draft. OLD NOTE: Need to ensure that all parks-related definitions match the new parks plan. Draft of parks plan not yet available.

<sup>xxxiii</sup> 2005 NOTE: New category in this draft. The use types all come from the "Government Facility" section in the prior draft, which has not been carried forward.

<sup>xxxiv</sup> NOTE: Suggested new standards.

<sup>xxxv</sup> 2005 NOTE: Revised per several comments. As mentioned elsewhere, the municipal staff and state/airport personnel are meeting in June 2005 to discuss airport-related issues in title 21.

<sup>xxxvi</sup> 2005 NOTE: New use in the 2005 draft.

<sup>xxxvii</sup> 2005 NOTE: Moved into this category (was in "government facility" in prior draft).

<sup>xxxviii</sup> NOTE: The current code lists out a variety of specific types of utility uses (e.g., water treatment plant). However, many communities find that it's unnecessary to try and identify every type of utility facility for zoning purposes, since so many of them have the same land use impacts. This draft simply identifies "utility facilities" and "utility substations," and then lists examples of which types of facilities fall into those two categories.

<sup>xxxix</sup> 2005 NOTE: This section revised based on comments from Chugach Electric, among others.

<sup>xi</sup> 2005 NOTE: Industry representatives submitted extensive comments on this section. This is a generally new section that represents a modified version of the standards from the prior draft, combined with some additional standards from the existing code.

<sup>xii</sup> NOTE: For discussion purposes, this draft proposes two distinct types of farming. The current code distinguishes between commercial farming of 10 acres or more, and other farming that seems to be on a smaller scale but its size is not defined. The existing commercial farming use is allowed only in D-2 and D-3 districts, which are not being carried forward.

<sup>xiii</sup> NOTE: Suggested new standards. Should there also be a restriction on the unit number of animals allowed per acre of land? Such an approach is common in communities with agricultural operations, but would require a new table to be included here defining specific animal units (e.g., goats versus cows).

<sup>xiiii</sup> 2005 NOTE: Reduced from five to two acres in the 2005 draft.

<sup>xliv</sup> NOTE: Suggested new standards.

<sup>xlv</sup> NOTE: This standard is carried forward from the existing 21.45.245 "Standards--Nightclub, unlicensed," with no major substantive changes. The exemption section was obsolete and was removed. The Anchorage Municipal Attorney's Office currently is working on broad revisions to this and similar uses (e.g., teen nightclubs). Revisions are anticipated to include new use names, revisions to title 10 and other parts of the Anchorage code, and possibly some new land-use standards that should be included in the new title 21. We will continue to monitor that project, with staff's assistance, and will fold in new material as it becomes available.

<sup>xlvi</sup> NOTE: This is a streamlined set of new standards, based on the existing section 21.50.310 "Standards for Motorized Sports Facilities."

<sup>xlvii</sup> 2005 NOTE: This new set of standards has been provided by staff.

<sup>xlviii</sup> 2005 NOTE: Replaced with the "alpine skiing facility" definition from the Girdwood code.

<sup>xlix</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>i</sup> NOTE: This use now consolidates an extensive list of specific office types in the current code (e.g., attorneys, insurance sales, engineers, etc.)

<sup>ii</sup> 2005 NOTE: This use revised from the former “Fuel Sales with Convenience Store.” The intent is that any site with both a fueling station and convenience store will simply have two principal uses on the site. The prior “Gasoline Service Station” use been removed in this draft, since such functions are covered adequately by “Fueling Station” and “Vehicle Service and Repair, Minor.”

<sup>iii</sup> 2005 NOTE: This draft collapses the former small, medium, and large retail uses into one use type. The existence of special standards for “large retail establishments” in the development standards chapter, along with size thresholds for retail uses in some districts, takes away the need for the small/medium/large distinction.

<sup>iiii</sup> 2005 NOTE: New use-specific standard in this draft to help distinguish junkyards.

<sup>iv</sup> 2005 NOTE: New use-specific standard in this draft to clarify that some larger vehicles may be sold by this use. However, uses that concentrate in the sale of very large vehicles and equipment should be classified as “heavy equipment sales and rental.”

<sup>lv</sup> 2005 NOTE: Proposed new restriction in CCMU district in this draft, per staff suggestion.

<sup>lvi</sup> 2005 NOTE: These standards have been relocated to this use from “gasoline service station” in the prior draft.

<sup>lvii</sup> 2005 NOTE: Added planes in this draft. NOTE: From self-storage ordinance draft.

<sup>lviii</sup> NOTE: New standards suggested by staff. The intent is to provide a limited set of standards that are not so onerous that they prevent development of this use, yet also serve to minimize the conversion of existing apartment buildings into extended-stay lodgings.

<sup>lix</sup> 2005 NOTE: Proposed new requirement in this draft.

<sup>lx</sup> 2005 NOTE: Proposed new requirement in this draft.

<sup>lxi</sup> NOTE: This is a suggested new umbrella use that incorporates a variety of specific uses from the current code. These uses all have similar land use impacts and thus can be treated collectively in title 21. All these uses are proposed to now be limited to the I-2 district. Reviewers should advise if any of these uses should be allowed in other districts beyond I-2.

<sup>lxii</sup> 2005 NOTE: The standard has been revised to not require a sales area. OLD NOTE: This section is based on Girdwood Draft Title 22: 22.100.170. Staff notes the following: “An ‘Arts and Crafts’ industrial use is anticipated to be applied to limited areas of the Anchorage Bowl, in districts which are more urban and mixed-use industrial in character from Girdwood, such as in the Mt. View Arts & Culture District.”

<sup>lxiii</sup> NOTE: This is a suggested new umbrella use that incorporates a variety of specific uses from the current code. These uses all have similar land use impacts and thus can be treated collected in title 21.

<sup>lxiv</sup> NOTE: This is a suggested new umbrella use that incorporates a variety of specific uses from the current code. These uses all have similar land use impacts and thus can be treated collected in title 21.

<sup>lxv</sup> 2005 NOTE: Name changed by staff. Definition expanded to include information from Girdwood code.

<sup>lxvi</sup> NOTE: Based on the existing 21.50.070 “*Conditional use standards--Natural resource extraction*” and on the respective district sections of the existing chapter 21.40 “*Zoning Districts*.” No substantive changes were made. The first two paragraphs originated as a consistent requirement of all the districts allowing this use. The permit submittal requirements were removed for inclusion in the Title 21 User’s Guide.

<sup>lxvii</sup> 2005 NOTE: Definition expanded to include information from Girdwood code.

<sup>lxviii</sup> NOTE: Based on the draft self-storage ordinance.

<sup>lxix</sup> NOTE: This section should be revisited and streamlined following drafting of the general landscaping and screening provisions in chapter 21.07 as part of Module 3.

<sup>lxx</sup> NOTE: This standard consolidates the current existing section 21.50.090, “*Conditional use standards—Junkyards*” and the existing 21.50.080 “*Conditional use standards--Storage yards*,” with some tighter standards suggested.

<sup>lxxi</sup> NOTE: Suggested new standards.

<sup>lxxii</sup> 2005 NOTE: New standards proposed in this draft by staff.

<sup>lxxiii</sup> 2005 NOTE: New use and use-specific standards proposed by staff in this 2005 draft.



<sup>lxxiv</sup> 2005 NOTE: Maximum allowable height raised to 35 feet (from 25 in prior draft). The proposed restriction on hours of operation has been removed. NOTE: This is based generally on the existing section 21.50.270 “*Conditional use standards--Snow disposal sites,*” with numerous edits per staff suggestions.

<sup>lxxv</sup> NOTE: Suggested new standards.

<sup>lxxvi</sup> NOTE: This is a substantially new section. In the current title 21, each zoning district contains a list of specific accessory uses allowed, but there are no general standards that apply to all accessory uses. This new section proposes a set of general standards with which all accessory uses must comply, and then lists the specific accessory uses allowed, and whether they are subject to any additional use-specific standards. The general standards are new; the use-specific standards are from the current code, unless otherwise indicated.

<sup>lxxvii</sup> 2005 NOTE: One change to this section, in response to comments: remove previous language about total percent lot coverage by accessory structures.

<sup>78</sup> NOTE: From the new ADU ordinance.

<sup>79</sup> 2005 NOTE: Changed in this 2005 draft to two bedrooms, as was passed by the Assembly.

<sup>80</sup> 2005 NOTE: From the new 2005 version of the assisted living ordinance prepared by the Municipality.

<sup>81</sup> 2005 NOTE: Section revised in this draft to eliminate the distinction in standards based on number of bedrooms. This standard is based on the existing sections 21.45.250, “*Bed and breakfast with three or less guestrooms*” and 21.45.255 “*Bed and breakfast with four guestrooms.*”

<sup>82</sup> NOTE: Existing standards; no major substantive changes; however, standard at end regarding distance from setbacks is new.

<sup>83</sup> 2005 NOTE: Changed from a primary use to an accessory use in this draft.

<sup>84</sup> 2005 NOTE: Changed from a primary use to an accessory use in this draft. The use-specific standards are new in this draft.

<sup>85</sup> NOTE: Need to reevaluate this section once new parking standards are drafted; general stacking space standards are being drafted as part of the new parking requirements.

<sup>86</sup> 2005 NOTE: Changed from a primary use to an accessory use in this draft.

<sup>87</sup> NOTE: Existing standard; no major substantive changes.

<sup>88</sup> 2005 NOTE: The two-acre minimum size limit from the previous draft has been removed, and the language has been restricted to crops.

<sup>89</sup> NOTE: Based on the existing section 21.45.150, “*Home occupations,*” with various minor edits.

<sup>90</sup> 2005 NOTE: A number of edits have been made to the numeric requirements in this section, based on comments. This draft reverts back to the current standard of 25 percent requirement in (A). OLD NOTE: This is a suggested increase from 25 to 35 percent to support non-intrusive home occupations (e.g., mixed-use, tele-work) and home occupations that comply with the standards and do not affect neighboring residences. Some cities go as high as 50%. For MOA, 35% (1/3) is consistent with the rationale used for ADU ordinance, which leaves 2/3 majority as house.

<sup>91</sup> 2005 NOTE: This use moved from a primary use in the prior draft to an accessory use in this draft. No additional discussion has occurred on this topic, and so for now we have carried forward the existing standards from section 21.50.300 “*Conditional use standards--Incinerator facilities and thermal desorption units.*”

<sup>92</sup> 2005 NOTE: This section has been revised to reflect the standards of the current code, in anticipation of possible revisions through the Large Animal Ordinance, per staff suggestion. Staff members recorded many comments that objected to the suggested standards in the prior draft.

<sup>93</sup> 2005 NOTE: The 2005 draft distinguishes between outdoor storage and outdoor display.

<sup>94</sup> NOTE: Suggested new standards.

<sup>95</sup> 2005 NOTE: The “outdoor” qualification added in the 2005 draft. OLD NOTE: Carried forward from the respective district sections of the existing code with no major substantive changes.

<sup>96</sup> 2005 NOTE: Section revised to eliminate distinction between all districts and residential districts. NOTE: New section proposed for consideration. No standards in the current title 21 appear to prohibit any type of accessory uses.



<sup>97</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.)

<sup>98</sup> 2005 NOTE: Changed to commercial only, to avoid conflict with the hobby vehicle repair category, which is allowed.

<sup>99</sup> 2005 NOTE: This section has been reorganized to put the general standards at the end and list the allowed temporary uses up front.

<sup>100</sup> NOTE: There are various ways to state which temporary uses are allowed. The method used in this draft lists allowed temporary uses in a text list, along with any accompanying requirements. Another, more detailed approach would be to list the uses allowed in a table that shows any or all of the following: the temporary use, maximum allowable time frame, temporary signage requirements, specific regulations, and permit requirements. Any specific regulations for uses could then be described in a separate section. Items listed here were listed in the Annotated Outline or were suggested by staff or are common uses that could be considered.

<sup>101</sup> NOTE: Certain temporary uses or structures are already dealt with in other sections of the Anchorage code, including: 3.80.110 (Exemptions from zoning regulations during period of emergency); and 10.45.030 (Circuses, Carnivals, Fairs, and Other Amusements); 10.60 (Vendors); and 24.80.010 (Exhibitions).

<sup>102</sup> NOTE: This topic not yet discussed. Should standards be drafted for large special events (e.g., festivals) that do not fall within the permit exemption thresholds at the beginning of this section?

<sup>103</sup> 2005 NOTE: There were strong comments on both sides of this issue – some people favoring this prohibition, and others against it. Staff recommends keeping the prohibition in the draft for further comment.

<sup>104</sup> 2005 NOTE: The six-month time limit is suggested for discussion purposes. It is a default in case no specific limit is provided.