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1 **CHAPTER 21.07: DEVELOPMENT AND DESIGN STANDARDS**

2 **21.07.010 GENERAL PROVISIONS**

3 **A. Purpose**

4 The development and design standards set forth in this chapter shall apply to the
5 physical layout and design of development in the municipality. These provisions address
6 the physical relationship between development and adjacent properties, public streets,
7 neighborhoods, and the natural environment, in order to implement the comprehensive
8 plan vision for a more attractive, efficient, and livable community. The specific purposes
9 of this chapter include:

- 10 1. To encourage the proper use of the land by promoting an appropriate balance
11 between the built environment and the preservation and protection of open space
12 and natural resources;
- 13 2. To protect public and private investment through preservation of open spaces,
14 protection of natural resources including existing trees, providing buffers between
15 incompatible uses and along roadways, and encouraging the planting of new
16 trees and vegetation as deemed appropriate;
- 17 3. To promote sound management of water quality and quantity through
18 preservation of natural areas and their functions and by encouraging soil
19 management and the use of native plant materials;
- 20 4. To provide appropriate standards to ensure a high quality appearance for the
21 municipality and promote good design while also allowing flexibility, individuality,
22 creativity, and artistic expression;
- 23 5. To provide development and design standards that address and are tailored to
24 the municipality’s northern climate and winter city character;
- 25 6. To strengthen and protect the image, identity, and unique character of the
26 municipality and thereby to enhance its business economy;
- 27 7. To protect and enhance residential neighborhoods, commercial districts, and
28 other areas by encouraging physical development that is of high quality and is
29 compatible with the character, scale, and function of its surrounding area;
- 30 8. To encourage developments that relate to adjoining public streets, open spaces,
31 and neighborhoods with building orientation and physical connections that
32 contribute to the surrounding network of streets, walkways, and trails; and
- 33 9. To provide road connectivity for the safe and efficient movement of people,
34 goods, and services.

35 **B. Alternative Equivalent Compliance**

- 36 1. **Purpose**
37 Alternative equivalent compliance is a procedure that allows development to
38 meet the intent of the design-related provisions of this chapter through an
39 alternative design. It is not a general waiver or weakening of regulations.
40 Rather, the procedure permits a site-specific plan that is equal to or better than
41 the strict application of a design standard specified in this title. This procedure is

1 not intended as a substitute for a variance or administrative modification or as a
2 vehicle for relief from standards in this chapter.

3 **2. Applicability**

4 The alternative equivalent compliance procedure shall be available only for the
5 following sections of this chapter:

- 6 a. Section 21.07.060, *Transportation and Connectivity*;
- 7 b. Section 21.07.080, *Landscaping, Screening and Fencing*;
- 8 c. Section 21.07.090, *Off-Street Parking and Loading*;
- 9 d. Section 21.07.100, *Residential Design Standards*;
- 10 e. Section 21.07.110, *Public/Institutional and Commercial Design*
11 *Standards*;
- 12 f. Section 21.07.120, *Large Commercial Establishments*; and
- 13 g. Section 21.07.130, *Exterior Lighting*.

14 **3. Pre-Application Conference Required**

15 An applicant proposing to use alternative equivalent compliance under this
16 section shall request and attend a pre-application conference prior to submitting
17 the site plan for the development, to determine the preliminary response from the
18 director. Based on that response, the site plan application shall include sufficient
19 explanation and justification, in both written and graphic form, for the alternative
20 compliance requested.

21 **4. Decision-Making Responsibility**

22 Final approval of alternative equivalent compliance under this section shall be the
23 responsibility of the decision-making body responsible for deciding upon the
24 application. For example, proposed alternative equivalent compliance on a major
25 site plan application shall be considered and decided upon by the urban design
26 commission. By-right projects that would not ordinarily require review under this
27 title, yet which are proposing alternative equivalent compliance, shall receive
28 written approval of the alternative equivalent compliance from the director.

29 **5. Criteria**

30 To grant a request for alternative equivalent compliance, the decision-making
31 body shall find that the following criteria are met:

- 32 a. The proposed alternative design achieves the intent of the subject design
33 standard to the same or better degree than the subject standard.
- 34 b. The proposed alternative design achieves the goals and policies of the
35 comprehensive plan to the same or better degree than the subject
36 standard.
- 37 c. The proposed alternative design results in benefits to the community that
38 are equivalent to or better than compliance with the subject design
39 standard.

1 **6. Effect of Approval**

2 Alternative compliance shall apply only to the specific site for which it is
3 requested and does not establish a precedent for assured approval of other
4 requests.

5 **21.07.020 NATURAL RESOURCE PROTECTION**

6 **A. Purpose**

7 The municipality contains many natural amenities, including stream corridors, river
8 corridors, natural drainages, wildlife habitat areas, water bodies, wetlands, significant
9 viewsheds, and hillsides, as well as significant amounts of native forest, tree cover, and
10 open space, all of which contribute to the municipality's character, quality of life, and
11 property values. The regulations of this section are intended to ensure that the natural
12 character of the municipality is reflected in patterns of development and redevelopment,
13 and significant natural features are incorporated into open space areas.

14 **B. Stream, Water Body, and Wetland Protection**

15 **1. Purpose**

16 The following requirements are intended to promote, preserve, and enhance the
17 important hydrologic, biological, ecological, aesthetic, recreational, and
18 educational functions provided by stream and river corridors, associated riparian
19 areas, water bodies, and wetlands.

20 **2. Applicability**

21 This subsection 21.07.020B. shall apply to all new development, except for the
22 following development or activities:

- 23 **a.** Development on lots of record that were approved for single-family
24 residential use prior to the effective date of this title, which shall remain
25 subject to applicable setback regulations in effect prior to adoption of this
26 title;
- 27 **b.** Maintenance and repair of existing public roads, utilities, and other public
28 facilities within an existing right-of-way or easement;
- 29 **c.** Flood prevention or rehabilitation work carried out by a government
30 agency or approved by a government agency;
- 31 **d.** Maintenance and repair of flood control structures and activities in
32 response to a flood emergency; and
- 33 **e.** Wetland and wildlife habitat restoration, construction, and/or
34 enhancement that improves or restores the wetland or stream corridor
35 functions, provided that the proposed activity is approved by the
36 appropriate agency such as the U.S. corps of engineers or the Alaska
37 department of fish and game.

38 **3. Relationship to Other Regulations**

- 39 **a.** This subsection 21.07.020B. does not repeal or supersede any existing
40 federal, state, or local laws, easements, covenants, or deed restrictions.
41 When this subsection imposes a higher or more restrictive standard than

1 found in another applicable ordinance, statute, or regulation, this
2 subsection shall apply.

3 **b.** No person shall engage in any activity that will disturb, remove, drain, fill,
4 dredge, clear, destroy, or alter any area, including vegetation, within a
5 wetland that falls in the jurisdiction of the federal government and its
6 agencies, except as may be expressly allowed under a permit issued by
7 the appropriate federal agency.

8 **c.** The decision-making body shall not grant preliminary or final approval to
9 any development or activity, including subdivisions, in a wetland that falls
10 within the federal government’s jurisdiction until all necessary federal
11 approvals and permits have been obtained.

12 **4. Buffer/Setback Requirements**

13 **a. Streams or River Corridors**

14 **i.** In the RL-4 district, all buildings, accessory structures, and
15 parking lots shall be set back at least 100 feet horizontally from
16 the ordinary high-water mark of stream or river corridors or, if not
17 readily discernible, from the defined bank of the stream or river.
18 Except as provided in 6. below, no disturbance is permitted in
19 the 100-foot setback area. Development in the RL-4 district also
20 is subject to the district-specific development standards in
21 section 21.04.020K.

22 **ii.** In the RL-1, RL-2, RL-3, IC, I-1, and I-2 zoning districts, all
23 buildings, accessory structures, and parking lots shall be set
24 back at least 50 feet horizontally from the ordinary high-water
25 mark of stream or river corridors or, if not readily discernible,
26 from the defined bank of the stream or river. Except as provided
27 in 6. below, no disturbance is permitted in the 50-foot setback
28 area.

29 **iii.** For all zoning districts not listed in subsections a.i. and ii. above,
30 all buildings, accessory structures, and parking lots shall be set
31 back at least 25 feet horizontally from the high-water mark of
32 stream or river corridors or, if not readily discernible, from the
33 defined bank of the stream or river. Except as provided in B.6.
34 below, no disturbance is permitted in the 25-foot setback area.

35 **iv.** Segments of streams or tributaries that are contained in culverts
36 for a contiguous length of 100 feet or more are not regulated by
37 this subsection.

38 **v.** Setbacks required in this subsection shall extend the specified
39 distance from both sides of the stream or river.

40 **vi.** For parcels where there are wetlands contiguous with a stream,
41 setback requirements are listed in table 2 of the *Anchorage*
42 *Wetlands Management Plan*.

43 **b. Wetlands**

44 **i.** To the maximum extent feasible, class A and those class B
45 wetlands which, as a result of U.S. corps of engineers permitting,

1 are not authorized for development, shall be tracted out and thus
2 not included as part of a development lot. Wetland classes are
3 defined and delineated in the *Anchorage Wetlands Management*
4 *Plan*.

5 ii. Except as provided in B.6. below, all buildings, accessory
6 structures, fills and other storage of materials, and parking lots
7 shall be set back at least 15 feet horizontally from the delineated
8 edge of all class A wetlands, and all portions of class B and C
9 wetlands not authorized for development; no disturbance is
10 permitted in the 15-foot setback area.

11 c. **Water Bodies**

12 In all districts, all buildings, accessory structures, and parking lots shall
13 be set back at least 15 feet horizontally from the edge of water bodies.
14 Except as allowed in B.6. below, no disturbance is permitted in the 15-
15 foot setback area. Uses such as docks, boathouses, and floatplane
16 storage sheds (and access thereto) that require direct access to a water
17 body by their very nature or function shall be exempted from this setback
18 requirement.

19 d. **Credit for Other Requirements of this Title**

20 Stream corridor, water body, and wetland setback areas shall be credited
21 toward any applicable private open space requirements or landscaping
22 requirements only if such setback areas serve the purposes of those
23 requirements as set forth in this title.

24 5. **Boundary Delineation**

25 a. **Official Definitions and Standards**

26 i. In cases where stream channels or water bodies are not mapped
27 and recorded in official plans or other documents, delineation of
28 such features shall be made according to the municipal
29 watershed management division's definitions and standards, and
30 may be subject to formal verification by the municipal watershed
31 management division.

32 ii. In cases where wetlands are not mapped and recorded in official
33 plans or other documents, including the *Anchorage Wetlands*
34 *Management Plan*, delineation of such features shall be
35 performed using procedures as described by the U.S. corps of
36 engineers. Delineations shall be subject to formal verification by
37 the department and/or the U.S. corps of engineers.

38 b. **Stream and River Corridor Boundaries**

39 Stream and river corridors shall be delineated at the ordinary high-water
40 mark or, if not readily discernible, the defined bank of the stream or river,
41 as those terms are defined in chapter 21.13. The municipal watershed
42 management division shall maintain the official record of all stream and
43 river corridor boundaries.

44 c. **Wetland Boundaries**

45 i. **Mapped Wetlands**

46 Boundary delineation of wetlands shall be established by
47 reference to the *Anchorage Wetlands Management Plan*, which

1 is available for reference in the department and which is hereby
2 adopted and incorporated into this title by reference. Plats shall
3 depict class A and B wetland boundaries, and boundaries of
4 class C wetlands that are not authorized for development.

5 ii. *Unmapped Wetlands*

6 The review of a development proposal may discover a potential
7 wetland that has not been mapped or for which the boundaries
8 have not been clearly established. In such instances, the
9 boundaries of the wetland shall be delineated according to
10 subsection 5.a.ii. above. Any new wetland boundaries
11 delineated herein shall be submitted to the U.S. corps of
12 engineers for approval.

13 **6. Development Standards**

14 **a. *Prohibited Activities***

15 i. No person shall engage in any activity that will disturb, remove,
16 fill, drain, dredge, clear, destroy, or alter an area, including
17 vegetation, within stream or river corridors, pond or lake edges,
18 wetlands, or their associated buffer/setback areas, except as
19 may be expressly allowed in this section or title.

20 ii. Channel alteration, including culvertization other than for
21 roadway and driveway crossings, is prohibited unless a variance
22 is obtained under the provisions of section 21.03.190, a flood
23 hazard permit is obtained as per section 21.03.110, and relevant
24 state and federal permits are obtained. In emergency situations,
25 the application for the necessary approvals may be made no
26 later than 24 hours after channel alteration has begun. For the
27 purposes of this standard, an "emergency" is a situation which
28 would result in an unacceptable hazard to life, a significant loss
29 of property, or an immediate, unforeseen, and significant
30 economic hardship if corrective action requiring a permit is not
31 undertaken immediately.

32 iii. No storage or processing of hazardous materials or other
33 substances that would constitute a violation of AMC chapter
34 15.40 is permitted.

35 **b. *Utilities***

36 Utilities, including potable water wells, may be allowed in a
37 buffer/setback area only if the decision-making body determines that
38 there is no practical alternative. Any disturbance of the buffer area shall
39 be reclaimed by regrading to original contours and revegetation with
40 native species. Provisions for reclamation of the disturbed area shall be
41 included in any development or improvements agreement for the project,
42 with adequate collateral to guarantee the reclamation will be completed.
43 Utility corridors in buffer/setback areas shall be located at the outside
44 edge of the area or if crossing the setback laterally shall disturb only the
45 minimum area necessary to install the utility. Access roads for
46 maintenance of utilities shall be located outside the buffer/setback area
47 to the maximum extent feasible. Access for maintenance of utilities in
48 buffer/setback areas should be at specific points rather than parallel to
49 the utility corridor whenever possible.

1 **c. *Recreation, Education, or Scientific Activities***

2 Structures and improvements for recreational, educational, or scientific
3 activities such as trails, swimming beaches, docks, fishing access, and
4 wildlife management and viewing may be permitted in a buffer/setback
5 area by the appropriate government agency.

6 **7. *Preservation and Restoration of Vegetation***

7 All existing vegetation within the stream/river corridor, lake or pond edge, or
8 wetland buffer/setback area shall be preserved and, where necessary to repair
9 damaged riparian areas, supplemented with additional native planting and
10 landscaping. The removal of trees or vegetation that the municipality finds to be
11 a threat to the public health, safety, or welfare; the removal of species listed as
12 invasive in the *Selected Invasive Plants of Alaska* booklet produced by the
13 United States Department of Agriculture and the Forest Service, Alaska Region;
14 or the removal of dead or naturally fallen trees or vegetation, shall be exempt
15 from this requirement.

16 **8. *Wetland Mitigation Requirements***

17 When a wetland or its buffer is altered in violation of law or without specific
18 permission or approval by the decision-making body, the director shall require
19 restoration to the previous condition, to the maximum extent feasible, according
20 to an approved wetland mitigation plan.

21 **9. *Implementation of Anchorage Wetlands Management Plan***

22 **a. *Zoning and Platting Actions***

23 Zoning and platting actions taken under this title shall be consistent with
24 the *Anchorage Wetlands Management Plan*.

25 **i. *"A" Wetlands***

26 Wetlands designated "A" in the *Anchorage Wetlands*
27 *Management Plan* and in table 2 of that plan shall be protected
28 as indicated in that table and in chapter 4 of the *Anchorage*
29 *Wetlands Management Plan*.

30 **ii. *"B" Wetlands***

31 New development plans in "B" wetlands shall obtain a U.S. corps
32 of engineers permit, concurrent with or prior to necessary
33 approval by the platting board and/or the planning and zoning
34 commission. In order to maximize protection of wetlands
35 designated "B," in addition to the criteria normally considered in
36 subdivision, site plan, and conditional use applications, the
37 platting authority or the planning and zoning commission shall,
38 prior to approval, make explicit findings that, or the applicant
39 shall certify with their U.S. corps of engineers permit that:

40 **(A)** The proposed design and placement of roadways, utility
41 lines, and structures will not interfere with the natural
42 drainage function indicated in the required hydrologic
43 studies or that such interference can be adequately
44 mitigated to maintain the natural drainage function;

45 **(B)** The soils in the area proposed for development shall
46 adequately support roadways and structures, or that

1 properly designed roads and foundations will be
2 provided; and

3 (C) Habitat areas identified in federal, state, or municipal
4 documents shall be adequately protected.

5 Maintenance of open space in its natural state shall be required
6 where the platting authority or the planning and zoning
7 commission determines that such maintenance is necessary to
8 protect the hydrologic and habitat values of wetlands on the
9 property being developed or on adjacent property. Areas where
10 open space is to be preserved in its natural state shall be
11 indicated on the plat or approved site plan. The platting authority
12 and planning and zoning commission may require such land
13 development techniques and such additional conditions as may
14 be appropriate to carry out the intent of the *Anchorage Wetlands*
15 *Management Plan* and such other wetlands studies as may be
16 relevant.

17 iii. "C" Wetlands
18 When approving plats or conditional use permits in wetlands
19 designated "C" under the plan, the platting authority or the
20 planning and zoning commission shall, whenever practicable,
21 include the recommended construction mitigation techniques and
22 conditions and enforceable policies in table 2 of the *Anchorage*
23 *Wetlands Management Plan*.

24 b. **Application of Plan to Approved Projects**
25 Conditional uses and preliminary plats approved prior to March 12, 1996,
26 the date of adoption of the revised *Anchorage Wetlands Management*
27 *Plan*, shall not have additional conditions imposed upon them as a result
28 of requirements of the plan except as follows:

29 i. The "A" designation shall apply regardless of prior approvals.

30 ii. Approved plats or conditional uses in wetlands that are returned
31 to the platting authority or planning and zoning commission for
32 major amendment may be examined for conformity with plan
33 goals and enforceable policies of the *Anchorage Wetlands*
34 *Management Plan*.

35 iii. A new U.S. corps of engineers permit is required.

36 **C. Steep Slope Development**

37 1. **Purpose**
38 The purpose of this subsection 21.07.020C. is, to the extent reasonably feasible,
39 to:

40 a. Prevent soil erosion and landslides;

41 b. Provide safe circulation of vehicular and pedestrian traffic to and within
42 hillside areas and to provide access for emergency vehicles necessary to
43 serve the hillside areas;

- 1 c. Encourage only minimal grading that relates to the natural contour of the
2 land;
- 3 d. Preserve the most visually significant slope banks and ridge lines in their
4 natural state;
- 5 e. Preserve visually significant rock outcroppings, native plant materials,
6 natural hydrology, and other areas of visual significance;
- 7 f. Encourage variety in building types, grading design, lot sizes, site
8 design, density, arrangement, and spacing of buildings in developments;
- 9 g. Encourage innovative architectural, landscaping, circulation, and site
10 design; and
- 11 h. Discourage mass grading of large pads and excessive terracing.
- 12 2. **Applicability**
13 This subsection 21.07.020C. shall apply to any development or subdivision
14 proposal or lot created after the effective date of this title within the municipality
15 for properties with an average slope of 20 percent or greater, or where adverse
16 conditions associated with slope stability, erosion, or sedimentation are present
17 as determined by the municipal engineer.
- 18 3. **Standards**
19 All proposed development subject to this section shall comply with the following
20 standards.
- 21 a. ***Slopes Greater than 30 Percent***
22 One hundred percent of areas with slopes greater than 30 percent shall
23 remain undisturbed. This requirement shall not apply to small, isolated
24 steep slope areas within a site that do not exceed 5,000 square feet.
- 25 b. ***Cutting, Grading, and Filling***
26 i. Cutting and grading to create benches or pads for buildings or
27 structures shall be avoided to the maximum extent feasible.
- 28 ii. For development on individual lots, except for driveways, cut and
29 fill slopes shall be entirely contained within a lot (i.e., natural
30 grade at the lot lines shall be maintained).
- 31 iii. Sharp angles shall be rounded off, in a natural manner, at the
32 top and ends of cut and fill slopes (within approximately five feet
33 of the sharp angle) unless steep angles are a natural character
34 of the site, as determined by the municipality. Where this would
35 damage tree root systems, the amount of rounding off may be
36 reduced and shrubs used instead to hide the transition.
- 37 c. ***Raising or Lowering of Natural Grade***
38 The original, natural grade of a lot shall not be raised or lowered more
39 than four feet at any point for construction of any structure or
40 improvement, except:

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- i. The site's original grade may be raised or lowered a maximum of six feet if retaining walls are used to reduce the steepness of man-made slopes, provided that the retaining walls comply with the requirements set forth in this subsection.
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- ii. As necessary to construct a driveway from the street to a garage or parking area, grade changes or retaining walls up to six feet may be allowed.
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- iii. For the purposes of this subsection 21.07.020C.3.c., basements and buildings set into a slope are not considered to lower the natural grade within their footprint.
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- d. **Retaining Walls**
Retaining walls may be used to minimize cut and fill. Generally, a retaining wall shall be no higher than four feet, except that a wall varied in height to accommodate a variable slope shall have an average height no greater than four feet and a maximum height no greater than eight feet in any 100-foot length. A higher wall is permitted:
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- i. Where used internally at the split between one- and two-story portions of a building; and
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- ii. Where substantially hidden from public view at the rear of a building, where it may not exceed the eave height of the building.
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- e. **Vehicular Routes**
- i. Streets, roads, private access roads, driveways, and other vehicular routes shall not be allowed to cross slopes between 30 and 50 percent, except that a run of no more than 100 feet or 10 percent of the road/street's entire length, whichever is less, as measured along the centerline from the nearest intersection to intersection, may be allowed by the decision-maker upon finding that:
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30
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- (A) Such street or road will not have significant adverse safety or environmental impacts, or appropriate engineering or other measures will be taken by the developer to substantially mitigate any such adverse impact; and
- 34
- (B) No alternate location for access is feasible or available.
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- No intersections including driveways, public use easements, private drives, or other vehicular routes, shall be allowed on this section of road.
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- ii. No street, road, private access road, driveway, or other vehicular route shall cross slopes greater than 50 percent.
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- iii. Streets, roads, private access roads, and other vehicular routes shall follow natural contour lines to the maximum extent feasible.

1 Highway), Thunderbird Creek, Peters Creek and its tributaries, Fire Creek
2 (downstream from the Glenn Highway), Eagle River, South Fork of Eagle River
3 (below the falls), Ship Creek (upstream from Reeve Blvd.), Campbell Creek
4 (upstream from Lake Otis Parkway), Rabbit Creek, Little Rabbit Creek, Indian
5 Creek, Bird Creek, and Portage Creek.

6 **2. Standards**

7 Within the area identified in subsection D.1. above, the following mandatory
8 standards shall apply:

- 9 **a.** No landfills, transfer stations, schools, or campgrounds are allowed.
- 10 **b.** Any commercial, institutional, or industrial development shall store edible
11 garbage in bear-proof containers, and shall not store food outside.
- 12 **c.** Roads and driveways are allowed only if there is no feasible and prudent
13 alternative.
- 14 **d.** Stream crossings, either by roads, driveways, or trails, shall be designed
15 to facilitate wildlife passage along the stream, and minimize wildlife-
16 human conflicts.

17 **3. Guidelines**

18 Within the area identified in subsection D.1. above, the following voluntary
19 guidelines apply:

- 20 **a.** Fences are discouraged.
- 21 **b.** New buildings are encouraged to be sited outside these areas.
- 22 **c.** Trails should be sited outside these areas, and/or with direct consultation
23 with the state department of fish and game.
- 24 **d.** All outdoor trash receptacles should be bear-proof.
- 25 **e.** Bird feeders should be empty between April 15 and October 15.
- 26 **f.** Food, including pet food and bird seed, should be stored indoors and/or
27 in bear-proof containers.
- 28 **g.** Bee hives, vegetable gardens, fruit trees and berry bushes, and
29 composting is discouraged in this area.
- 30 **h.** Pet runs and livestock should not be kept in this area, or should be
31 penned with an electric fence.

32 **21.07.030 OPEN SPACE**

33 **A. Purpose**

34 This section 21.07.030 is intended to ensure that open space and natural areas
35 throughout the municipality are considered and protected during the development review
36 process. Open space serves numerous purposes, including preserving natural areas and
37 resources and scenic views; providing health benefits and greater resident access to

1 open areas and recreation; and enhancing the quality of new development in the
2 municipality.

3 **B. Private Open Space**

4 **1. Purpose**

5 Private open space is private open land area set aside for the exclusive use and
6 enjoyment of a development's residents, employees, or users. Goals and
7 requirements for private open space complement this title's requirements for
8 dedicated open space and parks, and serve similar purposes.

9 **2. Applicability**

10 Development in the municipality shall be required to set aside a portion of land as
11 private open space according to the following minimum requirements, except as
12 provided in subsection B.3. below:

13 a. Multi-family residential development containing six or more units: 600
14 square feet per dwelling unit.

15 b. Commercial development: 15 percent of total land area.

16 c. Mixed-Use development: 15 percent of total land area.

17 **3. Infill and Redevelopment Areas—In-Lieu Option**

18 In lieu of a percent private open space set aside, all commercial and residential
19 development in the RM-4 district, the MMU district, and designated infill and
20 redevelopment areas may, with the approval of the director, provide alternative
21 open space and environmental amenities such as those listed below. The
22 economic value of the amenities provided pursuant to this subsection shall be
23 comparable to the economic value of the space that shall have been required
24 under subsection B.2. above.

25 a. Plazas;

26 b. Fountains;

27 c. Roof gardens;

28 d. Playgrounds;

29 e. Street trees and landscaping not already required by this title or other
30 municipal ordinances or policies; or

31 f. Community meeting space open to the public.

32 **4. Standards**

33 **a. Areas Credited**

34 The following areas may be credited for private open space, when they
35 meet the design criteria of subsection 4.e. below:

36 i. Setbacks;

37 ii. Utility easements;

-
- 1 iii. Lake, wetland, and stream/riparian setbacks;
- 2 iv. Areas with average slopes over 30 percent; and
- 3 v. Tree tracts.
- 4 b. **Areas Not Credited**
- 5 Lands within the following areas shall not be counted towards required
- 6 private open space set-aside areas:
- 7 i. Required landscaping;
- 8 ii. Public or private streets or rights of way;
- 9 iii. Open parking areas and driveways for dwellings; and
- 10 iv. Land covered by structures not intended solely for recreational
- 11 uses.
- 12 c. **Use of Private Open Space Areas**
- 13 Up to 50% of the required private open space set-aside may be private
- 14 yard, deck, balcony, or other open space reserved for the exclusive use
- 15 of a single dwelling unit. No less than 50% of the required private open
- 16 space set-aside shall be common open space area.
- 17 d. **Use of Common Open Space Areas**
- 18 Common open space areas shall not be developed, or improved, except
- 19 for the limited purposes allowed below:
- 20 i. Facilities for active recreation (equipment for such uses shall be
- 21 indicated on the site and/or subdivision plan provided by the
- 22 developer).
- 23 ii. Facilities for passive recreation such as lawns and gardens.
- 24 iii. Clearing of underbrush and debris and the provision of walks,
- 25 fountains, fences, and other similar features are allowed.
- 26 iv. Snow storage, as allowed in subsection 21.07.090H.6.b.ii.
- 27 e. **Design Criteria**
- 28 At least one-half of land set aside for private open space shall be
- 29 contiguous, and no portion of the required open space may be less than
- 30 30 feet in its smallest dimension.
- 31 f. **Ownership**
- 32 All private open space areas not reserved for the exclusive use of a
- 33 single dwelling unit shall be owned jointly or in common by the owners of
- 34 the development or permanently preserved through some other
- 35 mechanism satisfactory to the director.
- 36 g. **Fee In Lieu Prohibited**
- 37 The payment of fees in lieu of the set-aside of land for private common
- 38 open space is prohibited.

21.07.040 DRAINAGE, STORMWATER RUNOFF, EROSION CONTROL

[RESERVED]

21.07.050 UTILITY DISTRIBUTION FACILITIES

A. Underground Placement Required for New or Relocated Lines

1. Except as provided in subsection B. below, all newly installed or relocated utility distribution lines shall be placed underground.
2. Utility distribution lines owned or operated by utilities that are parties to a joint trench agreement shall be placed underground in a joint trench.
3. Nothing in this section restricts the maintenance, repair, or reinforcement of existing overhead utility distribution lines.

B. Exceptions

1. Except where an assessment district has been formed to convert overhead utility distribution lines as provided in title 19.60, utility distribution lines need not be placed underground in the class B improvement area defined in subsection 21.08.050B., or in the I-2 zoning district. However, in the following areas newly installed or relocated utility distribution lines shall be placed underground: Lower Hillside, between and including Abbott Road, Rabbit Creek Road, Hillside Drive and the New Seward Highway.
2. Except where an assessment district has been formed to convert overhead utility distribution lines as provided in AMC chapter 19.60, CATV utility distribution lines need not be placed underground where there are other overhead utility distribution lines; provided that, when all of the other overhead distribution lines are placed underground, the CATV utility distribution line shall be placed underground in a joint trench with the other utility distribution lines.
3. A new utility distribution line may be placed overhead when necessary immediately to restore service interrupted by accident or damage by flood, fire, earthquake or weather; provided that the utility distribution line shall be replaced by a utility distribution line conforming to this chapter within 12 months of its placement.
4. A utility distribution line or service connection may be placed on the surface of frozen ground, provided that it is placed underground within 12 months thereafter.
5. New facilities may be added to existing overhead utility distribution facilities located outside target areas.
6. A temporary utility distribution line may be placed overhead in connection with new construction if the utility's tariff approved by the state public utilities commission expressly provides for removal of that line by a date certain, not to exceed 12 months thereafter.

1 **C. Variances**

2 1. The director may grant a variance from subsection A. above when any of the
3 following is found:

4 a. Placing a utility distribution line underground would cause an excessive
5 adverse environmental impact;

6 b. Placing a utility distribution line underground would threaten public health
7 and safety, because the placement cannot be shown to meet acceptable
8 technical standards for safety; or

9 c. Placing a utility distribution line underground in an environmentally sound
10 and safe manner would cost more than three times the cost of placing
11 the line overhead, where the applicant demonstrates the relative cost to
12 the satisfaction of the director.

13 2. The director may grant a variance from subsection A. above when he or she
14 finds that the utility distribution line is being placed overhead temporarily for one
15 of the reasons listed in this subsection:

16 a. The line is being placed to provide service when weather conditions do
17 not allow excavation for underground placement;

18 b. A permanent location for underground placement is not available
19 because of construction in progress; or

20 c. The line is being placed to provide service to a temporary use or
21 structure.

22 A variance issued under this subsection C.2. shall expire within two years of its
23 issuance.

24 **D. Relationship to Chapter 21.11, *Nonconformities***

25 Existing overhead utility distribution lines located where this title requires new or
26 relocated utility distribution lines to be placed underground are nonconforming utility
27 distribution lines and are subject to the provisions of this subsection. A utility distribution
28 line is not a nonconforming structure or use under chapter 21.11, *Nonconformities*, solely
29 because it is a nonconforming overhead line under this section.

30 **E. Designation of Target Areas**

31 1. An electric utility that owns poles that support nonconforming utility distribution
32 lines shall prepare or otherwise include as part of its annual capital improvement
33 plan, a five-year undergrounding program consistent with subsection F. below.
34 This five-year program shall be updated on an annual basis. Priorities shall be
35 based on undergrounding in conjunction with the electric utility's essential system
36 improvements and then by target area as set forth below in no particular order of
37 priority. The director shall review and provide comment for consideration by the
38 electric utilities on these five-year programs. When reviewing and commenting
39 on these programs, the director shall consider the following factors in no
40 particular order of priority:

-
- 1 **a.** Whether undergrounding will avoid or eliminate an unusually heavy
2 concentration of overhead distribution facilities.
- 3 **b.** Whether the street or general area is extensively used by the general
4 public and carries a heavy volume of pedestrian or vehicular traffic.
- 5 **c.** Whether the appearance of grounds and structures adjacent to the
6 roadway is such that the removal of the overhead facilities will
7 substantially improve the general appearance of the area.
- 8 **d.** Whether the street or area affects a public recreation area or an area of
9 scenic interest.
- 10 **e.** Whether there is a significant opportunity to achieve economies due to
11 the anticipated relocation or replacement of overhead lines or the
12 widening or realignment of streets within a given area.
- 13 **f.** Whether the five-year program sufficiently addresses the objectives of
14 subsection F. below.
- 15 **g.** Whether the area under consideration is within a zone where new and
16 relocated distribution lines are required to be placed underground.
- 17 **h.** Whether the installation of underground distribution lines is economically,
18 technically and environmentally feasible, including the effect on the
19 attached utility.
- 20 **2.** The director shall confirm annually that the electric utilities have developed
21 project undergrounding implementation plans. The director shall consult with the
22 utilities and public agencies affected by any implementation plan. In reviewing
23 implementation plans, the director shall consider the factors stated in subsection
24 E.1. above.
- 25 **3.** The following shall be target areas:
- 26 **a.** Central Business District: between and including Third Avenue and
27 Tenth Avenue and L Street and Ingra Street.
- 28 **b.** Midtown area: between and including New Seward Highway and
29 Minnesota Drive and International Airport Road and Fireweed Lane.
- 30 **c.** All municipal and state street improvement projects except for those
31 which do not require relocation of utility distribution facilities.
- 32 **d.** The following major traffic corridors:
- 33 **i.** Old Seward Highway.
- 34 **ii.** Ingra and Gambell Streets between and including Ninth Avenue
35 and Fireweed Lane.
- 36 **iii.** Northern Lights Boulevard and Benson Boulevard between and
37 including Glenwood Street and Arlington Drive.

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- iv. Muldoon Road between and including New Glenn Highway and Patterson Street.
 - v. Tudor Road between and including Patterson Street and Arctic Boulevard.
 - vi. Boniface Parkway between and including 30th Avenue and New Glenn Highway.
 - vii. Spenard Road between and including Hillcrest Drive and International Airport Road.
 - viii. Arctic Boulevard between 17th Avenue and Tudor Road.
 - ix. Lake Otis Parkway between Tudor Road and Abbott Loop
 - e. All park, recreational use and scenic interest areas.
 - f. Eagle River Central Business District between and including the New Glenn Highway, North Eagle River Access Road, Aurora street as extended to the Old Glenn Highway and the Old Glenn Highway.
 - g. Any area where utility distribution facilities are provided by more than one utility as a result of mergers and boundary changes approved by the state public utilities commission.
 - h. School and university areas.
- F. Nonconforming Overhead Lines**
- 1. An electric utility that owns poles that support nonconforming utility distribution lines shall remove the poles and place those lines underground. Any other utility that attaches to such poles shall place its lines underground at the same time that the pole owner places lines underground.
 - a. The electric utility that owns poles shall, in each fiscal year, expend at least two percent of a three-year average of its annual gross retail revenues derived from utility service connections within the municipality, excluding toll revenues, revenues from sales of natural gas to third parties, and revenues from sales of electric power for resale for purposes of undergrounding nonconforming lines. An electric utility's expenditures, pursuant to AS 42.05.381(h), within the municipality, shall be counted toward satisfaction of the two percent expenditure required by this subsection.
 - b. A utility with lines attached to a pole that is to be removed under this subsection shall place its lines underground at the same time that the pole owner places its lines underground. To underground nonconforming utility lines, an attached utility shall not be required to expend more than two percent of its annual gross retail revenues derived from utility service connections within the municipality, excluding toll revenues. For the purpose of satisfying subsection 21.07.050F, the utility's expenditures pursuant to AS 42.05.381(h) within the municipality are counted toward this two percent expenditure limit.

- 1 c. The electric utility that owns poles may choose which existing lines to
2 underground in order to fulfill the two percent expenditure requirement, in
3 consultation with appropriate public agencies and any other utilities.
- 4 d. An electric utility that owns poles that does not expend the amount
5 required in subsection F.1. of this section, or that expends more than that
6 amount, may carry over the under expenditure or over expenditure as an
7 adjustment to the following year's obligation.
- 8 2. The electric utility that owns poles shall notify the director, and utilities or entities
9 with lines attached to such poles, of the approximate date that the owner plans to
10 remove the poles. Such notice, where possible, shall be given at least four
11 months in advance of the undergrounding except where an emergency or other
12 unforeseen circumstances preclude such notice, in which case such advance
13 notice as is reasonable under the circumstances shall be provided.
- 14 3. A utility shall annually submit a report of its undergrounding projects and
15 expenditures for non-conforming lines to the director within 120 days of the end
16 of the preceding calendar year.
- 17 4. All new service connections shall be placed underground in the same manner as
18 required for utility distribution lines under subsections A. and B. above. New
19 service lines may be temporarily installed above ground from October through
20 May, if placed underground prior to the next October.

21 **G. Lines in Municipal Right-of-Way**

- 22 1. The department of project management and engineering shall furnish to a utility
23 owning or operating utility distribution lines all planning documents for municipal
24 road construction that will require the relocation of those utility distribution lines.
- 25 2. Once a utility installing a utility distribution line underground in material
26 compliance with a right-of-way permit issued by the department of project
27 management and engineering and in accordance with this chapter, the
28 municipality shall reimburse the cost of any subsequent relocation of the utility
29 distribution line required by municipal road construction.
- 30 3. If municipal road construction requires the relocation of a nonconforming utility
31 distribution line, the municipality, as part of the road construction project cost,
32 shall reimburse the cost of the relocation. Reimbursable costs under this
33 subsection include engineering and design, inspection, construction and general
34 overhead costs, but exclude utility plant betterment costs. Plant betterment costs
35 are the costs of providing utility distribution line capacity or quality beyond what
36 current industry standards require for the capacity or level of service existing
37 before the relocation.

38 **H. Conversion of Service Connections**

- 39 A utility that places a nonconforming utility distribution line underground as required by
40 subsection F. above shall bear the cost of placing underground any related service
41 connections or other utility facilities on a customer's premises, in accordance with the
42 utility's applicable tariff or rules or regulations of operation.

43

21.07.060 TRANSPORTATION AND CONNECTIVITY

A. Purpose

The purpose of this section 21.07.060 is to support the creation of a highly connected transportation system within the municipality in order to provide choices for drivers, bicyclists, and pedestrians; increase effectiveness of municipal service delivery; promote walking and bicycling; connect neighborhoods to each other and to local destinations such as employment, schools, parks, and shopping centers; reduce vehicle miles of travel and travel times; improve air quality; reduce emergency response times; mitigate the traffic impacts of new development, and free up arterial capacity to better serve regional long-distance travel needs.

B. Applicability

The standards of this section 21.07.060 shall apply to all development in the municipality.

C. Traffic Impact Mitigation

1. Traffic Impact Analysis Required

The transportation system for new development shall be capable of supporting the proposed development in addition to the existing uses in the area. Evaluation of system capacity shall be undertaken through a traffic impact analysis (TIA), which should consider the following factors without limitation: street capacity and level of service; vehicle access and loading; on-street parking impacts; the availability of transit service and connections to transit; impacts on adjacent neighborhoods; and traffic safety including pedestrian safety. At a minimum, a traffic impact analysis (TIA) shall be required with applications for development review and approval when:

- a. Thresholds established in the traffic department's *Policy on Traffic Impact Analyses* are met;
- b. A TIA is required by the planning and zoning commission or assembly as a condition of any land use application approved pursuant to the requirements of this title; or
- c. The director shall, unless the traffic engineer deems it unnecessary through a waiver, also require a TIA for:
 - i. Any case where the previous TIA for the property is more than two years old;
 - ii. Any case where increased land use intensity will result in substantially increased traffic generation and reduction of the existing level of service on affected streets by at least one service level; or
 - iii. Any case in which the traffic engineer determines that a TIA should be required because of other traffic concerns that may be affected by the proposed development.

2. TIA and Development Review Process

- a. The development and review of a TIA shall be according to the traffic department's *Policy on Traffic Impact Analyses*.

- 1 b. When state-owned roads are involved, the applicant shall coordinate with
2 the state department of transportation and public facilities, and the
3 development of a TIA shall follow state regulations as defined in 17 AAC
4 10.095.

5 **3. Traffic Mitigation Measures**

6 The applicant shall, as part of the traffic impact analysis, recommend measures
7 to minimize and/or mitigate the anticipated impacts and determine the adequacy
8 of the development's planned access points. Mitigation measures shall be
9 acceptable to the traffic engineer and may include, without limitation: an access
10 management plan; transportation demand management measures; street
11 improvements on or off the site; placement of pedestrian, bicycle or transit
12 facilities on or off the site; or other capital improvement projects such as traffic
13 calming infrastructure or capacity improvements.

14 **D. Streets and On-Site Vehicular Circulation**

15 **1. Street Standards**

16 All streets shall meet the standards and requirements set forth in subsections
17 21.08.030F.2., *Street Grades*, 21.08.030F.3., *Street Alignment*, and
18 21.08.030F.4. *Street Intersections*.

19 **2. Parking Lots**

20 In addition to complying with the standards in this subsection 21.07.060D.,
21 parking areas shall comply with the standards set forth in section 21.07.090, *Off-*
22 *Street Parking and Loading*.

23 **3. Street Connectivity**

24 **a. Purpose**

25 Street and block patterns should include a clear hierarchy of well-
26 connected streets that distribute traffic over multiple streets and avoid
27 traffic congestion on principal routes. Within each residential
28 development, the access and circulation system and a grid of street
29 blocks should accommodate the safe, efficient, and convenient
30 movement of vehicles, bicycles, and pedestrians through the
31 development, and provide ample opportunities for linking adjacent
32 neighborhoods, properties, and land uses. Local neighborhood street
33 systems are intended to provide multiple direct connections to and
34 between local destinations such as parks, schools, and shopping. These
35 connections should knit separate developments together, rather than
36 forming barriers between them.

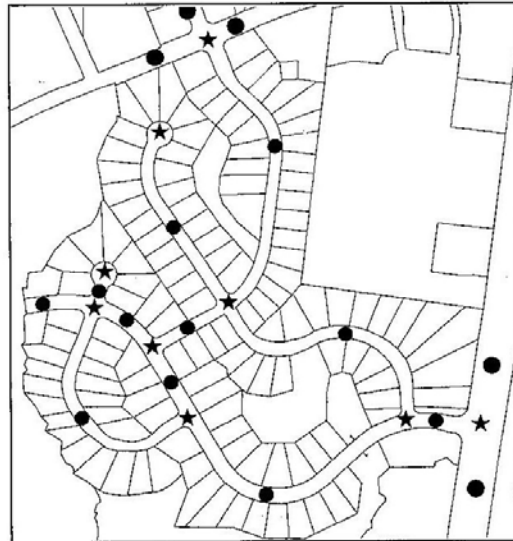
37 **b. Internal Street Connectivity (Connectivity Index)**

38 i. All development shall achieve a connectivity index of 1.65 or
39 greater.

40 ii. The connectivity index for a development is calculated by
41 dividing its links by its nodes. Figure 21.07-1, *Calculation of*
42 *Connectivity*, provides an example of how to calculate the
43 connectivity index. Nodes (stars) exist at street intersections and
44 cul-de-sac heads within the development. Links (circles) are
45 stretches of road that connect nodes. Street stub-outs are
46 considered as links. One link beyond every node that exists in
47 the development and provides access to the greater municipal

1 street system shall be included in the index calculation. In the
2 diagram, there are 16 links (circles) and nine nodes (stars);
3 therefore the connectivity index is 1.78 ($16/9 = 1.78$).

4 **FIGURE 21.07-1: CALCULATION OF CONNECTIVITY**



5
6 iii. The connectivity index standard of 1.65 or greater may be
7 reduced by the director if the owner/developer demonstrates it is
8 impossible or impracticable to achieve due to topographic
9 conditions, natural features, or adjacent existing development
10 patterns.

11 iv. Whenever cul-de-sac streets are created, at least one ten-foot
12 wide pedestrian access easement shall be provided, to the
13 extent practicable, between each cul-de-sac head or street
14 turnaround and the sidewalk system of the closest adjacent
15 street or pedestrian pathway. This requirement shall not apply
16 where it would result in damage to or intrusion into significant
17 natural areas such as stream corridors, wetlands and steep
18 slope areas.

19 c. **External Street Connectivity**

20 i. The arrangement of streets in a development shall provide for
21 the alignment and continuation of existing or proposed streets
22 into adjoining lands in those cases in which the adjoining lands
23 are undeveloped and intended for future development or in
24 which the adjoining lands are developed and include
25 opportunities for such connections.

26 ii. Street rights-of-way shall be extended to or along adjoining
27 property boundaries such that a roadway connection or street
28 stub shall be provided for development at least every 1,500 feet
29 for each direction (north, south, east, and west) in which
30 development abuts vacant lands. The director may waive this

1 requirement where topography or the presence of sensitive
2 natural areas makes compliance impractical.

3 iii. At all locations where streets terminate with no street connection,
4 but a future connection is planned or accommodated, a sign
5 shall be installed at the location with the words "FUTURE ROAD
6 CONNECTION" to inform property owners.

7 d. ***Vehicular Access to Public Streets***

8 Any development of more than 100 residential units or additions to
9 existing developments such that the total number of units exceeds 100
10 shall be required to provide vehicular access to at least four public
11 streets unless such provision is deemed impractical by the director and
12 the traffic engineer, due to topography, natural features, or the
13 configuration of adjacent developments.

14 e. ***Connections to Vacant Land***

15 Where new development is adjacent to land likely to be developed or
16 redeveloped in the future, all streets, bicycle paths, and access ways in
17 the development's proposed street system shall continue through to the
18 boundary lines of the area, as determined by the director and the traffic
19 engineer, to provide for the orderly subdivision of such adjacent land or
20 the transportation and access needs of the community. In addition, all
21 redevelopment and street improvement projects shall take advantage of
22 opportunities for retrofitting existing streets to provide increased
23 vehicular and pedestrian connectivity.

24 f. ***Cross Access to Adjacent Properties***

25 All non-residential development shall be designed to allow for cross-
26 access to adjacent properties to encourage shared parking and shared
27 access points on public or private streets. When cross-access is
28 deemed impractical by the director and the traffic engineer on the basis
29 of topography, the presence of natural features, or vehicular safety
30 factors, this requirement may be waived provided that appropriate
31 bicycle and pedestrian connections are provided between adjacent
32 developments or land uses. A cross access easement must be recorded
33 prior to issuance of a certificate of zoning compliance for the
34 development.

35 g. ***Neighborhood Protection from Cut-through Traffic***

36 Street connections shall connect neighborhoods to each other and to
37 local destinations such as schools, parks, greenbelt trail systems and
38 shopping centers, while minimizing neighborhood cut-through vehicle
39 traffic movements that are non-local in nature. Configuration of local and
40 internal streets and traffic calming measures shall be used to discourage
41 use of the local street system for cut-through collector or arterial vehicle
42 traffic.

43 E. **Standards for Pedestrian Facilities**

44 1. **Sidewalks**

45 a. All sidewalks shall be designed to comply with the standards of the
46 *Design Criteria Manual (DCM)* and *Municipality of Anchorage Standard*
47 *Specifications (MASS)*.

1 b. Sidewalks shall be installed on both sides of all arterials, collector
2 streets, and local streets (including loop streets and cul-de-sacs), and
3 within and along the frontage of all new development or redevelopment.
4 This requirement shall not apply to local streets in districts in which the
5 minimum lot size is 40,000 square feet or greater or in steep-slope areas
6 where sidewalks on one side of the street may be approved by the
7 director to reduce excessive slope disturbance, adverse impacts on
8 natural resources, and potential soil erosion and drainage problems. In
9 districts where the minimum lot size is 40,000 square feet or greater,
10 sidewalks, walkways, and trails shall be provided in accordance with the
11 *Areawide Trails Plan* and any adopted neighborhood or district plan.

12 2. **On-site Pedestrian Walkways**

13 a. ***Continuous Pedestrian Access***
14 Pedestrian walkways shall form an on-site circulation system that
15 minimizes conflict between pedestrians and traffic at all points of
16 pedestrian access to on-site parking and building entrances. This
17 provision does not apply to single- and two-family development.
18 (Illustrate)

19 b. ***On-site Pedestrian Connections***
20 Site plans shall orient to pedestrian site access points and connections
21 to surrounding street and trails networks, to destinations such as schools
22 or shopping within one-quarter mile of the site, and to pedestrian linkage
23 points on adjacent parcels, including building entrances, transit stops,
24 walkway easements, and signalized street crossings. On-site pedestrian
25 walkways shall connect (a) building entrances to one another and (b)
26 from building entrances to public sidewalk connections and existing or
27 planned transit stops. If buildings are not placed directly on the public
28 sidewalk, then pedestrian walkways shall link the principal pedestrian
29 site access to building entrances. All developments that contain more
30 than one building shall provide walkways between the principal
31 entrances of the buildings. This provision does not apply to single- and
32 two-family development. (Illustrate)

33 c. ***Through-Block Connections***
34 Within residential and/or non-residential developments, pedestrian ways,
35 crosswalks, or multi-purpose trails no less than five feet in width shall be
36 constructed near the center and entirely through any block that is 900
37 feet or more in length where necessary to provide pedestrian circulation
38 or access to schools, churches, retail stores, personal service
39 establishments, recreational areas, or transportation facilities.

40 d. ***Cul-de-sacs and Dead-end Streets***
41 Where residential developments have cul-de-sacs or dead-end streets,
42 such streets shall be connected to the closest local or collector street or
43 to cul-de-sacs in adjoining subdivisions via a sidewalk or multi-use path,
44 except where deemed impractical by the director.

45 3. **Trails**

46 All trails shall connect to the street system in a safe and convenient manner, and
47 shall meet the following requirements in addition to the standards contained in
48 the *Areawide Trails Plan*, *Design Criteria Manual* (DCM), and *Municipality of*
49 *Anchorage Standard Specifications* (MASS):

- 1 a. All trail connections shall be well-signed with destination and directional
2 signing as approved by the traffic engineer.
- 3 b. All trails shall connect origin and destination points such as residential
4 areas, schools, shopping centers, parks, etc.
- 5 c. Trails shall be designed in such a manner that motor vehicle crossings
6 can be eliminated or significantly minimized.
- 7 **4. Use and Maintenance of Sidewalks, Walkways, and Trails**
- 8 a. ***Restrictions on Use***
9 Sidewalks, walkways, and trails are intended to provide pedestrian
10 access. Vehicle parking, required snow storage for vehicle areas,
11 garbage containers, merchandise storage or display, utility boxes and
12 poles, signs, trees, and other obstructions shall not encroach into the
13 required minimum clear width of any required sidewalk, trail, walkway, or
14 other pedestrian way. Pedestrian amenities including bollards are
15 exempt from this requirement.
- 16 b. ***Maintenance and Snow Removal***
17 Sidewalks, trails, and walkways required by this title shall be maintained
18 in usable condition throughout the year, including snow and ice removal
19 as appropriate.

20 **21.07.070 NEIGHBORHOOD PROTECTION STANDARDS**

21 **A. Purpose and Relationship to Other Requirements**

22 This section provides for transitions between non-residential and residential uses,
23 through discretionary approval criteria that may be applied in combination with other
24 development standards in this chapter 21.07, in order to provide significantly more
25 protection for neighborhoods from the impacts of adjacent development. This section
26 makes available a menu of additional tools to use in discretionary approvals to protect
27 residential neighborhoods from potential adverse impacts of adjacent nonresidential
28 uses, including limitations on hours of operation, noise, and lighting.

29 **B. Height Transitions for Neighborhood Compatibility**

30 **1. Purpose**

31 The objective of the height transition standard is to help ensure compatibility
32 between non-residential development and adjacent residential districts, in terms
33 of building bulk and scale, degree of sunlight access and daylighting, and visual
34 buffering.

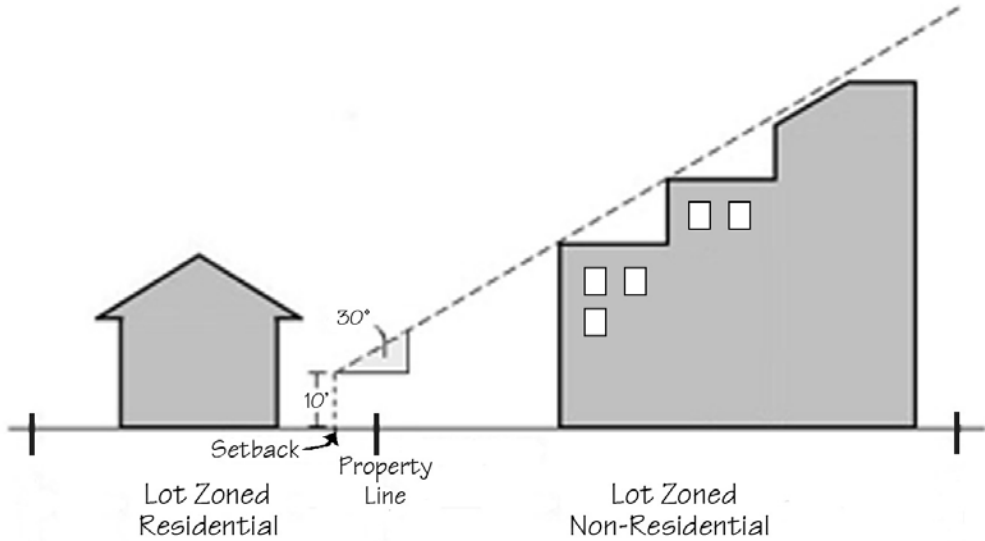
35 **2. Applicability**

36 This standard shall apply to all non-residential development in all non-residential
37 zoning districts, except that non-residential structures adjacent to the RM-4
38 district are exempt.

39 **3. Standard**

40 Structures shall not intercept a 30-degree daylight plane inclined into a non-
41 residential district, from a height of 10 feet above existing grade at the nearest
42 setback line of any adjacent lot zoned for residential use.

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C. Non-Residential Development Adjacent to Existing Residential Use

As a condition of the approval of any conditional use permit, site plan review, subdivision, or variance of any nonresidential use located in or within 300 feet of any residential district, the decision-making body shall be authorized to impose conditions that are necessary to reduce or minimize any potential adverse impacts on residential property. Such conditions may include but are not limited to the following:

1. Hours of operation and deliveries;
2. Location on a site of activities that generate potential adverse impacts on adjacent uses, such as noise and glare;
3. Placement of trash receptacles, compactors, or recycling;
4. Location and screening of loading and delivery areas;
5. Lighting location, design, intensity, and hours of illumination;
6. Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities;
7. Additional landscaping and screening to mitigate adverse impacts;
8. Height restrictions to preserve light and privacy and views of significant features from public property and rights of way;
9. Preservation of natural lighting and solar access;
10. Ventilation and control of odors and fumes; and
11. Paving to control dust.

D. Residential Development Adjacent To Existing Non-Residential Use

When a residential development is proposed adjacent to an existing commercial or industrial use, the decision-making body may impose neighborhood protection standards, including but not limited to increased landscaping, traffic calming measures, and requiring the residential development to be configured and dwelling units located to minimize potential conflicts with or adverse impacts from the existing non-residential industrial development. Any required mitigation measures shall be installed and maintained by the residential development, not the existing commercial or industrial use.

21.07.080 LANDSCAPING, SCREENING, AND FENCES

A. Purpose

This section is intended to ensure that new landscaping and the retention of existing vegetation is an integral part of all development and that it contributes added high quality to development, retains and increases property values, improves the environmental and aesthetic character of the community. It is also the intent of this section to provide flexible requirements that encourage and allow for creativity in landscape design. Specific purposes include to:

1. Improve the general appearance of the municipality, its aesthetic appeal and identity, and the image of its street corridors and urban districts;
2. Encourage a pleasant visual character for new development which recognizes aesthetics and safety issues;
3. Unify development and enhance and define public and private spaces;
4. Improve compatibility between land uses by reducing the visual and operational impacts of more intensive uses upon adjacent properties;
5. Promote the use of existing vegetation and retention of the municipality's trees, woodlands and urban forest;
6. Reduce runoff and erosion, control dust, and preserve air and water quality; and
7. Encourage use of native plants or provide landscaping that is compatible with the climate and natural setting of the municipality and can provide desired effects even during harsh urban and winter conditions.

B. Applicability

All development, unless specifically exempted in this section 21.07.080 shall comply with the landscaping and screening standards of this section 21.07.080. Additional landscaping may be required by other standards set forth in this title. Except where specifically stated otherwise, the following development is exempt from the requirements of this section:

1. Individual single-family, two-family, and townhouse residential dwellings on separate lots that existed prior to [effective date of title], where such residential use is the primary use on the lot;
2. New single-family, two-family and townhouse subdivisions with fewer than 2 lots and 2 dwellings; and

- 1 3. Temporary uses in accordance with section 21.05.080, except that landscaping
2 and/or screening may be required pursuant to the provisions for the specific
3 temporary use in section 21.05.080.

4 **C. Landscaping Plan**

5 All landscaping and screening required under this section 21.07.080 shall be reflected on
6 a landscaping plan reviewed and approved by the decision-making body. Such plan may
7 be combined with any land clearance, vegetation protection, erosion control, or snow
8 removal plan required for compliance with other sections of this title. Where a
9 landscaping plan is required under this title, the plan shall include the information
10 specified in the title 21 user's guide.

11 **D. Alternative Equivalent Compliance**

12 The standards of this section 21.07.080 are intended to encourage development which is
13 economically viable and allow creative solutions while achieving the intent of this section.
14 Site conditions may arise where normal compliance is impractical or impossible, or where
15 the maximum achievement of the municipality's objectives can be obtained through
16 alternative compliance. The alternative equivalent compliance procedure set forth in
17 subsection 21.07.010B. may be used to propose alternative means of complying with the
18 intent of this section. Any proposed alternative landscaping and screening shall be equal
19 to or greater than normal compliance in terms of quality, durability, hardiness and ability
20 to fulfill the standards of this section. In order to be considered for alternative equivalent
21 compliance, one or more of the following landscaping-specific conditions shall be met:

- 22 1. Topography, soil, vegetation, or other site conditions are such that full
23 compliance is impossible or impractical; or improved environmental quality would
24 result from the alternative compliance;
- 25 2. Sites involving space limitations or unusually shaped parcels may justify
26 alternative compliance for in-fill sites and for improvements and redevelopment in
27 older areas;
- 28 3. Safety considerations make alternative compliance necessary; or
- 29 4. An alternative compliance proposal is equal to or better than normal compliance
30 in its ability to fulfill the intent of this section.

31 **E. Cross-reference to Other Requirements**

32 Any use required to provide landscaping or screening pursuant to the use-specific
33 standards of sections 21.05.030 through 21.05.060 shall provide such use-specific
34 landscaping or screening. In the event of a conflict between the use-specific
35 requirements and the requirements of this section 21.07.080, the use-specific provisions
36 shall govern.

37 **F. Landscaping**

38 1. **General Description of Landscaping Requirements**

39 Four types of landscaping may be required for a development, depending on the
40 use and zoning district of the property and adjacent properties, and the portion of
41 the property involved. These types of landscaping are: (1) site enhancement
42 landscaping, (2) site perimeter landscaping, (3) parking lot landscaping, and (4)
43 trees. Each type of required landscaping shall meet the minimum standards of

1 subsection 21.07.080G, *General Landscaping Requirements and Standards*, and
2 shall be shown on a landscaping plan that meets the requirements of subsection
3 21.07.080C, *Landscaping Plan*, unless exempted by the terms of those sections.
4 The site perimeter, parking lot, site enhancement, and tree landscaping
5 requirements are set forth in subsections 21.07.080F.5., 6., 7., and 8. below.

6 **2. Determining Required Landscaping**

7 Both existing trees and shrubs, and newly installed trees, shrubs, groundcovers,
8 and hardscape materials are assigned a unit value in table 21.07-1. Table 21.07-
9 3 provides the number of units per linear foot of frontage that is required for each
10 level of site perimeter landscaping, as well as the minimum and minimum
11 average widths of the landscaped areas. Other types of landscaping state the
12 units per square foot that is required to be installed in a certain area.

13 By multiplying the applicable frontage or area by the units required per linear or
14 square foot, the total number of required units is reached. Applying any
15 secondary requirements of the landscaping type (for example, a minimum
16 number of units required to be trees), the landscape designer may choose the
17 allocation of landscape units from table 21.07-1 and arrange them in the
18 landscape area as he or she sees fit.

19 **3. Shared Credit among Landscaping Types**

20 Credit for one type of landscaping may be applied to another, within the following
21 parameters:

22 **a.** Landscaping provided to meet a site perimeter landscaping requirement
23 may be used to satisfy a requirement for parking lot perimeter
24 landscaping, or vice versa, along the same lot line or street frontage;

25 **b.** Trees retained or planted as part of site enhancement, perimeter or
26 parking lot landscaping may be counted toward a tree landscaping
27 requirement, where the landscaping area coincides with a required tree
28 area;

29 **c.** Trees retained or planted as part of a tree requirement may count toward
30 other kinds of landscaping;

31 **d.** Where one kind of required landscaping area coincides with another, the
32 stricter provisions shall apply; and

33 **e.** Site enhancement and interior parking lot landscaping may not be
34 counted toward site perimeter or parking lot perimeter landscaping.
35 Interior parking lot landscaping requirements may not be met by any
36 other type of landscaping.

37 **4. Landscape Units Awarded**

38 To provide for flexibility, allow design creativity, and encourage use of larger
39 trees and retention of natural vegetation, the required amount of planting material
40 for site enhancement, site perimeter, parking lot or tree retention landscaping is
41 based on a "landscape units" point system. The number of units awarded to
42 each landscaping element is as follows:

TABLE 21.07-1: LANDSCAPE UNITS AWARDED		
Landscape Material	Landscape Units Awarded	
	Newly Installed	Existing Retained
Landmark or Signature Tree	n/a	16
Evergreen Tree, >10 ft high	8	14
Evergreen Tree, >8 – 10 ft high	8	11
Evergreen Tree, 6 – 8 ft high	6	9
Deciduous Tree, > 8" caliper	n/a	14
Deciduous Tree, >4 – 8" caliper	n/a	11
Deciduous Tree, >2.5 – 4" caliper	7	7
Deciduous Tree, 1.5" – 2.5" caliper or multi-stem	4	4
Shrubs, 36" high	1	1.2
Shrubs, 24" high	0.8	0.9
Shrubs, 18" high	0.5	0.6
Perennials/ground cover	1 per 400 sq ft	
Annual flower bed	1 per 400 sq ft	
Lawn Grass	1 per 800 sq ft	
Flower Basket Support	0.2 per basket	
Earthen Berm, minimum 18" high	0.05 per linear foot	
Hardscape Material	Units Awarded	
Decorative (Ornamental) Fence	0.20 per linear foot	
Screening (Opaque) Fence (6 ft high or greater)	0.40 per linear foot	
Shredded bark or 3"+ rock mulch such as river rock	1 per 500 sq ft	
Ornamental pavers	1 per 250 sq ft	
Landscape Boulders, 3' or greater in height	1 per boulder	
Seating	0.40 per linear foot	
Landscape lighting, sculpture, art, water feature, and/or sheltering structure/landmark	As determined by UDC, per 21.07.080G.1.c.	
Retained Existing Vegetation Mass [1]		Bonus Landscaping Units Awarded
300+ square feet with a minimum of 3 deciduous trees (4" caliper or greater), 3 evergreen trees (minimum 6 feet high) or any combination thereof		15%
500+ square feet with a minimum of 5 deciduous trees (4" caliper or greater), 5 evergreen trees (minimum 6 feet high) or any combination thereof		20%
800+ square feet with a minimum of 8 deciduous trees (4" caliper or greater), 8 evergreen trees (minimum 6 feet high) or any combination thereof		25%
NOTES:		
[1] Points awarded for retained vegetation in perimeter buffers may only be applied in the buffer area along the same lot line or street frontage where the vegetation is found.		

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5. Site Perimeter Landscaping

a. Purpose

Site perimeter landscaping separates land uses of different characteristics or intensities, to minimize the effects of one land use on another. It softens or reduces unwanted views, operational effects, and other impacts of a land use on adjacent properties. Perimeter

landscaping can also mark the interface between public streets and individual property, soften the visual impacts of development on public streets, and help to frame the municipality’s streetscapes with trees and vegetation. Four levels of site perimeter landscaping are provided to accommodate a variety of land uses at a variety of intensities:

- i. **L1 Edge Treatment**
 Edge Treatment perimeter landscaping is typically used to define the boundary between two parcels in intensely developed areas, and to define parking areas within parking lots. It is applied where a minimal visual break or buffer is adequate to soften the impacts of a use,. It consists of ground covers, perennials, wildflowers, shrubs, fencing, or other hardscape elements.
- ii. **L2 Buffer**
 Buffer perimeter landscaping uses a combination of distance and low level buffer landscaping to soften the visual impacts of a use or development, or where visibility between areas is more important than a visually obscuring screen. It is usually applied along streets, and helps to frame the municipality’s streetscapes with consistent treatments of trees and vegetation. It is the narrowest buffer that provides enough planting bed width for trees.
- iii. **L3 Separation**
 Separation perimeter landscaping is intended to provide greater physical and visual separation between uses or developments. It provides enough width so that trees may be clustered to provide greater visual buffering.
- iv. **L4 Screening**
 Screening perimeter landscaping is employed as the highest level separation where there are incompatible land uses of contrasting character and density. It is also used along freeways to protect major visual corridors and entrance gateways into the community.

- b. **Applicability of Site Perimeter Landscaping**
 Site perimeter landscaping shall be provided along the perimeter property line of development sites, except for at approved points of pedestrian or vehicle access, in accordance with table 21.07-2 as follows:

TABLE 21.07-2: APPLICABILITY OF SITE PERIMETER LANDSCAPING											
Required Level of Site Perimeter Landscaping (Level 2, 3, or 4)											
District of Proposed Development	RS-2, RL-1 to RL-4 TA, W	RS-1, RT, RM-1, RM-2	RM-3, RM-4, OC	CBD (1,2,3), RMU	NC, NMU, CMU	MMU	AC, I-1, IC	DR	Freeway [2]	Collector	Arterial, Express way
RS-2, RL-1 to RL-4, TA [1]		L2	L2				L2		L4	L2	L2

TABLE 21.07-2: APPLICABILITY OF SITE PERIMETER LANDSCAPING

Required Level of Site Perimeter Landscaping (Level 2, 3, or 4)

District of Proposed Development	RS-2, RL-1 to RL-4 TA, W	RS-1, RT, RM-1, RM-2	RM-3, RM-4, OC	CBD (1,2,3), RMU	NC, NMU, CMU	MMU	AC, I-1, IC	DR	Freeway [2]	Collector	Arterial, Express way
PLI	L3	L2	L2						L4	L2	L3
RS-1, RT [1]	L2							L2	L4	L2	L2
RM-1, RM-2 [1]	L3	L2						L2	L4	L2	L2
RM-3, RM-4	L4	L3						L3	L4	L2	L2
CBD (1, 2, 3)									L4		
NC, NMU, CMU, OC	L3	L2	L2					L3	L4		
RMU, MMU		L3	L2		L2			L3	L4		
AC	L3	L3	L3	L2	L2	L2		L3	L4	L2	L2
I-1, IC	L3	L3	L3	L2	L2	L2		L3	L4	L2	L2
AF	L3	L3	L3	L3	L3	L3			L4	L4	L4
M, I-2, AD	L4	L4	L4	L3	L3	L3	L2	L4	L4	L2	L2
Non-residential use in R zone	L3	L2	L2					L2	L4	L2	L2

NOTES:

[1] Individual single-family, two-family and townhouse residential dwellings on separate lots that existed prior to [effective date of title], or new single-family, two-family and townhouse subdivisions with fewer than 2 lots and 2 dwellings are exempt from site perimeter landscaping requirements.

[2] L4 screening landscaping requirement along freeways shall apply to any lot adjacent to the right-of-way of a freeway designated in the OS&HP, on roadway sections built to freeway design standards with full grade separations of intersecting streets, or to streets functioning as frontage roads for such freeways.

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c. Specifications for Site Perimeter Landscaping

In any area where site perimeter landscaping is required according to table 21.07-2, the planting requirements in table 21.07-3 shall apply. The amount of landscaping required in table 21.07-3 is measured per linear foot of property line or street frontage. Access driveways shall not be subtracted from the linear frontage in calculations of the amount of landscaping required. If there are driveways along the frontage or property line, required landscaping shall be condensed into the remaining site perimeter landscaping area.

TABLE 21.07-3: SPECIFICATIONS FOR SITE PERIMETER LANDSCAPING

Requirement	L1 Edge Treatment	L2 Buffer	L3 Separation	L4 Screening
Total Landscape Units required per linear foot of property line or street frontage	0.30 units per linear foot	0.40 units per linear foot	1.1 units per linear foot	2.2 units per linear foot
Minimum number of landscape units that shall be trees	none	0.25 units per linear foot	0.60 units per linear foot	1.5 units per linear foot
Minimum number of landscape units that shall be evergreen trees	none	none	0.30 units per linear foot	1.0 units per linear foot
Minimum number of landscape units that shall be shrubs	0.20 units per linear ft, either hedge or fence	0.05 units per linear foot	0.10 units per linear foot	0.15 units per linear foot
Planting Area Width (minimum average)	3 ft	8 ft	15 ft	30 ft.
Planting Area Width (minimum at any point)	3 ft	8 ft	12 ft	20 ft

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d. Additional Standards for Site Perimeter Landscaping

- i. Minimum width of planting area shall be measured as the width of the planting beds between the back of edge curbing.
- ii. Where there will be vehicle overhang along any curb edge, add 2 feet to the required minimum width.
- iii. Because of low sun angles at the municipality's latitude, in order to minimize solar shadowing of abutting residential lots in the spring and fall, the director may waive the requirement that a minimum number of trees shall be evergreen, along north lot lines that abut residential or mixed-use districts, where the lot line runs within 30 degrees of east-west.
- iv. No sign of any kind is permitted along freeways within the planting area of L4 Screening perimeter landscaping.
- v. Existing natural vegetation in any required L4 Screening perimeter landscaping area shall not be disturbed, but shall be augmented with planted landscaping if that vegetation does not meet the standards for L4 Screening. Supplemental plantings shall not disturb existing vegetation, but in the event existing vegetation is disturbed, it shall be restored.

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6. Parking Lot Landscaping

a. Purpose

Parking lot landscaping softens and adds texture to extensive paved surfaces associated with multifamily residential and non-residential development. It also contributes to storm water management, provides

1 orientation to entrances, increases outdoor comfort levels, and mitigates
2 wind and dust in large parking areas. Parking lot landscaping is intended
3 as a visual buffer that softens visual impacts, not a barrier that eliminates
4 natural surveillance. It consists of perimeter and interior parking lot
5 landscaping.

6 **b. *Applicability of Parking Lot Landscaping***

7 Parking lot landscaping requirements shall apply to parking lots with six
8 (6) or more parking spaces that are accessory to any multifamily or non-
9 residential building or use established, and to parking lots that are the
10 principal use on a site.

11 **c. *Parking Lot Perimeter Landscaping***

12 Perimeter parking lot landscaping shall be required for all applicable
13 parking lots on lot edges abutting a public street, a residential district, or
14 an institutional use (except for those institutional uses in the
15 Transportation Facility, Utility Facility, or Telecommunication Facilities
16 use categories per tables 21.05-1 and -2), as provided below.

17 **i. *General Requirement***

18 The parking lot perimeter landscaping requirement may be
19 satisfied by complying with one of the following options:

20 **(A)** *Option 1:* L4 Screening as defined in subsection
21 21.07.080F.5.a.iv. and table 21.07-3; or

22 **(B)** *Option 2:* L3 Separation as defined in subsection
23 21.07.080F.5.a.iii. and table 21.07-3, with ornamental
24 fencing. This option shall be available only to parking
25 lots with fewer than 100 spaces, or if less than 70
26 percent of the parking spaces are located in the front
27 parking area; or

28 **(C)** *Option 3:* L2 Buffer as defined in subsection
29 21.07.080F.5.a.ii. and table 21.07-3, with ornamental
30 fencing. This option shall be available only to parking
31 lots with fewer than 40 spaces, or if less than 50 percent
32 of the parking spaces are located in the front parking
33 area.

34 **(D)** *Option 4:* Where multiple lots are being developed
35 together under a common site plan or a joint
36 parking/circulation plan, the parking lot perimeter
37 landscaping requirement may be waived along an
38 interior lot line.

39 **ii. *Exceptions - Mixed Use Zoning Districts***

40 **(A)** Option 2 from the subsection above is available to any
41 parking lot;

42 **(B)** Option 3 from the subsection above is available to any
43 parking lot in which less than 50 percent of the parking
44 spaces are located in the front parking area.

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- (C) L1 Edge Treatment perimeter landscaping as defined in subsection 21.07.080F.5.a.i. and table 21.07-3, may be used to satisfy a parking lot perimeter requirement along interior lot lines. It may also be used to satisfy a parking lot perimeter requirement along a public street frontage, where the street right-of-way improvements include a planted landscaping strip that provides street trees.
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- iii. *Exceptions - Central Business Zoning Districts*
L1 Edge Treatment perimeter landscaping as defined in subsection 21.07.080F.5.a.i. and table 21.07-3, may be used to satisfy the parking lot perimeter requirement.
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- iv. *Vehicle Headlight Screening*
In order to reduce the impact of obtrusive glare on residences during the darker months, parking stalls that face an abutting residentially zoned property shall be screened from the adjacent property by an opaque fence between 20 and 42 inches in height, measured from the surface of the parking stall. The director may waive this requirement where the applicant demonstrates this standard will inhibit needed surveillance, or that other obstructions or topography satisfy this standard.
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- v. *Perimeter Landscaped Areas Wider than 20 Feet*
For any landscaped areas wider than 20 feet, the required trees and shrubs shall be located within ten feet of the property line and adjacent public right-of-way or sidewalk.
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- d. **Parking Lot Interior Landscaping**
- i. *Amount Required*
Parking lot interior landscaping shall be required for all development with 20 or more parking spaces, as follows:
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- (A) *20 to 40 spaces*
An area equal to at least five percent of the surface of the parking area on the site including appurtenant driveways shall be devoted to landscaping.
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- (B) *More than 40 spaces*
An area equal to at least ten percent of the surface of the parking area on the site, including appurtenant driveways shall be devoted to landscaping.
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- ii. *Minimum Landscaping Area Size*
The minimum size of any interior planting area shall be eight feet wide measured from back-of-curb and 200 square feet in area.
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- iii. *Minimum Stocking Requirements*
In any required interior parking lot landscaping area, a minimum of 8 landscape units per 100 square feet (0.08 units per 1 square foot) of planting area shall be provided, with at least half of the landscape units being trees.
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1 iv. *Landscape Massing*
2 Landscaping should be massed rather than spread throughout
3 the interior of a lot to create a more significant visual impact, to
4 increase the rate of survival of the landscaping, and to facilitate
5 snow removal. Trees and shrubs should be massed within
6 planting areas to protect them from damage and to facilitate
7 snow removal/storage.

8 v. *Preferred Locations*
9 The preferred locations for planting areas within parking lots are
10 along major drives and entryways, dividing more than two
11 double-loaded parking bays, and outlining pedestrian walkways
12 within the parking areas.

13 vi. *Natural Surveillance and Safety*
14 Good visibility in parking lots is important for both security and
15 traffic safety reasons. Plants and trees that restrict visibility, such
16 as tall shrubs and low branching trees, should be avoided.
17 Therefore, parking lot interior landscaping shall minimize
18 vegetation and solid or semi-open fences between 3 feet and 7
19 feet above grade. Berms used as part of interior landscaping
20 areas shall not exceed three feet in height.

21 7. **Site Enhancement Landscaping**

22 a. ***Purpose***
23 Site enhancement landscaping increases the greenery and seasonal
24 color on open areas of a site, and prevents erosion and dust by covering
25 bare or disturbed areas. It includes foundation plantings, front, side and
26 rear-yard greenery, and common area plantings. It enhances the
27 appearance and function of the building and site and reinforces its
28 continuity with the surrounding properties.

29 b. ***Applicability of Site Enhancement Landscaping***
30 All ground surfaces on any development site that are not devoted to
31 buildings, structures, storage yards, drives, walks, off-street parking or
32 other authorized facilities, and not otherwise devoted to landscaping
33 required by this chapter, shall provide site enhancement landscaping.

34 c. ***Specifications for Site Enhancement Landscaping***
35 In any area where site enhancement landscaping is required, a minimum
36 of 1 landscape unit per 50 square feet (.02 units per 1 square foot) of
37 planting area shall be provided. However, all applicable areas shall, at a
38 minimum, be covered with landscape or hardscape material as provided
39 in table 21.07-1.

40 8. **Trees**

41 a. ***Purpose***
42 This section is a tree requirement for new residential development. It
43 encourages the retention of trees, minimizes the impact of tree loss
44 during construction, and promotes a sustained presence of trees and
45 woodlands in urbanized areas of the municipality. Trees are an
46 important characteristic of the municipality, providing economic support
47 of local property values; enhancing the municipality's natural beauty and
48 identity; reinforcing the pleasant physical character of residential

1 neighborhoods; protecting anadromous fish and wildlife habitat;
2 ameliorating impacts of development on drainage, soil erosion, air
3 quality, and water quality; sheltering from inclement weather; and
4 providing visual buffering of urban development.

5 **b. *Applicability of Tree Requirement***

6 The tree requirement applies to new residential development. The tree
7 requirement does not apply to individual single-family, two-family and
8 townhouse dwellings on a separate lot that existed prior to [effective date
9 of title], where such residential use is the primary use on the lot, or to
10 new single-family, two-family and townhouse subdivisions with fewer
11 than 2 lots and/or 2 dwellings. Nor does it apply to the removal of dead,
12 diseased or naturally fallen trees or vegetation, or trees or vegetation
13 that the director finds to be a threat to the public health, safety or welfare.

14 **c. *Minimum Tree Density***

15 As defined in table 21.07-1, 165 tree landscape units per acre are
16 required in new residential developments.

17 i. Up to 35% of the total number of required units may be located
18 within a separate tract or tracts held in common ownership by a
19 homeowners association or comparable entity.

20 ii. All individual lots in a subdivision shall have at least one tree.

21 **d. *Tree Retention and Planting***

22 Tree density may consist of retained trees, installed trees, or a
23 combination of retained and installed trees. Trees to be retained shall be
24 depicted on the landscaping plan. Where site characteristics or
25 construction preferences do not support tree preservation, tree plantings
26 may be used to satisfy this standard.

27 **e. *Tree Retention Priorities***

28 Priorities for preservation of existing trees are listed below, in order of
29 descending priority. Landscaping plans should preserve existing trees in
30 the highest priority category of on-site location possible. No tree
31 retention area used to meet the requirements of this section may be
32 located in public or private rights-of-way, utility easements or visibility
33 clearance areas as defined in subsection 21.06.020A.8.

34 i. *Signature Trees*

35 ii. *Sensitive Environmental Areas and Existing Wooded Areas*
36 Sensitive environmental areas and features, including areas with
37 large numbers of mature trees, areas containing multiple
38 signature trees, wetland areas, stream corridors, the margins of
39 existing lakes or ponds, natural drainages, wildlife habitat areas,
40 steep slopes or geological hazard areas.

41 iii. *Required Perimeter Landscaping Areas*

42 Areas where site perimeter or parking lot perimeter landscaping
43 is required pursuant to this section 21.07.080.

44 iv. *Other Individual Trees or Groups of Trees*

G. General Landscaping Requirements and Standards

All required landscaping, screening or fences shall comply with the following standards:

1. Plant Materials

a. Plant Choices and Quality

Plant species selected shall be adapted to the local climate and suitable for the site. Trees, shrubs, and groundcover plants affected by streets, driveways, and parking lots shall be salt-resistant, tolerant to urban conditions such as pollution, and should be drought-tolerant to ensure a low-maintenance landscape and increase survival rates. All plant materials for required landscaping and screening shall be selected from the *Anchorage Master Tree and Shrub List*, and shall be living and free of defects; and of normal health, height, and spread as defined by the *American Standard for Nursery Stock, ANSI Z60.1*, latest available edition, American Nursery and Landscaping Association. Plants may be nursery grown, field grown, or transplanted, provided transplanting meets ANSI standards.

b. Credit for Retaining Existing Plant Materials

Given the short growing season, difficulty in establishing vegetation, and the size and character of individual trees, the retention of existing vegetation typically produces a far more beneficial effect in the municipality than installed landscaping. Therefore, existing vegetation may be retained to meet the standards in a required landscaping area, if vegetation retention areas are protected and maintained during and after construction as specified in subsection G.3., *Planting Beds and Vegetation Areas*, below, and if the vegetation is not listed as prohibited on the *Anchorage Master Tree and Shrub List*. If existing vegetation does not meet the standards for the required landscaping area, then it may be supplemented with installed landscaping as necessary to comply with the requirement. Applicants receive greater credit for retained trees than for planted trees, as provided in table 21.07-1, *Landscape Units Awarded*.

c. Winter Color and Interest

The use of plants with year-round color and texture to offset the reduced daylight and whites, browns, and grays of the seven months outside of the growing season is encouraged. The use of permanent hardscape features such as landscape lighting, landscape boulders, or landscape structures that provide color and interest year-round may be counted toward the total landscaping units required for landscaping, as provided in table 21.07-1. Awarding of landscaping units for artistic sculptures and aesthetic landscape lighting shall be determined by the urban design commission through a non-public hearing review.

d. Tree Plantings

Planted and transplanted trees shall be mulched with composed mulch 4 inches or more in depth. Species selection and spacing of trees to be planted shall be such that it provides for the eventual mature size of the trees. Soil type, soil conditions and other site constraints shall be considered when selecting species for planting or transplanting.

1 Evergreen trees installed shall meet the ANSI standard of a minimum 5:3
2 height to spread ratio.

3 **2. Planting Location**

4 Tree planting shall take into consideration the growth habits of each species and
5 shall allow adequate space for healthy growing conditions.

6 **a. Adequate Distance from Curb and Intersection**

7 Plants placed adjacent to public sidewalks and curbs where issues of
8 sight distance obstruction and interference with pedestrians and vehicles
9 are likely to occur shall include appropriate plant materials such as trees
10 with high canopies. Trees installed to meet the requirements of this title
11 shall provide a minimum of 8 foot vertical clearance over sidewalks and
12 walkways and 14 foot vertical clearance over streets, parking, driveways
13 and other vehicle operation areas. Plant materials that can
14 accommodate vehicle overhangs including low shrubs and perennials
15 are required for the first 3 feet from back-of-curb where there will be
16 vehicle overhang.

17 **b. Wind Protection and Sunlight Access**

18 Location of trees and landscaping areas to increase the hospitability of
19 outdoor climates and extend the warm outdoor season is encouraged.
20 Planting clusters or shelterbelts can shelter proposed building entrances,
21 parking areas, or outdoor pedestrian spaces against prevailing winter
22 winds and precipitation, and airborne dust during early spring after
23 breakup. Evergreen trees should be located in careful consideration of
24 wind protection and/or maintaining sun exposure for windows, sidewalks,
25 and outdoor spaces during fall and spring.

26 **c. Utility Easements**

27 Where required landscaping areas are parallel to utility easements, fifty
28 percent of the landscaping area may be located in the utility easement,
29 provided that any required trees are planted in that part of the
30 landscaping area that does not coincide with the utility easement. Where
31 a utility easement crosses a required landscaping area, trees shall not be
32 planted in the area that coincides with the utility easement.

33 The utility must make a good faith effort to provide written notice to the
34 affected residents at least one week prior to disturbance of the
35 landscaping, except for power restoration or in case of emergencies
36 involving life or safety. The utility is not responsible for replacement of
37 disturbed landscaping within the utility easements, but the utility shall
38 stabilize the disturbed area.

39 **d. Visibility Clearance Areas**

40 All landscaping and screening materials shall comply with the visibility
41 clearance requirements of chapter 21.06.020A.8.

42 **3. Planting Beds and Vegetation Areas**

43 **a. Protection of Landscaping**

44 All required landscaped areas, particularly trees and shrubs, shall be
45 protected from potential damage by adjacent activities and uses,
46 including parking and storage areas. Concrete barrier curbs or other
47 approved barriers at least six inches high shall be provided between

1 vehicular use areas and landscaped areas. Landscaped areas shall be
2 marked or otherwise made to be visible during snow removal operations.

3 **b. *Tree Retention Area Protection***

4 Tree retention areas used toward landscaping requirements under this
5 section 21.07.080 shall be adequately protected from damage through
6 adherence to the following:

7 **i. *Construction Fence***

8 A construction fence shall be placed around each tree to be
9 retained at or beyond the edge of the critical root zone. The
10 fence shall be placed before construction starts and remain in
11 place until construction is complete. The fence shall be either:

12 **(A)** 6-foot high orange plastic and be secured to the ground
13 with 8-foot metal posts; or

14 **(B)** 6-foot high steel, such as chain link, on concrete blocks.

15 **ii. *Development Limitations in Tree Retention Areas***

16 Within the critical root zone of each tree, the following
17 development is not allowed:

18 **(A)** Grade change, excavations, or cut and fill, either during
19 or after construction;

20 **(B)** New impervious surfaces;

21 **(C)** Utility or drainage field placement;

22 **(D)** Attachment of objects to a tree designated for retention;

23 **(E)** Staging or storage of materials and equipment, vehicle
24 maneuvering areas, or other activities likely to cause soil
25 compaction or above-ground damage;

26 **(F)** Placement, storage or dumping of solvents, soil
27 deposits, excavated material, concrete washout, or the
28 like.

29 **iii. *Subsequent Landscaping Work***

30 Any landscaping done in the critical root zone subsequent to the
31 removal of construction barriers shall be accomplished with light
32 machinery or hand labor.

33 **c. *Raised Planting Beds***

34 Raised planting beds are encouraged to increase the durability and
35 effectiveness of landscaping and to protect the landscaping investment.
36 Raised planting beds surrounded by a minimum 18-inch high wall may
37 be reduced in width by two feet from the minimum required planting area
38 width of any site perimeter or parking lot perimeter landscaping area.
39 Wall height may be reduced to 12-inches where there will be no vehicle
40 overhang.

- 1 d. **Berms**
2 Berms may be incorporated into any required landscaping or screening
3 area. Berms for on-site landscaping shall not be placed in a public right
4 of way, and shall not interfere with natural drainage or cause water to be
5 drained onto streets. No installed berm shall have a slope of greater
6 than 3:1.
- 7 4. **Installation of Landscaping**
8 a. **Timing**
9 All required landscaping and screening shall be installed by the
10 developer. All landscaping shall be installed before a certificate of
11 zoning compliance is issued. If a certificate of zoning compliance is
12 requested between September and May, then the certificate shall be
13 conditioned upon the landscaping being installed before the following
14 August 15.
- 15 b. **Surety**
16 A letter of credit, escrow, performance bond, or other surety approved by
17 the municipal attorney for proper installation of the landscaping and
18 equal in value to 125 percent of the value of the landscaping, as
19 determined by the project landscape architecture firm, shall be given
20 upon installation of the landscaping and shall remain in place with the
21 director for at least 24 months after installation to ensure survival and
22 proper maintenance of the landscaping in accordance with this section.
23 After the landscaping has been installed for 24 months, and an
24 inspection has found that the required landscaping is in good health, the
25 surety shall be released.
- 26 c. **Survival**
27 Any landscape element that dies or is otherwise removed or is seriously
28 damaged shall be removed and replaced based on the requirements of
29 this section before the following August 15.
- 30 5. **Use of Landscaped Areas**
31 Except as provided in F.5.b. above, no structure, parking or loading area,
32 driveway, snow storage, or paved area may be located in areas required for
33 landscaping pursuant to this title.
- 34 6. **Maintenance and Replacement**
35 a. **Maintenance**
36 Trees, shrubs, and other vegetation, irrigation systems, fences, and
37 other landscaping, screening, and fencing elements shall be considered
38 as elements of a development in the same manner as other
39 requirements of this title. The property owner shall be responsible for
40 regularly maintaining all landscaping elements in good condition. All
41 landscaping shall be maintained free from disease, weeds, and litter to
42 the extent reasonably feasible. Plants that die shall be replaced in kind.
43 All landscaping, screening, and fencing materials and structures shall be
44 repaired and replaced when necessary to maintain them in a structurally
45 sound and aesthetically pleasing condition.
- 46 b. **Irrigation**
47 To ensure that plants will survive, particularly during the critical two-year
48 establishment period when they are most vulnerable due to lack of

1 watering, the bonding requirement established in subsection
2 21.07.080G.4 above may be waived for any landscaping area that will be
3 irrigated by one of the following:

- 4 i. A built-in irrigation system with an automatic controller; or
- 5 ii. An irrigation system designed and certified by a licensed
6 landscape architect as part of the landscape plan, which
7 provides sufficient water to ensure that the plants will become
8 established.

9 **H. Screening**

10 **1. Purpose**

11 Screening consists of landscaping, the retention of natural vegetation, or the use
12 of physical structures to block views of specific activities or specific parts of a
13 property or structure. Applicants are encouraged to locate the types of features
14 listed in this section where they are not visible from off-site or public areas of a
15 site, so that screening is unnecessary.

16 **2. Refuse Collection**

17 In order to improve the image of the municipality's streets and neighborhoods, to
18 reduce the visual impacts of multi-family and nonresidential development, and to
19 avoid problems with blown trash, snow, and pests, refuse collection receptacles
20 should be adequately screened and located in unobtrusive yet convenient
21 locations.

22 **a. Residential Dwellings**

23 Single-family (attached and detached), two-family, townhouse, and
24 three-unit multifamily dwellings shall not have dumpsters.

25 **b. Standards**

26 **i. Applicability**

27 The following standards shall apply to all refuse collection
28 receptacles of multifamily residential, public/institutional,
29 commercial, and industrial uses, except for those located in
30 alleys in the CBD, commercial, industrial, and mixed-use
31 districts. For purposes of this section, the term "refuse collection
32 receptacles" includes dumpsters, garbage cans, debris piles, or
33 grease containers, but does not include public trash receptacles
34 for pedestrians placed in the right-of-way, public drop-off
35 recycling receptacles, or waste receptacles for temporary
36 construction sites. This section also does not apply to refuse
37 collection receptacles such as garbage cans that are normally
38 stored indoors and brought outdoors on garbage pickup days.

39 **ii. Location**

40 Outdoor refuse collection receptacles shall not be located in a
41 required front setback, and should, depending on the size of the
42 site and need for access by refuse collection vehicles, be set
43 back from the front plane of the principal structure. Refuse
44 collection receptacles for non-residential uses shall not be
45 located in any setback area which abuts an adjacent residential
46 use. Refuse collection receptacles shall not be located within

1 any area used to meet the minimum landscaping or parking and
2 loading area requirements of this chapter, or be located in a
3 manner that obstructs or interferes with any designated vehicular
4 or pedestrian circulation routes onsite.

5 **iii. Screening Enclosure**
6 Each refuse collection receptacle shall be screened from view on
7 all sides by a durable sight-obscuring enclosure consisting of a
8 solid fence or wall and gate of between six feet and eight feet in
9 height. Where the access to the enclosure is visible from
10 adjacent streets or residential properties, the access shall be
11 screened with an opaque gate. Gates which swing open shall
12 have a one-foot height clearance above grade to account for
13 snow. The walls and gate shall be compatible in architectural
14 design and materials with the principal building(s). The
15 enclosure shall be maintained in working order, and remain
16 closed except during trash deposits and pick-ups.

17 **iv. Maintenance of Refuse Collection Receptacle**
18 The lids of receptacles in screening enclosures without roof
19 structures shall remain closed between pick-ups, and shall be
20 maintained in working order.

21 **c. Amortization of Nonconforming Refuse Collection Receptacles**
22 Any refuse collection receptacle placed prior to the adoption of this
23 chapter that does not comply with the requirements of this section shall
24 be removed or altered to comply within five years from the effective date
25 of this title.

26 **3. Service and Off-Street Loading Areas**
27 **a. Applicability**
28 This standard shall apply to all service and off-street loading areas
29 serving public/institutional and commercial uses, except that service and
30 off-street loading areas in alleys are exempt, and service and off-street
31 loading areas serving industrial uses that are adjacent to a residential
32 district must comply.

33 **b. Standard**
34 In order to mitigate visual and noise impacts on surrounding uses and
35 neighborhoods, non-enclosed service and off-street loading areas shall
36 be screened with durable, sight-obscuring walls and/or fences of
37 between six feet and eight feet in height.

38 **4. Rooftop Mechanical Equipment**
39 **a. Applicability**
40 This standard shall apply to all development except for single-family,
41 two-family, and townhouse development.

42 **b. Standard**
43 Rooftop mechanical equipment, including HVAC equipment and utility
44 equipment that serves the structure, but not including
45 telecommunications equipment or solar collectors, shall be screened-
46 through the use of parapet walls or a sight-obscuring enclosure around
47 the equipment. The screening shall be constructed of one of the

1 primary materials used on the primary facades of the structure, and be
2 an integral part of the building's architectural design.

3 The parapet or screen shall completely surround the rooftop mechanical
4 equipment to an elevation equal to or greater than the highest portion of
5 the rooftop mechanical equipment being screened. Any parapet wall
6 shall have an elevation of no more than four feet.

7 **5. Wall-Mounted Mechanical Equipment and Meters**

8 **a. Applicability**

9 This standard shall apply to all development except for single-family and
10 two-family development.

11 **b. Standard**

12 Wall-mounted mechanical equipment, including air conditioning or HVAC
13 equipment and groups of three or more utility meters, but not including
14 intake and exhaust vents, that extends six inches or more from the outer
15 building wall shall be screened from view from streets; from residential,
16 public, and institutional properties; and from public areas of the site or
17 adjacent sites; through the use of (a) sight-obscuring enclosures
18 constructed of one of the primary materials used on the primary façade
19 of the structure, (b) sight-obscuring fences, or (c) trees or shrubs that
20 block at least 80 percent of the equipment from view. Wall-mounted
21 mechanical equipment that extends six inches or less from the outer
22 building wall shall be designed to blend in with the color and architectural
23 design of the subject building.

24 **6. Ground-Mounted Mechanical Equipment and Utility Fixtures**

25 **a. Applicability**

26 This standard shall apply to all development.

27 **b. Standard**

28 Ground-mounted above-grade mechanical equipment shall be screened
29 from view from streets; from residential, public, and institutional
30 properties; and from public areas of the site or adjacent sites; through
31 the use of ornamental fences or screening enclosures, or through the
32 use of trees or shrubs that block at least 80 percent of the view.
33 Screening shall allow for access as required by utility companies. Above-
34 grade ground-mounted utilities are prohibited on sidewalks.

35 **7. Outdoor Merchandise Display Areas**

36 Screening shall be required of outdoor merchandise display areas as set forth in
37 section 21.05.070D.16.

38 **8. Outdoor Storage Areas**

39 Screening shall be required of outdoor storage areas as set forth in section
40 21.05.070D.17.

41 **I. Fences**

42 **1. Applicability**

43 Notwithstanding the exemptions of 21.07.080B., the provisions of this subsection
44 21.07.080I. shall apply to all construction, substantial reconstruction, or
45 replacement of fences, retaining walls not required for support of a principal or

1 accessory structure, or any other linear barrier intended to delineate different
2 portions of a lot or to separate lots from each other. The provisions of this
3 subsection do not apply to temporary fencing for construction, emergencies or
4 special public events or performance areas.

5 **2. Location**

6 A fence may be constructed within property boundaries, or at the lot line, subject
7 to the limitations in this section. No fence shall be installed so as to block or
8 divert a natural drainage flow onto or off of any other property.

9 **3. Maximum Height**

10 Fences shall not exceed the maximum heights set forth below. Such maximum
11 heights shall be measured from the top of any retaining wall, or if no retaining
12 wall has been constructed, then from natural grade. Unless specifically allowed
13 by this title, no fence shall exceed eight feet in height.

14 **a.** In the RS-1, RS-2, RT, RM-1, RM-2, RM-3 and RM-4 districts, fences in
15 front setbacks shall not exceed four feet in height.

16 **b.** In the RL-1, RL-2, RL-3, and RL-4 districts, fences in front setbacks shall
17 not exceed six feet in height if the fencing material is sight-obscuring.
18 Examples of non-sight obscuring fencing include chain-link and split rail
19 fencing.

20 **c.** In the CBD, AC, NMU, CMU, RMU, MMU, and M districts, fences in front
21 yards shall not exceed three feet in height and shall not exceed eight feet
22 in side or rear yards.

23 **d.** Enclosures provided as a part of a permitted tennis court, ball field, or
24 other recreational facility shall be exempt from the height restrictions of
25 this section.

26 **4. Through Lots and Corner Lots**

27 In the case of a through lot and a corner lot which abut a street of collector or
28 greater classification, a fence may be constructed within the front setback
29 abutting such classified street, up to a maximum of eight feet in height, provided
30 that vehicular access to the street is prohibited.

31 **5. Finished Appearance Outward**

32 Whenever any fence will be visible from adjacent streets, and whenever a fence
33 is installed as part of required buffering landscaping and is visible from adjacent
34 properties, it shall be installed so that the more finished side (i.e., the side with
35 fewer or no visible structural framing or bracing elements) faces outward from the
36 lot on which it is installed.

37 **6. Prohibited Materials**

38 Fences made of debris, junk, or waste materials are prohibited, unless such
39 materials have been recycled and reprocessed into building materials marketed
40 to the general public and resembling new building materials.

21.07.090 OFF-STREET PARKING AND LOADING

A. Purpose

This section establishes off-street parking requirements as a necessary part of the development and use of land, to ensure the safe and adequate flow of traffic in the public street system, and to ensure that parking areas are designed to perform in a safe, efficient manner. It is also the intent of this section to attenuate the adverse visual, environmental, and economic impacts of parking areas. Specific purposes include to:

1. Ensure that off-street parking, loading, and access demands will be met without adversely affecting other nearby land uses and neighborhoods;
2. Provide for vehicle and pedestrian circulation and safety in parking areas, and create a safe and more pedestrian-friendly environment;
3. Encourage the efficient use of land by avoiding excessive amounts of land being devoted to parking and thus unavailable for other productive uses;
4. Improve the visual appearance of public street corridors by encouraging buildings and other attractive site features to become more prominent relative to parking areas;
5. Provide for better pedestrian movement and encourage alternative modes of transportation by reducing the expanses of parking that must be traversed between destinations;
6. Support a balanced transportation system that is consistent with cleaner air and water, greater transportation choices, and efficient infill and redevelopment; and
7. Allow flexibility in addressing vehicle parking, loading, and access issues, including providing alternatives to standard required surface parking.

B. Applicability

1. Generally

- a. The off-street parking and loading standards of this section 21.07.090 shall apply to all parking lots and parking structures accessory to any new building constructed and to any new use established in every district.
- b. Except for the off-street loading requirements of subsection 21.07.090F., all other requirements of this section shall apply to Girdwood unless specifically preempted in chapter 21.09.
- c. The off-street parking requirements set forth in subsection 21.07.090D shall not apply in the CBD Districts. However, all other standards of this section 21.07.090 shall apply to the CBD Districts.
- d. Except when specifically exempted, the requirements of this section 21.07.090 shall apply to all temporary parking lots and parking lots that are the principal use on a site.

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2. **Expansions and Enlargements**
The off-street parking and loading standards of this section shall apply when an existing structure or use is expanded or enlarged. Additional off-street parking and loading spaces shall be required to serve the enlarged or expanded area, provided that in all cases the number of off-street parking and loading spaces provided for the entire use (pre-existing plus expansion) must equal 100 percent of the minimum ratio established in this section.
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3. **Regulation of Parking Space Use**
The providers of required off-street parking spaces and the municipality may reasonably control the users thereof by means that may include, but are not limited to, restricting all parking to the users of the facility; parking lot attendants control gates; tow-away areas; areas for exclusive use by employees, tenants or staff; areas restricted for use by customers or visitors; and imposing reasonable time limitations on users other than tenants, employees, or staff. Direct charges may be made to users who exceed maximum time limits. The traffic engineer may review all methods of control and may disapprove of any restriction that adversely affects the purpose of this section. The municipality may enforce any approved restrictions through any of the code enforcement provisions set forth in chapter 21.12, *Enforcement*.
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4. **Local Improvement Assessments and Parking**
Any property against which local improvement assessments have been levied for the construction of public off-street parking shall be exempted from providing and maintaining one space for each 100 square feet of property so assessed.
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- C. **Parking Lot Layout and Design Plan**
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1. **Applicability**
For all commercial, industrial, institutional, and multi-family residential developments,¹ the applicant shall submit a parking lot layout and design plan for review and approval by the traffic engineer. The plan shall contain sufficient detail to enable the traffic engineer to verify compliance with this section 21.07.090. Subject to approval of the traffic engineer, the parking layout and design plan may be combined with other plans required under this title, such as the landscaping plan required in 21.07.080, *Landscaping, Screening, and Fences*.
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2. **Minimum Plan Requirements**
- a. The parking lot layout and design plan shall be prepared by a design professional and stamped by a professional registered with the Alaska State Board of Registration for Architects, Engineers, and Land Surveyors.
- b. The building official and traffic engineer shall establish the minimum submittal requirements for such plans that will enable staff to adequately review and ensure compliance with the standards and requirements of this section 21.07.090. Such submittal requirements, to be included in the user's guide, shall include but not be limited to elements such as placement and dimensions of spaces, landscaping, pedestrian and vehicle circulation, snow storage, lighting, loading and trash collection areas, and drainage.
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1 c. The traffic engineer shall ensure that provisions have been made for
 2 minimum interference with street traffic flow and safe interior vehicular
 3 and pedestrian circulation, transit, and parking.

4 **D. Off-Street Parking Requirements**

5 **1. Schedule A**
 6 Unless otherwise expressly stated in this title, off-street parking spaces shall be
 7 provided in accordance with table 21.07-4, *Off-Street Parking Schedule A*.

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TABLE 21.07-4: OFF-STREET PARKING SCHEDULE A ("du" = dwelling unit; "sf" = square feet; "gfa" = gross floor area)				
Use Category	Use Type	Minimum Spaces Required	See Loading Subsection 21.07.090F	See Stacking Subsection 21.07.090I
RESIDENTIAL USES (* Ratios for residential uses are still being discussed)				
Household Living	Dwelling, mixed use	See Schedule B.		
	Dwelling, multiple-family	<ul style="list-style-type: none"> • 1.25 per efficiency unit; • 1.5 per one-bedroom unit • 1.5 per two-bedroom unit 800 sf or less • 1.75 per two-bedroom unit over 800 sf • 1.75 per three-bedroom unit 900 sf or less • 2.5 per three-bedroom unit over 900 sf All multiple-family dwellings shall provide 0.25 guest spaces per unit. Also see Schedule B.	X	
	Dwelling, single-family detached	<ul style="list-style-type: none"> • 2 per du up to 1,800 square feet; • 3 per du over 1,800 square feet, including any unfinished area which may be converted to living area 		
	All other Household Living uses	2 per du		
Group Living	Correctional community residential center	1 per 2,000 sf gfa	X	
	Dormitory	1 per 1,000 sf gfa	X	
	Habilitative Care Facility	1 per 400 sf gfa, and 1 additional space, reserved for pickup and delivery of adults, per 800 sf gfa plus requirement for principal use	X	
	Residential care (7+ client capacity)	1 per four beds plus 1 per 350 sf of office area plus requirement for dwelling, if located in a dwelling	X	
	Roominghouse	1.5 per two guestrooms		

TABLE 21.07-4: OFF-STREET PARKING SCHEDULE A
 (“du” = dwelling unit; “sf” = square feet; “gfa” = gross floor area)

Use Category	Use Type	Minimum Spaces Required	See Loading Subsection 21.07.090F	See Stacking Subsection 21.07.090I
	All other Group Living uses	1 per two beds plus 1 per 100 sf of assembly area		
PUBLIC/INSTITUTIONAL USES				
Adult Care	Adult care, 1-6 adults	1 per 400 sf gfa, and 1 additional space, reserved for pickup and delivery of adults, per 800 sf gfa (plus requirement for principal use, if approved as accessory use)		
	Adult care, 7+ adults	1 per 400 sf gfa, and 1 additional space, reserved for pickup and delivery of adults, per 800 sf gfa	X	
Child Care	Child care, 1-6 children	1 per 400 sf gfa, and 1 additional space, reserved for pickup and delivery of children, per 800 sf gfa (plus requirement for principal use if approved as accessory use)		
	Child care, 7+ children	1 per 400 sf gfa, and 1 additional space, reserved for pickup and delivery of children, per 800 sf gfa	X	
Community Service	Community/religious assembly	1 per 80 sf of principal assembly area plus 1 per 350 sf of office area	X	
	Community center	1 per 250 sf gfa	X	
	Family self-sufficiency service	1 per 300 sf gfa		
	Homeless and transient shelter	1 per 300 sf gfa		
	Neighborhood recreation center	1 per 300 sf gfa		
Cultural Facility	Aquarium	1 per 500 sf gfa	X	
	Botanical gardens	.75 per acre of site area, plus 1 per 1000 sf gfa	X	
	Library	1 per 400 sf gfa	X	
	Museum or cultural center	1 per 400 sf gfa	X	
	Zoo	1 per 2,000 sf gross land area	X	
	All other uses	1 per 400 sf gfa	X	
Educational Facility	Boarding school	See Schedule C.		
	College and university	1 per 300 sf of enclosed floor space	X	
	Computer-aided learning center	1 per 300 sf of enclosed floor space	X	
	Elementary school	1 per 50 sf of floor area in the multipurpose room	X	
	Middle school	1 per six seats in the main auditorium or assembly room, based on maximum capacity	X	

TABLE 21.07-4: OFF-STREET PARKING SCHEDULE A
 (“du” = dwelling unit; “sf” = square feet; “gfa” = gross floor area)

Use Category	Use Type	Minimum Spaces Required	See Loading Subsection 21.07.090F	See Stacking Subsection 21.07.090I
	High school	1 per employee plus 1 per four students		
	All other Educational Facility uses without auditoriums or assembly rooms	1 per 300 sf of enclosed floor space	X	
Government Facility	Correctional institution	See Schedule C.		
	Governmental office	1 per 300 sf gfa	X	
	Governmental service	1 per 600 sf gfa	X	
	Fire station	See Schedule C.		
Health Care Facility	Health care facility or nursing home, all uses other than hospitals	1 per four beds, based upon maximum capacity. If the facility is used exclusively for the housing of the elderly, disabled, or handicapped, the zoning board of examiners and appeals may allow a portion of the area reserved for off-street parking to be landscaped if the board finds that the landscaping is suitable and is in the best interests of the residents of the neighborhood.	X	
	Health service establishment	1 per 250 sf gfa	X	
	Hospital	1 per two beds, based on maximum capacity, plus 1 per 350 sf of office and administrative area, plus required parking for supplemental uses	X	
Park and Open Area	Cemetery	See Schedule C.		
	Community garden	1 per 5,000 sf of lot area		
	Nursery, public	See Schedule C.		
	Park, public	See Schedule C. Playfields (soccer, baseball, etc.) shall have minimum of 20 spaces per field.		
Transportation Facility	Airport	See Schedule C.		
	Airstrip, private	See Schedule C.		
	Bus transit center	See Schedule C.		
	Heliport	2 per each helicopter based at the facility (2 spaces minimum) plus 1 per 100 sf waiting area	X	
	Railroad freight terminal	See Schedule C.		
	Railroad passenger terminal	See Schedule C.		

TABLE 21.07-4: OFF-STREET PARKING SCHEDULE A
 (“du” = dwelling unit; “sf” = square feet; “gfa” = gross floor area)

Use Category	Use Type	Minimum Spaces Required	See Loading Subsection 21.07.090F	See Stacking Subsection 21.07.090I
	Taxicab dispatching office	See Schedule C.		
Utility Facility	All uses	1 per 1,000 sf gfa		
Communication Structures	All uses	None		
COMMERCIAL USES				
Agricultural Uses	Farming, animal husbandry	See Schedule C.		
	Farming, horticultural	See Schedule C.		
Animal Sales, Service & Care	Animal control shelter	1 per 400 sf gfa		
	Kennel	1 per 800 sf gfa		
	Paddock or stable	1 per 5 stalls		
	Retail and pet services	1 per 300 sf gfa		
	Veterinary clinic	1 per 600 sf gfa		
Assembly	Civic/convention center	1 per four seats. If no fixed seating, then based on maximum capacity under provisions of International Building Code.	X	
	Club/lodge/meeting hall	1 per 300 sf gfa	X	
	Entertainment event, major	See Schedule C.		
Entertainment, Indoor	Amusement establishment	Indoor entertainment facility: 1 per 300 sf gfa		
	Bowling Alley	4 per bowling lane		
	Fitness and recreational sports center	1 per 225 sf gfa or 1 per 8 persons based on the maximum allowable occupancy For athletic court areas: 1 per 275 sf		
	Movie theater	1 per four seats. If no fixed seating, then based on maximum capacity under provisions of International Building Code.		
	Nightclub, licensed or unlicensed	1 per three seats. If no fixed seating, then based on maximum capacity under provisions of International Building Code.	X	
	Theater company or dinner theater	1 per four seats. If no fixed seating, then based on maximum capacity under provisions of International Building Code.		

TABLE 21.07-4: OFF-STREET PARKING SCHEDULE A
 (“du” = dwelling unit; “sf” = square feet; “gfa” = gross floor area)

Use Category	Use Type	Minimum Spaces Required	See Loading Subsection 21.07.090F	See Stacking Subsection 21.07.090I
Entertainment / Recreation, Outdoor	General outdoor recreation, commercial	1 per 5,000 sf of land area, or 1 per 3 persons capacity (maximum), whichever is greater; playfields (soccer, baseball, etc.) shall have minimum of 20 spaces per field	X	
	Golf course	4 per green		
	Golf driving range	1 per tee		
	Motorized sports facility	1 per 2 spectator seats in a structure such as a grandstand, stadium; or 1 per 2,000 sf of site area; whichever is greater	X	
	Shooting range, outdoor	2 per target area, or 1 per 5 seats, whichever is greater		
	Skiing facility	See Schedule C.		
Financial Institutions	Financial institution	1 per 350 sf gfa, except 1 per 300 sf gfa of areas associated with teller services (plus vehicle stacking spaces if drive-through is provided)		X
Food and Beverage Service	Bar	1 per 100 sf gfa	X	
	Food and beverage kiosk	1 per establishment, plus vehicle stacking spaces		X
	Restaurant	1 per 100 sf gfa (plus vehicle stacking spaces if drive-through is provided)	X	X
Office	Office, business or professional	1 per 350 sf gfa	X	
	Broadcasting facility	1 per 300 sf gfa		
Retail (Personal Service, Repair, and Rental)	Pharmacy/Drugstore and Video Rental Store	1 per 400 sf gfa (plus vehicle stacking spaces if drive-through is provided)		X
	Dry-cleaning, drop-off site/Mail Package Service/Locksmith Shop	1 per 600 sf gfa, (plus vehicle stacking spaces if drive-through is provided)		X
	Funeral services	1 per 150 sf gfa in main assembly areas	X	
	All other uses	1 per 300 sf gfa	X	
Retail (Sales)	Auction house	1 per 300 sf gfa	X	
	Business service establishment	1 per 300 sf gfa	X	
	Carpet Store	1 per 500 sf gfa		

TABLE 21.07-4: OFF-STREET PARKING SCHEDULE A
 (“du” = dwelling unit; “sf” = square feet; “gfa” = gross floor area)

Use Category	Use Type	Minimum Spaces Required	See Loading Subsection 21.07.090F	See Stacking Subsection 21.07.090I
	Convenience store	1 per 300 sf gfa	X	
	Farmers market	1 per 250 sf, with a minimum of 6		
	Furniture, Home Appliance Store	1 per 800 sf gfa	X	
	Meat and seafood processing, storage, and sales	1 per 400 sf gfa	X	
	General retail	1 per 300 sf gfa	X	
	Grocery or food store	1 per 250 sf gfa	X	
	Liquor store	1 per 300 sf gfa	X	
	Building materials store	1 per 300 sf gfa	X	
	Nursery, commercial	1 per 250 sf retail sales area; 1 per 500 sf greenhouse sales area; 1 per 1,000 sf outdoor display area	X	
	Pawnshop	1 per 300 sf gfa	X	
Vehicles and Equipment	Aircraft and marine vessel sales	1 per 7,000 sf outdoor display/sales area; 1 per 400 sf indoor floor area	X	
	Fueling station	1 per fueling pump		X
	Heavy equipment, sales and rental	1 per 7,000 sf outdoor display/sales area; 1 per 400 sf indoor floor area	X	
	Impound yard	1 per 500 sf gfa, plus 1 per 5,000 sf of outdoor storage area		
	Vehicle parts and supplies	1 per 400 sf gfa	X	
	Vehicle – large and small, sales and rental	1 per 7,000 sf outdoor display/sales area; 1 per 400 sf indoor floor area	X	
	Vehicle service and repair, major and minor	2 per car wash bay; 4 per other service bay (provided that all vehicles in custody of operator of business for purpose of service, repair or storage shall be stored on premises or on a separate off-street parking lot or building)		
Visitor Accommodations	Camper park	1.1 spaces for each recreational vehicle space		
	Extended-stay lodgings	1 per guestroom or 1 bedroom unit; 1.25 per 2 bedroom unit; 1.5 per 3 bedroom or more unit	X	
	Hostel	1 per 600 sf gfa		

TABLE 21.07-4: OFF-STREET PARKING SCHEDULE A
 (“du” = dwelling unit; “sf” = square feet; “gfa” = gross floor area)

Use Category	Use Type	Minimum Spaces Required	See Loading Subsection 21.07.090F	See Stacking Subsection 21.07.090I
	Hotel	.9 per guestroom, plus .3 per each 5 occupants of meeting area, plus any supplemental uses	X	
	Inn	1 per guestroom, plus 1 per 90 sf gfa of meeting or lounge area		
	Motel	.9 per guestroom, plus .3 per each 5 occupants of meeting area, plus any supplemental uses	X	
	Recreational and vacation camp	1 per 4 beds, or 1 per cabin, sleeping unit, or tent site, whichever is greater		
INDUSTRIAL USES [1]				
Industrial Service [1]	Data processing facility	1 per 1,000 sf gfa	X	
	General industrial service	1 per 750 sf gfa (1-3,000 gfa); 1 per 1,000 sf gfa (3,001-5,000 gfa); 1 per 1,500 sf gfa (more than 5,000 gfa)		
	Research laboratory	1 per 300 sf gfa		
Manufacturing and Production [1]	Cottage Crafts	1 per 300 sf gfa	X	
	Commercial food production	1 per 400 sf gfa for catering; 1 per 800 sf gfa for food processing		
	Manufacturing (heavy and light)	1 per 750 sf gfa (1-3,000 gfa); 1 per 1,000 sf gfa (3,001-5,000 gfa); 1 per 1,500 sf gfa (more than 5,000 gfa)		
	Natural resource extraction	See schedule C.		
Marine Facility [1]	Aquaculture	See Schedule C.		
	Facility for combined marine and general construction	See Schedule C.		
	Marine operations	See Schedule C.		
	Marine wholesaling	1 per 400 sf gfa		
Warehouse and Freight Movement [1]	Bulk storage of hazardous materials	See Schedule C.		
	Motor freight terminal	see Warehouse		
	Self-storage facility	1 per 75 units, plus 1 per 300 sf of office area, plus vehicle stacking spaces for security gate. Aisles suitable for temporary loading and unloading may be counted as required parking stalls in accordance with Table 21.07-4 as determined by the traffic engineer.	X	X
	Storage yard	1 per 2,000 sf of outdoor storage area		

TABLE 21.07-4: OFF-STREET PARKING SCHEDULE A
 (“du” = dwelling unit; “sf” = square feet; “gfa” = gross floor area)

Use Category	Use Type	Minimum Spaces Required	See Loading Subsection 21.07.090F	See Stacking Subsection 21.07.090I
	Warehouse	1 per 1,000 sf gfa (1-10,000 sf); 1 per 1,250 sf gfa (10,000-50,000 sf); 1 per 1,500 sf gfa (more than 50,000 sf)		
	Wholesale establishment	1 per 400 sf gfa		
Waste and Salvage	All uses	See Schedule C.		

Notes:

[1] The off-street parking requirements for industrial uses in this schedule A shall not include space devoted to office or other non-industrial related use. Where a warehousing or industrial facility contains office or other non-industrial related use, off-street parking for such spaces shall be computed using the requirements set forth in schedule A.

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2. Schedule B

TABLE 21.07-5: OFF-STREET PARKING SCHEDULE B – MIXED-USE DISTRICTS

Use Type	Minimum Spaces Required
Residential	Multi-family and mixed-use residential uses within 1320 feet of a transit stop on a transit route with peak hour service headways of 30 minutes or less shall be eligible for a reduction from the minimum number of required spaces in schedule A, as follows: <ul style="list-style-type: none"> ▪ Minimum of 1 space per 1-bedroom unit ▪ Minimum of 1.33 spaces per 2-bedroom unit ▪ Minimum of 1.5 spaces per 3-bedroom unit
Non-residential	Non-residential uses shall be eligible for a five percent (5%) reduction from the minimum number of required spaces in schedule A; or The minimum parking requirement may be reduced 10 percent if the use incorporates a transit stop that meets minimum design standards established by the municipality's <i>Transit Design Guidelines</i> .

The total number of parking spaces required may be further reduced by the traffic engineer and director if the applicant prepares a parking evaluation that demonstrates a reduction is appropriate based on the expected parking needs of the development, availability of mass transit, and similar factors. The parking evaluation shall be prepared in a form and manner prescribed by the traffic engineer.

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3. Schedule C

Uses that reference “Schedule C” have widely varying parking and loading demand characteristics, making it impossible to specify a single off-street parking or loading standard. Upon receiving a development application for a use subject to schedule C standards, the building official and the traffic engineer shall apply the off-street parking and loading standard specified for the listed use that is deemed most similar to the proposed use or establish minimum off-street parking requirements on the basis of a parking and loading study prepared by the applicant. Such a study shall include estimates of parking demand based on recommendations of the Institute of Transportation Engineers (ITE), or other

1 acceptable estimates as approved by the traffic engineer, and shall include other
 2 reliable data collected from uses or combinations of uses that are the same as or
 3 comparable with the proposed use. Comparability shall be determined by
 4 density, scale, bulk, area, type of activity, and location. The study shall
 5 document the source of data used to develop the recommendations.

6 **4. Maximum Number of Spaces Permitted**

7 **a. Purpose**

8 The purpose of this subsection is to establish an upper limit on the
 9 number of parking spaces allowed in order to promote efficient use of
 10 land, enhance urban form, provide for better pedestrian movement,
 11 encourage alternative modes of transportation, and to protect air and
 12 water quality. The maximum ratios allow a percent of parking that is
 13 greater than the minimum amount of parking needed to accommodate
 14 the majority of auto trips to a site based on typical peak parking demand.
 15 Exceptions and flexibility procedures are provided where a required limit
 16 on the number of parking spaces is problematic for a certain use.

17 **b. Maximum Number of Spaces**

18 For any use categorized as a Public/Institutional, Commercial or
 19 Industrial use in table 21.05-1 or table 21.05-2, *Tables of Allowed Uses*,
 20 the maximum number of off-street vehicle parking spaces shall be as
 21 established in table 21.07-6 below. The table applies the maximum
 22 number of spaces allowed as a percentage of the minimum parking
 23 requirements established in table 21.07-4, *Off-Street Parking Schedule*
 24 A. Uses in the Parks and Open Areas, Transportation Facility, and Utility
 25 Facility use categories are exempt.

TABLE 21.07-6 MAXIMUM NUMBER OF ALLOWED PARKING SPACES

Number of Off-Street Parking Spaces Required	Maximum Allowed (% of minimum required in Table 21.07-4, <i>Off-Street Parking Schedule A</i>)
< 40 spaces	150% [1] [2]
40 – 160 spaces	125% [1]
> 160 spaces	110% [1] [3]
<p>Notes:</p> <p>[1] Restaurant Uses: In spite of Note [2] below, restaurant and bar establishments that do not include customer drive-throughs may, in any use district, have up to 200% of the minimum parking required in Table 21.07-4, <i>Off-Street Parking Schedule A</i>.</p> <p>[2] CBD and Mixed-Use Districts: In districts intended for more intense, pedestrian friendly, and mixed-use development, namely the CBD, MMU, CMU, and RM-4 districts, the maximum number of spaces allowed shall be 125% of the minimum parking required in Table 21.07-4, <i>Off-Street Parking Schedule A</i>.</p> <p>[3] Establishments with more than 160 required parking spaces that wish to provide more than 110% of their required parking, may provide more than 110% of their required parking when they provide a 1% increase in interior landscaping for every 1% increase in parking over 110%, up to a maximum of 135%. (For example, an establishment that desires to provide 115% of their required parking shall add 5% more interior landscaping than required in section 21.07.080F.6.d.)</p>	

1 **c. Exceptions**

2 i. If application of the maximum parking standard would result in
3 fewer than six parking spaces, the development shall be allowed
4 six parking spaces.

5 ii. For the purpose of calculating parking requirements, the
6 following types of parking spaces shall not count against the
7 maximum parking requirement, but shall count toward the
8 minimum requirement:

9 (A) Accessible parking;

10 (B) Vanpool and carpool parking; and

11 (C) Parking structures, underground parking, and parking
12 within, above, or beneath the building(s) it serves.

13 iii. For the purpose of calculating parking requirements, fleet vehicle
14 parking shall not count against either the minimum or maximum
15 requirements.

16 iv. Exceptions to the maximum parking requirement may be allowed
17 by the traffic engineer and the building official in situations that
18 meet all of the following criteria:

19 (A) The proposed development has unique or unusual
20 characteristics such as high sales volume per floor area
21 or low parking turnover, which create a parking demand
22 that exceeds the maximum ratio and which typically
23 does not apply to comparable uses; and,

24 (B) The parking demand cannot be accommodated by on-
25 street parking or shared parking with nearby uses; and,

26 (C) The request is the minimum necessary variation from the
27 standards; and,

28 (D) If located in a mixed-use district, the uses in the
29 proposed development and the site design are highly
30 supportive of the mixed-use concept and support high
31 levels of existing or planned transit and pedestrian
32 activity.

33 **E. Parking Alternatives**

34 The traffic engineer and director may approve alternatives to providing the number of off-
35 street parking spaces required by subsection 21.07.090D., in accordance with the
36 following standards.

37 **1. Shared Parking**

38 The traffic engineer and director may approve shared parking facilities for
39 developments or uses with different operating hours or different peak business
40 periods if the shared parking complies with all of the following standards:

- 1 a. **Location**
2 Shared parking spaces shall be located within 1320 feet of an entrance,
3 unless approved by the traffic engineer.
- 4 b. **Zoning Classification**
5 Shared parking areas shall be located on a site with the same or a more
6 intensive zoning classification than required for the primary uses served.
- 7 c. **Shared Parking Study**
8 Those proposing to use shared parking as a means of satisfying off-
9 street parking requirements shall submit a shared parking analysis to
10 staff that demonstrates the feasibility of shared parking. The study shall
11 be provided in a form established by the traffic engineer and shall be
12 made available to the public. It shall address, at a minimum, the size
13 and type of the proposed development, location of required parking, the
14 composition of tenants, the anticipated rate of parking turnover, and the
15 anticipated peak parking and traffic loads for all uses that will be sharing
16 off-street parking spaces. The applicant shall also demonstrate that any
17 parking reduction requested as part of the shared parking study will not
18 result in the spillover of parking onto other properties.
- 19 d. **Agreement for Shared Parking**
20 The parties involved in the joint use of off-street parking facilities shall
21 submit a written agreement in a form to be recorded for such joint use,
22 approved by the traffic engineer and the director as to form and content.
23 The agreement shall guarantee the use of the shared parking facilities
24 for the life of the uses, and shall provide for the maintenance of jointly
25 used parking facilities. The traffic engineer and director may impose
26 such conditions of approval as may be necessary to ensure the
27 adequacy of parking in areas affected by such an agreement.
28 Recordation of the agreement shall take place before issuance of a land
29 use or building permit for any use to be served by the shared parking
30 area. A shared parking agreement may be revoked only if all required
31 off-street parking spaces will be provided in accordance with the
32 requirements of subsection 21.07.090D.
- 33 2. **Off-Site Parking**
34 The traffic engineer and the director may approve the location of required off-site
35 parking spaces on a separate lot from the lot on which the principal use is
36 located if the off-site parking complies with all of the following standards:
- 37 a. **Ineligible Activities**
38 Required parking spaces for residential uses must be located on the site
39 of the use or within a tract owned in common by all the owners of the
40 properties that will use the tract. Required parking spaces for persons
41 with disabilities may not be located off-site.
- 42 b. **Location**
43 No off-site parking space may be located more than 600 feet from an
44 entrance (measured along the shortest legal pedestrian route) unless
45 approved by the traffic engineer. Off-site parking spaces shall be
46 connected to the use by acceptable pedestrian facilities. Off-site parking
47 spaces may not be separated from the use served by a street right-of-
48 way with a width of more than 80 feet, unless a grade-separated

1 pedestrian walkway, a traffic signal, a shuttle bus, or other traffic control
2 is provided or other traffic control or remote parking shuttle bus service is
3 provided.

4 **c. Zoning Classification**

5 Off-site parking areas shall have the same or a more intensive zoning
6 classification applicable to the primary use served.

7 **d. Agreement for Off-Site Parking**

8 In the event that an off-site parking area is not under the same
9 ownership as the principal use served, a written agreement between the
10 record owners shall be required. The agreement shall guarantee the use
11 of the off-site parking area for the life of the use. An attested copy of the
12 agreement between the owners of record shall be submitted to the
13 municipality for recordation in a form established by the municipal
14 attorney. Recordation of the agreement shall take place before issuance
15 of a building permit or certificate of occupancy for any use to be served
16 by the off-site parking area. An off-site parking agreement may be
17 revoked only if all required off-street parking spaces will be provided in
18 accordance with the requirements of this chapter. No use shall be
19 continued if the parking is removed unless substitute parking facilities are
20 provided, and the traffic engineer and the director shall be notified at
21 least 60 days prior to the termination of a lease for off-site parking.

22 **3. On-street Parking**

23 In mixed-use districts where on-street parking is allowed, on-street parking
24 spaces in the right-of-way along the property line, between the two side lot lines
25 of the site, may be counted to satisfy the minimum off-street parking
26 requirements. In all other districts, on-street parking meeting the above criteria
27 shall be counted towards off-street parking requirements if approved by the traffic
28 engineer.

29 **4. District Parking**

30 Minimum required off-street parking spaces may be waived for properties within
31 the boundaries of a public parking or local improvement district that provides
32 district-wide parking facilities.

33 **5. Stacked, Tandem, and Valet Parking**

34 Stacked, tandem, or valet parking for nonresidential uses is allowed if an
35 attendant is present to move vehicles. In addition, a guarantee acceptable to the
36 municipality shall be filed with the municipality ensuring that a valet parking
37 attendant shall always be on duty when the parking lot is in operation.

38 **6. Parking Structures**

39 **a. Maximum Parking Waiver**

40 Where 75 percent or more of the parking provided for a use is in one or
41 more parking structures, there shall be no maximum cap on the number
42 of parking spaces.

43 **b. Credit for Nearby Public Parking Structures**

44 In the mixed-use districts, spaces available in public parking structures
45 located within 600 feet of the subject use may be counted toward the
46 total amount of required off-street parking.

1 **c. *Floor Area Bonus for Automated and Underground Parking in the***
2 ***CBD and Mixed-use Districts***

3 A floor area bonus shall be granted for underground parking structures
4 and automated parking structures in the CBD and mixed-use districts.
5 The bonus shall be granted at a ratio of three square feet of additional
6 bonus area for each square foot of structured parking that is
7 underground or within an automated parking structure.

8 **7. *Other Eligible Alternatives***

9 The traffic engineer may approve any other alternative to providing off-street
10 parking spaces on the site of the subject development if the applicant
11 demonstrates to the satisfaction of the traffic engineer that the proposed plan will
12 protect surrounding neighborhoods, maintain traffic circulation patterns, and
13 promote quality urban design to at least the same extent as would strict
14 compliance with otherwise applicable off-street parking standards.

15 **F. *Off-Street Loading Requirements***

16 No building or structure used for any multi-family, commercial, industrial, or
17 public/institutional use shall be erected, nor shall any such existing building or structure
18 be altered so as to increase its gross floor area by 25 percent or more, without prior
19 provision for off-street loading space in conformance with the following minimum
20 requirements:

21 **1. *Types of Loading Berths***

22 Required off-street loading space shall be provided in berths that conform to the
23 following minimum specifications:

24 **a.** Type A berths shall be at least 60 feet long by ten feet wide by 14 feet
25 six inches high, inside dimensions. Note that these minimum dimensions
26 do not accommodate some semi-truck combinations, and a 67 foot long
27 by 15 foot high berth may be needed in some situations.

28 **b.** Type B berths shall be at least 30 feet long by ten feet wide by 14 feet
29 six inches high, inside dimensions.

30 **c.** Type C berths shall be located in the rear of a lot and utilize part of an
31 adjacent alley. The building setback shall be a minimum of five feet from
32 the property line along the alley for the entire width of the lot.

33 **2. *Number of Spaces***

34 The following numbers and types of berths shall be provided for the specified
35 uses in table 21.07-7, *Off-Street Loading Berths*; provided, however, that, in any
36 mixed-use district, one type C berth may be substituted for one type B berth.
37 The uses specified in this subsection shall include all structures designed,
38 intended, or arranged for such use.

TABLE 21.07-7: OFF-STREET LOADING BERTHS

Use	Aggregate Gross Floor Area (square feet)	Berths Required	Type
Residential Uses			
Multiple-family dwellings	25,000--150,000	1	B
	150,000--400,000	2	B
	Each additional 250,000 or fraction thereof	1 additional	B
Public/Institutional Uses			
Cultural facilities	24,000--50,000	1	B
	50,000--100,000	2	B
	Over 100,000, each additional 50,000 or major fraction thereof	1 additional	B
Educational facilities	Over 14,000	1	B
Health care facilities	10,000--100,000	1	B
	Over 100,000	2	B
Railroad freight terminals and other transportation facilities	12,000--36,000	1	A
	36,000--60,000	2	A
	60,000--100,000	3	A
	Each additional 50,000 or fraction thereof	1 additional	A
Commercial Uses			
Assembly uses	25,000--150,000	1	B
	150,000--400,000	2	B
	Each additional 250,000 or fraction thereof	1 additional	B
All commercial establishments not otherwise specified	7,000--24,000	1	B
	24,000--50,000	2	B
	50,000--100,000	3	B
	Over 100,000, each additional 50,000 or major fraction thereof	1 additional	B

TABLE 21.07-7: OFF-STREET LOADING BERTHS

Use	Aggregate Gross Floor Area (square feet)	Berths Required	Type
Visitor accommodations and office uses	25,000--40,000	1	B
	40,000--100,000	2	B
	Each additional 100,000 or major fraction thereof	1 additional	B
Industrial Uses			
All industrial uses	12,000--36,000	1	A
	36,000--60,000	2	A
	60,000--100,000	3	A
	Each additional 50,000 or fraction thereof	1 additional	A

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3. **Uses Not Specifically Mentioned**
 In the case of a use not specifically mentioned in this section, the requirements for off-street loading facilities shall be the same as the use mentioned in this section which, in the opinion of the traffic engineer, is most similar to the use not specifically mentioned.

4. **Concurrent Different Uses**
 When any proposed structure will be used concurrently for different purposes, final determination of loading requirements shall be made by the traffic engineer, but in no event shall the loading requirements be less than the total requirements for each use based upon its aggregate gross floor area, unless approved by the traffic engineer.

5. **Location of Off-Street Loading Facilities**
 Off-street loading facilities required under this title shall be in all cases on the same lot or parcel of land as the structure they are intended to serve. The required off-street loading space shall not be part of the area used to satisfy the off-street parking requirements unless approved by the traffic engineer. To the maximum extent feasible, loading areas shall be located to the rear of a site and/or away from adjacent residential areas. However, noise and glare impacts shall be considered when loading facilities are proposed to be placed adjacent to residential areas, or in an area with a residential zoning classification. Mitigation techniques, including appropriate siting and site design measures, may be required by the traffic engineer.

6. **Manner of Using Loading Areas**
 No space for loading or unloading of vehicles shall be so located that a vehicle using such loading space projects into any public street. Loading space shall be provided with access to an alley, or, if no alley adjoins the lot, with access to a street. Any required front, side, or rear yard may be used for loading unless

1 otherwise prohibited by this title. Design and location of entrances and exits for
2 required off-street loading areas shall be subject to the approval of the traffic
3 engineer. Service and off-street loading areas shall comply with the screening
4 requirements for such areas set forth in subsection 21.07.080H.4.

5 **7. Signs**

6 The owners of the property shall provide, locate, and maintain loading signs as
7 specified by the traffic engineer. Such signs shall not be counted against allowed
8 advertising sign area.

9 **G. Computation of Parking and Loading Requirements**

10 **1. Fractions**

11 For residential uses, when measurements of the number of required spaces
12 result in a fractional number, any fraction shall be rounded up to the next higher
13 whole number. For all other uses, when measurements of the number of
14 required spaces result in a fractional number, any fraction shall be rounded down
15 to the next lower whole number.

16 **2. Multiple Uses**

17 Developments containing more than one use shall provide parking and loading in
18 an amount equal to the total of the requirements for all uses, except as allowed
19 by this section. However, loading facilities may be shared between uses when
20 approved by the traffic engineer.

21 **3. Area Measurements**

22 Unless otherwise specified, all square footage-based parking and loading
23 standards shall be computed on the basis of gross floor area of the use in
24 question. A parking structure within a building and any enclosed rooftop
25 mechanical equipment shall not be counted in such measurement.

26 **4. Computation of Off-Street Parking**

27 Required off-street loading space shall not be included as off-street parking
28 space in computation of required off-street parking space, unless approved by
29 the traffic engineer pursuant to subsection F.5. above.

30 **5. Parking for Unlisted Uses**

31 Parking requirements for uses not specifically listed in subsection 21.07.090D.
32 shall be determined by the traffic engineer based on the requirements for the
33 closest comparable use, as well as on the particular parking demand and trip
34 generation characteristics of the proposed use. The traffic engineer may
35 alternately require the submittal of a parking demand study that justifies
36 estimates of parking demand based on the recommendations of the Institute of
37 Transportation Engineers, and includes relevant data collected from uses or
38 combinations of uses that are the same or comparable to the proposed use in
39 terms of density, scale, bulk, area, type of activity, and location.

40 **6. Dimensions of Parking Spaces**

41 The parking configuration stated in the following table shall apply to all required
42 off-street parking, except as stated elsewhere in this section.

TABLE 21.07-8: PARKING ANGLE DIMENSIONS						
A	B	C	D	E	F	G
Parking Angle	Stall Width	Stall to Curb	Aisle Width 1-way	Aisle Width 2-way	Curb Length	Overhang
0°	9.0	9.0	12.0	24	23.0	0
	9.5	9.5	12.0	24	23.0	
	10.0	10.0	12.0	24	23.0	
20°	9.0	15.0	12.0	24	26.3	0.7
	9.5	15.5	12.0	24	27.8	
	10.0	15.9	12.0	24	29.2	
30°	9.0	17.3	12.0	24	18.0	1.0
	9.5	17.8	12.0	24	19.0	
	10.0	18.2	12.0	24	20.0	
40°	9.0	19.1	12.0	24	14.0	1.3
	9.5	19.5	12.0	24	14.8	
	10.0	19.9	12.0	24	15.6	
45°	9.0	19.8	12.0	24	12.7	1.4
	9.5	20.1	12.0	24	13.4	
	10.0	20.5	12.0	24	14.1	
50°	9.0	20.4	12.0	24	11.7	1.5
	9.5	20.7	12.0	24	12.4	
	10.0	21.0	12.0	24	13.1	
60°	9.0	21.0	18.0	24	10.4	1.7
	9.5	21.2	18.0	24	11.0	
	10.0	21.5	18.0	24	11.5	
70°	9.0	21.0	19.0	24	9.6	1.9
	9.5	21.2	18.5	24	10.1	
	10.0	21.2	18.0	24	10.6	
80°	9.0	20.3	22.0	24	9.1	2.0
	9.5	20.4	21.0	24	9.6	
	10.0	20.5	22.0	24	10.2	
90°	9.0	20.0	23.0	24	9.0	2.0
	9.5	20.0	22.0	24	9.5	
	10.0	20.0	22.0	24	10.0	

NOTE: All dimensions are to the nearest tenth of a foot.

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7. Alternative Parking Space Dimensions

If approved by the traffic engineer, an applicant may specify up to 10 percent of the total number of spaces provided be for compact cars and employ the parking configuration stated in table 21.07-9. All such spaces shall be signed for compact cars only.

TABLE 21.07-9: ALTERNATIVE PARKING ANGLE DIMENSIONS, COMPACT CARS

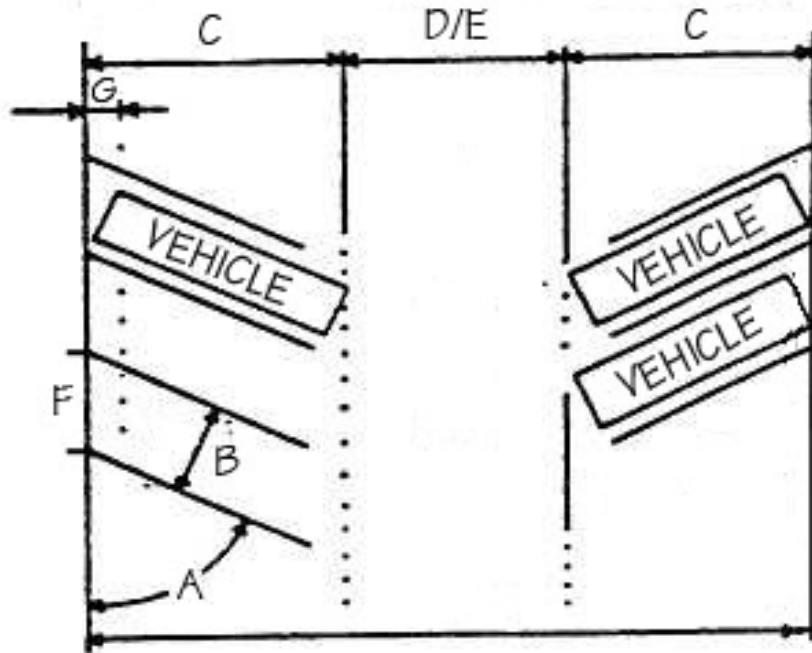
Parking Angle (A)	Stall Width (B)	Stall to Curb (C)	Aisle Width (D/E)	Overhang (G)
45°	7' 7"	15' 2"	10' 9"	1' 6"
50°	7' 7"	15' 8"	11' 2"	1' 7"
60°	7' 7"	16' 4"	12' 6"	1' 8"
70°	7' 7"	16' 5"	14' 1"	1' 10"
75°	7' 7"	16' 6"	16' 4"	1' 10"
90°*	7' 7"	15' 6"	19' 0"	2' 0"

* Assumes two-way traffic flow.

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8. Calculation of Parking Space Dimensions

The spatial relationships described in tables 21.07-8 and 21.07-9 shall be calculated in the manner depicted in the following diagram:



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9. Exception for Employee Parking Spaces

Parking spaces that are signed for employees only may be a minimum of 8.5 feet wide and 20 feet long.

10. Recreational Vehicle Spaces

Parking spaces for recreational vehicles, if provided, shall be a minimum of 10 feet by 40 feet.

1 **H. Parking Lot Design Standards**

2 Parking lots and spaces provided in accordance with the requirements of this section
3 shall meet the following standards:

4 **1. Relationship to Landscaping**

5 No parking shall be permitted in any required landscaping area.

6 **2. Location of Parking Lots**

7 Parking lots shall be located on the proposed development site in accordance
8 with the following standards for each use type specified, except when alternate
9 configuration is approved by the traffic engineer and the building official.

10 **a. General Standard**

11 The parking area shall be separated from any building on the same lot by
12 a sidewalk or landscaped area, or both, at least four feet wide.

13 **b. Commercial Developments in the NC, AC, IC, I-1, and I-2 Districts**

14 **i. Relationship to Residential Areas**

15 To the maximum extent feasible, parking lots shall be located
16 away from any adjoining residential uses while still remaining in
17 compliance with the standards and requirements of this section.

18 **c. Multi-Family Development in the R-3, R-4, and OC Districts**

19 **i. Relationship to Street Frontage**

20 No more than 50 percent of a site's frontage on the primary
21 adjacent public street shall be occupied by a parking lot,
22 perimeter parking lot buffer, parking structure, garages, or
23 carports.

24 **d. Multi-Family Development in Mixed-Use Districts**

25 **i. Relationship to Street Frontage**

26 No more than 50 percent of a site's frontage on the primary
27 adjacent public street shall be occupied by a parking lot,
28 perimeter parking lot buffer, or driveways.

29 **ii. Parking Underneath Buildings**

30 Parking may be allowed on the ground level underneath a
31 building provided the parking area is fully screened by a wall or
32 façade or other architectural treatment consistent with the rest of
33 the building in terms of style, detail, and materials.

34 **iii. Parking Structures**

35 The ground floor of all parking structures must be screened by
36 usable ground-floor commercial, institutional, or residential space
37 of a minimum depth of 25 feet from any property line that abuts a
38 public street.

39 **3. Location of Parking Spaces**

40 **a. General**

41 Except as provided in this section, all required parking spaces shall be
42 on the same lot as the main building served, or on an abutting lot
43 provided that the zoning district in which the lot is located allows for off-
44 street parking as a permitted principal use, site plan review use, or

1 conditional use. Such abutting lot shall be under the same ownership as
2 that of the building to be served, and there shall be a parking agreement,
3 approved by the municipality and recorded, which provides for parking
4 requirements in perpetuity.

5 **b. *Mixed Use***

6 Any off-street or structured parking in the mixed-use districts may be on
7 the same lot as the building served, abutting or contiguous lots, or any lot
8 within 600 feet.

9 **4. Pedestrian Access and Circulation**

10 **a. *Purpose***

11 These standards are intended to provide safe, efficient, and convenient
12 pedestrian access and circulation patterns within parking lots. By
13 creating a safe, continuous network of pedestrian walkways within and
14 between parking lots and developments and adjoining streets and
15 developments, pedestrians will feel more inclined to walk (rather than
16 drive) between stores and other destinations. A pedestrian network that
17 offers clear circulation paths from the parking areas to building entries
18 also creates a safer, more inviting pedestrian environment.

19 **b. *Pedestrian Circulation Plan Required***

20 Applicants shall submit a pedestrian circulation plan for all parking areas
21 that demonstrates compliance with the following standards.

22 **c. *Pedestrian Connections***

23 In addition to any pedestrian connections required under this chapter,
24 clearly defined on-site pedestrian walkways shall:

25 **i.** Connect each primary entrance of any multi-family or non-
26 residential building with all parking areas or parking structures
27 that serve such primary building(s), and with any required drop-
28 off areas.

29 **ii.** Within all parking lots containing 40 or more spaces, be provided
30 between a public right-of-way and building entrances when
31 buildings are not located directly adjacent to the sidewalk.

32 **d. *Demarcation of Pedestrian Connections***

33 Where an on-site pedestrian walkway system abuts a parking lot or
34 internal street or driveway, the walkway shall be clearly marked and
35 physically separated from the parking lot or drive through the use of a (1)
36 an upright curb of five inches or more in height, bollards, or other
37 physical buffer; and (2) a change in paving materials distinguished by its
38 color, texture, edge, or striping. The vehicle overhang shall not encroach
39 into a curbed walkway. Where an on-site pedestrian walkway crosses a
40 parking lot or internal street or driveway, the crosswalk shall be clearly
41 marked and delineated through a change in paving materials
42 distinguished by its color, texture, edge, or striping, and shall meet any
43 requirements of the American with Disabilities Act. Additionally,
44 pedestrian use areas shall be delineated with visual elements such as
45 light poles, bollards, planters, and architectural elements to highlight their
46 location, particularly after a snowfall.

- 1 e. **Pedestrian Drop-Off Areas**
2 For all parking lots with 40 or more spaces, a defined pedestrian drop-off
3 area shall be provided near the primary building entry. The drop-off
4 areas shall meet the standards set forth in the following section.
- 5 5. **Vehicular Access and Circulation**
6 Parking areas should be designed for a safe and orderly flow of traffic throughout
7 the site. Plans shall be reviewed and approved by the traffic engineer.
8 Applicants shall submit a vehicular circulation plan for all parking areas that
9 demonstrates compliance with the following standards:
- 10 a. **Key Elements**
11 The vehicular circulation plan shall address the following elements as
12 they relate to parking lots, including but not limited to: fire lanes,
13 emergency access, drive-throughs, drop-offs, and loading areas.
- 14 b. **Circulation Patterns**
15 Circulation patterns within parking areas shall be well defined with curbs,
16 landscaping, landscaped islands, and other similar features. In order to
17 define circulation and provide better site distance, islands at the end of
18 each aisle are encouraged. Parking spaces along major circulation
19 drives are prohibited. Where loading facilities are required, truck
20 circulation shall be considered, and truck turning radii shall be shown on
21 the vehicular circulation plan.
- 22 c. **Dead-End Parking Aisles**
23 Dead-end parking aisles shall be allowed only with the approval of the
24 traffic engineer.
- 25 d. **Relationship to Adjacent Properties and Parking Lots**
26 The plan shall show existing parking and circulation patterns on adjacent
27 properties and potential connections.
- 28 e. **Parking Area Entries/Driveways**
29 Entries and driveways providing access to parking areas shall conform to
30 the municipality's *Policy for Driveway Standards* currently adopted by the
31 traffic department. A copy of those standards can be obtained from the
32 traffic department. Access to roads owned by the state of Alaska
33 requires department of transportation and public facilities approval and a
34 current valid driveway permit. The municipality cannot issue driveway
35 permits for state-owned rights-of-way.
- 36 f. **Passenger Drop-Off Areas**
37 All institutional, entertainment, and commercial uses such as
38 schools/daycare, stadiums, and theaters that have high-volume peak
39 traffic volumes shall provide an area for drop-offs and pick-ups that
40 meets the following requirements:
- 41 i. **Plan**
42 The vehicle access and circulation plan shall show the location
43 and design of the proposed passenger drop-off area. The plan
44 shall also include a traffic control plan, approved by the traffic
45 engineer, addressing projected usage, hours of operation, peak
46 loading/unloading time, plans for directing traffic, safety

- 1 measures, and other information deemed necessary by the
2 traffic engineer to designing a safe and well-functioning drop-off
3 area.
- 4 ii. **Schools**
5 Drop-off and pick-up areas shall be required for schools (public
6 or private). Drop-off and pick-up areas may be adjacent to a
7 primary driveway access or aisle, but shall be located far enough
8 off the roadway so that they do not cause traffic to stop. Length
9 and design of the drop-off and pick-up areas shall be approved
10 by the traffic engineer.
- 11 g. **Parking and Maneuvering**
12 All parking spaces and vehicle maneuvering areas required by this
13 section, except those that serve single-family and duplex residences,
14 shall be located entirely on private property unless specifically provided
15 otherwise by this section.
- 16 h. **Alleys**
17 The usable portion of an alley may be credited as aisle space subject to
18 safety approval by the traffic engineer.
- 19 i. **Parking Lot Connections**
20 Required parking areas serving a site, whether located on that same lot
21 or on an adjacent lot, may be connected by means of a common access
22 driveway within or between the interior of such lots.
- 23 j. **Ingress and Egress Points**
24 i. Ingress and egress to parking facilities shall be designed to
25 maintain adequate sight distance and safety and as prescribed in
26 municipal driveway standards.
- 27 ii. Adequate ingress to and egress from each parking space shall
28 be provided without backing more than 25 feet.
- 29 k. **Parking Space Obstructions**
30 No wall, post, guardrail, or other obstruction that would restrict vehicle
31 door opening shall be permitted within five feet of the centerline of a
32 parking space.
- 33 6. **Snow Storage and Handling**
34 a. **Snow Storage in All Zoning Districts**
35 i. No snow shall be stored in required site perimeter or parking lot
36 landscaping areas or on pedestrian walkways or sidewalks.
- 37 ii. No snow pile shall be taller than fifteen (15) feet, except as
38 allowed by 21.05.060E.6., *Snow Disposal Site*.
- 39 iii. Snow shall not be stored on any site (except for a *Snow Disposal*
40 *Site* pursuant to subsection 21.05.060E.6.) for more than 21
41 days.

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b. Snow Storage in Multi-Family Developments of Five (5) or More Units

In addition to the general requirements of a. above, multi-family developments of five (5) or more units shall meet the following requirements:

i. In addition to the area set aside to meet the off-street parking requirements of this chapter, a portion of the site equal to a minimum of 20 percent of the area devoted to uncovered and unheated surface parking and driveways shall be set aside for snow storage. No parking credit shall be given for snow storage areas. The snow storage area shall be clearly indicated on the parking lot plan.

ii. The designated snow storage area may overlap with fifty percent (50%) of the private open space required in section 21.07.030C, provided that:

(A) No trees or shrubs exist in that portion of private open space which overlaps with the snow storage area; and

(B) All areas of the private open space used for snow storage are within fifteen (15) feet of a paved area.

7. Refuse and Trash Collection Areas

a. All refuse and trash collection areas shall be delineated on the parking lot layout and design plan.

b. All refuse and trash collection areas shall be screened in accordance with 21.07.080H.2., *Refuse Collection*.

c. Refuse and trash collection areas shall not be located within any area used to meet the minimum parking specifications of this section or on or near any pedestrian use areas such as sidewalks or walkways.

d. Refuse and trash collection receptacles shall not be located in a manner that obstructs or interferes with any designated vehicular or pedestrian circulation routes within a parking lot.

8. Maximum Grade

The maximum grade for any parking space or interior drive lanes shall be five percent, except that for accessible spaces the maximum grade shall be two percent (2%), as required by the Americans with Disabilities Act. Drive lanes that are covered or heated may have an increased maximum grade with the approval of the traffic engineer.

9. Paving

a. Material

Except as provided in 9.b. below and in section 21.07.100D.2.a.vi., *Paved Driveways*, all parking lots shall be paved. The paving shall be with impermeable materials such as a concrete or asphalt compound to standards prescribed by the traffic engineer, except that a permeable surface may be used when approved by the traffic engineer. Single- and

two-family development in the RL-1, RL-2, RL-3, RL-4, and TA districts are exempt from this requirement.

b. Temporary Parking Lots

Temporary parking lots shall not be paved, unless required by the municipal engineer.

10. Bicycle Racks

All parking lots with more than 40 spaces shall provide at least one bicycle rack with a minimum of four parking slots. Such racks shall be conveniently located near the primary entry of the primary building on the site, but shall not obstruct pedestrian use areas.

I. Vehicle Stacking Spaces

The vehicle stacking standards of this section shall apply unless otherwise expressly approved by the traffic engineer:

1. General

Uses of land and structures requiring a drive-through shall provide sufficient queuing space within the site to avoid vehicles waiting within the public right-of-way. Such uses shall demonstrate to the traffic engineer that sufficient in-line waiting spaces are provided as part of the parking plan to avoid encroachment into the public rights-of-way.

2. Minimum Number of Spaces

Off-street stacking spaces shall be provided as follows:

TABLE 21.07-10: VEHICLE STACKING AREAS		
Activity Type	Minimum Stacking Spaces	Measured From
Bank teller lane	4	Teller or window
Automated teller machine drive-through	3	Teller machine
Restaurant drive-through	6	Order box
Restaurant drive-through	4	Order box to pick-up window
Car wash stall, automatic	6	Entrance
Car wash stall, self-service	3	Entrance
Food and Beverage Kiosks	4	Pick-up Window
Gasoline pump island	2	Pump island
Security gate entrance for self storage or vehicle storage facility	[1]	Security gate
Other	Determined by traffic engineer.	
Note [1]: The required on-site queue lane shall measure no less than 50 feet in length and 24 feet in width. The width of the self-storage facility gate is excluded from this requirement.		

3. Design and Layout

Required stacking spaces are subject to the following design and layout standards.

- 1 **a. *Size***
 2 Stacking spaces shall be a minimum of eight feet by 20 feet in size,
 3 except as noted above in table 21.07-10, *Vehicle Stacking Areas*, for
 4 self-storage and vehicle storage facilities.
- 5 **b. *Location***
 6 Stacking spaces may not impede on- or off-site traffic movements or
 7 movements into or out of off-street parking spaces.
- 8 **c. *Design***
 9 Stacking spaces shall be separated from other internal driveways by
 10 raised medians if deemed necessary by the traffic engineer for traffic
 11 movement and safety.

12 **J. Accessible Parking Requirements**

13 A portion of the total number of required off-street parking spaces in each off-street
 14 parking area shall be specifically designated, located, and reserved for the use by
 15 persons with physical disabilities.

- 16 **1. Number of Spaces Required**
 17 Accessible parking requirements for commercial, industrial, public, and
 18 institutional uses, and multi-family developments requiring more than 25 spaces,
 19 are as follows:

TABLE 21.07-11: ACCESSIBLE PARKING REQUIREMENTS			
Total Vehicle Spaces in Parking Lot	Minimum Car Accessible Spaces	Minimum Van Accessible Spaces	Total Accessible Parking Spaces, Required Minimum
1--25	0	1	1
26--50	1	1	2
51--75	2	1	3
76--100	3	1	4
101--150	4	1	5
151--200	5	1	6
200--300	6	1	7
301--400	7	1	8
401--500	8	1	9
501--549	9	1	10
550--599	10	1	11
600--649	11	1	12
650--699	12	1	13
700--749	13	1	14
750--799	14	1	15
800--849	14	2	16
850--899	15	2	17
900--949	16	2	18
950--999	17	2	19
1,000--1,099	18	2	20
1,100--1,199	19	2	21
1,200--1,299	20	2	22
1,300--1,399	21	2	23

TABLE 21.07-11: ACCESSIBLE PARKING REQUIREMENTS

Total Vehicle Spaces in Parking Lot	Minimum Car Accessible Spaces	Minimum Van Accessible Spaces	Total Accessible Parking Spaces, Required Minimum
1,400--1,499	21	3	24
1,500--1,599	22	3	25
1,600--1,699	23	3	26
1,700--1,799	24	3	27
1,800--1,899	25	3	28
1,900--1,999	26	3	29
2,000--2,099	27	3	30
2,100--2,199	28	3	31
2,200--2,299	28	4	32
2,300--2,399	29	4	33
2,400--2,499	30	4	34
2,500--2,599	31	4	35
2,600+	Total accessible spaces minus total van spaces	1 per each 8 accessible spaces	20 plus 1 for each 100 over 1,000 total vehicle spaces

2. **Dimensions**

Car accessible spaces shall be at least eight feet wide with an access aisle at least five feet wide abutting the space. Van accessible spaces shall have an abutting aisle eight feet in width. Accessible vehicle space access aisles shall be part of an accessible route to the building or facility entrance as specified in subsection J.3. below, *Accessible Routes*. Two accessible vehicle spaces may share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible route. Accessible vehicle spaces and access aisles shall be level with surface slopes not exceeding two percent in all directions.

3. **Accessible Routes**

a. **Location**

At least one accessible route to the building or facility entrance shall be provided from accessible parking and accessible passenger loading zones.

b. **Width**

The minimum clear width of an accessible route shall be 36 inches.

c. **Surface Textures**

Ground surfaces along accessible routes shall be stable, firm, and slip-resistant.

d. **Changes in Levels**

Changes in level up to 1/4 inch may be vertical and without edge treatment. Changes in level between 1/4 inch and 1/2 inch shall be beveled with a slope no greater than one to two. Changes in level greater than 1/2 inch shall be accomplished by means of a ramp.

- 1 e. **Gratings**
2 If gratings are located in walking surfaces on an accessible route, then
3 they shall have spaces no greater than 1/2 inch wide in one direction. If
4 gratings have elongated openings, then they shall be placed so that the
5 long dimension is perpendicular to the dominant direction of travel.
- 6 f. **Ramps**
7 ADA ramps cannot protrude into the ADA access aisle. Ramp details
8 shall be included on the plans.
- 9 4. **Location**
10 Accessible vehicle spaces serving a particular building shall be located on the
11 shortest accessible route of travel from adjacent parking to an accessible
12 entrance. The accessible route of travel shall not pass behind parking spaces.
13 In parking facilities that do not serve a particular building, accessible vehicle
14 spaces shall be located on the shortest accessible route of travel to an
15 accessible pedestrian entrance of the parking facility. In buildings with multiple
16 accessible entrances with adjacent parking, accessible vehicle spaces shall be
17 dispersed and located closest to the accessible entrances.
- 18 5. **Signs and Striping**
19 Each accessible vehicle space shall be designated as reserved by a sign
20 showing the symbol of accessibility. Van-accessible spaces shall have an
21 additional sign reading "Van-Accessible" mounted below the symbol of
22 accessibility.
- 23 a. Eight-foot van accessible aisles require a no-parking sign.
- 24 b. Signs shall be located so that they do not obstruct the ramps or other
25 pedestrian access.
- 26 c. A handicapped sign detail shall be included in the plan submittal per
27 municipality sign specifications.
- 28 d. All accessible spaces and aisles shall be striped with handicap blue,
29 including the total length of the curb encompassing the accessible
30 parking space.
- 31 6. **Implementation of ADA**
32 Regulations may be promulgated under section 21.03.040, *Amendments to Text*
33 *of Title 21*, to implement the requirements of Americans with Disabilities Act of
34 1991 as it may be amended or interpreted by federal regulation.
- 35 7. **Standards for Parking as Principal Use**
36 Where a parking structure or lot is a permitted principal or conditional use and is
37 not providing required parking for another principal use, accessible parking
38 spaces in accordance with this section shall be provided.

- 39 K. **Modification of Parking Requirements**
40 The number of required parking spaces shall be that specified in this title unless modified
41 pursuant to section 21.03.180, *Minor Modifications*, or section 21.03.190, *Variances*.

42

21.07.100 RESIDENTIAL DESIGN STANDARDS

A. Purpose

The standards of this section 21.07.100 are intended to promote high-quality residential development and construction; protect property values; encourage visual variety and architectural compatibility; and promote an integrated character for the municipality's neighborhoods. Specifically, the standards:

1. Promote new residential developments that are distinctive, have character, and relate and connect to established neighborhoods;
2. Provide variety and visual interest in the exterior design of residential buildings;
3. Provide for a variety of lot sizes and housing types for a range of households and age groups;
4. Enhance the residential streetscape and diminish the prominence of garages and parking areas;
5. Enhance public safety by preventing garages from obscuring main entrances or blocking views of the street from inside residences;
6. Locate active living spaces, entrances, and windows to improve the physical and visual connection from residences to the street, and foster opportunities for casual surveillance of the street and outwardly expressed proprietorship of the neighborhood; and
7. Improve the compatibility of attached and multi-family residential development with the residential character of surrounding neighborhoods.

B. Alternative Equivalent Compliance

The alternative equivalent compliance procedure set forth in subsection 21.07.010B. may be used to propose alternative means of complying with the intent of this section.

C. Prohibited Structures

Quonset huts are prohibited in all residential districts.

D. Standards for Single-Family and Two-Family Residential Dwellings

1. Purpose

This subsection 21.07.100D. is intended to promote building design that contributes to a sense of neighborhood and to the overall streetscape by carefully relating buildings, yards, and garages in relation to public streets and adjacent properties. The standards support visual variety, avoid monotony in home designs and layouts, and protect property values of both the subject property and surrounding development.

2. Design Standards

- a. **Standards for All Single- and Two-Family Residential Structures**
 - i. *Applicability*

- 1 The standards of this subsection D.2.a. apply to all single- and
 2 two-family residential structures.
 3
- 4 ii. *Permanent Foundation*
 5 All dwellings shall be on a permanent foundation.
- 6 iii. *Aspect Ratio*
 7 The dimensions of a rectangle, drawn to encompass the whole
 8 structure measured at 30 inches above the ground, shall be as
 9 follows: the shorter dimension of the rectangle shall be more
 10 than 30% of the longer dimension of the rectangle.
- 11 iv. *Siding Material*
 12 Metal or vinyl siding that is vertically corrugated is prohibited.
- 13 v. *Roof Design*
 14 If all of the dwelling is single-storied, it shall have a pitched roof
 15 of at least 4 to 12 (rise to run). An applicant may request an
 16 administrative site plan review to be considered for a waiver from
 17 this requirement.
- 18 vi. *Paved Driveways*
 19 All residential driveways that are less than 150 feet in length
 20 shall be paved with concrete, asphalt, or an asphaltic all-weather
 21 surface (not including gravel) to standards prescribed by the
 22 traffic engineer for their entire length. For such residential
 23 driveways exceeding 150 feet in length, at least the 25 feet of
 24 driveway closest to the public street shall be paved with such
 25 materials. Alternative paving materials may be used if approved
 26 by the traffic engineer.
- 27 b. **Standards for Limited Single- and Two-Family Residential**
 28 **Structures**
- 29 i. *Applicability*
 30 The standards of this subsection D.2.b. apply to all residential
 31 development except for residential development in the RL-1, RL-
 32 2, RL-3, and RL-4 districts, and single-family residential
 33 development on lots of one acre or greater. This section does
 34 not apply in Girdwood.
- 35 ii. *Mix of Housing Models*
 36 Any development of 5 or more units shall have a mix of housing
 37 models according to the following table:

Table 21.07-12 MIX OF HOUSING MODELS	
Number of units	Number of different models required
5-10	2
11-30	3
31 or more	4

38

Each housing model shall have at least two of the following variations:

- (A) Noticeably different floor plans;
- (B) Noticeably different placement of the building footprint on the lot;
- (C) Noticeably different garage placement; or
- (D) Noticeably different roof lines.

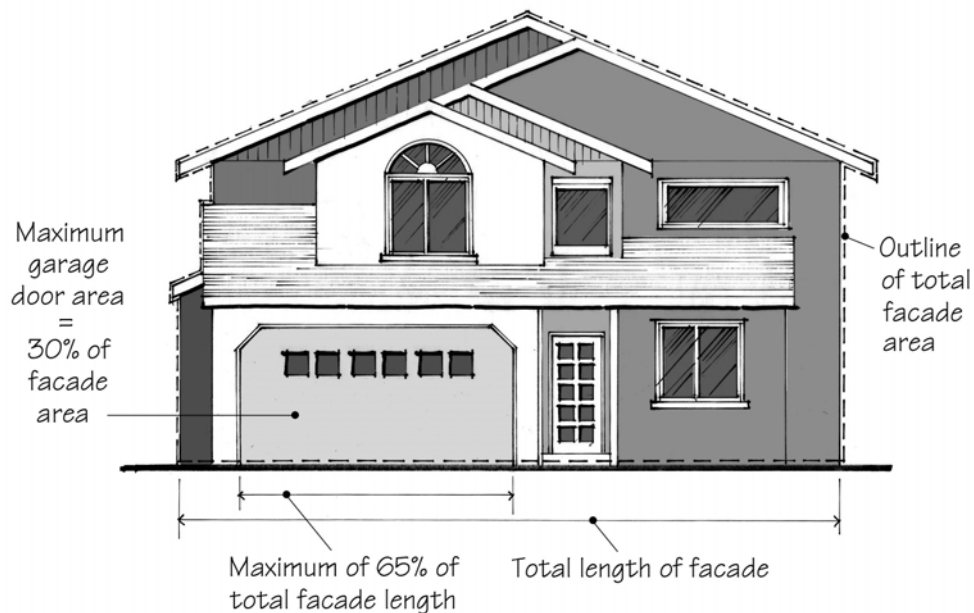
The development shall be arranged to avoid placing identical housing types, including mirror image floorplans, on adjacent lots.

iii. *Primary Entrance*

The location of the primary pedestrian entrance of each residence shall be clearly visible from the street or public area adjacent to the front lot line.

iv. *Garages*

- (A) Garage doors facing the street shall comprise no more than 65 percent of the total length of a dwelling's façade and no more than 30 percent of the overall square footage of the dwelling's front façade that faces the street. Single-story homes are exempted from the overall square footage limitation.



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- (B) Dwelling units with garage doors that face the street and comprise more than 50 percent of the width of the façade shall be recessed at least four feet behind the remaining façade and shall feature at least one design element from list A and one design element from list B:
- 6
7
- (1) *List A:*
- Balcony over the garage
 - Eyebrow mansard over the entire length of the garage door extending a minimum of two (2) feet
 - Entry is pronounced using a porch, columns, or other similar features
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- (2) *List B:*
- Windows in the garage door
 - At least two different materials used on the front façade
 - Special paving patterns in the driveway
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- (C) The minimum front building setback may be reduced by five feet when there is a detached garage located in the rear of the lot behind the principal dwelling structure, or a rear garage attached to the principal dwelling if the front wall of the garage is located at least 10 feet behind the façade of the house.
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- 24 v. *Alleys*
- 25 (A) If a development includes alleys, the lot depth requirement is reduced by half the width of the alley.
- 26
- 27 (B) If a residential unit has alley or rear yard access to a garage, the front setback for the living portion of the house (but not the garage) may be reduced to 10 feet.
- 28
29
- 30 (C) If a residential unit is served by an alley, no driveways in the front yard shall be permitted. All vehicular access, including to garages, shall be through the alley.
- 31
32

33 **E. Standards for Townhouse Residential**

34 **1. Purpose**

35 The purpose of these standards is to provide a distinctive architectural character
36 in new townhouse residential development that avoids featureless design.

37 **2. Applicability**

38 These standards shall apply to all townhouse structures as well as to townhouse-
39 style construction on a single lot.

40 **3. Building Articulation and Architectural Variety**

- 41 a. No more than eight townhouse units may be attached in a single row or
42 building cluster.

- 1 **b.** The building, which is the aggregation of up to eight townhouse units,
 2 shall be given architectural and visual interest through two or more of the
 3 following methods:
 - 4 **i.** Providing a projection, recess, or reveal at least every twenty
 5 feet, with a minimum change of plane of two feet;
 - 6 **ii.** Use of two or more distinct materials on each facade;
 - 7 **iii.** Use of distinct variations in architectural style or features, such
 8 as a balcony or similar feature, between individual units;
 - 9 **iv.** Use of distinct variations in roof form.

10 **4. Entryway Treatment**

- 11 **a.** Entrances should be prominent and visible from the street and from
 12 parking areas.
- 13 **b.** The main entry of each unit shall be emphasized by the use of at least
 14 two of the following:
 - 15 **i.** A porch or landing;
 - 16 **ii.** Double doors;
 - 17 **iii.** A roofed structure such as a portico, awning, or marquee; or
 - 18 **iv.** The inclusion of side-lights (glazed openings to the side of the
 19 door), and transom-lights (glazed opening above the door) in the
 20 entry design.

21 **5. Garages**

- 22 **a.** If a development includes alleys, the garages shall be accessed from the
 23 alleys, and the front setback may be reduced to ten (10) feet.
- 24 **b.** If the development does not include alleys, garages on the street-facing
 25 side of the building shall be recessed at least two feet behind the
 26 remaining façade.

27 **F. Standards for Multi-Family Residential (Four or Fewer Stories)**

28 **1. Purpose**

29 The purpose of these standards is to improve the appearance of design and
 30 functionality of multi-family development, recognizing the important of design in
 31 the economic success of urban areas, the need to be more efficient in the use of
 32 land, and the need to ensure the adequate protection of the surrounding area.
 33 More specifically, these standards are intended to:

- 34 **a.** Provide a distinctive architectural character in new multi-family
 35 residential developments that avoids featureless design, and large
 36 building masses;
- 37 **b.** Promote sensitive design and planning of multi-family housing units that
 38 preserves or improves the characteristics of surrounding development;

- 1 c. Promote building design, placement, and orientation that contributes to a
2 sense of neighborhood and community; and
- 3 d. Improve the quality of life of residents of multi-family residential
4 dwellings.
- 5 2. **Applicability**
6 All development or redevelopment of multi-family residential structures of four
7 stories or less shall comply with the following requirements. In the case of
8 mixed-use buildings, these standards and the standards of section 21.04.040F.,
9 *Mixed-Use District Development Standards*, shall both apply. In case of conflict,
10 the more stringent standard shall control.
- 11 3. **Building and Parking Location, Layout, and Orientation**
- 12 a. In multi-building developments, the buildings are encouraged to be
13 arranged to enclose and frame common areas. Common areas and
14 courtyards should be convenient to a majority of units.
- 15 b. When more than one multi-family structure is constructed:
- 16 i. No side, end, or rear wall of a multi-family structure shall be
17 located within 20 feet of a side, end, or rear wall of any other
18 multi-family structure;
- 19 ii. No side, end, or rear wall of a multi-family structure shall be
20 located within 30 feet of the front wall of any other multi-family
21 structure; and
- 22 iii. No front wall of a multi-family structure shall be located within 40
23 feet of the front wall of any other multi-family structure.
- 24 For purposes of measurement in this subsection, projections such as
25 decks and bay windows shall not be counted.
- 26 c. **Parking**
27 All surface parking shall comply with at least two of the following
28 requirements in addition to the parking lot landscaping requirements set
29 forth in section 21.07.080:
- 30 i. Separated from any building by a landscaped strip of at least six-
31 feet in width, or
- 32 ii. No more than one double-loaded row of parking between any
33 building on the site and an adjacent public street, or
- 34 iii. The parking lot is broken up into pods of no more than 40 spaces
35 with pods separated by landscaped areas, raised sidewalks,
36 ornamental fencing, or similar features.
- 37 4. **Building Mass and Articulation**
- 38 a. Each façade greater than 50 feet in length, measured horizontally, shall
39 incorporate wall plane projections or recesses having a depth of at least
40 10 percent of the length of the façade, and extending at least 20 percent

- 1 of the length of the façade. No uninterrupted length of any façade shall
2 exceed 50 horizontal feet.
- 3 **b.** The facades of all multi-family buildings shall be articulated through the
4 incorporation of three or more of the following:
- 5 **i.** Balconies;
- 6 **ii.** Bay or box windows;
- 7 **iii.** Porches or arctic entries;
- 8 **iv.** Dormers;
- 9 **v.** Variations in materials and/or colors;
- 10 **vi.** Variations in roof forms;
- 11 **vii.** Variation in window sizes and shapes; or
- 12 **viii.** Vertical elements that demarcate building modules.
- 13 **c.** Buildings located within 20 feet of the public right-of-way shall have a
14 first floor raised at least one foot off the ground to maintain privacy.
- 15 **d.** The height of each multi-family building taller than 35 feet shall be
16 stepped down from its highest roofline at least one full story on any end
17 of the building located within 50 feet of a street-right-of-way or an
18 adjacent area zoned RS-1 or RT.
- 19 **5. Roof Form**
- 20 **a. *Roof Design***
- 21 **i.** The incorporation of a variety of roof forms is strongly
22 encouraged. Upper-level residential floors may be incorporated
23 into the roof form to reduce the apparent height and mass of
24 buildings.
- 25 **ii.** Multi-family residential buildings shall be designed to avoid any
26 continuous roofline longer than 50 feet. Rooflines longer than 50
27 feet shall include at least one vertical elevation change of at least
28 two feet.
- 29 **6. Façades and Detail Elements**
- 30 **a. *Facade Materials***
- 31 **i.** Natural, smooth face CMU shall not be used as a primary
32 exterior finish.
- 33 **ii.** Siding material shall be continued down to within nine inches of
34 finished grade with the following exceptions:
- 35 **(A)** If a secondary wainscot finish precludes this condition;
36 or

1 (B) If grade dictates a siding transition. If this occurs then
2 the area in question must not exceed 18 inches above
3 grade and must be screened by approved landscaping.
4

5 b. **Windows**

6 Except for facades built on side lot lines, all elevations on multi-family
7 buildings shall contain at least 12 percent windows.

8 7. **Entrances and Porches**

9 a. Building/development entries shall comply with at least two of the
10 following requirements:

11 i. At least one main building entry shall face the primary adjacent
12 public street;

13 ii. Building entrances face a courtyard that has a direct and visible
14 connection to an adjacent public street;

15 iii. Building entries are connected to a public sidewalk by walkways
16 that are not routed through a parking lot;

17 iv. The pedestrian entry to the site from the public right-of-way is
18 emphasized with landscaping, special paving, gateways, arbors,
19 or similar features; or

20 v. No more than one curb cut per 100 feet of frontage. Shared
21 driveways are encouraged.

22 b. The front entry of any structure shall be emphasized by the use of at
23 least two of the following:

24 i. A porch or landing;

25 ii. Double doors;

26 iii. A roofed structure such as a portico, awning, or marquee;

27 iv. The inclusion of side-lights (glazed openings to the side of the
28 door), and transom-lights (glazed opening above the door) in the
29 entry design;

30 v. Decorative lighting; or

31 vi. Enhanced landscaping.

32 8. **Weather Protection**

33 Buildings shall be designed so that entries, steps, balconies, and pedestrian
34 paths are protected from precipitation shedding off roofs.

35 9. **Accessory Elements**

36 a. **Storage**

37 A multi-family project shall provide covered, enclosed, and secure
38 storage areas for bicycles and other belongings that typically cannot be
39 accommodated within individual dwelling units. Storage and other

1 accessory buildings shall be designed with materials and/or architectural
2 elements that are related to the principal building(s).

3 **b. *Trash Receptacles/Dumpsters***

4 Where dumpsters are allowed, they shall comply with the requirements
5 of 21.07.080H. Where dumpsters are not provided, multi-family
6 developments shall provide covered storage for trash receptacles. Such
7 storage shall not be located between any building and the primary
8 adjacent street frontage.

9 **c. *Garages***

10 **i. *Attached or Detached Garages***

11 To the maximum extent feasible, garage entries and carports
12 shall not be located between a principal multi-family building and
13 a required street frontage, but shall instead be internalized in
14 building groups so that they are not visible from adjacent streets.

15 **ii. *Size***

16 Garages and carports shall be limited to six spaces per structure
17 to avoid a continuous row of garages. No more than six garage
18 doors may appear on any multi-family building elevation
19 containing front doors, and the plane of each garage door shall
20 be offset at least two feet from the plane of the garage door
21 adjacent to it.

22 **iii. *Design***

23 Detached garages and carports shall be integrated in design with
24 the principal building architecture, and shall incorporate similar
25 and compatible forms, scale, materials, color, and details.

26 **iv. *Parking Structures***

27 Underground parking structures are strongly encouraged for
28 multi-family developments.

29 **10. *Snow Storage***

30 Snow storage areas shall be indicated clearly on all site plans. Location and
31 design of snow storage areas in parking lots shall comply with the provisions of
32 subsection 21.07.090H.6., *Snow Storage and Handling*.

33 **G. *Standards for Multi-Family Residential (More Than Five Stories)***

34 All multi-family residential dwellings that are five stories or greater in height shall comply
35 with the development standards for public/institutional, commercial, and five-or-more
36 story multifamily buildings set forth in section 21.07.110.

37 **21.07.110 PUBLIC/ INSTITUTIONAL AND COMMERCIAL DESIGN STANDARDS**

38 **A. *Purpose***

39 This section is intended to promote high-quality building design that actively considers
40 the surrounding context in non-residential and mixed-use areas, encourages visual
41 variety in such areas, ensures building layout and design suitable for the municipality's
42 northern climate, fosters a human scale and accessible and attractive street fronts,
43 projects a positive image to encourage economic development in the municipality, and
44 protects property values of both the subject property and surrounding development. It is

1 also the intent of this section to provide flexible standards that allow for creativity and
2 innovation.

3 **B. Applicability**

4 Development of any structure that will contain a use categorized in table 21.05-1 or table
5 21.05-2, *Tables of Allowed Uses*, as a public/institutional or commercial use, and multi-
6 family development of five or more stories, shall comply with the standards of this section
7 21.07.110. However, special-purpose public facilities such as airports and fire stations
8 with highly unique design and functionality requirements shall be exempt from this
9 section, if approved by the director.

10 **C. Alternative Equivalent Compliance**

11 The alternative equivalent compliance procedure in subsection 21.07.010B. may be used
12 to propose alternative means of complying with the intent of this section. Applicants for
13 alternative equivalent compliance shall demonstrate design strategies that address each
14 of the core subject areas set forth below in subsection E.

15 **D. Prohibited Structures**

16 Quonset huts and inflatable domes are prohibited in all commercial and mixed-use
17 districts.

18 **E. Menu of Design Choices²**

19 To provide for flexibility and allow design creativity, the standards of this section
20 21.07.110 are arranged into menus of design feature choices. The applicant shall select
21 a minimum number of design features from each menu. The menus are organized into
22 three subject areas that affect the community/public realm: (a) building orientation (b)
23 massing and articulation, and (c) northern climate response.

24 **1. Minimum Number of Design Features**

25 The minimum number of design feature choices required from each menu is
26 provided in Table 21.07-13. Depending on building size, the applicant shall also
27 provide between one and three additional design features, which the applicant
28 may select from any of the menus.

29 **2. Shared Credit Among Menu Choices**

30 Achievement of a design feature choice in a menu may count toward other
31 design features in the same menu or other menus if the feature also achieves the
32 requirements of the other design feature choice(s).

33 **3. Design Innovation Credit**

34 A design innovation that is not covered by the menu choices may be used as
35 credit for up to one design feature in this section. The applicant shall
36 demonstrate a specific design quality that achieves the intent of the subsection.
37 For permitted uses the director shall approve the design innovation. A design
38 innovation shall not be used to satisfy the minimum required number of design
39 features in a menu if the minimum requirement is one design feature.

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TABLE 21.07-13: BUILDING SIZE AND MINIMUM NUMBER OF DESIGN FEATURES

Design Feature Menus	Less than 7,000 square feet of gross floor area	7,000 to 25,000 square feet of gross floor area	Greater than 25,000 square feet of gross floor area
Building Orientation Choices	2	3	3
Building Massing Choices	0	1	2
Façade Articulation Choices	2	3	3
Weather Protection Choices	2	2	2
Sunlight and Wind Mitigation	0	1	2
Additional Choices (any menu)	1	2	3
Total Number Required:	6	11	15

4. Building Orientation

a. Purpose

The design choices for building orientation address the building's relationship to surrounding streets, walkways and parking, and the overall public realm. Building orientation features should encourage pedestrian accessibility and views to indoor activity, enhance public street safety and natural surveillance opportunities and provide a comfortable street environment using windows, entrances and active uses at or near the ground-level.

b. Orientation Design Choices

Windows on the ground level that are used to achieve the choices below shall be windows providing visual access. The sills of qualifying windows on ground-level walls shall be no more than 4 feet above the adjacent exterior grade. Ground-level wall areas are defined as exterior wall areas up to 9 feet above finished grade.

i. Windows and Entrances

Provide windows and/or primary entrances on exterior walls that face streets for at least 35 percent of the length of the building elevation and 15 percent of the ground-level wall area. In mixed-use districts, the minimum percentage is at least 50 percent of the length and 25 percent of the ground-level wall area.

ii. Building Placement to the Street

A building that achieves item a. above may receive credit for an additional orientation feature if at least 50 percent of the length of at least one ground-level street-facing building elevation is within a 20-foot maximum setback area that is to be free of motor vehicles. In mixed-use districts, at least 75 percent of the building elevation length shall be within a 20-foot maximum setback.

iii. Corner Building

Frame an intersection corner by locating the first and second floor building facade within 20 feet of the front lot line on both

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1 street frontages, with windows and one or more primary
2 entrances within 25 feet of the lot corner. Vehicle parking and
3 driveways shall be at least 40 feet from the lot corner.

4 **iv. *Street Oriented Entrances***
5 Provide at least one primary entrance within 60 feet of a street
6 sidewalk, or 90 feet for buildings over 25,000 square feet of
7 gross floor area. The entrance faces and opens onto a clear and
8 direct connecting walkway to the street sidewalk, and is clearly
9 visible from the street and principal walkway and vehicular
10 approaches. Two such primary entrances on separate building
11 elevations and at least 30 feet apart may count as two
12 orientation features.

13 **v. *Upper Level Windows***
14 Front, side and corner side exterior walls facing streets and
15 customer entrances use a combination of windows or openings
16 and façade articulation that provide visual demarcation of each
17 floor on every building elevation. Windows shall comprise an
18 average of 35% or more of the length all upper floor façades.
19 Exterior wall areas of building mechanical rooms are exempt.

20 **vi. *Screening Vegetation***
21 In areas not zoned for mixed-use, L4 Screening Landscaping
22 that provides a wooded frontage along abutting streets may
23 count as an orientation feature.

24 **5. Building Massing and Articulation**

25 **a. *Purpose***
26 The design choices for building massing / articulation are intended to
27 reduce the apparent bulk of large buildings, encourage compatible
28 building scale with surrounding community and achieve a comfortable
29 human scale by providing variation in large building volumes and visual
30 variety on façade surfaces, especially at or near ground level.
31 Articulation should express elements such as floor and ceiling levels,
32 window heights, structural column spacing, or internal divisions.

33 **b. *Building Massing Choices***
34 **i. *Upper Story***
35 Buildings with a maximum footprint of 7,000 square feet gross
36 floor area, that do not exceed 14,000 square feet gross floor
37 area, may count use of a second story as a building massing
38 feature. The gross floor area of the second floor shall be a
39 minimum of 65% of the first floor.

40 **ii. *Upper Story Setback***
41 A 20 feet minimum setback for stories above the third story for
42 building elevations facing the street or public open space. This
43 requirement applies to a maximum of two building elevations.

44 **iii. *Wall Modulation***
45 Modulate each building elevation facing a street or abutting
46 residentially zoned lots. Offset the wall and foundation line at
47 intervals so that there is at least one offset every 140 feet of wall

- 1 length that varies the depth of the building wall by a minimum of
2 12 feet. Offsets shall comprise at least 20% of the length of the
3 building elevation, for at least 60% of the building height.
- 4 **iv. Roof Forms**
5 Option A: Provide a modulated roof on each building elevation
6 facing a street or abutting residentially zoned lots, using features
7 such as a terracing parapet, multiple peaks, jogged ridge lines
8 and dormers, with a maximum of 140 feet uninterrupted roofline
9 between roof modulation elements, each such element providing
10 a minimum 2 foot vertical change in roofline, and with modulation
11 elements equaling at least 20 percent of the roofline on each
12 building elevation. Option B: A sloped roof with a pitch no less
13 than 4/12 and no greater than 12/12. Rounded, gambrel,
14 mansard and irregular roof forms shall be averaged.
- 15 **v. Height Transitions**
16 Provide a building form that is terraced or otherwise transitioned
17 down on at least one of its elevations toward abutting streets,
18 public parks, or down to the smaller-scale of shorter buildings on
19 abutting lots. The building mass shall not intercept a 45-degree
20 daylight plane inclined from a height of 10 feet above existing
21 grade at the property line. This limitation only applies to the first
22 75 feet of building height. Only buildings greater than 45 feet
23 high may receive credit for this massing feature. The building
24 must be terraced or otherwise transitioned at a 45 degree angle
25 or less along the daylight plane.
- 26 **vi. Public Plaza**
27 Provide a public plaza of at least 2000 square feet of gross floor
28 area and a minimum dimension in length or width of 40 feet. The
29 plaza shall be located within 50 feet of and visible to the primary
30 public entrance. The plaza shall contain at least one amenity for
31 each 200 square feet of gross floor area. Amenities include a
32 bench or other seating, 10 landscaping units, fountain, kiosk (no
33 more than one), or art work. The plaza shall be located so that it
34 receives a minimum of four hours of direct or reflected sunlight
35 on March/September 21.
- 36 **vii. Housing**
37 The provision of upper story residential dwelling units, with upper
38 story residential uses comprising least 35% of the total gross
39 floor area of the building.
- 40 **c. Façade Articulation Choices**
41 **i. Façade Surface Articulation**
42 Incorporate two or more of the following detail elements at least
43 every 50 feet in wall length on each building elevation facing a
44 street or abutting residentially zoned lots:
45 **(A)** Changes in color, texture, and/or material;

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- (B) Projections, recesses, and reveals, expressing structural bays or other aspects of the architecture with a minimum change of plane of 12 inches;
 - (C) Windows and primary entrances;
 - (D) Projections or breaks in the vertical rise of the building elevation
- ii. *Entrance Feature*
Incorporate changes in architectural mass, surface or finish to provide a clearly defined primary entrance that is easily visible from streets and sidewalks. Feature at least three of the following elements:
- (A) canopies, porticos, overhangs, arcades or similar sheltering cover,
 - (B) recessed or projected entrance,
 - (C) arches,
 - (D) peaked roof forms,
 - (E) outdoor patios or plazas,
 - (F) transom or sidelight windows,
 - (G) architectural tilework or moldings integrated into the building design, or
 - (H) integrated planters or wing walls that incorporate landscaped areas or seating areas.
- iii. *Base, Middle, and Top*
At least two building facades consist of a recognizable base, middle and top. The base is at least 2 feet above grade and is distinguished from the rest of the building such elements as a cornice, an arcade, clerestory-level windows, or other differences in color, texture and/or material, changes in material or texture. The top consists of cornice treatments with integrally textured materials such as masonry or differently colored materials (more than color painted stripes or bands), a sloping roof with overhangs, or stepped parapets.
- iv. *Ground Level Expression*
The objective of this design choice is to create the greatest amount of visual interest at the pedestrian level and reinforce the character of the streetscape through use of familiar-sized, human-scale design elements. Provide at least three of the following on ground-level, street-facing facades:
- (A) Kickplates for windows,

- 1 (B) Projecting window sills,
- 2 (C) Architectural bays and mullions dividing windows;
- 3 (D) Pedestrian scale building signs;
- 4 (E) Pedestrian scale building lighting;
- 5 (F) Canopies or similar weather protection;
- 6 (G) Tilework;
- 7 (H) Belt courses or masonry strips of distinct color or texture;
- 8 (I) Plinths for columns; or
- 9 (J) Ornamental details integrated into the façade design.

10 v. *Ground Level Transparency and Activity*
11 Achievement of both the *windows and entrances* and the *street*
12 *oriented entrances* design choices from the building orientation
13 menu may be used as credit for one articulation feature.

14 vi. *Four-Sided Design*
15 Architectural features and treatments are not restricted to a
16 single façade of any primary structure. All sides display the
17 same level of quality and architectural interest, by including the
18 same varieties of materials, trim, and horizontal and vertical
19 articulation.

20 **6. Northern Climate Design**

21 a. ***Purpose***

22 The design choices for northern climate address the combined effects of
23 Anchorage's northern climate, including snow, ice, rain, temperature,
24 wind exposure, long and dark winters, and the low and seasonal sunlight
25 conditions. Building design should maximize the use, comfort,
26 convenience and accessibility of public spaces and walkways, optimize
27 relationships to sunlight and wind, and consider microclimatic impacts on
28 the site and surrounding community.

29 b. ***Weather Protection Specifications***

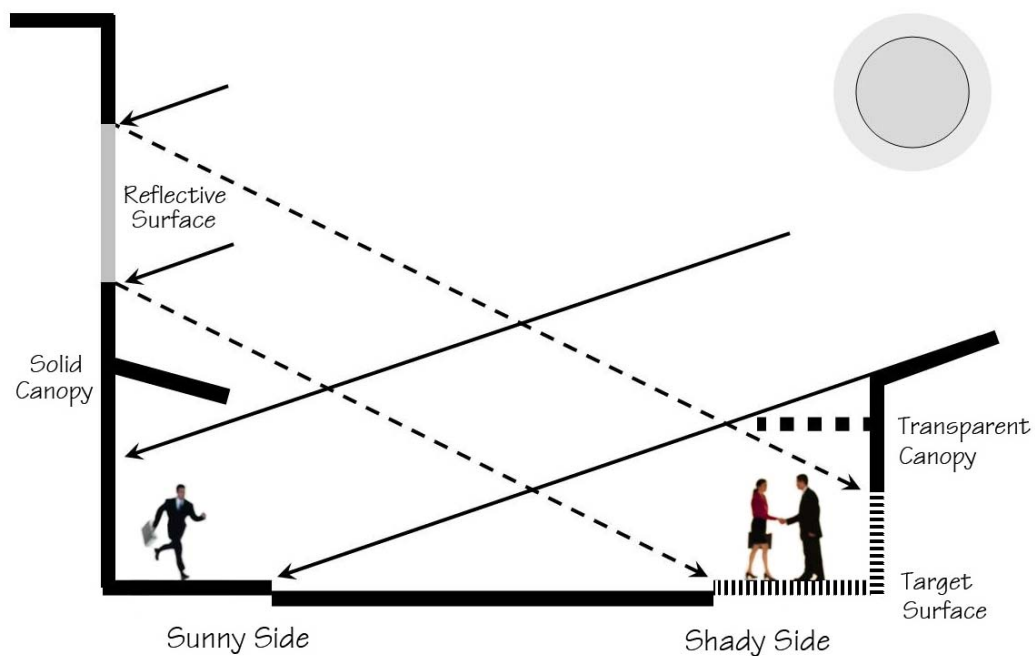
30 Shelter may be composed of awnings, canopies, arcades, marques,
31 cantilevered overhangs, colonnades, recessed ground floor facades or
32 similar features along the pedestrian route. Sheltering is required to
33 cover only hard surfaced areas intended for pedestrian use. The shelter
34 design shall prevent water, ice or snow from dripping or sliding onto
35 pedestrian areas. It shall have at least eight feet of vertical clearance
36 and project over at least 6 feet of width of the pedestrian area below.
37 However, the shelter may be indented as necessary to accommodate
38 street trees, street lights, bay windows or similar building accessories to
39 not less than 3 feet in width. The shelter shall be at least 65% open to
40 the outside along the building facade, and open to the air at each end.

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- c. Weather Protection Design Choices**
- i. *Weather Protected Entrance*
For buildings less than 7,000 square feet gross floor area, provide outdoor sheltering for a primary entrance that covers at least 60 square feet. For buildings 7,000 to 25,000 gross floor area, provide outdoor sheltering for a primary entrance that covers at least 120 square feet. For buildings greater than 25,000 square feet gross floor area, provide outdoor sheltering for a primary entrance that covers at least 200 square feet.
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- ii. *Sheltered Drop-Off, Bicycle, or Transit Area*
Provide shelter along a portion of building facade over a taxi, valet or drop off zone, bicycle parking, or a transit shelter.
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- iii. *Sheltered Façade Walkway*
Weather protection above a minimum of 35% of the length of ground level building facades that contain a primary entrance or abut a street sidewalk or pedestrian walkway. The minimum percentage is 50% in mixed-use districts.
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- iv. *Heated Walkway Surface*
Provide a heated walkway along a minimum of 35% of the length of ground level building elevations that contain a primary entrance or abut a pedestrian walkway. The width of the heated surface shall be equal to the width of the walkway.
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- v. *Weather Protected Transition Space*
Provide a sheltered outdoor publicly accessible space such as café seating along a building façade as a transition between indoor areas and unsheltered outdoor spaces. The sheltered area shall be a minimum of 400 square feet and contain a minimum of a bench or other seating, tree, planter, fountain, kiosk, bollard to lean on, bike rack or art work for each 80 square feet of gross floor area.
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- d. Sunlight and Wind Mitigation Choices**
- i. *Solar Access*
The objective of this choice is to allow credit for preserving direct sunlight access to neighboring areas. Preserve or maximize solar access to adjacent public parks, sidewalks across the street, and neighboring properties through building placement, height and/or massing. The building placement, massing and height shall be such that these areas receive at least four hours of solar access on March/September 21.
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- ii. *Sun Trap*
Preserve or create a publicly accessible sun trap or “pocket” that captures direct and reflected sunlight. The sun trap shall contain at least 400 square feet of pedestrian area that is exposed to direct and reflected sun for at least six hours on March/September 21.

iii. *Redirected Sunlight as an Amenity*

The objective of this choice is to allow credit for the use of reflected radiation. Provide a light-colored, reflective upper-story façade surface that redirects sunlight into publicly accessible pedestrian spaces and walkways, and/or any ground level walls abutting such public spaces, to brighten or increase the microclimatic comfort of those spaces. Demonstrate a façade surface with a solar orientation and a reflectance of at least 50% that will redirect sunlight to at least 400 square feet of target surface for 2 or more hours on March 21/September 21.



iv. *Transparent Sheltering Roof*

Provide a transparent roof on one of the design choices from the weather protection menu above. The transparent roof shall allow sunlight to penetrate through to the sheltered pedestrian area.

v. *Atrium*

Provide a publicly accessible atrium, galleria or similar kind of sunlit interior space which takes advantage of direct and/or reflected sunlight to provide brightness, orientation, and reduce the need for artificial lighting. The publicly accessible portion of the atrium shall be at least 400 square feet, with a minimum dimension in length or width of 16 feet. It shall be exposed to direct and/or reflected sun for at least four hours daily eight months of the year, and adhere to the plaza amenities standard in item f of the building massing menu.

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- vi. *Protective Wall Projections*
Provide balconies, marquees or similar features that project out at least 4 feet to protect public spaces and building entrances on building facades that contain a primary entrance or that abut a street sidewalk or pedestrian walkway. The sum of the horizontal length of all on the building facade shall equal or exceed the total length of the building façade at the ground level.
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- vii. *Height Transition*
Provide building massing menu feature v. with the addition that the setback from the lower façade wall to the tower portion of the building is at least 20 feet for effective wind downdraft mitigation at the ground level.
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- e. ***Wind and Shadow Impacts of Tall Buildings***
The following measures shall be required to mitigate undesirable impacts of proposed tower development in the municipality’s northern climate, including wind impacts on pedestrians at the ground level and shadowing and temperature impacts on the development site and surrounding community.
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- i. *Wind Impact Study and Mitigation.*
Buildings over 120 feet in height shall provide a wind study conducted by a licensed design or engineering professional that evaluates the wind impact of a proposed development, and implement the appropriate design measures to reduce or mitigate undesirable wind conditions on streets, open spaces and other pedestrian areas. Subject to approval by the director.
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- ii. *Shadow Impact Study and Mitigation.*
Buildings over 75 feet in height shall provide a shadow impact study by a licensed architect to evaluate the impact of shadows potentially cast, and implement appropriate design measures to reduce or mitigate undesirable shadow conditions. Measures may include repositioning the tower on the lot, increasing setbacks, reducing or shifting a building’s height or mass, redesigning a building’s shape using a narrow east-west profile, or angled or terraced roof forms. Subject to approval by the director.

36 **21.07.120 LARGE COMMERCIAL ESTABLISHMENTS³**

37 **A. Purpose**

38 Large commercial establishments often have high visibility from major public streets, a
39 large physical scale, and a great volume of use by many residents and visitors. As a
40 consequence, their design determines much of the character, function, and image of this
41 community and its streetscapes and commercial areas. The purpose of this section is to
42 encourage major commercial developments to contribute to and respect the municipality
43 as a unique place and to physically integrate with the community in a positive and
44 architectural and site design sensitive manner. The standards of this section augment
45 existing basic standards for development found elsewhere in this chapter with more
46 specific interpretations that apply to large commercial establishments. These standards
47 promote: a basic level of architectural variety and interest; a compatible appearance and
48 scale; pedestrian and parking lot access; orientation of buildings and entrances in relation

1 to surrounding streets; provisions for adaptive reuse of prominent vacant buildings; and
2 mitigation of negative impacts of large scale commercial developments.

3 **B. Applicability**

4 The standards of this section 21.07.120 shall apply to any use in the Retail (Sales); Retail
5 (Personal Service, Repair, and Rental); Vehicles and Equipment; Animal Sales, Service,
6 and Care; Food and Beverage Service; or Indoor Entertainment use category, or any
7 combination thereof, occupying more than 25,000 gross square feet of floor area, but not
8 including any secondary buildings or pad lots as part of the same development site that
9 are less than 25,000 gross square feet of floor area.

10 **C. Relationship to Other Standards**

11 The provisions of this section shall replace the provisions of section 21.07.110,
12 *Public/Institutional and Commercial Building Standards*, but shall apply in addition to all
13 other generally applicable standards found elsewhere in this chapter and title. Where
14 there is a conflict with generally applicable standards in this chapter, the standards of this
15 section shall apply. Where there is a conflict with district-specific standards in chapter
16 21.04 of this title, the district-specific standards shall apply.

17 **D. Alternative Equivalent Compliance**

18 The alternative equivalent compliance procedure in subsection 21.07.010B. may be used
19 to propose alternative means of complying with the intent of this section. Applicants for
20 alternative equivalent compliance shall demonstrate design strategies that address each
21 of the mandatory standards set forth below in subsection E.

22 **E. Mandatory Standards**

23 **1. Vehicular Access**

24 Primary vehicular access shall be from a street designated collector or greater on
25 the *Official Streets and Highways Plan*. Secondary vehicular access may be
26 from a street designated less than a collector, provided the applicant
27 demonstrates that any traffic and visual impacts on adjacent residential and
28 commercial areas are sufficiently minimized.

29 **2. Weather Protection for Pedestrians**

30 **a.** Buildings and roofs shall be designed so that drainage from the roof shall
31 not fall on sidewalks, walkways, or building entrances.

32 **b.** All primary entrances shall have a roof, canopy, arcade, overhang, or
33 similar weather protection that is a minimum of 8 feet and a maximum of
34 16 feet above the ground surface.

35 **c.** Building elevations that face public streets or customer parking areas
36 and that have a walkway along the façade shall provide a canopy,
37 arcade, overhang, or similar weather protection along at least 60% of
38 such building elevation.

39 **3. Adjacent Residential Development**

40 Level 4 Screening landscaping shall be provided along property lines that are
41 adjacent to residentially-zoned property. The landscaping shall allow for any
42 pedestrian connections provided by this section.

1 **4. Community Space**
2 The establishment shall provide at least one public space, such as a plaza, patio,
3 courtyard, or atrium, either indoors or outdoors, at or near the principal customer
4 building entrance. Each public space shall be no less than 2,000 square feet in
5 gross floor area and no dimension shall be less than 40 feet. The public space
6 shall contain at least 1 amenity for each 200 square feet of gross floor area.
7 Amenities include a bench or other seating, 10 landscaping units, fountain, or art
8 work. Common spaces are encouraged to have good solar access and/or
9 provide views of the Chugach mountains or other major landmark(s).

10 **5. Wall Modulation**
11 Each building elevation that faces a street, a customer parking area, or a
12 residentially-zoned lot shall be modulated. The wall and foundation line shall be
13 offset at intervals so that there is at least one offset every 140 feet of wall length
14 that varies the depth of the building wall by a minimum of 12 feet. Offsets shall
15 comprise at least 20% of the length of the elevation, for at least 60% of the
16 building height.

17 **6. Ground Level Expression**
18 Each building elevation that faces a public street shall provide, along at least
19 60% of the building length, three of the following features:

- 20 **a.** Windows with kickplates or projecting sills;
- 21 **b.** Architectural bays and mullions dividing windows;
- 22 **c.** Pedestrian scale ornamental lighting;
- 23 **d.** Tilework;
- 24 **e.** Belt courses or masonry strips of distinct color or texture;
- 25 **f.** Plinths for columns; or
- 26 **g.** Ornamental details integrated into the façade design.

27 **7. Roofs**
28 Provide a modulated roof on each elevation facing a street or residentially zoned
29 lot, using features such as a terracing parapet, multiple peaks, jogged ridge lines
30 and dormers, with a maximum of 140 feet of uninterrupted roofline between roof
31 modulation elements. Each modulation element shall provide a minimum of 2
32 feet of vertical change in the roofline for at least 20 percent of the roofline.

33 **8. Entryways**
34 Entryways shall incorporate changes in architectural mass, surface, or finish to
35 provide a clearly defined primary entrance that is easily visible from streets and
36 sidewalks. At least two of the following features shall be provided:

- 37 **a.** Recessed or projected entrance;
- 38 **b.** Peaked roof form;
- 39 **c.** Transom or sidelight windows;

- 1 d. Ornamental architectural features such as tilework, moldings, or lighting;
2 or
- 3 e. Integrated planters or wing walls the incorporate landscaped and/or
4 seating areas.
- 5 9. **Prohibited Materials**
6 Exterior building materials shall not include the following:
- 7 a. Plywood without board and batten;
- 8 b. Unstained or untreated wood, except for cedar or redwood; and
- 9 c. T-111 siding.
- 10 Neon tubing shall not be an acceptable building/roofline outline feature.
- 11 10. **Outdoor Sales and Display**
- 12 a. ***Intent Statement***
13 To screen storage and display areas of large commercial establishments
14 from adjacent properties, public streets, and customer entrances, and to
15 mitigate visual and noise impacts.
- 16 b. ***Permanent Outdoor Display, Sales, and Storage of Merchandise***
- 17 i. This subsection E.10. shall not apply to uses in the Vehicles and
18 Equipment use category.
- 19 ii. Any outdoor storage, display, or sales location shall be
20 permanently defined on a site plan.
- 21 iii. The size of permanent outdoor storage, display, and sales areas
22 shall be ten percent (10%) of the footprint of the principal
23 building, or 15,000 square feet, whichever is less.
- 24 iv. Permanent outdoor storage, display, and sales areas shall be
25 contiguous to the building and shall not be within 100 feet of
26 residential property.
- 27 v. All outdoor storage, display, and sales areas shall have
28 permanent walls and/or screening fences, no more than 15 feet
29 high, made of materials and colors designed to be
30 complementary to those used as predominant materials and
31 colors on the building. Merchandise shall not be stacked above
32 the height of the screening wall or fence. Any chain link fencing
33 used shall be dark-colored and covered with a windscreen,
34 which shall be maintained in good repair.
- 35 vi. Outdoor storage, display, and sales areas shall be counted when
36 calculating required parking.
- 37 c. ***Temporary Outdoor Display and Sales***
38 Temporary outdoor display and sales of merchandise shall not be
39 located in required parking areas, on pedestrian walkways or sidewalks,
40 or in required landscaping.

- 1 **11. Master Site Plan and Secondary Buildings**
2 **a. Intent**
3 To integrate the location, orientation, and appearance of all structures
4 and improvements within a large commercial establishment as a unified,
5 coherent and accessible site development.
- 6 **b. Master Site Plan**
7 Large commercial establishments on sites that include more than one
8 building, or that include multiple pad lots or platted lots for separate
9 commercial establishments, shall, at the time of plat review or major site
10 plan review, be required to establish a master site plan for the location,
11 design and orientation of principal and secondary buildings on site.
- 12 **c. Applicability of Large Commercial Establishment Regulations**
13 Building and site design standards for large commercial establishments
14 in this section, unless stated to apply specifically to principal buildings,
15 apply to both principal and secondary buildings on any commercial tract
16 within a large commercial establishment site or site master plan area.
- 17 **d. Secondary Building Orientation to Public Streets**
18 Peripheral secondary buildings located at the edge of the site next to a
19 public street or street corner shall provide at least one customer entrance
20 facing each abutting public street. A corner entrance facing both streets
21 may meet this requirement. In such a case, for purposes of design
22 requirements in this section for facades with customer entrances, the
23 entrance shall be considered to be on both facades.
- 24 **F. Optional Standards Menu**
- 25 In addition to the mandatory standards of subsection E. above, establishments shall
26 choose three features from the options below.
- 27 **1. Location of Parking Lots**
28 No more than 50 percent of vehicle parking spaces provided shall be located in
29 the front parking area (defined in 21.13).
- 30 **2. Multiple Entrances**
31 The principal building(s) shall have customer entrances on at least two sides of
32 the building that face an abutting street from which access to the site is taken,
33 with at least one of the required entrances facing the street to which the building
34 is closest. A corner entrance shall be counted as an entrance on either façade.
- 35 **3. Pedestrian-Friendly Entrance**
36 At least one customer entrance of the principal building is located within one
37 hundred (100) feet of the property line abutting the street from which the main
38 access to the site is taken.
- 39 **4. Building Façade Walkways**
40 Walkways at least six feet wide (at least 8 feet if abutting a parking lot without
41 wheel stops to prevent vehicle overhang into the walkway) shall be provided
42 along the full length of every building façade that has a customer entrance or
43 abuts a customer parking lot.

1 **5. Upper Level Windows**

2 Elevations facing streets and residentially zoned lots shall provide windows along
3 35% of each upper floor façade. For the purposes of this section only, floors
4 shall be considered 15 foot increments in height, and rooftop mechanical
5 penthouses are exempt.

6 **6. Screening Vegetation**

7 In areas not zoned mixed-use, L4 Screening landscaping shall be provided along
8 one lot line that abuts a public street.

9 **7. Foundation Landscaping**

10 Planting beds at least six (6) feet wide shall be provided along at least 50% of
11 each building elevation that faces public streets and/or parking areas.

12 **8. Heated Walkway Surface**

13 Provide a heated walkway along a minimum of 35% of the length of the building
14 elevation that contains a primary entrance. The walkway shall be a minimum of
15 six feet wide.

16 **21.07.130 EXTERIOR LIGHTING**

17 (Early in 2006, the Illuminating Engineers Society of North America will be releasing a model
18 lighting ordinance, which will be easier to understand and enforce than the current language.
19 New language for this section, based on that model ordinance, will be released as soon as it is
20 available.)

21 **21.07.140 OPERATIONAL STANDARDS**

22 **A. Purpose**

23 The purpose of these operational standards is to prevent land or buildings within the
24 municipality from being used or occupied in any manner so as to create any dangerous,
25 injurious, noxious, or otherwise objectionable condition that would create adverse
26 impacts on the residents, employees, or visitors on the property itself or on nearby
27 properties.

28 **B. Applicability**

29 The provisions of this section 21.07.140 shall apply to all land within the municipality.
30 The director may authorize temporary exemptions from one of more of the standards in
31 this section during construction.

32 **C. Standard**

33 No use may cause excessive noise, vibrations, smoke, dust or other particulate matter,
34 toxic or noxious matter, humidity, heat, or glare at or beyond any lot line of the lot on
35 which it is located. No equipment or process shall be used which creates visual or
36 audible interference in any radio or television receivers off the premises, or causes a
37 fluctuation in line voltage off the premises.

38 The term “excessive” is defined for the purpose of this subsection as to a degree
39 exceeding that generated by uses permitted in the district in their customary manner of
40 operation, or to a degree injurious to the public health, safety, welfare, or convenience.

¹ PRD#2 NOTE: Changes reflect current practice.

² PRD#2 NOTE: The Public/Institutional and Commercial Design Standards have been revised to clarify and strengthen purpose statements, provide more choices for flexibility, be more specific and less discretionary, and respond to public comments.

³ PRD#2 NOTE: The Large Commercial Establishment design standards have been revised to mirror the requirements of the current code. Some requirements have been amended for clarity, and a three additional choices from a menu are now required.