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# CHAPTER 21.07: DEVELOPMENT AND DESIGN STANDARDS

## 21.07.010 GENERAL PROVISIONS

### A. Purpose

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

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

### B. Alternative Equivalent Compliance

#### 1. Purpose

Alternative equivalent compliance is a procedure that allows development to meet the intent of the design-related provisions of this chapter through an alternative design. It is not a general waiver or weakening of regulations. Rather, the procedure permits a site-specific plan that is equal to or better than 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. ~~All  
29 applications for alternative equivalent compliance shall be processed and  
30 reviewed in a timely fashion.~~

31 **5. Criteria**

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

- 34 a. The proposed alternative design achieves the intent of the subject design  
35 standard to the same or better degree than the subject standard.
- 36 b. The proposed alternative design achieves the goals and policies of the  
37 comprehensive plan to the same or better degree than the subject  
38 standard.

1 c. The proposed alternative design results in benefits to the community that  
2 are equivalent to or better than compliance with the subject design  
3 standard.

4 **6. Effect of Approval**  
5 Alternative compliance shall apply only to the specific site for which it is  
6 requested and does not establish a precedent for assured approval of other  
7 requests.

8 **21.07.020 NATURAL RESOURCE PROTECTION**

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

17 **B. Stream, Water Body, and Wetland Protection**  
18 **1. Purpose**  
19 The following requirements are intended to promote, preserve, and enhance the  
20 important hydrologic, biological, ecological, aesthetic, recreational, and  
21 educational functions provided by stream and river corridors, associated riparian  
22 areas, water bodies, and wetlands.

23 **2. Applicability**  
24 This subsection 21.07.020B. shall apply to all new development, except for the  
25 following development or activities:

26 **a.** Development on lots of record that were approved for single-family  
27 residential use prior to the effective date of this title, which shall remain  
28 subject to applicable setback regulations in effect prior to adoption of this  
29 title;

30 **b.** Maintenance and repair of existing public roads, utilities, and other public  
31 facilities within an existing right-of-way or easement;

32 **c.** Flood prevention or rehabilitation work carried out by a government  
33 agency or approved by a government agency;

34 **d.** Maintenance and repair of flood control structures and activities in  
35 response to a flood emergency; and

36 **e.** Wetland and wildlife habitat restoration, construction, and/or  
37 enhancement that improves or restores the wetland or stream corridor  
38 functions, provided that the proposed activity is approved by the  
39 appropriate agency such as the U.S. corps of engineers or the Alaska  
40 department of fish and game.

1                   **3. Relationship to Other Regulations**

- 2                   **a.** This subsection 21.07.020B. does not repeal or supersede any existing  
3 federal, state, or local laws, easements, covenants, or deed restrictions.  
4 When this subsection imposes a higher or more restrictive standard than  
5 found in another applicable ordinance, statute, or regulation, this  
6 subsection shall apply.
- 7                   **b.** No person shall engage in any activity that will disturb, remove, drain, fill,  
8 dredge, clear, destroy, or alter any area, including vegetation, within a  
9 wetland that falls in the jurisdiction of the federal government and its  
10 agencies, except as may be expressly allowed under a permit issued by  
11 the appropriate federal agency.
- 12                   **c.** The decision-making body shall not grant preliminary or final approval to  
13 any development or activity, including subdivisions, in a wetland that falls  
14 within the federal government’s jurisdiction until all necessary federal  
15 approvals and permits have been obtained.

16                   **4. Buffer/Setback Requirements**

17                   **a. Streams or River Corridors**

- 18                   **i.** In the **RL-4, R-10** district, all buildings, accessory structures, and  
19 parking lots shall be set back at least 100 feet horizontally from  
20 the ordinary high-water mark of stream or river corridors or, if not  
21 readily discernible, from the defined bank of the stream or river.  
22 Except as provided in 6. below, no disturbance is permitted in  
23 the 100-foot setback area. Development in the **RL-4, R-10**  
24 district also is subject to the district-specific development  
25 standards in section 21.04.020K.
- 26                   **ii.** In the **RL-1, RL-2, RL-3, R-5, R-6, R-7, R-9, IC, I-1,** and I-2  
27 zoning districts, all buildings, accessory structures, and parking  
28 lots shall be set back at least 50 feet horizontally from the  
29 ordinary high-water mark of stream or river corridors or, if not  
30 readily discernible, from the defined bank of the stream or river.  
31 Except as provided in 6. below, no disturbance is permitted in  
32 the 50-foot setback area.
- 33                   **iii.** For all zoning districts not listed in subsections a.i. and ii. above,  
34 all buildings, accessory structures, and parking lots shall be set  
35 back at least 25 feet horizontally from the high-water mark of  
36 stream or river corridors or, if not readily discernible, from the  
37 defined bank of the stream or river. Except as provided in B.6.  
38 below, no disturbance is permitted in the 25-foot setback area.
- 39                   **iv.** Segments of streams or tributaries that are contained in culverts  
40 for a contiguous length of 100 feet or more are not regulated by  
41 this subsection.
- 42                   **v.** Setbacks required in this subsection shall extend the specified  
43 distance from both sides of the stream or river.
- 44                   **vi.** For parcels where there are wetlands contiguous with a stream,  
45 setback requirements are listed in table 2 of the *Anchorage*  
46 *Wetlands Management Plan*.

- 1                                   **b.     Wetlands**
- 2                                   i.     To the maximum extent feasible, class A and those class B
- 3   wetlands which, as a result of U.S. corps of engineers permitting,
- 4   are not authorized for development, shall be tracted out and thus
- 5   not included as part of a ~~platted~~ development lot. Wetland
- 6   classes are defined and delineated in the *Anchorage Wetlands*
- 7   *Management Plan*.
- 8                                   ii.    Except as provided in B.6. below, all buildings, accessory
- 9   structures, fills and other storage of materials, and parking lots
- 10                                        shall be set back at least 15 feet horizontally from the delineated
- 11                                        edge of all class A wetlands, and all portions of class B and C
- 12                                        wetlands not authorized for development; no disturbance is
- 13                                        permitted in the 15-foot setback area.
- 14                                   **c.     Water Bodies**
- 15                                   In all districts, all buildings, accessory structures, and parking lots shall
- 16                                   be set back at least 15 feet horizontally from the edge of water bodies.
- 17                                   Except as allowed in B.6. below, no disturbance is permitted in the 15-
- 18                                   foot setback area. Uses such as docks, boathouses, and floatplane
- 19                                   storage sheds **(and access thereto)** that require direct access to a water
- 20                                   body by their very nature or function shall be exempted from this setback
- 21                                   requirement.
- 22                                   **d.     Credit for Other Requirements of this Title**
- 23                                   Stream corridor, water body, and wetland setback areas shall be credited
- 24                                   toward any applicable private open space requirements or landscaping
- 25                                   requirements only if such setback areas serve the purposes of those
- 26                                   requirements as set forth in this title.
- 27                                   **5.     Boundary Delineation**
- 28                                   **a.     Official Definitions and Standards**
- 29                                   i.     In cases where stream channels or water bodies are not mapped
- 30   and recorded in official plans or other documents, delineation of
- 31   such features shall be made according to the municipal
- 32   watershed management division's definitions and standards, and
- 33   may be subject to formal verification by the municipal watershed
- 34   management division.
- 35                                   ii.    In cases where wetlands are not mapped and recorded in official
- 36   plans or other documents, including the *Anchorage Wetlands*
- 37   *Management Plan*, delineation of such features shall be
- 38   performed using procedures as described **by** in the U.S. corps of
- 39   engineers ~~1987 Wetlands Manual~~. Delineations shall be subject
- 40   to formal verification by the department and/or the U.S. corps of
- 41   engineers.
- 42                                   **b.     Stream and River Corridor Boundaries**
- 43                                   Stream and river corridors shall be delineated at the ordinary high-water
- 44                                   mark or, if not readily discernible, the defined bank of the stream or river,
- 45                                   as those terms are defined in chapter 21.13. The municipal watershed
- 46                                   management division shall maintain the official record of all stream and
- 47                                   river corridor boundaries.

1                   c.     **Wetland Boundaries**

2                   i.     *Mapped Wetlands*

3                   Boundary delineation of wetlands shall be established by  
4                   reference to the *Anchorage Wetlands Management Plan*, which  
5                   is available for reference in the department and which is hereby  
6                   adopted and incorporated into this title by reference. Plats shall  
7                   depict class A and B wetland boundaries, and boundaries of  
8                   class C wetlands that are not authorized for development.

9                   ii.    *Unmapped Wetlands*

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

17                  6.     **Development Standards**

18                  a.     **Prohibited Activities**

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

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

36                  iii.   No storage or processing of hazardous materials or other  
37                  substances that would constitute a violation of AMC chapter  
38                  15.40 is permitted.

39                  b.     **Utilities**

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



1 maintenance of utilities shall be located outside the buffer/setback area  
2 to the maximum extent feasible. Access for maintenance of utilities in  
3 buffer/setback areas should be at specific points rather than parallel to  
4 the utility corridor whenever possible.

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

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

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

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

21 **8. Wetland Mitigation Requirements**

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

26 ~~**Structures and Uses Otherwise Prohibited**~~

27 ~~This section does not permit any structure, or any use of land or a structure,~~  
28 ~~otherwise prohibited by this title.~~

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

30 **a. ~~Municipal~~ Zoning and Platting Actions**

31 ~~Municipal~~ Zoning and platting actions taken under this title shall be  
32 consistent with the *Anchorage Wetlands Management Plan*.

33 **i. "A" Wetlands**

34 Wetlands designated "A" in the *Anchorage Wetlands*  
35 *Management Plan* and in table 2 of that plan shall be protected  
36 as indicated in that table and in chapter 4 of the *Anchorage*  
37 *Wetlands Management Plan*.

38 **ii. "B" Wetlands**

39 New development plans in "B" wetlands shall obtain a U.S. corps  
40 of engineers permit, concurrent with or prior to necessary  
41 approval by the platting board and/or the planning and zoning  
42 commission. In order to maximize protection of wetlands  
43 designated "B," in addition to the criteria normally considered in  
44 subdivision, site plan, and conditional use applications, the  
45 platting authority or the planning and zoning commission shall,  
46 prior to approval, make explicit findings that, or the applicant  
47 shall certify with their U.S. corps of engineers permit that:

- 1 (A) The proposed design and placement of roadways, utility  
2 lines, and structures will not interfere with the natural  
3 drainage function indicated in the required hydrologic  
4 studies or that such interference can be adequately  
5 mitigated to maintain the natural drainage function;
- 6 (B) The soils in the area proposed for development shall  
7 adequately support roadways and structures, or that  
8 properly designed roads and foundations will be  
9 provided; and
- 10 (C) Habitat areas identified in federal, state, or municipal  
11 documents shall be adequately protected.

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

24 iii. "C" Wetlands  
25 When approving plats or conditional use permits in wetlands  
26 designated "C" under the plan, the platting authority or the  
27 planning and zoning commission shall, whenever practicable,  
28 include the recommended construction mitigation techniques and  
29 conditions and enforceable policies in table 2 of the *Anchorage*  
30 *Wetlands Management Plan*.

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

- 36 i. The "A" designation shall apply regardless of prior approvals.
- 37 ii. Approved plats or conditional uses in wetlands that are returned  
38 to the platting authority or planning and zoning commission for  
39 major amendment may be examined for conformity with plan  
40 goals and enforceable policies of the *Anchorage Wetlands*  
41 *Management Plan*.
- 42 iii. A new U.S. corps of engineers permit is required.

1           **C.     Steep Slope Development**

2                   **1.     Purpose**

3                   The purpose of this subsection 21.07.020C. is, to **the extent reasonably feasible,**  
4                   **to:**

- 5                   **a.**       Prevent soil erosion and landslides;
- 6                   **b.**       Provide safe circulation of vehicular and pedestrian traffic to and within  
7                   hillside areas and to provide access for emergency vehicles necessary to  
8                   serve the hillside areas;
- 9                   **c.**       Encourage only minimal grading that relates to the natural contour of the  
10                   land;
- 11                   **d.**       Preserve the most visually significant slope banks and ridge lines in their  
12                   natural state;
- 13                   **e.**       Preserve visually significant rock outcroppings, native plant materials,  
14                   natural hydrology, and other areas of visual significance;
- 15                   **f.**       Encourage variety in building types, grading **design techniques**, lot sizes,  
16                   site design, density, arrangement, and spacing of buildings in  
17                   developments;
- 18                   **g.**       Encourage innovative architectural, landscaping, circulation, and site  
19                   design; and
- 20                   **h.**       Discourage mass grading of large pads and excessive terracing.

21                   **2.     Applicability**

22                   This subsection 21.07.020C. shall apply to any development or subdivision  
23                   proposal or lot created after the effective date of this title within the municipality  
24                   for properties with an average slope of 20 percent or greater, or where adverse  
25                   conditions associated with slope stability, erosion, or sedimentation are present  
26                   as determined by the municipal engineer.

27                   **3.     Standards**

28                   All proposed development subject to this section shall comply with the following  
29                   standards.

30                   **a.       Slopes Greater than 30 Percent**

31                   One hundred percent of areas with slopes greater than 30 percent shall  
32                   remain undisturbed, ~~except as expressly allowed by section 21.04.020J.~~  
33                   This requirement shall not apply to small, isolated steep slope areas  
34                   within a site that do not exceed 5,000 square feet.

35                   **b.       Cutting, Grading, and Filling**

- 36                   **i.**       Cutting and grading to create benches or pads for buildings or  
37                   structures shall be avoided to the maximum extent feasible.
- 38                   **ii.**      **For development on individual lots,** ~~E~~except for driveways, cut  
39                   and fill slopes shall be entirely contained within a lot (i.e., natural  
40                   grade at the lot lines shall be maintained).

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6
- iii. Sharp angles shall be rounded off, in a natural manner, at the top and ends of cut and fill slopes (within approximately five feet of the sharp angle) unless steep angles are a natural character of the site, as determined by the municipality. Where this would damage tree root systems, the amount of rounding off may be reduced and shrubs used instead to hide the transition.
- 7  
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10
- c. **Raising or Lowering of Natural Grade**  
The original, natural grade of a lot shall not be raised or lowered more than four feet at any point for construction of any structure or improvement, except:
- 11  
12  
13  
14
- 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.
- 15  
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17
- 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.
- 18  
19  
20
- 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.
- 21  
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26
- 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:
- 27  
28
- i. Where used internally at the split between one- and two-story portions of a building; and
- 29  
30
- ii. Where substantially hidden from public view at the rear of a building, where it may not exceed the eave height of the building.
- 31  
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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 short 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:
- 39  
40  
41  
42  
43
- (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
- 44
- (B) No alternate location for access is feasible or available.

1 No intersections including driveways, public use easements,  
2 private drives, or other vehicular routes, shall be allowed on this  
3 section of road.

4  
5 ii. No street, road, private access road, driveway, or other vehicular  
6 route shall cross slopes greater than 50 percent.

7 iii. Streets, roads, private access roads, and other vehicular routes  
8 shall follow natural contour lines to the maximum extent feasible.

9 iv. Grading for streets, roads, private access roads, and other  
10 vehicular routes shall be limited to the cartway portion of the  
11 right-of-way, plus up to an additional ten feet on either side of the  
12 cartway as needed, except that when developing access on  
13 slopes in excess of 25 percent, only the cartway right-of-way  
14 shall be graded plus the minimum area required for any  
15 necessary curb, gutter, or sidewalk improvements. The  
16 remainder of the access right-of-way shall be left undisturbed to  
17 the maximum extent feasible.

18 f. **Natural Drainage Patterns**

19 Site design shall not change natural drainage patterns, except as  
20 provided below.

21 i. All final grading and drainage shall comply with title 23 and the  
22 municipality's *Erosion-Sediment Control Handbook*.

23 ii. To the maximum extent feasible, development shall preserve the  
24 natural surface drainage pattern unique to each site as a result  
25 of topography and vegetation. Grading shall ensure that  
26 drainage flows away from all structures, especially structures  
27 that are cut into hillsides. Natural drainage patterns may be  
28 modified on site only if the applicant shows that there will be no  
29 significant adverse environmental impacts on site or on adjacent  
30 properties. If natural drainage patterns are modified, appropriate  
31 stabilization techniques shall be employed.

32 iii. Development shall not adversely impact adjacent and  
33 surrounding drainage patterns. ~~mitigate all negative or adverse~~  
34 ~~drainage impacts on adjacent and surrounding sites.~~

35 iv. Standard erosion control methods shall be used during  
36 construction to protect water quality, control drainage, and  
37 reduce soil erosion. Sediment traps, small dams, barriers of  
38 straw bales, or other methods acceptable to the municipality  
39 shall be located wherever there are grade changes, to slow the  
40 velocity of runoff.

41 g. **Winter Erosion Blanket**

42 If a disturbed slope is not stabilized by October 15, ~~then~~ the  
43 developer/builder shall install an erosion blanket (or a product with some  
44 equivalent performance specifications) when finished working, but no  
45 later than October 15, to prevent erosion prior to the establishment of

1 permanent ground cover. The erosion blanket shall remain in place until  
2 the following May 1. ~~protect the site during the winter season.~~

3 **h. Utilities on Slopes**

4 Where ~~the landowner requires~~ buried utilities **are required** to be placed  
5 on side slopes and where the utility corridor runs transverse to the side  
6 slope, the side slope portion of the corridor shall be no more than 10  
7 percent.

8 **D. Wildlife Conflict Prevention Areas**

9 **1. Applicability**

10 This subsection shall apply within 200 feet on either side of the ordinary high  
11 water of the following streams: Eklutna River (downstream from the Old Glenn  
12 Highway), Thunderbird Creek, Peters Creek and its tributaries, Fire Creek  
13 (downstream from the ~~Old~~ Glenn Highway), Eagle River, South Fork of Eagle  
14 River (below the falls), Ship Creek (upstream from Reeve Blvd.), Campbell Creek  
15 (upstream from Lake Otis Parkway), Rabbit Creek, Little Rabbit Creek, Indian  
16 Creek, Bird Creek, and Portage Creek.

17 **2. Standards**

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

- 20 **a.** No landfills, transfer stations, schools, or campgrounds are allowed.
- 21 **b.** Any commercial, institutional, or industrial development shall store edible  
22 garbage in bear-proof containers, and shall not store food outside.
- 23 **c.** Roads and driveways are allowed only if there is no feasible and prudent  
24 alternative.
- 25 **d.** Stream crossings, either by roads, driveways, or trails, shall be designed  
26 to facilitate wildlife passage along the stream, and minimize wildlife-  
27 human conflicts.

28 **3. Guidelines**

29 Within the area identified in subsection D.1. above, the following voluntary  
30 guidelines ~~shall~~ apply:

- 31 **a.** Fences are discouraged.
- 32 **b.** New buildings are encouraged to be sited outside these areas.
- 33 **c.** Trails should be sited outside these areas, and/or with direct consultation  
34 with the state department of fish and game.
- 35 **d.** All outdoor trash receptacles should be bear-proof.
- 36 **e.** Bird feeders should be empty between April 15 and October 15.
- 37 **f.** Food, including pet food and bird seed, should be stored indoors and/or  
38 in bear-proof containers.

- 1                   g.     Bee hives, vegetable gardens, fruit trees and berry bushes, and
- 2                                 composting is discouraged in this area.
  
- 3                   h.     Pet runs and livestock should not be kept in this area, or should be
- 4                                 penned with an electric fence.

**21.07.030     OPEN SPACE**

**A.     Purpose**

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

**B.     Private ~~Common~~ Open Space**

**1.     Purpose**

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

**2.     Applicability**

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

- a.     Multi-family residential development containing six or more units: **600**  
~~800~~ square feet per dwelling unit.
- b.     Commercial/~~Mixed-Use~~ development: 15 percent of total land area.
- c.     Mixed-Use development: 15 percent of total land area.**

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

In lieu of a percent **private** open space set aside, all commercial and residential development in the ~~central business districts~~, **RM-4 district**, the **MMU Midtown** ~~Mixed-Use D~~ district, and designated infill and redevelopment areas may, with the approval of the director, provide alternative open space and environmental amenities such as those listed below. The economic value of the amenities provided pursuant to this subsection shall be comparable to the economic value of the space that shall have been required under subsection B.2. above.

- a.     Plazas;
- b.     Fountains;
- c.     Roof gardens;
- d.     Playgrounds;

- e. Street trees and landscaping not already required by this title or other municipal ordinances or policies; or
- f. Community meeting space open to the public.

4. **Standards**

a. **Areas Credited Locational Criteria**

The following areas may be credited for private open space, when they meet the design criteria of subsection 4.e. below: To the maximum extent feasible, where significant natural and scenic resource assets exist on a property, the subdivider, developer, or owner shall give priority to their preservation as private common open space. In reviewing the proposed location of private common open space areas, the Director shall use all applicable plans, maps, and reports to determine whether significant resources exist on a proposed site that should be protected, with priority being given to the following areas (which are not listed in a particular order):

- i. Wetlands Setbacks;
- ii. Flood Hazard Overlay District Utility easements;
- iii. Lakes, wetland rivers, and stream/riparian setbacks corridors;
- iv. Wildlife migration corridors;
- v. Areas with average slopes over 30 20 percent; and
- vi. Tree tracts retention areas.

b. **Areas Not Credited**

Lands within the following areas shall not be counted towards required private common open space set-aside areas:

- i. Required landscaping; Private yards, except that 50% of a private yard may count towards required private common open space as long as no dimension is less than fifteen feet;
- ii. Public or private streets or rights of way;
- iii. Open parking areas and driveways for dwellings; and
- iv. Land covered by structures not intended solely for recreational uses.

c. **Use of Private Open Space Areas**

Up to 50% of the required private open space set-aside may be private yard, deck, balcony, or other open space reserved for the exclusive use of a single dwelling unit. No less than 50% of the required private open space set-aside shall be common open space area.

d. **Use of Common Open Space Areas**



1 Common open space areas shall not be ~~disturbed~~, developed, or  
2 improved ~~with any structures or buildings~~, except for the limited purposes  
3 allowed below:

4 i. Facilities for active recreation (equipment for such uses shall be  
5 indicated on the site and/or subdivision plan provided by the  
6 developer).

7 ii. **Facilities for passive recreation such as lawns and gardens.**  
8 ~~Common open space areas may include passive recreational~~  
9 ~~and educational purposes approved by the Director, including~~  
10 ~~but not limited to walking, biking, picnicking, fishing, preservation~~  
11 ~~of natural areas and scenic resources, parks, environmental~~  
12 ~~education, and wildlife habitat protection.~~

13 iii. Clearing of underbrush and debris and the provision of walks,  
14 fountains, fences, and other similar features are allowed.

15 **iv. Snow storage, as allowed in subsection 21.07.090H.6.b.ii.**

16 e. **Design Criteria**

17 ~~Land set aside for private common open space shall meet the following~~  
18 ~~design criteria, as relevant:~~

19 i. ~~Common open space areas shall be distributed throughout the~~  
20 ~~development and located so as to be readily accessible and~~  
21 ~~useable by residents, unless the lands are sensitive natural~~  
22 ~~resources and access should be restricted. At least one-half of~~  
23 ~~land set aside for private~~ such open space shall be contiguous,  
24 and no portion of the required open space may be less than  
25 ~~2,000 square feet or less than 30 feet in its smallest dimension.~~

26 ii. ~~The lands shall be compact and contiguous unless the land shall~~  
27 ~~be used as a continuation of an existing trail, or specific~~  
28 ~~topographic features require a different configuration. An~~  
29 ~~example of such topographic features would be the provision of~~  
30 ~~a trail or private open area along a riparian corridor. A portion of~~  
31 ~~the open space should provide focal points for the development.~~

32 iii. ~~Where private common open space areas, trails, parks, or other~~  
33 ~~public spaces exist adjacent to the tract to be subdivided or~~  
34 ~~developed, the private common open space shall, to the~~  
35 ~~maximum extent feasible, be located to adjoin, extend, and~~  
36 ~~enlarge the presently existing trail, park, or other open area land.~~

37 f. **Ownership**

38 All private ~~common~~ open space areas **not reserved for the exclusive use**  
39 **of a single dwelling unit** shall be owned jointly or in common by the  
40 owners of the development or permanently preserved through some  
41 other mechanism satisfactory to the director.

42 g. **Fee In Lieu Prohibited**

43 The payment of fees in lieu of the set-aside of land for private common  
44 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          3.     ~~The planning and zoning commission may adopt regulations in accordance with~~  
25          ~~AMC chapter 3.40, delegating authority to grant variances under subsection 1.~~  
26          ~~and 2. above to the director.~~

27          4.     ~~A variance issued under this subsection shall expire within two years of its~~  
28          ~~issuance.~~

29           **D.     Relationship to Chapter 21.11, Nonconformities Nonconforming Overhead Lines**

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

35           **E.     Designation of Target Areas**

36           1.     An electric utility that owns poles that support nonconforming utility distribution  
37           lines shall prepare or otherwise include as part of its annual capital improvement  
38           plan, a five-year undergrounding program consistent with subsection F. below.  
39           This five-year program shall be updated on an annual basis. Priorities shall be

- 1 based on undergrounding in conjunction with the electric utility's essential system  
2 improvements and then by target area as set forth below in no particular order of  
3 priority. The director shall review and provide comment for consideration by the  
4 electric utilities on these five-year programs. When reviewing and commenting  
5 on these programs, the director shall consider the following factors in no  
6 particular order of priority:
- 7           **a.** Whether undergrounding will avoid or eliminate an unusually heavy  
8 concentration of overhead distribution facilities.
- 9           **b.** Whether the street or general area is extensively used by the general  
10 public and carries a heavy volume of pedestrian or vehicular traffic.
- 11           **c.** Whether the appearance of grounds and structures adjacent to the  
12 roadway is such that the removal of the overhead facilities will  
13 substantially improve the general appearance of the area.
- 14           **d.** Whether the street or area affects a public recreation area or an area of  
15 scenic interest.
- 16           **e.** Whether there is a significant opportunity to achieve economies due to  
17 the anticipated relocation or replacement of overhead lines or the  
18 widening or realignment of streets within a given area.
- 19           **f.** Whether the five-year program sufficiently addresses the objectives of  
20 subsection F. below.
- 21           **g.** Whether the area under consideration is within a zone where new and  
22 relocated distribution lines are required to be placed underground.
- 23           **h.** Whether the installation of underground distribution lines is economically,  
24 technically and environmentally feasible, including the effect on the  
25 attached utility.
- 26           **2.** The director shall confirm annually that the electric utilities have developed  
27 project undergrounding implementation plans. The director shall consult with the  
28 utilities and public agencies affected by any implementation plan. In reviewing  
29 implementation plans, the director shall consider the factors stated in subsection  
30 1. above.
- 31           **3.** The following shall be target areas:
- 32           **a.** Central Business District: between and including Third Avenue and  
33 Tenth Avenue and L Street and Ingra Street.
- 34           **b.** Midtown area: between and including New Seward Highway and  
35 Minnesota Drive and International Airport Road and Fireweed Lane.
- 36           **c.** All municipal and state street improvement projects except for those  
37 which do not require relocation of utility distribution facilities.
- 38           **d.** The following major traffic corridors:
- 39           **i.** Old Seward Highway.

- 1                   ii.     Ingra and Gambell Streets between and including Ninth Avenue  
2                   and Fireweed Lane.
- 3                   iii.     Northern Lights Boulevard and Benson Boulevard between and  
4                   including Glenwood Street and Arlington Drive.
- 5                   iv.     Muldoon Road between and including New Glenn Highway and  
6                   Patterson Street.
- 7                   v.     Tudor Road between and including Patterson Street and Arctic  
8                   Boulevard.
- 9                   vi.     Boniface Parkway between and including 30th Avenue and New  
10                  Glenn Highway.
- 11                  vii.    Spenard Road between and including Hillcrest Drive and  
12                  International Airport Road.
- 13                  viii.   Arctic Boulevard between 17<sup>th</sup> Avenue and Tudor Road.
- 14                  ix.     Lake Otis Parkway between Tudor Road and Abbott Loop
- 15                  e.     All park, recreational use and scenic interest areas.
- 16                  f.     Eagle River Central Business District between and including the New  
17                  Glenn Highway, North Eagle River Access Road, Aurora street as  
18                  extended to the Old Glenn Highway and the Old Glenn Highway.
- 19                  g.     Any area where utility distribution facilities are provided by more than  
20                  one utility as a result of mergers and boundary changes approved by the  
21                  state public utilities commission.
- 22                  h.     School and university areas.

23           **F.     Nonconforming Overhead Lines**

- 24           1.     An electric utility that owns poles that support nonconforming utility distribution  
25           lines shall remove the poles and place those lines underground. Any other utility  
26           that attaches to such poles shall place its lines underground at the same time  
27           that the pole owner places lines underground.
- 28           a.     The electric utility that owns poles shall, in each fiscal year, expend at  
29           least two percent of a three-year average of its annual gross retail  
30           revenues derived from utility service connections within the municipality,  
31           excluding toll revenues, revenues from sales of natural gas to third  
32           parties, and revenues from sales of electric power for resale for purposes  
33           of undergrounding nonconforming lines. An electric utility’s  
34           expenditures, pursuant to AS 42.05.381(h), within the municipality, shall  
35           be counted toward satisfaction of the two percent expenditure required  
36           by this subsection.
- 37           b.     A utility with lines attached to a pole that is to be removed under this  
38           subsection shall place its lines underground at the same time that the  
39           pole owner places its lines underground. To underground

1 nonconforming utility lines, an attached utility shall not be required to  
2 expend more than two percent of its annual gross retail revenues derived  
3 from utility service connections within the municipality, excluding toll  
4 revenues. For the purpose of satisfying subsection 21.07.050F, the  
5 utility's expenditures pursuant to AS 42.05.381(h) within the municipality  
6 are counted toward this two percent expenditure limit.

7 c. The electric utility that owns poles may choose which existing lines to  
8 underground in order to fulfill the two percent expenditure requirement, in  
9 consultation with appropriate public agencies and any other utilities.

10 d. An electric utility that owns poles that does not expend the amount  
11 required in subsection F.1. of this section, or that expends more than that  
12 amount, may carry over the under expenditure or over expenditure as an  
13 adjustment to the following year's obligation.

14 2. The electric utility that owns poles shall notify the director, and utilities or entities  
15 with lines attached to such poles, of the approximate date that the owner plans to  
16 remove the poles. Such notice, where possible, shall be given at least four  
17 months in advance of the undergrounding except where an emergency or other  
18 unforeseen circumstances preclude such notice, in which case such advance  
19 notice as is reasonable under the circumstances shall be provided.

20 3. A utility shall annually submit a report of its undergrounding projects and  
21 expenditures for non-conforming lines to the director within 120 days of the end  
22 of the preceding calendar year.

23 4. All new service connections shall be placed underground in the same manner as  
24 required for utility distribution lines under subsections A, **and B**, above. New  
25 service lines may be temporarily installed above ground from October through  
26 May, if placed underground **prior to the next October**, ~~within one year of~~  
27 ~~installation.~~

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

29 1. The department of project management and engineering shall furnish to a utility  
30 owning or operating utility distribution lines all planning documents for municipal  
31 road construction that will require the relocation of those utility distribution lines.

32 2. Once a utility installing a utility distribution line underground in material  
33 compliance with a right-of-way permit issued by the department of project  
34 management and engineering and in accordance with this chapter, the  
35 municipality shall reimburse the cost of any subsequent relocation of the utility  
36 distribution line required by municipal road construction.

37 3. If municipal road construction requires the relocation of a nonconforming utility  
38 distribution line, the municipality, as part of the road construction project cost,  
39 shall reimburse the cost of the relocation. Reimbursable costs under this  
40 subsection include engineering and design, inspection, construction and general  
41 overhead costs, but exclude utility plant betterment costs. Plant betterment costs  
42 are the costs of providing utility distribution line capacity or quality beyond what  
43 current industry standards require for the capacity or level of service existing  
44 before the relocation.

1           **H.     Conversion of Service Connections**

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

6           **21.07.060   TRANSPORTATION AND CONNECTIVITY**

7           **A.     Purpose**

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

16          **B.     Applicability**

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

18          **C.     Traffic Impact Mitigation**

19           **1.     Traffic Impact Analysis Required**

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

29           a.       ~~Thresholds established in the traffic department's *Policy on Traffic*~~  
30           ~~*Impact Analyses* are met; Trip generation during any peak hour is~~  
31           ~~expected to exceed 500 trips per day or more than 100 trips during any~~  
32           ~~one-hour peak period, based on traffic generation estimates of the~~  
33           ~~Institute of Transportation Engineers' Trip Generation Manual (or any~~  
34           ~~successor publication);~~

35           b.       A TIA is required by the planning and zoning commission or assembly as  
36           a condition of any land use application approved pursuant to the  
37           requirements of this title; or

38           c.       The director shall, unless the traffic engineer deems it unnecessary  
39           through a waiver, also require a TIA for:

40           ~~i.       Any project that proposes access to a street with Level of~~  
41           ~~Service "D" or below;~~

- 1                                    ~~ii. Any application for a rezoning, conditional use, or major site plan~~  
2                                    ~~review;~~
- 3                                    iii. Any case where the previous TIA for the property is more than  
4                                    two years old;
- 5                                    iv. Any case where increased land use intensity will result in  
6                                    substantially increased traffic generation and reduction of the  
7                                    existing level of service on affected streets by at least one  
8                                    service level; or
- 9                                    v. Any case in which the traffic engineer determines that a TIA  
10                                    should be required because of other traffic concerns that may be  
11                                    affected by the proposed development.

12                    **2. TIA and Development Review Process**

- 13                    a. ~~The development and review of a TIA shall be according to the traffic~~  
14                    ~~department's Policy on Traffic Impact Analyses. A scoping meeting~~  
15                    ~~between the developer and the traffic engineer shall be required prior to~~  
16                    ~~the start of the TIA in order to determine its parameters.~~
- 17                    b. ~~When state-owned roads are involved, the applicant shall coordinate with~~  
18                    ~~the state department of transportation and public facilities, and the~~  
19                    ~~development of a TIA shall follow state regulations as defined in 17 AAC~~  
20                    ~~10.095. When access points are not defined or a site plan is not~~  
21                    ~~available at the time the TIA is prepared, additional studies may be~~  
22                    ~~required when a site plan becomes available or the access points are~~  
23                    ~~defined.~~

24                    **3. Traffic Mitigation Measures**

25                    The applicant shall, as part of the traffic impact analysis, recommend measures  
26                    to minimize and/or mitigate the anticipated impacts and determine the adequacy  
27                    of the development's planned access points. Mitigation measures shall be  
28                    acceptable to the traffic engineer and may include, without limitation: an access  
29                    management plan; transportation demand management measures; street  
30                    improvements on or off the site; placement of pedestrian, bicycle or transit  
31                    facilities on or off the site; or other capital improvement projects such as traffic  
32                    calming infrastructure or capacity improvements.

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

34                    **1. Street Standards**

35                    All streets shall meet the standards and requirements set forth in subsections  
36                    21.08.030F.2., *Street Grades*, 21.08.030F.3., *Street Alignment*, and  
37                    21.08.030F.4. *Street Intersections*.

38                    **2. Parking Lots**

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

42                    **3. Street Connectivity**

43                    a. **Purpose**

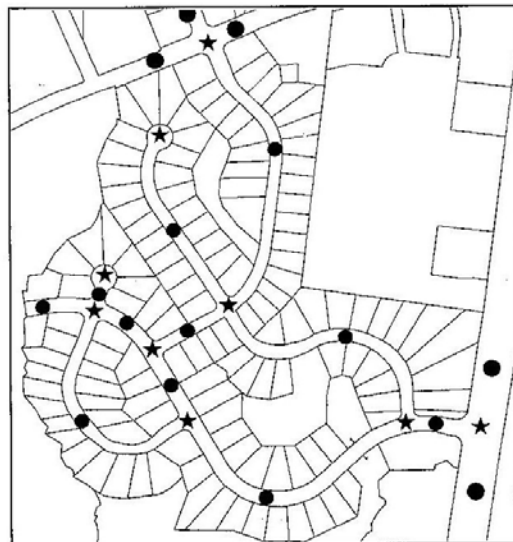


1 Street and block patterns should include a clear hierarchy of well-  
2 connected streets that distribute traffic over multiple streets and avoid  
3 traffic congestion on principal routes. Within each residential  
4 development, the access and circulation system and a grid of street  
5 blocks should accommodate the safe, efficient, and convenient  
6 movement of vehicles, bicycles, and pedestrians through the  
7 development, and provide ample opportunities for linking adjacent  
8 neighborhoods, properties, and land uses. Local neighborhood street  
9 systems are intended to provide multiple direct connections to and  
10 between local destinations such as parks, schools, and shopping. These  
11 connections should knit separate developments together, rather than  
12 forming barriers between them.

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

- 14 i. All development shall achieve a connectivity index of 1.65 or  
15 greater.
- 16 ii. The connectivity index for a development is calculated by  
17 dividing its links by its nodes. Figure 21.07-1, *Calculation of*  
18 *Connectivity*, provides an example of how to calculate the  
19 connectivity index. Nodes (stars) exist at street intersections and  
20 cul-de-sac heads within the development. Links (circles) are  
21 stretches of road that connect nodes. Street stub-outs are  
22 considered as links. One link beyond every node that exists in  
23 the development and provides access to the greater municipal  
24 street system shall be included in the index calculation. In the  
25 diagram, there are 16 links (circles) and nine nodes (stars);  
26 therefore the connectivity index is 1.78 ( $16/9 = 1.78$ ).

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



- 28
- 29 iii. The connectivity index standard of 1.65 or greater may be  
30 reduced by the director if the owner/developer demonstrates it is  
31 impossible or impracticable to achieve due to topographic

1 conditions, natural features, or adjacent existing development  
2 patterns.

3 iv. Whenever cul-de-sac streets are created, at least one **ten** ~~eight-~~  
4 foot wide pedestrian access easement shall be provided, to the  
5 extent practicable, between each cul-de-sac head or street  
6 turnaround and the sidewalk system of the closest adjacent  
7 street or pedestrian pathway. This requirement shall not apply  
8 where it would result in damage to or intrusion into significant  
9 natural areas such as stream corridors, wetlands and steep  
10 slope areas.

11 c. **External Street Connectivity**

12 i. The arrangement of streets in a development shall provide for  
13 the alignment and continuation of existing or proposed streets  
14 into adjoining lands in those cases in which the adjoining lands  
15 are undeveloped and intended for future development or in  
16 which the adjoining lands are developed and include  
17 opportunities for such connections.

18 ii. Street rights-of-way shall be extended to or along adjoining  
19 property boundaries such that a roadway connection or street  
20 stub shall be provided for development at least every 1,500 feet  
21 for each direction (north, south, east, and west) in which  
22 development abuts vacant lands. The director may waive this  
23 requirement where topography or the presence of sensitive  
24 natural areas makes compliance impractical.

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

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

30 Any development of more than 100 residential units or additions to  
31 existing developments such that the total number of units exceeds 100  
32 shall be required to provide vehicular access to at least four public  
33 streets unless such provision is deemed impractical by the director, **and**  
34 **the** traffic engineer, ~~and Municipal Engineer~~ due to topography, natural  
35 features, rural character (if the area within which the development is  
36 located is rural), or the configuration of adjacent developments.

37 e. **Connections to Vacant Land**

38 Where new development is adjacent to land likely to be developed or  
39 redeveloped in the future, all streets, bicycle paths, and access ways in  
40 the development's proposed street system shall continue through to the  
41 boundary lines of the area, as determined by the director, **and the** traffic  
42 engineer, ~~and the Municipal Engineer~~, to provide for the orderly  
43 subdivision of such adjacent land or the transportation and access needs  
44 of the community. In addition, all redevelopment and street improvement  
45 projects shall take advantage of opportunities for retrofitting existing  
46 streets to provide increased vehicular and pedestrian connectivity.

47 ~~**Cul-de-Sacs and Dead-End Streets**~~

~~The design of street systems is encouraged to use through streets. Permanent cul-de-sacs and dead-end streets are appropriate when topography, the presence of natural features, and/or vehicular safety factors make a vehicular connection impractical. Where cul-de-sacs or dead-end streets are unavoidable, site and/or subdivision plans shall incorporate provisions for future vehicular connections to adjacent, undeveloped properties, and to existing adjacent development where existing connections are poor.~~

**f. Cross Access to Adjacent Properties**

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

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

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

**E. Standards for Pedestrian Facilities**

**1. Sidewalks**

- a. All sidewalks shall be designed to comply with the standards of the *Design Criteria Manual (DCM)* and *Municipality of Anchorage Standard Specifications (MASS)*.
- b. Sidewalks shall be installed on both sides of all arterials, collector streets, and local streets (including loop streets and cul-de-sacs), and within and along the frontage of all new development or redevelopment. This requirement shall not apply to local streets in districts in which the minimum lot size is 40,000 square feet or greater or in steep-slope areas where sidewalks on one side of the street may be approved by the director to reduce excessive slope disturbance, adverse impacts on natural resources, and potential soil erosion and drainage problems. **In districts where the minimum lot size is 40,000 square feet or greater, sidewalks, walkways, and trails shall be provided in accordance with the *Areawide Trails Plan* and any adopted neighborhood or district plan.**

~~To the extent reasonably feasible, pedestrian crossings shall be made safer for pedestrians whenever possible by shortening crosswalk distance with curb extensions, reducing sidewalk curb radii, and eliminating free right-turn lanes. Signals that allow longer crossing times in commercial and mixed-use districts, mid-block crossings in high-pedestrian use areas (if well-marked and traffic~~

1 ~~speeds are low), and raised crosswalks and medians shall be provided as~~  
2 ~~appropriate.~~

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

4 **a. Continuous Pedestrian Access**

5 Pedestrian walkways shall form an on-site circulation system that  
6 minimizes conflict between pedestrians and traffic at all points of  
7 pedestrian access to on-site parking and building entrances. **This**  
8 **provision does not apply to single- and two-family development.**  
9 **(Illustrate)**

10 **b. On-site Pedestrian Connections**

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

24 **c. Through-Block Connections**

25 Within residential and/or non-residential developments, pedestrian ways,  
26 crosswalks, or multi-purpose trails no less than five feet in width shall be  
27 constructed near the center and entirely through any block that is 900  
28 feet or more in length where necessary to provide ~~adequate~~ pedestrian  
29 circulation or access to schools, churches, retail stores, personal service  
30 establishments, recreational areas, or transportation facilities.

31 **d. Cul-de-sacs and Dead-end Streets**

32 Where residential developments have cul-de-sacs or dead-end streets,  
33 such streets shall be connected to the closest local or collector street or  
34 to cul-de-sacs in adjoining subdivisions via a sidewalk or multi-use path,  
35 except where deemed impractical by the director.

36 **3. Trails**

37 ~~While not encouraged to substitute for a good system of on-street facilities, multi-~~  
38 ~~use trails may be used to enhance pedestrian and bicycle travel where the~~  
39 ~~existing circulation system does not serve these needs well, or where other open~~  
40 ~~spaces provide corridors free of obstacles. However, a~~**All** trails shall connect to  
41 the street system in a safe and convenient manner, and shall meet the following  
42 requirements in addition to the standards contained in the *Areawide Trails Plan*,  
43 *Design Criteria Manual* (DCM), and *Municipality of Anchorage Standard*  
44 *Specifications* (MASS):

45 **a.** All trail connections shall be well-signed with destination and directional  
46 signing **as approved by the traffic engineer.**

1                   b.       All trails shall connect origin and destination points such as residential  
2                                    areas, schools, shopping centers, parks, etc.

3                   ~~All trails shall be built in locations that are visible and easily accessible, for the~~  
4                   ~~personal safety of users.~~

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 ~~and~~  
15                                   ~~garbage containers for pedestrians~~ are 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                   **F.       Standards for Bicycle Facilities**

21                   1.       **Bicycle Lanes Encouraged**  
22                                   ~~Locations for bicycle lanes are identified in the Areawide Trails Plan and~~  
23                                   ~~information about the design standards are included in the Design Criteria~~  
24                                   ~~Manual. Bicycle lanes are encouraged in the design of all arterial, collector, and~~  
25                                   ~~local streets where low traffic speeds and volumes allow bicyclists and motorists~~  
26                                   ~~to share the road safely.~~

27                   **21.07.070    NEIGHBORHOOD PROTECTION STANDARDS**

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

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

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

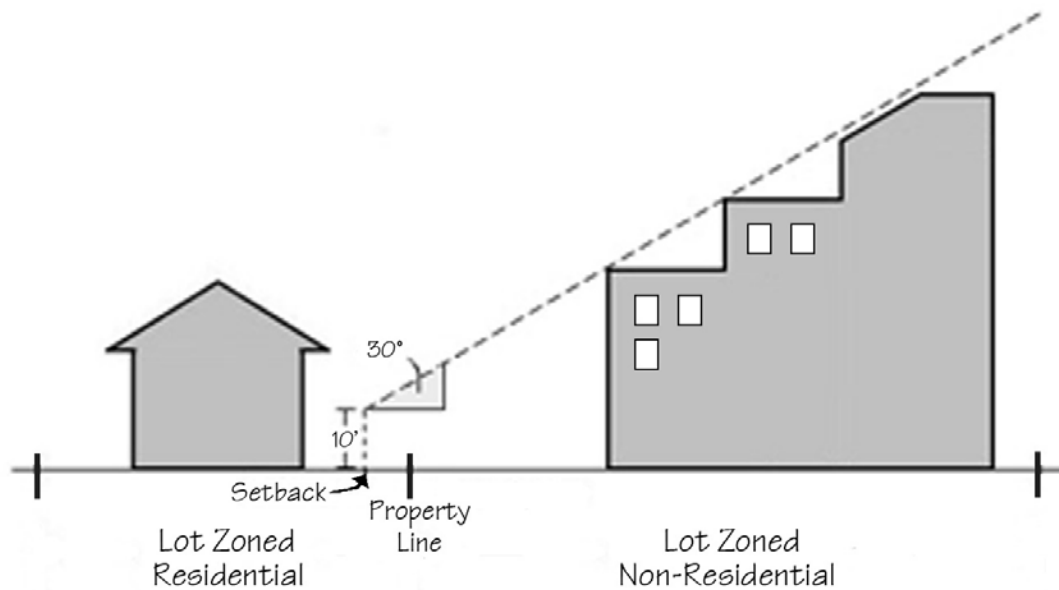
37                   1.       **Purpose**  
38                                   The objective of the height transition standard is to help ensure compatibility  
39                                   between non-residential development and adjacent residential districts, in terms  
40                                   of building bulk and scale, degree of sunlight access and daylighting, and visual  
41                                   buffering.

1           **2. Applicability**

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

5           **3. Standard**

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



20           **C. Non-Residential Development Adjacent to Existing Residential Use General**  
21           **Conditions**

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

- 27           1. Hours of operation and deliveries;
- 28           2. Location on a site of activities that generate potential adverse impacts on  
29           adjacent uses, such as noise and glare;
- 30           3. Placement of trash receptacles, compactors, or recycling;
- 31           4. Location and screening of loading and delivery areas;
- 32           5. Lighting location, design, intensity, and hours of illumination;
- 33           6. Placement and illumination of outdoor vending machines, telephones, or similar  
34           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 ~~Commercial or Industrial~~ 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 may require 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 ~~Anchorage~~, 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 ~~Anchorage'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 ~~Anchorage area~~ and can provide desired effects even during harsh urban and winter conditions.

1           **B.     Applicability**

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

- 7           1.       Individual single-family, two-family, and townhouse residential dwellings on  
8           separate lots **that existed prior to [effective date of title]**, where such residential  
9           use is the primary use on the lot;
- 10          2.       New single-family, two-family and townhouse subdivisions with fewer than **25**  
11          lots and ~~less than 25~~ dwellings; and
- 12          3.       Temporary uses **in accordance with** ~~listed in~~ section 21.05.080, except that  
13          landscaping and/or screening may be required pursuant to the provisions for the  
14          specific temporary use in section 21.05.080.

15           **C.     Landscaping Plan**

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

22           **D.     Alternative Equivalent Compliance**

23           The standards of this section 21.07.080 are intended to encourage development which is  
24           economically viable and allow creative solutions while achieving the intent of this section.  
25           Site conditions may arise where normal compliance is impractical or impossible, or where  
26           the maximum achievement of the municipality's objectives can be obtained through  
27           alternative compliance. The alternative equivalent compliance procedure set forth in  
28           subsection 21.07.010B. may be used to propose alternative means of complying with the  
29           intent of this section. Any proposed alternative landscaping and screening shall be equal  
30           to or greater than normal compliance in terms of quality, durability, hardness and ability  
31           to fulfill the standards of this section. In order to be considered for alternative equivalent  
32           compliance, one or more of the following landscaping-specific conditions shall be met:

- 33           1.       Topography, soil, vegetation, or other site conditions are such that full  
34           compliance is impossible or impractical; or improved environmental quality would  
35           result from the alternative compliance;
- 36           2.       Sites involving space limitations or unusually shaped parcels may justify  
37           alternative compliance for in-fill sites and for improvements and redevelopment in  
38           older areas;
- 39           3.       Safety considerations make alternative compliance necessary; or
- 40           4.       An alternative compliance proposal is equal to or better than normal compliance  
41           in its ability to fulfill the intent of this section.



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

2           Any use required to provide landscaping or screening pursuant to the use-specific  
3           standards of sections 21.05.030 through 21.05.060 shall provide such use-specific  
4           landscaping or screening. In the event of a conflict between the use-specific  
5           requirements and the requirements of this section 21.07.080, the use-specific provisions  
6           shall govern.

7           **F.     Landscaping**

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

9           Four types of landscaping may be required for a development, depending on the  
10          use and zoning district of the property and adjacent properties, and the portion of  
11          the property involved. These types of landscaping are: (1) site enhancement  
12          landscaping, (2) site perimeter landscaping, (3) parking lot landscaping, and (4)  
13          trees. Each type of required landscaping shall meet the minimum standards of  
14          subsection 21.07.080G, *General Landscaping Requirements and Standards*, and  
15          shall be shown on a landscaping plan that meets the requirements of subsection  
16          21.07.080C, *Landscaping Plan*, unless exempted by the terms of those sections.  
17          ~~The type and amount of planting material required to meet these requirements is~~  
18          ~~determined by adding up "landscape units," which are described in subsection~~  
19          ~~21.07.080F.3. below.~~ The site perimeter, parking lot, site enhancement, and tree  
20          landscaping requirements are set forth in subsections 21.07.080F.5., 6., 7., and  
21          8. below.

22          **2.     Determining Required Landscaping**

23          Both existing trees and shrubs, and newly installed trees, shrubs, groundcovers,  
24          and hardscape materials are assigned a unit value in table 21.07-1. Table 21.07-  
25          3 provides the number of units per linear foot of frontage that is required for each  
26          level of site perimeter landscaping, as well as the minimum and maximum  
27          average widths of the landscaped areas. Other types of landscaping state the  
28          units per square foot that is required to be installed in a certain area.

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

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

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

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

41          **b.**     Trees retained or planted as part of site enhancement, perimeter or  
42          parking lot landscaping may be counted toward a tree landscaping  
43          requirement, where the landscaping area coincides with a required tree  
44          area;

- 1                   c.     Trees retained or planted as part of a tree requirement may count toward
- 2                             other kinds of landscaping;
- 3                   d.     Where one kind of required landscaping area coincides with another, the
- 4                             stricter provisions shall apply; and
- 5                   e.     Site enhancement and interior parking lot landscaping may not be
- 6                             counted toward site perimeter or parking lot perimeter landscaping.
- 7                             Interior parking lot landscaping requirements may not be met by any
- 8                             other type of landscaping.

9                   **4.     Landscape Units Awarded**

10                   To provide for flexibility, allow design creativity, and encourage use of larger

11                   trees and retention of natural vegetation, the required amount of planting material

12                   for site enhancement, site perimeter, parking lot or tree retention landscaping is

13                   based on a “landscape units” point system. The number of units awarded to

14                   each landscaping element is as follows:

<b>TABLE 21.07-1: LANDSCAPE UNITS AWARDED</b>		
<b>Landscape Material</b>	<b>Landscape Units Awarded</b>	
	<b>Newly Installed</b>	<b>Existing Retained</b>
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	
<b>Hardscape Material</b>	<b>Units Awarded</b>	
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.	

**TABLE 21.07-1: LANDSCAPE UNITS AWARDED**

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. ~~Buffers include the use of trees, shrubs, setbacks devoted to vegetation, berms and fences.~~ 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 Anchorage'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 ~~private property and public streets, or 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, ~~and additional landscaping is not necessary. It does not visually obscure the appearance of a land 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 ~~lot lines,~~ and helps to frame **the municipality's Anchorage'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, R-5 to R-10, TA, W	RS-1, RT, RM-1, RM-2, R-1, R-2, R-3	RM-3, RM-4, R-4, RMX, OC	CBD (1,2,3), RCMU	NC, NMU-1, NMU-2, CCMU	MMU	AC, I-1, IC	DR, DL	Freeway [2]	Collector	Collector, Arterial, Expressway
RS-2, RL-1 to RL-4, R-5 to R-10, TA [1]		L2	L2				L2		L4	L2	L2
PLI	L3	L2	L2						L4	L2	L3
RS-1, RT, R-1, R-2 [1]	L2							L2	L4	L2	L2
RM-1, RM-2, R-3 [1]	L3	L2						L2	L4	L2	L2
RM-3, RM-4, R-4, RMX	L4	L3						L3	L4	L2	L2
CBD (1, 2, 3)									L4		
NC, NMU-1, NMU-2, CCMU, OC	L3	L2	L2					L3	L4		
RCMU, MMU		L3	L2		L2			L3	L4		
AC, MC	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
M1, 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

**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, R-1, R-2, R-3	RM-3, RM-4, R-4, RMX, OC	CBD (1,2,3), REMU	NC, NMMU-1, NMMU-2, CMMU	MMU	AC, I-1, IC	DR, DL	Freeway [2]	Collector	Collector, Arterial, Expressway
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[effective date of title], or new single-family, two-family and townhouse subdivisions with fewer than 2.5 lots and less than 2.5 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 [3]
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 [4]
Minimum number of landscape units that shall be evergreen trees	none	none	0.30 units per linear foot [2]	1.0 units per linear foot [2]
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) [4]	3 ft	8 ft	15 ft	30 ft.
Planting Area Width (minimum at any point) [4]	3 ft	8 ft	12 ft	20 ft

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- d. **Additional Standards for Site Perimeter Landscaping (moved from table)**
    - 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 Anchorage'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** ~~provided that, if that vegetation does not meet the standards for L4 Screening, screening landscaping shall be planted. Supplemental plantings shall not disturb existing vegetation, but in the event existing vegetation is disturbed, it shall be restored. Existing vegetation cannot be disturbed to achieve the screening standard through supplemental plantings. If 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 orientation to entrances, increases outdoor comfort levels, and mitigates wind and dust in large parking areas. Parking lot landscaping is intended as a visual buffer that softens visual impacts, not a barrier that eliminates natural surveillance. It consists of perimeter and interior parking lot landscaping.
    - b. **Applicability of Parking Lot Landscaping**

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

Perimeter parking lot landscaping shall be required for all **applicable** parking lots **on lot edges abutting** ~~having more than five spaces where the parking lot is adjacent to a public street, a residential district, or an institutional use (except for those institutional uses in the Transportation Facility, Utility Facility, or Telecommunication Facilities use categories per tables 21.05-1 and -2), as provided below.~~ **or a non-retail use such as a residential area, institutional use (e.g., hospital), or office, as provided below.**

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- i. *General Requirement*  
The parking lot perimeter landscaping requirement may be satisfied by complying with one of the following options:
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- (A) *Option 1:* L4 Screening as defined in subsection 21.07.080F.5.a.iv. and table 21.07-3; or
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- (B) *Option 2:* L3 Separation as defined in subsection 21.07.080F.5.a.iii. and table 21.07-3, with ornamental fencing and a maximum two-foot vehicle overhang area or no parking spaces adjacent to the landscaping. This option shall be available only to parking lots with fewer than 100 spaces, or if less than 70 percent of the parking spaces are located in the front parking area; or
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- (C) *Option 3:* L2 Buffer as defined in subsection 21.07.080F.5.a.ii. and table 21.07-3, with ornamental fencing and no vehicle overhang or no parking spaces adjacent to the landscaping. This option shall be available only to parking lots with fewer than 40 spaces, or if less than 50 percent of the parking spaces are located in the front parking area.
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- (D) *Option 4:* Where multiple lots are being developed together under a common site plan, master site plan, or a joint parking/circulation plan in a mixed-use district, the parking lot perimeter landscaping requirement may be waived along an interior lot line, providing that interior parking lot landscaping applies to both parking lots together.
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- ii. *Exceptions - Mixed Use Zoning Districts*
- (A) Option 2 from the subsection above is available to any parking lot;
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- (B) Option 3 from the subsection above is available to any parking lot in which less than 50 percent of the parking 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*

1 In order to reduce the impact of obtrusive glare on residences  
2 during the darker months, parking stalls that face an abutting  
3 residentially zoned property shall be screened from the adjacent  
4 property by a fence with a maximum height of 42 inches  
5 measured from the surface of the parking stall, and that is a  
6 screening ~~an~~ (opaque) fence between 20 and 42 inches in  
7 height, measured from the surface of the parking stall. The  
8 director may waive this requirement where the applicant  
9 demonstrates this standard will inhibit needed surveillance, or  
10 that other obstructions or topography satisfy this standard.

11 v. *Perimeter Landscaped Areas Wider than 20 Feet*  
12 For any landscaped areas wider than 20 feet, the required trees  
13 and shrubs shall be located within ten feet of the property line  
14 and adjacent public right-of-way or sidewalk.

15 d. **Parking Lot Interior Landscaping**

16 i. *Amount Required*  
17 Parking lot interior landscaping shall be required for all  
18 development with 20 or more parking spaces, as follows:

19 (A) *20 to 40 spaces*  
20 An area equal to at least five percent of the surface of  
21 the parking area on the site including appurtenant  
22 driveways shall be devoted to landscaping.

23 (B) *More than 40 spaces*  
24 An area equal to at least ten percent of the surface of  
25 the parking area on the site, including appurtenant  
26 driveways shall be devoted to landscaping.

27 ii. *Minimum Landscaping Area Size*  
28 The minimum size of any interior planting area shall be eight feet  
29 wide measured from back-of-curb and 200 square feet in area.

30 iii. *Minimum Stocking Requirements*  
31 In any required interior parking lot landscaping area, a minimum  
32 of 8.3 landscape units per 100 square feet (0.08 ~~0.03~~ units per 1  
33 square foot) of planting area shall be provided, with at least half  
34 of the landscape units being trees.

35 iv. *Landscape Massing*  
36 Landscaping should be massed rather than spread throughout  
37 the interior of a lot to create a more significant visual impact, to  
38 increase the rate of survival of the landscaping, and to facilitate  
39 snow removal. Trees and shrubs should be massed within  
40 planting areas to protect them from damage and to facilitate  
41 snow removal/storage.

42 v. *Preferred Locations*  
43 The preferred locations for planting areas within parking lots are  
44 along major drives and entryways, dividing more than two  
45 double-loaded parking bays, and outlining pedestrian walkways  
46 within the parking areas.



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

9 ~~Central Business Zone Districts~~

10 ~~No interior landscaping shall be required for parking lots within~~  
11 ~~the CBD Districts.~~

12 7. **Site Enhancement Landscaping**

13 a. **Purpose**

14 Site enhancement landscaping increases the greenery and seasonal  
15 color on open areas of a site, **and prevents erosion and dust by covering**  
16 **bare or disturbed areas.** ~~adding beauty to both the property and the~~  
17 ~~community.~~ It includes foundation plantings, front, side and rear-yard  
18 greenery, and common area plantings, ~~but not street frontage space,~~  
19 ~~parking lots or site perimeter buffers.~~ It enhances the appearance and  
20 function of the building and site and reinforces its continuity with the  
21 surrounding properties. ~~For example, site enhancement landscaping can~~  
22 ~~provide orientation and improve pedestrian comfort.~~

23 b. **Applicability of Site Enhancement Landscaping**

24 All ground surfaces on any development site that are not devoted to  
25 buildings, structures, storage yards, drives, walks, off-street parking or  
26 other authorized facilities, and not otherwise devoted to landscaping  
27 required by this chapter, shall provide site enhancement landscaping.

28 c. **Specifications for Site Enhancement Landscaping**

29 In any area where site enhancement landscaping is required, a minimum  
30 of 1 landscape unit per 50 square feet (.02 units per 1 square foot) of  
31 planting area shall be provided, ~~with at least one-half of the landscape~~  
32 ~~units being trees.~~ Buildings shall be separated from vehicle driveways or  
33 parking areas by a walkway or foundation plantings, ~~except in loading~~  
34 ~~service areas and in industrial zones or the AD district.~~ **However, all**  
35 **applicable areas shall, at a minimum, be covered with landscape or**  
36 **hardscape material as provided in table 21.07-1.**

37 8. **Trees**

38 a. **Purpose**

39 This section is a tree requirement for new residential development. It  
40 encourages the retention of trees, minimizes the impact of tree loss  
41 during construction, and promotes a sustained presence of trees and  
42 woodlands in urbanized areas of **the municipality Anchorage.** Trees are  
43 an important characteristic of **the municipality Anchorage,** providing  
44 economic support of local property values; enhancing the **municipality's**  
45 **Anchorage's** natural beauty and identity; reinforcing the pleasant  
46 physical character of residential neighborhoods; protecting anadromous  
47 fish and wildlife habitat; ameliorating impacts of development on  
48 drainage, soil erosion, air quality, and water quality ~~in Anchorage's water~~

ways; sheltering from inclement weather; and providing visual buffering of urban development.

**b. Applicability of Tree Requirement**

The tree requirement applies to new residential multifamily development and residential subdivisions. The tree requirement does not apply to individual single-family, two-family and townhouse dwellings on a separate lot that existed prior to [effective date of title], where such residential use is the primary use on the lot, or to new single-family, two-family and townhouse subdivisions with fewer than 2.5 lots and/or less than 2.5 dwellings. Nor does it apply to the removal of dead, diseased or naturally fallen trees or vegetation, or trees or vegetation that the director finds to be a threat to the public health, safety or welfare.

**c. Minimum Tree Density**

A minimum of number of tree landscape units, as As defined in table 21.07-1 in subsection 21.07.080F, 165 tree landscape units per acre are required in new residential developments, on the buildable area of residential development, as provided below. Tree density may consist of retained trees, installed trees, or a combination of retained and installed trees. For the purpose of calculating required minimum tree density, "buildable area" shall not include areas to be dedicated as public right-of-way.

i. Up to 35% of the total number of required units may be located within a separate tract or tracts held in common ownership by a homeowners association or comparable entity. A minimum tree density of 165 tree landscape units per acre is required on each single family lot in new residential subdivisions.

ii. All individual lots in a subdivision shall have at least one tree. A minimum tree density of 165 tree landscape units per acre is required on each multifamily residential development site.

**d. Tree Retention and Planting**

Tree density may consist of retained trees, installed trees, or a combination of retained and installed trees. The minimum tree density requirement may be met using trees on the lot. Trees to be retained shall be depicted on the landscaping plan. Where site characteristics or construction preferences to not support tree preservation, tree plantings may be used to satisfy this standard.

**e. Tree Retention Priorities**

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

**Landmark Trees**

i. Signature Trees

- 1                   ii.       *Sensitive Environmental Areas and Existing Wooded Areas*  
2                   Sensitive environmental areas and features, including areas with  
3                   large numbers of mature trees, areas containing multiple  
4                   signature trees, wetland areas, stream corridors, the margins of  
5                   existing lakes or ponds, natural drainages, wildlife habitat areas,  
6                   steep slopes or geological hazard areas.
- 7                   iii.       *Required Perimeter Landscaping Areas*  
8                   Areas where site perimeter or parking lot perimeter landscaping  
9                   is required pursuant to this section 21.07.080.
- 10                  iv.       *Other Individual Trees or Groups of Trees*

11                   ***Tree Tracts***

12                   ~~For residential subdivisions consisting of more than 50 residential lots, at  
13                   least 75% of the required minimum tree density shall be located within  
14                   separate deeded tree tracts held in common ownership by the  
15                   homeowners association, or comparable entity. Tree tracts shall be a  
16                   condition of approval and identified on the face of the plat. The applicant  
17                   shall also execute a covenant in a form agreeable to the municipality  
18                   which shall require compliance of the owner and homeowner's  
19                   association with the maintenance requirements of this section.~~

21                  **G.       General Landscaping Requirements and Standards**

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

23                  **1.       Plant Materials**

24                   **a.       Plant Choices and Quality**

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

37                   **b.       Credit for Retaining Existing Plant Materials**

38                   Given the short growing season, difficulty in establishing vegetation, and  
39                   the size and character of individual trees, the retention of existing  
40                   vegetation typically produces a far more beneficial effect in **the**  
41                   **municipality Anchorage** than installed landscaping. Therefore, existing  
42                   vegetation may be retained to meet the standards in a required  
43                   landscaping area, if vegetation retention areas are protected and  
44                   maintained during and after construction as specified in subsection G.3.,  
45                   *Planting Beds and Vegetation Areas*, below, and if the vegetation is not  
46                   listed as prohibited on the *Anchorage Master Tree and Shrub List*. If  
47                   existing vegetation does not meet the standards for the required  
48                   landscaping area, then it may be supplemented with installed

1 landscaping as necessary to comply with the requirement. Applicants  
2 receive greater credit for retained trees than for planted trees, as  
3 provided in table 21.07-1, *Landscape Units Awarded*.

4 **c. *Winter Color and Interest***

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

14 **d. *Tree Plantings***

15 Planted and transplanted trees shall be mulched with composed mulch 4  
16 inches or more in depth. Species selection and spacing of trees to be  
17 planted shall be such that it provides for the eventual mature size of the  
18 trees. Soil type, soil conditions and other site constraints shall be  
19 considered when selecting species for planting or transplanting.  
20 Evergreen trees installed shall meet the ANSI standard of **having** a  
21 minimum 5:3 height to spread ratio.

22 **2. *Planting Location***

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

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

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

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

37 Location of trees and landscaping areas to increase the hospitability of  
38 outdoor climates and extend the warm outdoor season is encouraged.  
39 Planting clusters or shelterbelts can shelter proposed building entrances,  
40 parking areas, or outdoor pedestrian spaces against prevailing winter  
41 winds and precipitation, and airborne dust during early spring after  
42 breakup. Evergreen trees should be located in careful consideration of  
43 wind protection and/or maintaining sun exposure for windows, sidewalks,  
44 and outdoor spaces during fall and spring.

45 **c. *Utility Easements***

46 Where required landscaping areas are parallel to utility easements, fifty  
47 percent of the landscaping area may be located in the utility easement,  
48 provided that any required trees are planted in that part of the

landscaping area that does not coincide with the utility easement. Where a utility easement crosses a required landscaping area, trees shall not be planted in the area that coincides with the utility easement.

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

**d. Visibility Clearance Areas**

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

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

**a. Protection of Landscaping**

All required landscaped areas, particularly trees and shrubs, shall be protected from potential damage by adjacent activities and uses, including parking and storage areas. Concrete barrier curbs or other approved barriers at least six inches high shall be provided between vehicular use areas and landscaped areas. Landscaped areas shall be marked or otherwise made to be visible during snow removal operations.

**b. Tree Retention Area Protection**

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

**i. Construction Fence**

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

**(A)** ~~The fence shall be~~ 6-foot high orange plastic and be secured to the ground with 8-foot metal posts; or

**(B)** ~~The fence shall be~~ 6-foot high steel, such as chain link, on concrete blocks.

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

Within the **critical** ~~root protection~~ zone of each tree, the following development is not allowed:

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

**(B)** New impervious surfaces;

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

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

- 1 (E) Staging or storage of materials and equipment, vehicle  
2 maneuvering areas, or other activities likely to cause soil  
3 compaction or above-ground damage;
- 4 (F) Placement, storage or dumping of solvents, soil  
5 deposits, excavated material, ~~or~~ concrete washout, or  
6 the like.
- 7 iii. *Subsequent Landscaping Work*  
8 Any landscaping done in the critical root zone subsequent to the  
9 removal of construction barriers shall be accomplished with light  
10 machinery or hand labor.
- 11 c. ***Raised Planting Beds***  
12 Raised planting beds are encouraged to increase the durability and  
13 effectiveness of landscaping and to protect the landscaping investment.  
14 Raised planting beds surrounded by a minimum 18-inch high wall may  
15 be reduced in width by two feet from the minimum required planting area  
16 width of any site perimeter or parking lot perimeter landscaping area.  
17 Wall height may be reduced to 12-inches where there will be no vehicle  
18 overhang.
- 19 d. ***Berms***  
20 Berms may be incorporated into any required landscaping or screening  
21 area, ~~except that berms are prohibited in mixed-use and central business~~  
22 ~~zoning districts.~~ Berms for on-site landscaping shall not be placed in a  
23 public right of way, and shall not interfere with natural drainage or cause  
24 water to be drained onto streets. No installed berm shall have a slope of  
25 greater than 3:1.
- 26 e. ***Retention Ponds***  
27 ~~Retention ponds shall be physically, functionally, and visually integrated~~  
28 ~~into adjacent landscape uses through the use of topography, building~~  
29 ~~and parking lot placement, plantings, permanent water features,~~  
30 ~~recreational or open space amenities, or other methods.~~
- 31 4. **Installation of Landscaping**  
32 a. ***Timing***  
33 All required landscaping and screening shall be installed by the  
34 developer. All landscaping shall be installed before a certificate of  
35 zoning compliance is issued. If a certificate of zoning compliance is  
36 requested between September and May, then the certificate shall be  
37 conditioned upon the landscaping being installed before the following  
38 August 15 ~~June 30~~.
- 39 b. ***Surety***  
40 A letter of credit, escrow, performance bond, or other surety approved by  
41 the municipal attorney for proper installation of the landscaping and  
42 equal in value to 125 percent of the value of the landscaping, as  
43 determined by the project landscape architecture firm, shall be given  
44 upon installation of the landscaping and shall remain in place with the  
45 director for at least 24 months after installation to ensure survival and  
46 proper maintenance of the landscaping in accordance with this section.  
47 After the landscaping has been installed for 24 months, and an

1 inspection has found that the required landscaping is in good health, the  
2 surety shall be released.

3 c. **Survival**

4 Any landscape element that dies or is otherwise removed or is seriously  
5 damaged shall be removed within 30 days of the beginning of the  
6 growing season and replaced based on the requirements of this section  
7 before the following August 15. The bond shall be subject to forfeit if  
8 inspection has not been requested within 18 months. If the owner or  
9 other responsible party fails to fulfill this obligation during the first 18  
10 months after installation of the landscaping, the municipality shall either  
11 perform the work and seek reimbursement from the responsible party's  
12 or owner's surety, or demand performance by the surety. An initial  
13 inspection fee shall be charged as part of the permitting process.

14 5. **Use of Landscaped Areas**

15 Except as provided in F.5.b. above, no structure, parking or loading area,  
16 driveway, snow storage, or paved area may be located in areas required for  
17 landscaping pursuant to this title.

18 6. **Maintenance and Replacement**

19 a. **Maintenance**

20 Trees, shrubs, and other vegetation, irrigation systems, fences, and  
21 other landscaping, screening, and fencing elements shall be considered  
22 as elements of a development in the same manner as other  
23 requirements of this title. The property owner shall be responsible for  
24 regularly maintaining all landscaping elements in good condition. All  
25 landscaping shall be maintained free from disease, weeds, and litter to  
26 the extent reasonably feasible. Plants that die shall be replaced in kind.  
27 All landscaping, screening, and fencing materials and structures shall be  
28 repaired and replaced when necessary periodically to maintain them in a  
29 structurally sound and aesthetically pleasing condition.

30 b. **Irrigation**

31 To ensure that plants will survive, particularly during the critical two-year  
32 establishment period when they are most vulnerable due to lack of  
33 watering, the bonding requirement established in subsection  
34 21.07.080G.4 above may be waived for any landscaping area that will be  
35 irrigated by one of the following:

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

41 H. **Screening**

42 1. **Purpose**

43 Screening consists of landscaping, the retention of natural vegetation, or the use  
44 of physical structures to block views of specific activities or specific parts of a  
45 property or structure. Applicants are encouraged to locate the types of features

1 listed in this section where they are not visible from off-site or public areas of a  
2 site, so that screening is unnecessary.

3 **Applicability**

4 ~~Notwithstanding the exemptions of 21.07.080C.2.a. and b., all townhouse~~  
5 ~~residential, multi-family residential, public/institutional, commercial, and industrial~~  
6 ~~uses shall be required to provide screening as specified in this subsection~~  
7 ~~21.07.080E. to block the views of the specified features from any adjacent street~~  
8 ~~or public open space or any adjacent property or public areas of a site. Public~~  
9 ~~areas of a site include public parking areas, sales areas, outside eating areas, or~~  
10 ~~other areas to which customers, clients, and guests are given regular access.~~

11 **2. Refuse Collection**

12 In order to improve the image of the municipality's Anchorage's streets and  
13 neighborhoods, to reduce the visual impacts of multi-family and nonresidential  
14 development, and to avoid problems with blown trash, snow, and pests, all refuse  
15 collection receptacles should be adequately screened and located in unobtrusive  
16 yet convenient locations. ~~shall adhere to the standards that follow.~~

17 **a. Residential Dwellings**

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

20 **b. Standards**

21 **i. Applicability**

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

35 **ii. Location**

36 Outdoor refuse collection receptacles shall not be located in a  
37 required front setback, and should, depending on the size of the  
38 site and need for access by refuse collection vehicles, be set  
39 back from the front plane of the principal structure. Refuse  
40 collection receptacles for non-residential uses shall not be  
41 located in any setback area ~~or required landscaping area~~ which  
42 abuts an adjacent residential use. Refuse collection receptacles  
43 shall not be located within any area used to meet the minimum  
44 landscaping or parking and loading area requirements of this  
45 chapter, or be located in a manner that obstructs or interferes  
46 with any designated vehicular or pedestrian circulation routes  
47 onsite.

48 **iii. Screening Enclosure**



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

13 **iv. Maintenance of Refuse Collection Receptacle**  
14 The lids of receptacles in screening enclosures without roof  
15 structures shall remain closed between pick-ups, and shall be  
16 maintained in working order.

17 **c. Amortization of Nonconforming Refuse Collection Receptacles**  
18 Any ~~lawful permanent~~ refuse collection receptacle **placed erected** prior to  
19 the adoption of this chapter that does not comply with the requirements  
20 of this section shall be removed or altered to comply within five years  
21 from the effective date of this title.

22 **3. Service and Off-Street Loading Areas**

23 **a. Applicability**  
24 This standard shall apply to all service and off-street loading areas  
25 serving public/institutional and commercial uses, except that service and  
26 off-street loading areas in alleys are exempt, and service and off-street  
27 loading areas serving industrial uses that are adjacent to a residential  
28 district must comply.

29 **b. Standard**  
30 In order to mitigate visual and noise impacts on surrounding uses and  
31 neighborhoods, Service and off-street loading areas create visual and  
32 noise impacts on surrounding uses and neighborhoods. These  
33 standards visually screen on-site service and off-street loading areas  
34 from public rights-of-way and adjacent uses.

35 ~~Service and off-street loading areas shall be designed and located to~~  
36 ~~reduce the visual and acoustic impacts of these functions on adjacent~~  
37 ~~properties and public streets. Non-enclosed service and off-street~~  
38 ~~loading areas shall be screened with durable, sight-obscuring walls~~  
39 ~~and/or fences of between six feet and eight feet in height. Screening~~  
40 ~~materials shall be the same as, or of equal quality to, the materials used~~  
41 ~~for the primary building and landscaping.~~

42 **4. Rooftop Mechanical Equipment**

43 **a. Applicability**  
44 This standard shall apply to all development except for single-family,  
45 two-family, and townhouse development.

46 **b. Standard**

1 Rooftop mechanical equipment, including HVAC equipment and utility  
2 equipment that serves the structure, but not including  
3 telecommunications equipment or solar collectors, shall be screened.  
4 ~~Screening shall be accomplished through the use of parapet walls or a~~  
5 ~~sight-obscuring enclosure around the equipment. The screening shall be~~  
6 ~~constructed of one of the primary materials used on the primary facades~~  
7 ~~of the structure, and be that is an integral part of the building's~~  
8 ~~architectural design.~~

9 The parapet or screen shall completely surround the rooftop mechanical  
10 equipment to an elevation equal to or greater than the highest portion of  
11 the rooftop mechanical equipment being screened. Any parapet wall  
12 shall have an elevation of no more than four feet. ~~In the event such~~  
13 ~~parapet wall does not fully screen all rooftop equipment then the rooftop~~  
14 ~~equipment shall be enclosed by a screen constructed of one of the~~  
15 ~~primary materials used on the primary façade of the building so as to~~  
16 ~~achieve complete screening from the property line.~~

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

18 **a. Applicability**

19 This standard shall apply to all development except for single-family and  
20 two-family development.

21 **b. Standard**

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

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

35 **a. Applicability**

36 This standard shall apply to all development.

37 **b. Standard**

38 Ground-mounted above-grade mechanical equipment shall be screened  
39 from view from streets; from residential, public, and institutional  
40 properties; and from public areas of the site or adjacent sites; through  
41 the use of ornamental fences or screening enclosures, or through the  
42 use of trees or shrubs that block at least 80 percent of the view. ~~in the~~  
43 ~~central business and mixed-use zoning districts.~~ Screening shall allow  
44 for access as required by utility companies. Above-grade ground-  
45 mounted utilities are prohibited on sidewalks.

46 **7. Outdoor Merchandise Display Areas**

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

1                   **8. Outdoor Storage Areas**

2                   Screening shall be required of outdoor storage areas as set forth in section  
3                   21.05.070D.17.

4                   **I. Fences**

5                   **1. Applicability**

6                   Notwithstanding the exemptions of 21.07.080B., the provisions of this subsection  
7                   21.07.080I. shall apply to all construction, substantial reconstruction, or  
8                   replacement of fences, retaining walls not required for support of a principal or  
9                   accessory structure, or any other linear barrier intended to delineate different  
10                  portions of a lot or to separate lots from each other. The provisions of this  
11                  subsection do not apply to temporary fencing for construction, emergencies or  
12                  special public events or performance areas.

13                  **2. Location**

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

17                  **3. Maximum Height**

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

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

24                  **b.**        In the ~~RL-1, RL-2, RL-3, and RL-4 -5, R-6, R-9, and R-10 zone~~ districts,  
25                  fences in front setbacks shall not exceed six feet in height if the fencing  
26                  material is sight-obscuring. Examples of non-sight obscuring fencing  
27                  include chain-link and split rail fencing.

28                  **c.**        In the CBD, AC, NMU, ~~CCMU, RCMU, MMU, and MC~~ districts, fences in  
29                  front yards shall not exceed three feet in height and shall not exceed  
30                  eight feet in side or rear yards.

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

34                  **4. Through Lots and Corner Lots**

35                  In the case of a through lot ~~and a corner lot, as defined in chapter 21.13,~~ which  
36                  abuts a street of collector or greater classification, a fence may be constructed  
37                  within the ~~secondary~~ front setback ~~abutting such classified street,~~ up to a  
38                  maximum of eight feet in height, provided that vehicular access to the street is  
39                  prohibited. ~~A fence higher than four feet, or six feet in zoning districts R-5, R-6,~~  
40                  ~~R-9, and R-10, shall not be constructed within a front setback if access to the~~  
41                  ~~street is required due to a plat note, by a conditional use permit, or under other~~  
42                  ~~provisions of law.~~

1                   **5. Finished Appearance Outward**  
 2                   Whenever any fence will be visible from adjacent streets, and whenever a fence  
 3                   is installed as part of required buffering landscaping and is visible from adjacent  
 4                   properties, it shall be installed so that the more finished side (i.e., the side with  
 5                   fewer or no visible structural framing or bracing elements) faces outward from the  
 6                   lot on which it is installed.

7                   **6. Prohibited Materials**  
 8                   Fences made of debris, junk, or waste materials are prohibited, unless such  
 9                   materials have been recycled and reprocessed into building materials marketed  
 10                  to the general public and resembling new building materials.

11 **21.07.090 OFF-STREET PARKING AND LOADING**

12                  **A. Purpose**

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

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

34                  **B. Applicability**

- 35                  1. **Generally**
- 36                  a. The off-street parking and loading standards of this section 21.07.090  
 37                  shall apply to all parking lots and parking structures accessory to any  
 38                  new building constructed and to any new use established in every  
 39                  district.

- 1                   b.       Except for the off-street loading requirements of subsection 21.07.090F.,  
2                   all other requirements of this section shall apply to Girdwood unless  
3                   specifically preempted in chapter 21.09.
- 4                   c.       The off-street parking requirements set forth in subsection 21.07.090D  
5                   shall not apply in the CBD Districts. However, all other standards of this  
6                   section 21.07.090 shall apply to the CBD Districts.
- 7                   d.       Except when specifically exempted, the requirements of this section  
8                   21.07.090 shall apply to all temporary parking lots and parking lots that  
9                   are the principal use on a site.

10                  **2.       Expansions and Enlargements**  
11                  The off-street parking and loading standards of this section shall apply when an  
12                  existing structure or use is expanded or enlarged. Additional off-street parking  
13                  and loading spaces shall be required to serve the enlarged or expanded area,  
14                  provided that in all cases the number of off-street parking and loading spaces  
15                  provided for the entire use (pre-existing plus expansion) must equal 100 percent  
16                  of the minimum ratio established in this section.

17                  **3.       Regulation of Parking Space Use**  
18                  The providers of required off-street parking spaces and the municipality of  
19                  Anchorage may reasonably control the users thereof by means that may include,  
20                  but are not limited to, restricting all parking to the users of the facility; parking lot  
21                  attendants control gates; tow-away areas; areas for exclusive use by employees,  
22                  tenants or staff; areas restricted for use by customers or visitors; and imposing  
23                  reasonable time limitations on users other than tenants, employees, or staff.  
24                  Direct charges may be made to users who exceed maximum time limits. The  
25                  traffic engineer may review all methods of control and may disapprove of any  
26                  restriction that adversely affects the purpose of this section. The municipality  
27                  may enforce any approved restrictions through any of the code enforcement  
28                  provisions set forth in chapter 21.12, *Enforcement*.

29                  **4.       Local Improvement Assessments and Parking**  
30                  Any property against which local improvement assessments have been levied for  
31                  the construction of public off-street parking shall be exempted from providing and  
32                  maintaining one space for each 100 square feet of property so assessed.

33                  **C.       Parking Lot Layout and Design Plan ~~(10 or More Spaces)~~**

34                  **1.       Applicability**  
35                  For all commercial, industrial, institutional, and multi-family residential  
36                  developments, proposed parking lots with 10 or more spaces, the applicant shall  
37                  submit a parking lot layout and design plan for review and approval by the traffic  
38                  engineer. The plan shall contain sufficient detail to enable the traffic engineer to  
39                  verify compliance with this section 21.07.090. Subject to approval of the traffic  
40                  engineer, the parking layout and design plan may be combined with other plans  
41                  required under this title, such as the landscaping plan required in 21.07.080,  
42                  *Landscaping, Screening, and Fences*.

43                  **2.       Minimum Plan Requirements**  
44                  a.       The parking lot layout and design plan shall be prepared by a design  
45                  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.

c. The traffic engineer shall ensure that provisions have been made for minimum interference with street traffic flow and safe interior vehicular and pedestrian circulation, transit, and parking.

**D. Off-Street Parking Requirements**

**1. Schedule A**

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

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
<b>RESIDENTIAL USES (* Ratios for residential uses are still being discussed)</b>				
Household Living	Dwelling, mixed use	See Schedule B.		
	Dwelling, multiple-family	<ul style="list-style-type: none"> <li>• 1.25 per efficiency unit;</li> <li>• 1.5 per one-bedroom unit</li> <li>• 1.5 per two-bedroom unit 800 sf or less</li> <li>• 1.75 per two-bedroom unit over 800 sf</li> <li>• 1.75 per three-bedroom unit 900 sf or less</li> <li>• 2.5 per three-bedroom unit over 900 sf</li> </ul> All multiple-family dwellings shall provide 0.25 guest spaces per unit. <u>Also see Schedule B.</u>	X	
	Dwelling, single-family detached	<ul style="list-style-type: none"> <li>• 2 per du up to 1,800 square feet;</li> <li>• 3 per du over 1,800 square feet, including any unfinished area which may be converted to living area</li> </ul>		
	All other Household Living uses	2 per du		
Group Living	Correctional community residential center	1 per 2,000 sf gfa	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
	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		
	All other Group Living uses	1 per two beds plus 1 per 100 sf of assembly area		
<b>PUBLIC/INSTITUTIONAL USES</b>				
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	
	Planetarium	1 per 400 sf gfa	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
	Zoo	1 per 2,000 sf gross land area	X	
	All other uses	1 per <del>400</del> 300 sf gfa	X	
Educational Facility	Boarding school	See Schedule C.	<del>X</del>	
	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	
	<del>High school or</del> middle school	1 per six seats in the main auditorium or assembly room, based on maximum capacity	X	
	High school	1 per employee plus 1 per four students		
	All other Educational Facility uses <del>without auditoriums or assembly rooms</del>	1 per 300 sf of enclosed floor space	X	
Government Facility	Correctional institution	See Schedule C.	<del>X</del>	
	Governmental office	1 per 300 sf gfa	X	
	Governmental service	1 per 600 sf gfa	X	
	<del>Police</del> /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.		



**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
	Park, public	See Schedule C. Playfields (soccer, baseball, etc.) shall have minimum of 20 spaces per field.		
Transportation Facility	Airport	See Schedule C.	X	
	Airstrip, private	See Schedule C.	X	
	Bus transit center	See Schedule C.	X	
	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.	X	
	Railroad passenger terminal	See Schedule C.		
	Taxicab dispatching office	See Schedule C.		
Utility Facility	All uses	1 per 1,000 sf gfa		
Communication Structures	All uses	None		
<b>COMMERCIAL USES</b>				
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		
	Animal grooming service	1 per 400 sf gfa		
	Kennel	1 per 800 sf gfa		
	Paddock or stable	1 per 5 stalls		
	Retail and services shop	1 per 300 sf gfa		
	Veterinary clinic	1 per 600 sf gfa		
Assembly	Civic/convention center	1 per four seats of principal room. If no fixed seating, then based on maximum capacity under provisions of International Building Code.	X	
	Club/lobby/meeting hall	1 per 300 sf gfa	X	
	Entertainment event, major	See Schedule C.	X	
Entertainment, Indoor	Amusement establishment	Indoor entertainment facility: 1 per 300 sf gfa		
	Bowling Alley	4 per bowling lane		

**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
	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 of principal room. 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 of principal room. If no fixed seating, then based on maximum capacity under provisions of International Building Code.		
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.	X	
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 or tavern	1 per 100 sf gfa	X	
	Brew pub	1 per 200 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 and recording facility	1 per 300 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
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	
<del>Retail (Repair and Rental)</del>	<del>All uses</del>	<del>1 per 300 sf gfa</del>	<del>X</del>	
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		
	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	
	Lumber yard/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
<del>Plumbing and heating equipment dealer</del>		<del>1 per 400 sf gfa</del>	<del>X</del>	
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	

**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
	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)		
	Vehicle storage yard	1 per 50 vehicles stored, based on maximum capacity, plus 1 per 350 sf gfa of office area, plus vehicle stacking spaces for security gate		X
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		
	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 4-2 beds, or 1 per cabin, sleeping unit, or tent site, whichever is greater		
<b>INDUSTRIAL USES [1]</b>				
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 Feed service contractor or caterer	1 per 400 sf gfa for catering; 1 per 800 sf gfa for food processing		

**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
	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.	X	
	<del>Boat storage facility</del>	<del>1 per 75 storage units</del>		
	<del>Cold storage and ice processing for marine products</del>	<del>1 per 250 sf gfa of area devoted to customer service; see Manufacturing ratios above for processing and storage areas</del>		
	Facility for combined marine and general construction	See Schedule C.		
	<del>Marine operations (general and limited)</del>	See Schedule C.		
	Marine wholesaling	1 per 400 sf gfa		
Warehouse and Freight Movement [1]	Bulk storage of hazardous materials	See Schedule C.	X	
	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		
	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.	X	
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 <del>1320</del> <del>700</del> feet of a transit stop on a transit <del>route development corridor</del> 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"> <li>▪ Minimum of 1 space per 1-bedroom unit</li> <li>▪ Minimum of 1.33 spaces per 2-bedroom unit</li> <li>▪ Minimum of 1.5 spaces per 3-bedroom unit</li> </ul>
Non-residential	Non-residential uses shall be eligible for a five percent (5%) reduction from the minimum number of required spaces in schedule A; <del>or</del> <u>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>.</u>
<u>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.</u>	

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

**4. Maximum Number of Spaces Permitted**

**a. Purpose**

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

**b. Maximum Number of Spaces**

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For any use categorized as a Public/Institutional, Commercial or Industrial use in table 21.05-1 or table 21.05-2, *Tables of Allowed Uses*, the maximum number of off-street vehicle parking spaces shall be as established in table 21.07-6 below. The table applies the maximum number of spaces allowed as a percentage of the minimum parking requirements established in table 21.07-4, *Off-Street Parking Schedule A*. Uses in the Parks and Open Areas, Transportation Facility, and Utility 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><b>Notes:</b></p> <p>[1] Restaurant Uses: In spite of Note [2] below, restaurant, <del>and bar/tavern, and brew pub</del> establishments that do not serve fast food and 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, CCMU, and RM-4 <del>X</del> 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>	

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- c. **Exceptions**
  - i. If application of the maximum parking standard would result in fewer than six parking spaces, the development shall be allowed six parking spaces.
  - ii. For the purpose of calculating parking requirements, the following types of parking spaces shall not count against the maximum parking requirement, but shall count toward the minimum requirement:
    - (A) Accessible parking;
    - (B) Vanpool and carpool parking; and
    - (C) Parking structures, underground parking, and parking within, above, or beneath the building(s) it serves.

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- iii. For the purpose of calculating parking requirements, fleet vehicle parking shall not count against either the minimum or maximum requirements.
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- iv. Exceptions to the maximum parking requirement may be allowed by the traffic engineer and the building official in situations that meet all of the following criteria:
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- (A) The proposed development has unique or unusual characteristics such as high sales volume per floor area or low parking turnover, which create a parking demand that exceeds the maximum ratio and which typically does not apply to comparable uses; and,
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- (B) The parking demand cannot be accommodated by on-street parking or shared parking with nearby uses; and,
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- (C) The request is the minimum necessary variation from the standards; and,
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- (D) If located in a mixed-use district, the uses in the proposed development and the site design are highly supportive of the mixed-use concept and support high levels of existing or planned transit and pedestrian activity.

21 **E. Parking Alternatives**

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

25 **1. Shared Parking**

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

29 **a. Location**

30 Shared parking spaces shall be located within 1320 600 feet of an  
31 entrance, unless approved by the traffic engineer.

32 **b. Zoning Classification**

33 Shared parking areas shall be located on a site with the same or a more  
34 intensive zoning classification than required for the primary uses served.

35 **c. Shared Parking Study**

36 Those proposing to use shared parking as a means of satisfying off-  
37 street parking requirements shall submit a shared parking analysis to  
38 staff that clearly demonstrates the feasibility of shared parking. The  
39 study shall be provided in a form established by the traffic engineer and  
40 shall be made available to the public. It shall address, at a minimum, the  
41 size and type of the proposed development, location of required parking,  
42 the composition of tenants, the anticipated rate of parking turnover, and  
43 the anticipated peak parking and traffic loads for all uses that will be



1 sharing off-street parking spaces. The applicant shall also demonstrate  
2 that any parking reduction requested as part of the shared parking study  
3 will not result in the spillover of parking onto other properties.

4 **d. Agreement for Shared Parking**

5 The parties involved in the joint use of off-street parking facilities shall  
6 submit a written agreement in a form to be recorded for such joint use,  
7 approved by the traffic engineer and **the director** ~~Administrative Official~~  
8 as to form and content. The agreement shall guarantee the use of the  
9 shared parking facilities **for the life of the uses** ~~in perpetuity~~, and shall  
10 provide for the maintenance of jointly used parking facilities. The traffic  
11 engineer and director may impose such conditions of approval as may  
12 be necessary to ensure the adequacy of parking in areas affected by  
13 such an agreement. Recordation of the agreement shall take place  
14 before issuance of a **land use or** building permit for any use to be served  
15 by the shared parking area. A shared parking agreement may be  
16 revoked only if all required off-street parking spaces will be provided in  
17 accordance with the requirements of subsection 21.07.090D.

18 **2. Off-Site Parking**

19 The traffic engineer and **the director** ~~Administrative Official~~ may approve the  
20 location of required off-site parking spaces on a separate lot from the lot on  
21 which the principal use is located if the off-site parking complies with all of the  
22 following standards:

23 **a. Ineligible Activities**

24 Required parking spaces for residential uses must be located on the site  
25 of the use or within a tract owned in common by all the owners of the  
26 properties that will use the tract. Required parking spaces for persons  
27 with disabilities may not be located off-site.

28 **b. Location**

29 No off-site parking space may be located more than 600 feet from an  
30 entrance (measured along the shortest legal pedestrian route) unless  
31 approved by the traffic engineer. Off-site parking spaces shall be  
32 connected to the use by acceptable pedestrian facilities. Off-site parking  
33 spaces may not be separated from the use served by a street right-of-  
34 way with a width of more than 80 feet, unless a grade-separated  
35 pedestrian walkway, a traffic signal, a shuttle bus, or other traffic control  
36 is provided or other traffic control or remote parking shuttle bus service is  
37 provided.

38 **c. Zoning Classification**

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

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

42 In the event that an off-site parking area is not under the same  
43 ownership as the principal use served, a written agreement between the  
44 record owners shall be required. The agreement shall guarantee the use  
45 of the off-site parking area **for the life of the use** ~~in perpetuity~~. An  
46 attested copy of the agreement between the owners of record shall be  
47 submitted to the municipality for recordation in a form established by the  
48 municipal attorney. Recordation of the agreement shall take place

1 before issuance of a building permit or certificate of occupancy for any  
2 use to be served by the off-site parking area. An off-site parking  
3 agreement may be revoked only if all required off-street parking spaces  
4 will be provided in accordance with the requirements of this chapter. No  
5 use shall be continued if the parking is removed unless substitute  
6 parking facilities are provided, and the traffic engineer and **the director**  
7 ~~Administrative Official~~ shall be notified at least 60 days prior to the  
8 termination of a lease for off-site parking.

9 **3. On-street Parking**

10 In mixed-use districts **where on-street parking is allowed**, on-street parking  
11 spaces in the right-of-way along the property line, between the two side lot lines  
12 of the site, may be counted to satisfy the minimum off-street parking  
13 requirements. In all other districts, on-street parking meeting the above criteria  
14 shall be counted towards off-street parking requirements if approved by the traffic  
15 engineer.

16 **4. District Parking**

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

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

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

25 **6. Parking Structures**

26 **a. Maximum Parking Waiver**

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

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

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

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

36 A floor area bonus shall be granted for underground parking structures  
37 and automated parking structures in the CBD and mixed-use districts.  
38 The bonus shall be granted at a ratio of three square feet of additional  
39 bonus area for each square foot of structured parking that is  
40 underground or within an automated parking structure.

41 **7. Sites in Mixed-use Districts (moved to schedule B)**

42 ~~In the mixed-use districts, the total requirement for off-street parking  
43 facilities shall be the sum of the requirements for the various uses  
44 computed separately, subject to the modifications set forth below.~~

- 1 ~~i. All uses within the mixed use districts shall be eligible for a five~~  
2 ~~percent parking reduction to reflect the reduced automobile use~~  
3 ~~associated with mixed use developments.~~
- 4 ~~ii. A 10 percent parking reduction for multifamily residential~~  
5 ~~dwelling may be allowed if the proposed use is located within~~  
6 ~~600 feet of a transit stop with midday service headways of 30~~  
7 ~~minutes or less in each direction.~~
- 8 ~~iii. For non-residential uses, the minimum parking requirement may~~  
9 ~~be reduced 10 percent if the use incorporates a transit stop that~~  
10 ~~meets minimum design standards established by the~~  
11 ~~municipality.~~
- 12 ~~iv. The total number of parking spaces required for a use or uses in~~  
13 ~~a mixed use district may be further reduced by the traffic~~  
14 ~~engineer and director if the applicant prepares a parking~~  
15 ~~evaluation that demonstrates a reduction is appropriate based on~~  
16 ~~the expected parking needs of the development, availability of~~  
17 ~~mass transit, and similar factors. The parking evaluation shall be~~  
18 ~~prepared in a form and manner prescribed by the traffic~~  
19 ~~engineer.~~

20 **8. Other Eligible Alternatives**

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

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

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

33 **1. Types of Loading Berths**

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

- 36 **a.** Type A berths shall be at least 60 feet long by ten feet wide by 14 feet  
37 six inches high, inside dimensions. **Note that these minimum dimensions**  
38 **do not accommodate some semi-truck combinations, and a 67 foot long**  
39 **by 15 foot high berth may be needed in some situations.**
- 40 **b.** Type B berths shall be at least 30 feet long by ten feet wide by 14 feet  
41 six inches high, inside dimensions.
- 42 **c.** Type C berths shall be located in the rear of a lot and utilize part of an  
43 adjacent alley. The building setback shall be a minimum of five feet from  
44 the property line along the alley for the entire width of the lot.

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**2. Number of Spaces**

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

<b>TABLE 21.07-7: OFF-STREET LOADING BERTHS</b>			
<b>Use</b>	<b>Aggregate Gross Floor Area (square feet)</b>	<b>Berths Required</b>	<b>Type</b>
<b>Residential Uses</b>			
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
<b>Public/Institutional Uses</b>			
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
<b>Commercial Uses</b>			
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

**TABLE 21.07-7: OFF-STREET LOADING BERTHS**

Use	Aggregate Gross Floor Area (square feet)	Berths Required	Type
	50,000--100,000	3	B
	Over 100,000, each additional 50,000 or major fraction thereof	1 additional	B
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
<b>Industrial Uses</b>			
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.

- 1                   **6. Manner of Using Loading Areas**  
2                   No space for loading or unloading of vehicles shall be so located that a vehicle  
3                   using such loading space projects into any public street. Loading space shall be  
4                   provided with access to an alley, or, if no alley adjoins the lot, with access to a  
5                   street. Any required front, side, or rear yard may be used for loading unless  
6                   otherwise prohibited by this title. Design and location of entrances and exits for  
7                   required off-street loading areas shall be subject to the approval of the traffic  
8                   engineer. Service and off-street loading areas shall comply with the screening  
9                   requirements for such areas set forth in subsection 21.07.080H.4.
- 10                  **7. Signs**  
11                  The owners of the property shall provide, locate, and maintain loading signs as  
12                  specified by the traffic engineer. Such signs shall not be counted against allowed  
13                  advertising sign area.
- 14                  **G. Computation of Parking and Loading Requirements**
- 15                  **1. Fractions**  
16                  For residential uses, when measurements of the number of required spaces  
17                  result in a fractional number, any fraction shall be rounded up to the next higher  
18                  whole number. For all other uses, when measurements of the number of  
19                  required spaces result in a fractional number, any fraction shall be rounded down  
20                  to the next lower whole number.
- 21                  **2. Multiple Uses**  
22                  Developments containing more than one use shall provide parking and loading in  
23                  an amount equal to the total of the requirements for all uses, except as allowed  
24                  by this section. However, loading facilities may be shared between uses when  
25                  approved by the traffic engineer.
- 26                  **3. Area Measurements**  
27                  Unless otherwise specified, all square footage-based parking and loading  
28                  standards shall be computed on the basis of gross floor area of the use in  
29                  question. A parking structure within a building and any enclosed rooftop  
30                  mechanical equipment shall not be counted in such measurement.
- 31                  **4. Computation of Off-Street Parking**  
32                  Required off-street loading space shall not be included as off-street parking  
33                  space in computation of required off-street parking space, unless approved by  
34                  the traffic engineer pursuant to subsection F.5. above.
- 35                  **5. Parking for Unlisted Uses**  
36                  Parking requirements for uses not specifically listed in subsection 21.07.090D.  
37                  shall be determined by the traffic engineer based on the requirements for the  
38                  closest comparable use, as well as on the particular parking demand and trip  
39                  generation characteristics of the proposed use. The traffic engineer may  
40                  alternately require the submittal of a parking demand study that justifies  
41                  estimates of parking demand based on the recommendations of the Institute of  
42                  Transportation Engineers, and includes relevant data collected from uses or  
43                  combinations of uses that are the same or comparable to the proposed use in  
44                  terms of density, scale, bulk, area, type of activity, and location.

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**6. Dimensions of Parking Spaces**

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

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**

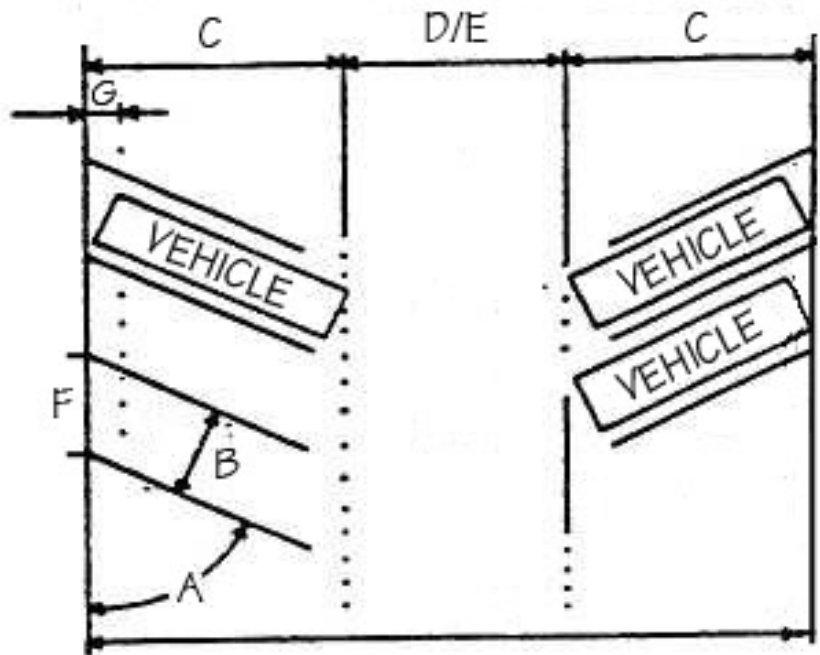
Parking Angle (A)	Stall Width (B)	Stall to Curb (C)	Aisle Width (D/E)	Overhang (G)
45°	7' 7"	15' 2"	10' 9"	1' 6"
50°	7' 7"	15' 8"	11' 2"	1' 7"
60°	7' 7"	16' 4"	12' 6"	1' 8"
70°	7' 7"	16' 5"	14' 1"	1' 10"
75°	7' 7"	16' 6"	16' 4"	1' 10"
90°*	7' 7"	15' 6"	19' 0"	2' 0"

\* 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.

H. **Parking Lot Design Standards**

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

1. **Relationship to Landscaping**

No parking shall be permitted in any required landscaping area.

2. **Location of Parking Lots**

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

a. **General Standard**

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

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

~~i. Relationship to Buildings~~

~~In order to reduce the scale of the paved surfaces, to create a unified streetscape, and to shorten the walking distance between the parked vehicle and the building, off street parking for all commercial developments shall be located according to one of the following options.~~

~~(A) No more than 70 percent of the off-street surface parking spaces provided for all uses contained in the development's primary building(s) shall be located in the front parking area (i.e., the remaining spaces must be located to the rear or side of the primary building), or~~

~~(B) More than 70 percent of the off-street parking spaces provided for all uses contained in the development's primary building(s) may be located in the front parking area, provided the size of the parking lot perimeter landscaping required by section 21.07.080F.6. is increased by 50 percent. (For example, if the required parking lot perimeter landscaping is 10 feet and 75% of the parking is between the front façade and the street, then the landscaping area would be increased to 15 feet and additional landscaping required.) For purposes of this section, the "primary building" shall be defined as the building with the most business activity. [ADD ILLUSTRATION]~~

~~ii. Parking in Buffers~~

~~No parking shall be permitted in any required perimeter landscape buffer.~~

1                   iii.     *Relationship to Residential Areas*  
2                   To the maximum extent feasible, parking lots shall be located  
3                   away from any adjoining residential uses while still remaining in  
4                   compliance with the standards and requirements of this section.

5                   **c.     Commercial Development in the ~~OC~~, CBD and Mixed-Use Districts**

6                   i.     ~~Relationship to Street Frontage~~  
7                   ~~No more than 70 percent of a site's frontage on the primary~~  
8                   ~~adjacent public street shall be occupied by a parking lot,~~  
9                   ~~perimeter parking lot buffer, or driveways. At least 30 percent~~  
10                  ~~must be occupied by a wall of the primary building.~~

11                  **d.     Multi-Family Development in the R-3, R-4, and OC Districts**

12                  i.     *Relationship to Street Frontage*  
13                  No more than 50 percent of a site's frontage on the primary  
14                  adjacent public street shall be occupied by a parking lot,  
15                  perimeter parking lot buffer, parking structure, garages, or  
16                  carports.

17                  ii.    ~~Parking in Buffers~~

18                  ~~No parking shall be permitted in any required perimeter~~  
19                  ~~landscape buffer.~~

20                  **e.     Multi-Family Development in the ~~CBD~~ and Mixed-Use Districts**

21                  i.     *Relationship to Street Frontage*  
22                  No more than ~~70~~ 50 percent of a site's frontage on the primary  
23                  adjacent public street shall be occupied by a parking lot,  
24                  perimeter parking lot buffer, or driveways. ~~At least 30 percent~~  
25                  ~~must be occupied by a wall of the primary building(s).~~

26                  ii.    *Parking Underneath Buildings*

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

31                  iii.   *Parking Structures*

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

36                  **3.     Location of Parking Spaces**

37                  **a.     General**

38                  Except as provided in this section, all required parking spaces shall be  
39                  on the same lot as the main building served, or on an abutting lot  
40                  provided that the zoning district in which the lot is located allows for off-  
41                  street parking as a permitted principal use, site plan review use, or  
42                  conditional use. Such abutting lot shall be under the same ownership as  
43                  that of the building to be served, and there shall be a parking agreement,  
44                  approved by the municipality and recorded, which provides for parking  
45                  requirements in perpetuity.

46                  **b.     Mixed Use**

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

4 **c. *Recreational Vehicle Spaces***

5 All lots with 100 or more spaces associated with a retail commercial use  
6 shall provide one designated parking space for recreational vehicles per  
7 100 regular spaces. The recreational vehicle spaces shall be depicted  
8 on the parking lot layout plan.

9 **d. *Carpool and Vanpool Spaces***

10 All non-residential lots with 100 or more spaces or that serve uses with  
11 50 or more employees on a single shift shall designate at least two  
12 percent of the long-term employee or student parking spaces for  
13 carpool/vanpool parking. These designated spaces shall be located  
14 closer to the building entrances than other employee or student parking,  
15 with the exception of disabled-accessible and short-term visitor parking.  
16 These spaces shall be clearly marked "Reserved - Carpool/Vanpool  
17 Only" and include hours of use, per the Manual of Uniform Traffic Control  
18 Devices.

19 **4. Pedestrian Access and Circulation**

20 **a. *Purpose***

21 These standards are intended to provide safe, efficient, and convenient  
22 pedestrian access and circulation patterns within parking lots. By  
23 creating a safe, continuous network of pedestrian walkways within and  
24 between parking lots and developments and adjoining streets and  
25 developments, pedestrians will feel more inclined to walk (rather than  
26 drive) between stores and other destinations. A pedestrian network that  
27 offers clear circulation paths from the parking areas to building entries  
28 also creates a safer, more inviting pedestrian environment.

29 **b. *Pedestrian Circulation Plan Required***

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

32 **c. *Pedestrian Connections***

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

35 i. Connect each primary entrance of any multi-family or non-  
36 residential building with all parking areas or parking structures  
37 that serve such primary building(s), and with any required drop-  
38 off areas.

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

42 **d. *Demarcation of Pedestrian Connections***

43 Where an on-site pedestrian walkway system abuts a parking lot or  
44 internal street or driveway, the walkway shall be clearly marked and  
45 physically separated from the parking lot or drive through the use of a (1)  
46 an upright curb of five ~~six~~ inches or more in height, bollards, or other

1 physical buffer; and (2) a change in paving materials distinguished by its  
2 color, texture, edge, or striping. The vehicle overhang shall not encroach  
3 into a curbed walkway. Where an on-site pedestrian walkway crosses a  
4 parking lot or internal street or driveway, the crosswalk shall be clearly  
5 marked and delineated through a change in paving materials  
6 distinguished by its color, texture, edge, or striping, and shall meet any  
7 requirements of the American with Disabilities Act. Additionally,  
8 pedestrian use areas shall be delineated with visual elements such as  
9 light poles, bollards, planters, and architectural elements to highlight their  
10 location, particularly after a snowfall.

11 e. **Pedestrian Drop-Off Areas**  
12 For all parking lots with 40 or more spaces, a defined pedestrian drop-off  
13 area shall be provided near the primary building entry. The drop-off  
14 areas shall meet the standards set forth in the following section.

15 5. **Vehicular Access and Circulation**  
16 Parking areas should be designed for a safe and orderly flow of traffic throughout  
17 the site. Plans shall be reviewed and approved by the traffic engineer.  
18 Applicants shall submit a vehicular circulation plan for all parking areas that  
19 demonstrates compliance with the following standards:

20 a. **Key Elements**  
21 The vehicular circulation plan shall address the following elements as  
22 they relate to parking lots, including but not limited to: fire lanes,  
23 emergency access, drive-throughs, drop-offs, and loading areas.

24 b. **Circulation Patterns**  
25 Circulation patterns within parking areas shall be well defined with curbs,  
26 landscaping, landscaped islands, and other similar features. In order to  
27 define circulation and provide better site distance, islands at the end of  
28 each aisle are encouraged. Parking spaces along major circulation  
29 drives are prohibited. Where loading facilities are required, truck  
30 circulation shall be considered, and truck turning radii shall be shown on  
31 the vehicular circulation plan.

32 c. **Dead-End Parking Aisles**  
33 ~~Dead-end parking aisles shall be allowed only with the approval of the~~  
34 ~~traffic engineer. To the maximum extent feasible, dead-end parking~~  
35 ~~aisles shall be avoided.~~

36 d. **Relationship to Adjacent Properties and Parking Lots**  
37 The plan shall show existing parking and circulation patterns on adjacent  
38 properties and potential connections.

39 e. **Parking Area Entries/Driveways**  
40 Entries and driveways providing access to parking areas shall conform to  
41 the municipality's of Anchorage ~~Policy for Driveway Design Standards~~  
42 currently adopted by the traffic department. A copy of those standards  
43 can be obtained from the traffic department. Access to roads owned by  
44 the state of Alaska requires department of transportation and public  
45 facilities approval and a current valid driveway permit. The municipality  
46 cannot issue driveway permits for state-owned ~~rights-of-way roads.~~

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- f. **Passenger Drop-Off Areas**  
All institutional, entertainment, and commercial uses such as schools/daycare, stadiums, and theaters that have high-volume peak traffic volumes shall provide an area for drop-offs and pick-ups that meets the following requirements:
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- i. **Plan**  
The vehicle access and circulation plan shall show the location and design of the proposed passenger drop-off area. The plan shall also include a traffic control plan, approved by the traffic engineer, addressing information regarding projected usage, hours of operation, peak loading/unloading time, plans for directing traffic, safety measures, and other information deemed necessary by the traffic engineer to designing a safe and well-functioning drop-off area.
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- ii. **Schools**  
Drop-off and pick-up areas shall be required for schools (public or private). Drop-off and pick-up areas may be adjacent to a primary driveway access or aisle, but shall be located far enough off the roadway so that they do not cause traffic to stop. ~~Additionally, access to drop-off areas shall not be impeded by location of parking lot access drives.~~ Length and design of the drop-off and pick-up areas shall be approved by the traffic engineer.
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- g. **Parking and Maneuvering**  
All parking spaces and vehicle maneuvering areas required by this section, except those that serve single-family and duplex residences, shall be located entirely on private property unless specifically provided otherwise by this section.
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- h. **Alleys**  
The usable portion of an alley may be credited as aisle space subject to safety approval by the traffic engineer.
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- i. **Parking Lot Connections**  
Required parking areas serving a site, whether located on that same lot or on an adjacent lot, may be connected by means of a common access driveway within or between the interior of such lots.
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- j. **Ingress and Egress Points**  
i. Ingress and egress to parking facilities shall be designed to maintain adequate sight distance and safety and as prescribed in municipal driveway standards.
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- ii. Adequate ingress to and egress from each parking space shall be provided without backing more than 25 feet.
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- k. **Parking Space Obstructions**  
No wall, post, guardrail, or other obstruction that would restrict vehicle door opening shall be permitted within five feet of the centerline of a parking space.

- 1                   **6.     Snow Storage and Handling**
- 2                   **a.     Snow Storage in All Zoning Districts**
- 3                   i.     No snow shall be stored in required **site perimeter or parking lot**
- 4                                   landscaping areas or on pedestrian walkways or sidewalks.
- 5                   ii.    No snow pile shall be taller than fifteen (15) feet, except as
- 6                                   allowed by 21.05.060E.6., *Snow Disposal Site*.
- 7                   iii.   Snow shall not be stored on any site (except for a *Snow Disposal*
- 8                                   *Site* pursuant to subsection 21.05.060E.6.) for more than 21
- 9                                   days.
- 10                  **b.     Snow Storage in Multi-Family Developments of Five (5) or More**
- 11                                   **Units**
- 12                                   In addition to the general requirements of a. above, multi-family
- 13                                   developments of five (5) or more units shall meet the following
- 14                                   requirements:
- 15                   i.     In addition to the area set aside to meet the off-street parking
- 16                                   requirements of this chapter, a portion of the site equal to a
- 17                                   minimum of 20 percent of the area devoted to uncovered and
- 18                                   unheated surface parking and driveways shall be set aside for
- 19                                   snow storage. No parking credit shall be given for snow storage
- 20                                   areas. The snow storage area shall be clearly indicated on the
- 21                                   parking lot plan.
- 22                   ii.    The designated snow storage area may overlap with fifty percent
- 23                                   (50%) of the private open space required in section 21.07.030C,
- 24                                   provided that:
- 25                                   **(A)**   No trees or shrubs exist in that portion of private open
- 26   space which overlaps with the snow storage area; and
- 27                                   **(B)**   All areas of the private open space used for snow
- 28   storage are within fifteen (15) feet of a paved area.
- 29                  **7.     Refuse and Trash Collection Areas**
- 30                  a.     All refuse and trash collection areas shall be delineated on the parking
- 31                                   lot layout and design plan.
- 32                  b.     All refuse and trash collection areas shall be screened in accordance
- 33                                   with 21.07.080H.2., *Refuse Collection*.
- 34                  c.     Refuse and trash collection areas shall not be located within any area
- 35                                   used to meet the minimum parking specifications of this section or on or
- 36                                   near any pedestrian use areas such as sidewalks or walkways.
- 37                  d.     Refuse and trash collection receptacles shall not be located in a manner
- 38                                   that obstructs or interferes with any designated vehicular or pedestrian
- 39                                   circulation routes within a parking lot.
- 40                  **8.     Maximum Grade**
- 41                                   The maximum grade for any parking space or interior drive lanes shall be five
- 42                                   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, R-5, R-6, R-9, R-10,** 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

TABLE 21.07-10: VEHICLE STACKING AREAS		
Activity Type	Minimum Stacking Spaces	Measured From
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.		

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

16           **J. Accessible Parking Requirements**

17           A portion of the total number of required off-street parking spaces in each off-street

18           parking area shall be specifically designated, located, and reserved for the use by

19           persons with physical disabilities.

20           **1. Number of Spaces Required**

21           Accessible parking requirements for commercial, industrial, public, and

22           institutional uses, and multi-family developments requiring more than 25 spaces,

23           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



**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
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
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

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**2. Dimensions**

Car Accessible vehicle spaces shall be at least eight feet wide with an access aisle at least five feet wide abutting the space. ~~One in every eight~~ Van accessible vehicle spaces shall have an abutting aisle eight feet in width for vans. 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.

- 1                   **3. Accessible Routes**
- 2                   **a. Location**
- 3                   At least one accessible route to the building or facility entrance shall be
- 4                   provided from accessible parking and accessible passenger loading
- 5                   zones.
- 6                   **b. Width**
- 7                   The minimum clear width of an accessible route shall be 36 inches.
- 8                   **c. Surface Textures**
- 9                   Ground surfaces along accessible routes shall be stable, firm, and slip-
- 10                  resistant.
- 11                  **d. Changes in Levels**
- 12                  Changes in level up to 1/4 inch may be vertical and without edge
- 13                  treatment. Changes in level between 1/4 inch and 1/2 inch shall be
- 14                  beveled with a slope no greater than one to two. Changes in level
- 15                  greater than 1/2 inch shall be accomplished by means of a ramp.
- 16                  **e. Gratings**
- 17                  If gratings are located in walking surfaces on an accessible route, then
- 18                  they shall have spaces no greater than 1/2 inch wide in one direction. If
- 19                  gratings have elongated openings, then they shall be placed so that the
- 20                  long dimension is perpendicular to the dominant direction of travel.
- 21                  **f. Ramps**
- 22                  ADA ramps cannot protrude into the ADA access aisle. Ramp details
- 23                  shall be included on the plans.
- 24                  **4. Location**
- 25                  Accessible vehicle spaces serving a particular building shall be located on the
- 26                  shortest accessible route of travel from adjacent parking to an accessible
- 27                  entrance. The accessible route of travel shall not pass behind parking spaces.
- 28                  In parking facilities that do not serve a particular building, accessible vehicle
- 29                  spaces shall be located on the shortest accessible route of travel to an
- 30                  accessible pedestrian entrance of the parking facility. In buildings with multiple
- 31                  accessible entrances with adjacent parking, accessible vehicle spaces shall be
- 32                  dispersed and located closest to the accessible entrances.
- 33                  **5. Signs and Striping**
- 34                  Each accessible vehicle spaces shall be designated as reserved by a sign
- 35                  showing the symbol of accessibility. Van-accessible spaces shall have an
- 36                  additional sign reading "Van-Accessible" mounted below the symbol of
- 37                  accessibility.
- 38                  **a.** Eight-foot van accessible aisles require a no-parking sign.
- 39                  **b.** Signs shall be located so that they do not obstruct the ramps or other
- 40                  pedestrian access.
- 41                  **c.** A handicapped sign detail shall be included in the plan submittal per
- 42                  municipality sign specifications.

1 d. All accessible spaces and aisles shall be striped with handicap blue,  
2 including the total length of the curb encompassing the accessible  
3 parking space.

4 **6. Implementation of ADA**

5 Regulations may be promulgated under section 21.03.040, *Amendments to Text*  
6 *of Title 21*, to implement the requirements of Americans with Disabilities Act of  
7 1991 as it may be amended or interpreted by federal regulation.

8 **7. Standards for Parking as Principal Use**

9 Where a parking structure or lot is a permitted principal or conditional use and is  
10 not providing required parking for another principal use, accessible parking  
11 spaces in accordance with this section shall be provided.

12 **K. Modification of Parking Requirements**

13 The number of required parking spaces shall be that specified in this title unless modified  
14 pursuant to section 21.03.180, *Minor Modifications*, or section 21.03.190, *Variances*.

15 **21.07.100 RESIDENTIAL DESIGN BUILDING STANDARDS**

16 **A. Purpose**

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

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

36 **Applicability**

37 ~~This section applies to all residential development except for residential development in~~  
38 ~~the R-5, R-6, R-7, R-9, and R-10 districts. This section does not apply in Girdwood.~~

1 **B. Alternative Equivalent Compliance**

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

4 **C. Prohibited Structures**

5 Quonset huts are prohibited in all residential districts.

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

7 **1. Purpose**

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

14 **2. Design Standards**

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

16 **i. Applicability**

17 The standards of this subsection D.2.a. apply to all single- and  
18 two-family residential structures.

19 **ii. Permanent Foundation**

20 All dwellings shall be on a permanent foundation.

21 **iii. Aspect Ratio**

22 The dimensions of a rectangle, drawn to encompass the whole  
23 structure measured at 30 inches above the ground, shall be as  
24 follows: the shorter dimension of the rectangle shall be more  
25 than 30% of the longer dimension of the rectangle.

26 **iv. Siding Material**

27 Metal or vinyl siding that is vertically corrugated is prohibited.

28 **v. Roof Design**

29 If all of the dwelling is single-storied, it shall have a pitched roof  
30 of at least 4 to 12 (rise to run). An applicant may request an  
31 administrative site plan review to be considered for a waiver from  
32 this requirement.

33 **vi. Paved Driveways**

34 All residential driveways that are less than 150 feet in length  
35 shall be paved with concrete, asphalt, or an asphaltic all-weather  
36 surface (not including gravel) to standards prescribed by the  
37 traffic engineer for their entire length. For such residential  
38 driveways exceeding 150 feet in length, at least the 25 feet of  
39 driveway closest to the public street shall be paved with such  
40 materials. Alternative paving materials may be used if approved  
41 by the traffic engineer.

**b. Standards for Limited Single- and Two-Family Residential Structures**

**i. Applicability**

The standards of this subsection D.2.b. apply to all residential development except for residential development in the RL-1, RL-2, RL-3, and RL-4 districts, and single-family residential development on lots of one acre or greater. This section does not apply in Girdwood.

**ii. Mix of Housing Models**

Any development of 5 or more units shall have a mix of housing models according to the following table:

Number of units	Number of different models required
5-10	2
11-30	3
31 or more	4

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.

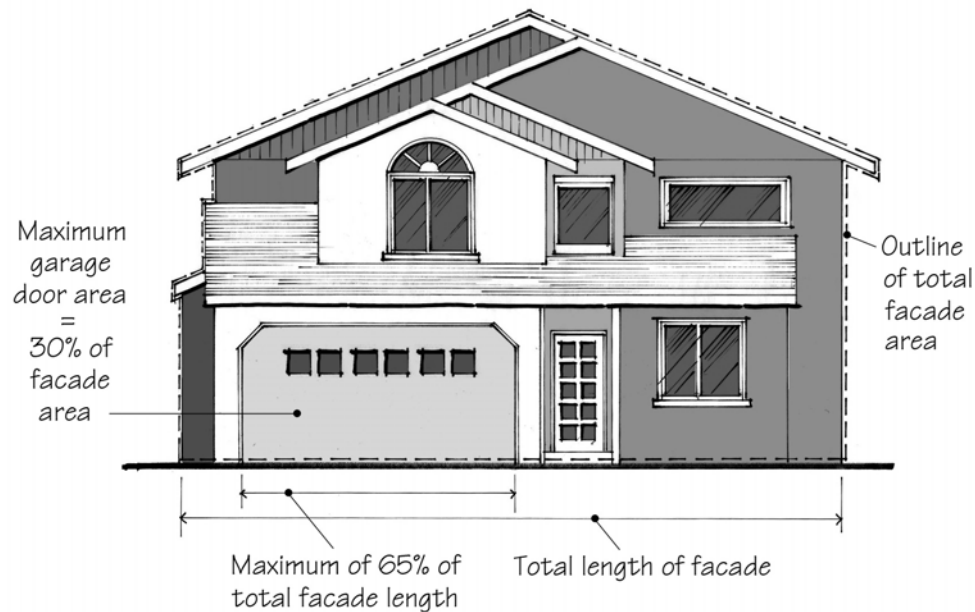
**iii. Primary Entrance Orientation of Dwellings to the Street**

(A) The location of the primary pedestrian entrance of each residence shall be. Each residence shall have at least one primary pedestrian doorway for access to the dwelling located on the elevation of the dwelling facing the front lot line of the property, on or within 8 feet of the most forward plane of the house, and clearly visible from the street or public area adjacent to the front lot line. On corner lots, such pedestrian doorway may be located facing any adjacent street.

Unless prohibited by terrain or other site constraints, the orientation of new lots shall repeat the predominant relationship of buildings to buildings and buildings to street along the same block face or the facing block face.

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 ranch-style** homes are exempted from the overall square footage limitation.



- (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:

(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

(2) *List B:*

- Windows in the garage door
- At least two different materials used on the front façade
- Special paving patterns in the driveway

- (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

1 rear garage attached to the principal dwelling if the front  
2 wall of the garage is located at least 10 feet behind the  
3 façade of the house.

4 v. *Alleys*

5 (A) If a development includes alleys, ~~the alleys may either~~  
6 ~~be easements across the rear side of lots, or the alleys~~  
7 ~~may be dedicated, but in that case,~~ the lot depth  
8 requirement is reduced by half the width of the alley.

9 (B) If a residential unit has alley **or rear yard** access to a  
10 garage, the front setback for the living portion of the  
11 house (but not the garage) may be reduced to 10 feet.

12 (C) If a residential unit is served by an alley, no driveways in  
13 the front yard shall be permitted. All vehicular access,  
14 including to garages, shall be through the alley.

15 ~~vi. *Paved Driveways*~~

16 ~~For new homes constructed on lots of less than one acre, or in~~  
17 ~~subdivisions where the majority of lots are less than one acre, all~~  
18 ~~residential driveways that are less than 150 feet in length shall~~  
19 ~~be paved with concrete, asphalt, or an asphaltic all-weather~~  
20 ~~surface (not including gravel) to standards prescribed by the~~  
21 ~~traffic engineer for their entire length. For such residential~~  
22 ~~driveways exceeding 150 feet in length, at least the 100 feet of~~  
23 ~~driveway closest to the public street shall be paved with such~~  
24 ~~materials. Alternative paving materials may be used if approved~~  
25 ~~by the traffic engineer.~~

26 E. **Standards for Townhouse Residential**

27 1. **Purpose**

28 The purpose of these standards is to provide a distinctive architectural character  
29 in new townhouse residential development that avoids featureless design ~~and~~  
30 ~~repetition of facades.~~

31 2. **Applicability**

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

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

35 a. No more than eight townhouse units may be attached in a single row or  
36 building cluster.

37 b. The building, which is the aggregation of up to eight townhouse units,  
38 shall be given architectural and visual interest through two or more of the  
39 following methods:

40 i. Providing a projection, recess, or reveal at least every twenty  
41 feet, with a minimum change of plane of two feet;

42 ii. Use of two or more distinct materials on each facade;

- 1  
2           iii.     Use of distinct variations in architectural style or features, such  
                  as a balcony or similar feature, between individual units;
- 3           iv.     Use of distinct variations in roof form.
- 4           **4.     Entryway Treatment**
- 5           a.     Entrances should be prominent and visible from the street and from  
6               parking areas.
- 7           b.     The main entry of each unit shall be emphasized by the use of at least  
8               two of the following:
- 9               i.     A porch or landing;
- 10              ii.    Double doors;
- 11              iii.   A roofed structure such as a portico, awning, or marquee; or
- 12              iv.   The inclusion of side-lights (glazed openings to the side of the  
13               door), and transom-lights (glazed opening above the door) in the  
14               entry design.

- 15           **5.     Garages**
- 16           a.     If a development includes alleys, the garages shall be accessed from the  
17               alleys, and the front setback may be reduced to ten (10) feet.
- 18           b.     If the development does not include alleys, garages on the street-facing  
19               side of the building shall be recessed at least two feet behind the  
20               remaining façade.

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

- 22           **1.     Purpose**
- 23           The purpose of these standards is to improve the appearance of design and  
24           functionality of multi-family development, recognizing the important of design in  
25           the economic success of urban areas, the need to be more efficient in the use of  
26           land, and the need to ensure the adequate protection of the surrounding area.  
27           More specifically, these standards are intended to:
- 28           a.     Provide a distinctive architectural character in new multi-family  
29               residential developments that avoids featureless design, **and** large  
30               building masses, ~~and repetition of facades~~;
- 31           b.     Promote sensitive design and planning of multi-family housing units that  
32               preserves or improves the characteristics of surrounding development;
- 33           c.     Promote building design, placement, and orientation that contributes to a  
34               sense of neighborhood and community; and
- 35           d.     Improve the quality of life of residents of multi-family residential  
36               dwellings.



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2. **Applicability**  
All development or redevelopment of multi-family residential structures of four stories or less shall comply with the following requirements. In the case of mixed-use buildings, these standards and the standards of section 21.04.040F., *Mixed-Use District Development Standards*, shall both apply. In case of conflict, the more stringent standard shall control.
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8  
9  
10
3. **Building and Parking Location, Layout, and Orientation**
- a. In multi-building developments, the buildings are encouraged to be arranged to enclose and frame common areas. Common areas and courtyards should be convenient to a majority of units.
- 11
- b. When more than one multi-family structure is constructed:
- 12  
13  
14
- i. No side, end, or rear wall of a multi-family structure shall be located within 20 feet of a side, end, or rear wall of any other multi-family structure;
- 15  
16  
17
- ii. No side, end, or rear wall of a multi-family structure shall be located within 30 feet of the front wall of any other multi-family structure; and
- 18  
19
- iii. No front wall of a multi-family structure shall be located within 40 feet of the front wall of any other multi-family structure.
- 20  
21
- For purposes of measurement in this subsection, projections such as decks and bay windows shall not be counted.
- 22  
23  
24  
25
- c. **Parking**  
All surface parking shall comply with at least two of the following requirements in addition to the parking lot landscaping requirements set forth in section 21.07.080:
- 26  
27
- i. Separated from any building by a landscaped strip of at least six-feet in width, or
- 28  
29
- ii. No more than one double-loaded row of parking between any building on the site and an adjacent public street, or
- 30  
31  
32
- iii. The parking lot is broken up into pods of no more than 40 spaces with pods separated by landscaped areas, raised sidewalks, ornamental fencing, or similar features.
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38
4. **Building Mass and Articulation**
- a. Each façade greater than 50 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 10 percent of the length of the façade, and extending at least 20 percent of the length of the façade. No uninterrupted length of any façade shall exceed 50 horizontal feet.
- 39  
40
- b. The facades of all multi-family buildings shall be articulated through the incorporation of three or more of the following:
- 41
- i. Balconies;

- 1 ii. Bay or box windows;  
2 iii. Porches or arctic entries;  
3 iv. Dormers;  
4 v. Variations in materials and/or colors;  
5 vi. Variations in roof forms;  
6 vii. Variation in window sizes and shapes; or  
7 viii. Vertical elements that demarcate building modules.  
8 c. Buildings located within 20 feet of the public right-of-way shall have a  
9 first floor raised at least one foot off the ground to maintain privacy.  
10 d. The height of each multi-family building taller than 35 feet shall be  
11 stepped down from its highest roofline at least one full story on any end  
12 of the building located within 50 feet of a street-right-of-way or an  
13 adjacent area zoned **RS-1 or RT R-1 or R-2**.

14 **5. Roof Form**

15 a. **Roof Design**

- 16 i. The incorporation of a variety of roof forms is strongly  
17 encouraged. Upper-level residential floors may be incorporated  
18 into the roof form to reduce the apparent height and mass of  
19 buildings.  
20 ii. Multi-family residential buildings shall be designed to avoid any  
21 continuous roofline longer than 50 feet. Rooflines longer than 50  
22 feet shall include at least one vertical elevation change of at least  
23 two feet.

24 **6. Façades and Detail Elements**

25 a. **Facade Materials**

- 26 ~~i. Highly reflective materials shall not be used in areas where the~~  
27 ~~location of the building will create undue solar, reflective gain to~~  
28 ~~surrounding properties.~~  
29 ii. Natural, smooth face CMU shall not be used as a primary  
30 exterior finish.  
31 iii. Siding material shall be continued down to within nine inches of  
32 finished grade with the following exceptions:  
33 (A) If a secondary wainscot finish precludes this condition;  
34 or  
35 (B) If grade dictates a siding transition. If this occurs then  
36 the area in question must not exceed 18 inches above  
37 grade and must be screened by approved landscaping.

38 b. **Windows**  
39

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

3 **7. Entrances and Porches**

4 **a.** Building/development entries shall comply with at least two of the  
5 following requirements:

6 **i.** At least one main building entry shall face the primary adjacent  
7 public street;

8 **ii.** Building entrances face a courtyard that has a direct and visible  
9 connection to an adjacent public street;

10 **iii.** Building entries are connected to a public sidewalk by walkways  
11 that are not routed through a parking lot;

12 **iv.** The pedestrian entry to the site from the public right-of-way is  
13 emphasized with landscaping, special paving, gateways, arbors,  
14 or similar features; or

15 **v.** No more than one curb cut per 100 feet of frontage. Shared  
16 driveways are encouraged.

17 **b.** The front entry of any structure shall be emphasized by the use of at  
18 least two of the following:

19 **i.** A porch or landing;

20 **ii.** Double doors;

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

22 **iv.** The inclusion of side-lights (glazed openings to the side of the  
23 door), and transom-lights (glazed opening above the door) in the  
24 entry design;

25 **v.** Decorative lighting; or

26 **vi.** Enhanced landscaping.

27 **8. Weather Protection**

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

30 **9. Accessory Elements**

31 **a. Storage**

32 A multi-family project shall provide covered, enclosed, and secure  
33 storage areas for bicycles and other belongings that typically cannot be  
34 accommodated within individual dwelling units. Storage and other  
35 accessory buildings shall be designed with materials and/or architectural  
36 elements that are related to the principal building(s).

37 **b. Trash Receptacles/Dumpsters**

1 ~~Dumpsters shall not be allowed in developments or sites with six or~~  
2 ~~fewer dwelling units. Developments or sites with six or fewer units~~  
3 ~~Where dumpsters are allowed, they shall comply with the requirements~~  
4 ~~of 21.07.080H. **Where dumpsters are not provided, multi-family**~~  
5 ~~**developments** shall provide covered storage for trash receptacles. Such~~  
6 ~~storage shall not be located between any building and the primary~~  
7 ~~adjacent street frontage.~~

8 **c. Garages**

9 **i. Attached or Detached Garages**

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

14 **ii. Size**

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

21 **iii. Design**

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

25 **iv. Parking Structures**

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

28 **10. Snow Storage**

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

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

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

36 **21.07.110 PUBLIC/ INSTITUTIONAL AND COMMERCIAL DESIGN BUILDING STANDARDS**

37 **A. Purpose**

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

**B. Applicability**

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

**C. Alternative Equivalent Compliance**

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

**D. Prohibited Structures**

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

**E. Menu of Design Choices (new content—see note<sup>2</sup>)**

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

**1. Minimum Number of Design Features**

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

**2. Shared Credit Among Menu Choices**

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

**3. Design Innovation Credit**

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

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

	Less than 7,000	7,000 to 25,000	Greater than
<b>Design Feature Menus</b>	square feet of	square feet of	25,000 square feet
	gross floor area	gross floor area	of gross floor area

<b>Building Orientation Choices</b>	<u>2</u>	<u>3</u>	<u>3</u>
<b>Building Massing Choices</b>	<u>0</u>	<u>1</u>	<u>2</u>
<b>Facade Articulation Choices</b>	<u>2</u>	<u>3</u>	<u>3</u>
<b>Weather Protection Choices</b>	<u>2</u>	<u>2</u>	<u>2</u>
<b>Sunlight and Wind Mitigation</b>	<u>0</u>	<u>1</u>	<u>2</u>
<b>Additional Choices (any menu)</b>	<u>1</u>	<u>2</u>	<u>3</u>
<b>Total Number Required:</b>	<u>6</u>	<u>11</u>	<u>15</u>

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

**iv. Street Oriented Entrances**

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

9 **v. Upper Level Windows**

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

16 **vi. Screening Vegetation**

17 In areas not zoned for mixed-use, L4 Screening Landscaping  
18 that provides a wooded frontage along abutting streets may  
19 count as an orientation feature.

20 **5. Building Massing and Articulation**

21 **a. Purpose**

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

29 **b. Building Massing Choices**

30 **i. Upper Story**

31 Buildings with a maximum footprint of 7,000 square feet gross  
32 floor area, that do not exceed 14,000 square feet gross floor  
33 area, may count use of a second story as a building massing  
34 feature. The gross floor area of the second floor shall be a  
35 minimum of 65% of the first floor.

36 **ii. Upper Story Setback**

37 A 20 feet minimum setback for stories above the third story for  
38 building elevations facing the street or public open space. This  
39 requirement applies to a maximum of two building elevations.

40 **iii. Wall Modulation**

41 Modulate each building elevation facing a street or abutting  
42 residentially zoned lots. Offset the wall and foundation line at  
43 intervals so that there is at least one offset every 140 feet of wall  
44 length that varies the depth of the building wall by a minimum of  
45 12 feet. Offsets shall comprise at least 20% of the length of the  
46 building elevation, for at least 60% of the building height.

47 **iv. Roof Forms**

1 Option A: Provide a modulated roof on each building elevation  
2 facing a street or abutting residentially zoned lots, using features  
3 such as a terracing parapet, multiple peaks, jogged ridge lines  
4 and dormers, with a maximum of 140 feet uninterrupted roofline  
5 between roof modulation elements, each such element providing  
6 a minimum 2 foot vertical change in roofline, and with modulation  
7 elements equaling at least 20 percent of the roofline on each  
8 building elevation. Option B: A sloped roof with a pitch no less  
9 than 4/12 and no greater than 12/12. Rounded, gambrel,  
10 mansard and irregular roof forms shall be averaged.

11 **v.** *Height Transitions*  
12 Provide a building form that is terraced or otherwise transitioned  
13 down on at least one of its elevations toward abutting streets,  
14 public parks, or down to the smaller-scale of shorter buildings on  
15 abutting lots. The building mass shall not intercept a 45-degree  
16 daylight plane inclined from a height of 10 feet above existing  
17 grade at the property line. This limitation only applies to the first  
18 75 feet of building height. Only buildings greater than 45 feet  
19 high may receive credit for this massing feature. The building  
20 must be terraced or otherwise transitioned at a 45 degree angle  
21 or less along the daylight plane.

22 **vi.** *Public Plaza*  
23 Provide a public plaza of at least 2000 square feet of gross floor  
24 area and a minimum dimension in length or width of 40 feet. The  
25 plaza shall be located within 50 feet of and visible to the primary  
26 public entrance. The plaza shall contain at least one amenity for  
27 each 200 square feet of gross floor area. Amenities include a  
28 bench or other seating, 10 landscaping units, fountain, kiosk (no  
29 more than one), or art work. The plaza shall be located so that it  
30 receives a minimum of four hours of direct or reflected sunlight  
31 on March/September 21.

32 **vii.** *Housing*  
33 The provision of upper story residential dwelling units, with upper  
34 story residential uses comprising least 35% of the total gross  
35 floor area of the building.

36 **c.** *Façade Articulation Choices*  
37 **i.** *Façade Surface Articulation*  
38 Incorporate two or more of the following detail elements at least  
39 every 50 feet in wall length on each building elevation facing a  
40 street or abutting residentially zoned lots:

41 **(A)** Changes in color, texture, and/or material;

42 **(B)** Projections, recesses, and reveals, expressing structural  
43 bays or other aspects of the architecture with a minimum  
44 change of plane of 12 inches;

45 **(C)** Windows and primary entrances;



1 (D) Projections or breaks in the vertical rise of the building  
2 elevation

3 ii. Entrance Feature  
4 Incorporate changes in architectural mass, surface or finish to  
5 provide a clearly defined primary entrance that is easily visible  
6 from streets and sidewalks. Feature at least three of the  
7 following elements:

8 (A) canopies, porticos, overhangs, arcades or similar  
9 sheltering cover.

10 (B) recessed or projected entrance.

11 (C) arches.

12 (D) peaked roof forms.

13 (E) outdoor patios or plazas.

14 (F) transom or sidelight windows.

15 (G) architectural tilework or moldings integrated into the  
16 building design, or

17 (H) integrated planters or wing walls that incorporate  
18 landscaped areas or seating areas.

19 iii. Base, Middle, and Top  
20 At least two building facades consist of a recognizable base,  
21 middle and top. The base is at least 2 feet above grade and is  
22 distinguished from the rest of the building such elements as a  
23 cornice, an arcade, clerestory-level windows, or other differences  
24 in color, texture and/or material, changes in material or texture.  
25 The top consists of cornice treatments with integrally textured  
26 materials such as masonry or differently colored materials (more  
27 than color painted stripes or bands), a sloping roof with  
28 overhangs, or stepped parapets.

29 iv. Ground Level Expression  
30 The objective of this design choice is to create the greatest  
31 amount of visual interest at the pedestrian level and reinforce the  
32 character of the streetscape through use of familiar-sized,  
33 human-scale design elements. Provide at least three of the  
34 following on ground-level, street-facing facades:

35 (A) Kickplates for windows,

36 (B) Projecting window sills,

37 (C) Architectural bays and mullions dividing windows;

38 (D) Pedestrian scale building signs;

- 1 (E) Pedestrian scale building lighting;
- 2 (F) Canopies or similar weather protection;
- 3 (G) Tilework;
- 4 (H) Belt courses or masonry strips of distinct color or texture;
- 5 (I) Plinths for columns; or
- 6 (J) Ornamental details integrated into the façade design.
- 7 v. *Ground Level Transparency and Activity*
- 8 Achievement of both the *windows and entrances* and the *street*
- 9 *oriented entrances* design choices from the building orientation
- 10 menu may be used as credit for one articulation feature.
- 11 vi. *Four-Sided Design*
- 12 Architectural features and treatments are not restricted to a
- 13 single façade of any primary structure. All sides display the
- 14 same level of quality and architectural interest, by including the
- 15 same varieties of materials, trim, and horizontal and vertical
- 16 articulation.
- 17 **6. Northern Climate Design**
- 18 a. ***Purpose***
- 19 The design choices for northern climate address the combined effects of
- 20 Anchorage's northern climate, including snow, ice, rain, temperature,
- 21 wind exposure, long and dark winters, and the low and seasonal sunlight
- 22 conditions. Building design should maximize the use, comfort,
- 23 convenience and accessibility of public spaces and walkways, optimize
- 24 relationships to sunlight and wind, and consider microclimatic impacts on
- 25 the site and surrounding community.
- 26 b. ***Weather Protection Specifications***
- 27 Shelter may be composed of awnings, canopies, arcades, marques,
- 28 cantilevered overhangs, colonnades, recessed ground floor facades or
- 29 similar features along the pedestrian route. Sheltering is required to
- 30 cover only hard surfaced areas intended for pedestrian use. The shelter
- 31 design shall prevent water, ice or snow from dripping or sliding onto
- 32 pedestrian areas. It shall have at least eight feet of vertical clearance
- 33 and project over at least 6 feet of width of the pedestrian area below.
- 34 However, the shelter may be indented as necessary to accommodate
- 35 street trees, street lights, bay windows or similar building accessories to
- 36 not less than 3 feet in width. The shelter shall be at least 65% open to
- 37 the outside along the building facade, and open to the air at each end.
- 38 c. ***Weather Protection Design Choices***
- 39 i. ***Weather Protected Entrance***
- 40 For buildings less than 7,000 square feet gross floor area,
- 41 provide outdoor sheltering for a primary entrance that covers at
- 42 least 60 square feet. For buildings 7,000 to 25,000 gross floor
- 43 area, provide outdoor sheltering for a primary entrance that
- 44 covers at least 120 square feet. For buildings greater than

1 25,000 square feet gross floor area, provide outdoor sheltering  
2 for a primary entrance that covers at least 200 square feet.

3 **ii. Sheltered Drop-Off, Bicycle, or Transit Area**

4 Provide shelter along a portion of building facade over a taxi,  
5 valet or drop off zone, bicycle parking, or a transit shelter.

6 **iii. Sheltered Façade Walkway**

7 Weather protection above a minimum of 35% of the length of  
8 ground level building facades that contain a primary entrance or  
9 abut a street sidewalk or pedestrian walkway. The minimum  
10 percentage is 50% in mixed-use districts.

11 **iv. Heated Walkway Surface**

12 Provide a heated walkway along a minimum of 35% of the length  
13 of ground level building elevations that contain a primary  
14 entrance or abut a pedestrian walkway. The width of the heated  
15 surface shall be equal to the width of the walkway.

16 **v. Weather Protected Transition Space**

17 Provide a sheltered outdoor publicly accessible space such as  
18 café seating along a building façade as a transition between  
19 indoor areas and unsheltered outdoor spaces. The sheltered  
20 area shall be a minimum of 400 square feet and contain a  
21 minimum of a bench or other seating, tree, planter, fountain,  
22 kiosk, bollard to lean on, bike rack or art work for each 80 square  
23 feet of gross floor area.

24 **d. Sunlight and Wind Mitigation Choices**

25 **i. Solar Access**

26 The objective of this choice is to allow credit for preserving direct  
27 sunlight access to neighboring areas. Preserve or maximize  
28 solar access to adjacent public parks, sidewalks across the  
29 street, and neighboring properties through building placement,  
30 height and/or massing. The building placement, massing and  
31 height shall be such that these areas receive at least four hours  
32 of solar access on March/September 21.

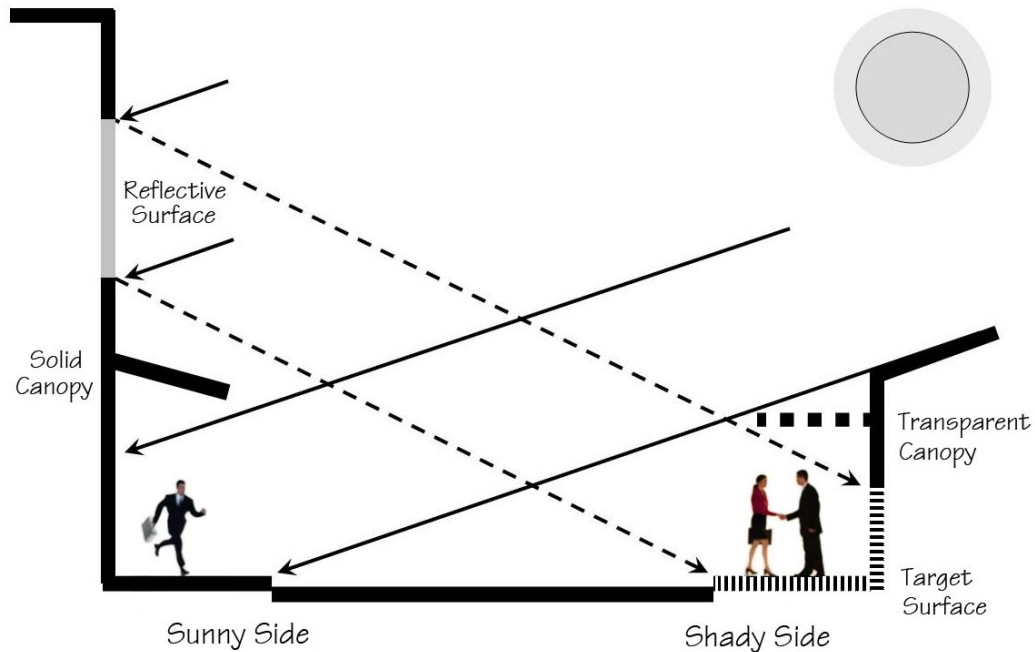
33 **ii. Sun Trap**

34 Preserve or create a publicly accessible sun trap or “pocket” that  
35 captures direct and reflected sunlight. The sun trap shall contain  
36 at least 400 square feet of pedestrian area that is exposed to  
37 direct and reflected sun for at least six hours on  
38 March/September 21.

39 **iii. Redirected Sunlight as an Amenity**

40 The objective of this choice is to allow credit for the use of  
41 reflected radiation. Provide a light-colored, reflective upper-story  
42 façade surface that redirects sunlight into publicly accessible  
43 pedestrian spaces and walkways, and/or any ground level walls  
44 abutting such public spaces, to brighten or increase the  
45 microclimatic comfort of those spaces. Demonstrate a façade  
46 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.

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.

1                    **vii. Height Transition**

2                    Provide building massing menu feature v. with the addition that  
3                    the setback from the lower façade wall to the tower portion of the  
4                    building is at least 20 feet for effective wind downdraft mitigation  
5                    at the ground level.

6                    **e. Wind and Shadow Impacts of Tall Buildings**

7                    The following measures shall be required to mitigate undesirable impacts  
8                    of proposed tower development in the municipality's northern climate,  
9                    including wind impacts on pedestrians at the ground level and shadowing  
10                   and temperature impacts on the development site and surrounding  
11                   community.

12                   **i. Wind Impact Study and Mitigation.**

13                   Buildings over 120 feet in height shall provide a wind study  
14                   conducted by a licensed design or engineering professional that  
15                   evaluates the wind impact of a proposed development, and  
16                   implement the appropriate design measures to reduce or  
17                   mitigate undesirable wind conditions on streets, open spaces  
18                   and other pedestrian areas. Subject to approval by the director.

19                   **ii. Shadow Impact Study and Mitigation.**

20                   Buildings over 75 feet in height shall provide a shadow impact  
21                   study by a licensed architect to evaluate the impact of shadows  
22                   potentially cast, and implement appropriate design measures to  
23                   reduce or mitigate undesirable shadow conditions. Measures  
24                   may include repositioning the tower on the lot, increasing  
25                   setbacks, reducing or shifting a building's height or mass,  
26                   redesigning a building's shape using a narrow east-west profile,  
27                   or angled or terraced roof forms. Subject to approval by the  
28                   director.

29                   **F. Weather Protection for Pedestrians**

30                   **1. General**

31                   Sheltering roofs or building projections for protection from rain, wind, snow, and  
32                   ice shall be provided in areas of pedestrian activity around public/institutional and  
33                   commercial buildings, including sheltered entranceways at major entrances and  
34                   pedestrian-oriented facades along public sidewalks or walkways.

35                   **2. Primary Facades and Entrances**

36                   Buildings shall incorporate canopies, awnings, or similar sheltering structures  
37                   across 60 percent of any ground-floor façade abutting a street sidewalk or  
38                   pedestrian walkway. The minimum depth of any canopy or awning shall be eight  
39                   feet to minimize snow, ice, and drip lines along pedestrian walkways. The  
40                   canopy or awning shall be at least eight feet and no more than 14 feet above the  
41                   sidewalk or walkway elevation.

42                   **3. Protective Roof Design**

43                   Buildings shall avoid roof designs, canopy structures, or other design features  
44                   that would allow accumulated snow, ice, or rain to fall or slide onto sidewalks or  
45                   walkways. Roofs shall be designed to protect doorways, exterior stairs,  
46                   balconies, garage entrances, bicycle parking, and pedestrian sidewalks and  
47                   walkways from snow and ice fall. Where sloping roofs incline toward such areas,

1 ~~protective features such as arcades, loggias, and dormers shall be used to~~  
2 ~~protect pedestrians from falling snow. Such devices need not be continuous if~~  
3 ~~foundation planting beds are located to set the walkway away from the building~~  
4 ~~facades.~~

5 **4. Wind Study**

6 A wind study shall be performed on all buildings proposed to be over ten (10)  
7 stories tall. When the study results show that the proposed building will  
8 accelerate wind velocity at ground level, then *Wind Mitigation* (21.07.110G.4.c)  
9 shall be selected as one of the minimum design requirements as required below.

10 **G. Height Transitions For Neighborhood Protection**

11 The height of each building taller than 35 feet shall be stepped down from its highest  
12 roofline at least one full story on any end of the building abutting an area zoned RS-1 or  
13 RT-R-1 or R-2.

14 **H. Snow Storage**

15 Snow storage areas shall be indicated clearly on all site plans. Location and design of  
16 snow storage areas in parking lots shall comply with the provisions of subsection  
17 21.07.090H.5., *Snow Storage and Handling*.

18 **I. General Standards Menu**

19 All buildings shall meet at least ten of the following requirements, which are organized  
20 into four subject areas: *Building Orientation*, *Building Massing*, *Facade Appearance*, and  
21 *Human /Northern Climate Response*. Each subject area has a minimum number of  
22 options required. "Innovation credits" may be used to satisfy only one of the minimum ten  
23 requirements, and shall not be used to satisfy the minimum requirement in a subject area  
24 when the minimum requirement for that subject area is one. Options that do not apply in  
25 certain situations shall not be chosen (for instance, structures less than six stories may  
26 not choose the "Shadow Impact Analysis and Mitigation" option). Some building features  
27 may satisfy more than one option.

28 **1. Building Orientation (three options required)**

29 **a. Four-sided Design**

30 Architectural features and treatments shall not be restricted to a single  
31 facade of any primary structure. All sides of a building open to view by  
32 the public, whether viewed from public or private property, shall display a  
33 similar level of quality and architectural interest, and shall include similar  
34 varieties of materials, trim, and horizontal and vertical articulation.

35 **b. Multiple-Building Development Orientation**

36 If the proposed development consists of more than one building, all  
37 primary and pad site buildings shall be arranged and grouped so that  
38 their primary orientation frames and encloses a pedestrian and/or vehicle  
39 access corridor within the development site

40 **c. Streetscape**

41 The primary building is built at the property line or setback line  
42 (whichever is applicable) of the primary abutting street, with any required  
43 parking either to the side or behind the building. An entrance is provided  
44 on the side of the building abutting the primary abutting street.

- 1 **d. ~~Screening Service Functions~~**  
2 ~~Building functions that do not directly serve the public, such as loading~~  
3 ~~bays and utility boxes, shall not be placed directly along the street.~~  
4 ~~Garages that face streets shall be recessed behind the façade of primary~~  
5 ~~buildings.~~
- 6 **e. ~~Solar Orientation~~**  
7 ~~Primary public entrance areas, outdoor community spaces and plazas,~~  
8 ~~galleries and atriums, and other public spaces and pedestrian areas shall~~  
9 ~~be located and oriented for solar exposure during times of public use.~~
- 10 **f. ~~Shadow Impact Analysis and Mitigation~~**  
11 ~~Structures greater than six stories in height shall be designed so as not~~  
12 ~~to have an unnecessarily substantial shadow impact on neighboring~~  
13 ~~properties and public spaces. The applicant shall to evaluate the impact~~  
14 ~~of shadows potentially cast by proposed development, and implement~~  
15 ~~appropriate design measures to reduce or mitigate any undesirable~~  
16 ~~shadow conditions. Example measures include repositioning of a~~  
17 ~~structure on the lot, increasing the setbacks, reducing or shifting a~~  
18 ~~building's height or mass, redesigning a building's shape using a narrow~~  
19 ~~east west profile, reflective solar, and angled or terraced roof forms.~~
- 20 **g. ~~Innovation in Orientation~~**  
21 ~~Credit will be allowed for special attention to orientation through~~  
22 ~~innovations not covered by above credits. The applicant shall~~  
23 ~~demonstrate a specific orientation quality that enhances the~~  
24 ~~development.~~
- 25 **2. ~~Building Massing and Roof Design (one option required)~~**  
26 **a. ~~Building Mass~~**  
27 ~~A single, large, dominant building mass shall be avoided. Buildings~~  
28 ~~containing 20,000 square feet or more and over one story in height shall~~  
29 ~~be designed to appear more as an aggregation of smaller "building~~  
30 ~~blocks" through variations in height, texture, color, and façade depth.~~
- 31 **b. ~~Sloping Roof Forms~~**  
32 ~~Sloping roofs containing top-floor dwelling units or top-floor commercial~~  
33 ~~spaces such as offices are encouraged. Such a top floor may be added~~  
34 ~~above the maximum height limit for the district, where the roof slope~~  
35 ~~does not exceed 8:12 and the total additional height does not exceed 15~~  
36 ~~feet.~~
- 37 **c. ~~Prominent Roofline~~**  
38 ~~Flat portions of roofs shall have distinctive cornice features to provide a~~  
39 ~~visual terminus at the roofline and create visual interest.~~
- 40 **d. ~~Innovation in Design~~**  
41 ~~Credit will be allowed for special attention to massing and roof design~~  
42 ~~through innovations not covered by above credits. Applicants shall~~  
43 ~~demonstrate a specific massing quality that enhances the development.~~
- 44 **3. ~~Facade Appearance (one option required)~~**  
45 **a. ~~Wall Articulation~~**

1 Primary structures having single walls exceeding 100 50 feet in length  
2 shall incorporate two or more of the following features at least every 50  
3 feet in length:

4 i. Changes in color, graphical patterning, changes in texture, or  
5 changes in material;

6 ii. Projections, recesses, and reveals, expressing structural bays or  
7 other aspects of the architecture with a minimum change of  
8 plane of 12 inches;

9 iii. Windows and fenestration;

10 iv. Gable projections; or

11 v. Horizontal/vertical breaks; or

12 vi. Other similar techniques.

13 **b. Entrances**

14 Each primary structure shall have a clearly defined main pedestrian  
15 entrance featuring at least three of the following elements:

16 i. Canopies, porticos, overhangs, arcades, or similar sheltering  
17 cover;

18 ii. Recesses or projections;

19 iii. Arches;

20 iv. Peaked roof forms;

21 v. Outdoor patios;

22 vi. Display windows;

23 vii. Architectural tilework or moldings integrated into the building  
24 design; or

25 viii. Integrated planters or wing walls that incorporate landscaped  
26 areas or seating areas.

27 **c. Human Scale at Street Level**

28 A human scale shall be achieved near ground level on commercial  
29 buildings and along street façades and entryways through the use of  
30 such scale elements as windows, doors, columns, and beams. "Human  
31 scale" means the entrances, windows, doors, columns, and beams on  
32 large buildings are in proportion to and not significantly larger than the  
33 people using the building. For example, a ten-foot high entrance cover is  
34 in proportion to a person using it; a 30-foot high colonnade is not.

35 **d. Aesthetic Innovation**



Credit will be allowed for special attention to façade treatment through innovations not covered by above credits. The applicant shall demonstrate a specific aesthetic intent that enhances the development.

**4. Human / Northern Climate Factors (one option required)**

**a. Weather Protection for Buildings**

Buildings shall incorporate weather-resistant (concrete or cement board siding) as a protective covering where snow is likely to drift or accumulate against exterior walls in the winter. Finish shall be durable as to withstand impacts and abrasion due to snow removal activities at sidewalks.

**b. Heated Sidewalks (this option counts for two requirements)**

Provide automatic snow-melt systems across 60 percent of any ground-floor façade abutting a street sidewalk or pedestrian walkway. The minimum depth of any system shall be eight feet and include provisions to prevent ice accumulation at limits of heated areas.

**c. Wind Mitigation**

Wind effects shall be minimized on and around tall buildings by use of one of the following techniques

**i. Aerodynamic Profile**

The tower portion of tall buildings with more than six stories should have rounded aerodynamic profiles and turn their narrow face or be angled diagonal to prevailing winter winds. Wider buildings with long sides to the wind which increase the downwash effect shall be avoided.

**ii. Stepped Terraced Form**

Terrace taller buildings down to the street in stair-step fashion. Buildings significantly taller (more than twice as tall) than their neighbors or that are taller than 6 stories shall be designed with horizontal projections and stepped, setback facades starting between 20 to 35 feet (4 stories maximum) above the street. The setback from the street wall to the tower portion of a tall building shall be at least 20 feet.

**iii. Protective Wall Projections**

Use projections such as awnings, balconies, and marquees to protect the public spaces and building entrances below from wind down drafts.

**d. Microclimate Wind Mitigation**

Buildings should be relatively low in height, or similar in height to adjacent buildings. Abrupt changes in building height from one building to the next significantly impact winter wind velocity in streets and spaces. Gradual height transitions allow more of the cold wind to pass over the tops of buildings. Where building heights increase in the direction of prevailing wind flow, buildings taller than their upwind neighbors should be less than twice the average height of the nearest upwind buildings. Height transitions from one building to another should not exceed 100 percent.

1 **e. Innovation in Northern Design**

2 Credit will be allowed for special attention to specific treatment through  
3 innovations not covered by above credits. The applicant shall  
4 demonstrate a specific northern design strategy that enhances the  
5 development.

6 **21.07.120 LARGE COMMERCIAL ESTABLISHMENTS<sup>3</sup>**

7 **A. Purpose**

8 Large commercial establishments often have high visibility from major public streets, a  
9 large physical scale, and a great volume of use by many residents and visitors. As a  
10 consequence, their design determines much of the character, function, and image of this  
11 community and its streetscapes and commercial areas. The purpose of this section is to  
12 encourage major commercial developments to contribute to and respect **the municipality**  
13 **Anchorage** as a unique place and to physically integrate with the community in a positive  
14 and architectural and site design sensitive manner. The standards of this section  
15 augment existing basic standards for development found elsewhere in this chapter with  
16 more specific interpretations that apply to large commercial establishments. These  
17 standards promote: a basic level of architectural variety and interest; a compatible  
18 appearance and scale; pedestrian and parking lot access; orientation of buildings and  
19 entrances in relation to surrounding streets; provisions for adaptive reuse of prominent  
20 vacant buildings; and mitigation of negative impacts of large scale commercial  
21 developments.

22 **B. Applicability**

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

30 **C. Relationship to Other Standards**

31 The provisions of this section shall replace the provisions of section 21.07.110,  
32 *Public/Institutional and Commercial Building Standards*, but shall apply in addition to all  
33 other generally applicable standards found elsewhere in this chapter and title. Where  
34 there is a conflict with generally applicable standards in this chapter, the standards of this  
35 section shall apply. Where there is a conflict with district-specific standards in chapter  
36 21.04 of this title, the district-specific standards shall apply.

37 **D. Alternative Equivalent Compliance**

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

1           **E.     Mandatory Standards**

2                   **1.     Vehicular Access**

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

8                   **2.     Weather Protection for Pedestrians**

9                   a.       Buildings and roofs shall be designed so that drainage from the roof  
10                  ~~precipitation~~ shall not fall on sidewalks, walkways, or building entrances.

11                  b.       All primary entrances shall have a roof, canopy, arcade, overhang, or  
12                  similar weather protection that is a minimum of 8 feet and a maximum of  
13                  16 feet above the ground surface. ~~Design options in the “Ground Level~~  
14                  ~~Expression” and “Prominent Entries” subject areas may fulfill this~~  
15                  ~~requirement.~~

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

20                  **3.     Adjacent Residential Development**

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

24                  **4.     Community Space**

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

33                  **5.     Wall Modulation**

34                  Each building elevation that faces a street, a customer parking area, or a  
35                  residentially-zoned lot shall be modulated. The wall and foundation line shall be  
36                  offset at intervals so that there is at least one offset every 140 feet of wall length  
37                  that varies the depth of the building wall by a minimum of 12 feet. Offsets shall  
38                  comprise at least 20% of the length of the elevation, for at least 60% of the  
39                  building height.

40                  **6.     Ground Level Expression**

41                  Each building elevation that faces a public street shall provide, along at least  
42                  60% of the building length, three of the following features:

43                  a.       Windows with kickplates or projecting sills;

44                  b.       Architectural bays and mullions dividing windows;

- c. Pedestrian scale ornamental lighting;
- d. Tilework;
- e. Belt courses or masonry strips of distinct color or texture;
- f. Plinths for columns; or
- g. Ornamental details integrated into the façade design.

**7. Roofs**

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

**8. Entryways**

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

- a. Recessed or projected entrance;
- b. Peaked roof form;
- c. Transom or sidelight windows;
- d. Ornamental architectural features such as tilework, moldings, or lighting;  
or
- e. Integrated planters or wing walls that incorporate landscaped and/or seating areas.

**9. Prohibited Materials**

Exterior building materials shall not include the following:

- a. Plywood without board and batten;
- b. Unstained or untreated wood, except for cedar or redwood; and
- c. T-111 siding; and
- d. Smooth face CMU used on more than 20% of each façade.

Neon tubing shall not be an acceptable building/roofline outline feature.

**10. Outdoor Sales and Display**

**a. Intent Statement**

To screen storage and display areas of large commercial establishments from adjacent properties, public streets, and customer entrances, and to mitigate visual and noise impacts.

**b. Permanent Outdoor Display, Sales, and Storage of Merchandise**

- 1  
2
- i. This subsection E.10. shall not apply to uses in the Vehicles and Equipment use category.
- 3  
4
- ii. Any outdoor storage, display, or sales location shall be permanently defined on a site plan.
- 5  
6  
7
- iii. The size of permanent outdoor storage, display, and sales areas shall be ten percent (10%) of the footprint of the principal building, or 15,000 square feet, whichever is less.
- 8  
9  
10
- iv. Permanent outdoor storage, display, and sales areas shall be contiguous to the building and shall not be within 100 feet of residential property.
- 11  
12  
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15  
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18
- v. All outdoor storage, display, and sales areas shall have permanent walls and/or screening fences, no more than 15 feet high, made of materials and colors designed to be complementary to those used as predominant materials and colors on the building. Merchandise shall not be stacked above the height of the screening wall or fence. Any chain link fencing used shall be dark-colored and covered with a windscreen, which shall be maintained in good repair.
- 19  
20
- vi. Outdoor storage, display, and sales areas shall be counted when calculating required parking.
- 21  
22  
23  
24
- c. **Temporary Outdoor Display and Sales**  
Temporary outdoor display and sales of merchandise shall not be located in required parking areas, on pedestrian walkways or sidewalks, or in required landscaping.
- 25  
26
11. **Master Site Plan and Secondary Buildings**
- 27  
28  
29
- a. **Intent**  
To integrate the location, orientation, and appearance of all structures and improvements within a large commercial establishment as a unified, coherent and accessible site development.
- 30  
31  
32  
33  
34  
35
- b. **Master Site Plan**  
Large commercial establishments on sites that include more than one building, or that include multiple pad lots or platted lots for separate commercial establishments, shall, at the time of plat review or major site plan review, be required to establish a master site plan for the location, design and orientation of principal and secondary buildings on site.
- 36  
37  
38  
39  
40
- c. **Applicability of Large Commercial Establishment Regulations**  
Building and site design standards for large commercial establishments in this section, unless stated to apply specifically to principal buildings, apply to both principal and secondary buildings on any commercial tract within a large commercial establishment site or site master plan area.
- 41  
42  
43  
44
- d. **Secondary Building Orientation to Public Streets**  
Peripheral secondary buildings located at the edge of the site next to a public street or street corner shall provide at least one customer entrance facing each abutting public street. A corner entrance facing both streets

1 may meet this requirement. In such a case, for purposes of design  
2 requirements in this section for facades with customer entrances, the  
3 entrance shall be considered to be on both facades.

4 **e. *Integration of Secondary Buildings with Principal Building and Site***  
5 ***Design***

6 Building colors and materials, architectural features, detail elements, and  
7 roof forms of secondary buildings on the site shall be compatible and  
8 integrated with the colors, building materials and architectural character  
9 and design of the principal building(s) on the site.

10 **F. General Optional Standards Menu**

11 In addition to the mandatory standards of subsection E. above, establishments shall  
12 choose three features from the options below. All large commercial establishments shall  
13 meet at least 11 of the following requirements, which are organized into six subject areas:  
14 *Site Layout, Pedestrian Connections and Common Spaces, Roof Form, Façade*  
15 *Articulation, Ground Level Expression, and Prominent Entries.* Each subject area has a  
16 minimum number of options required. "Innovation credits" may be used to satisfy only  
17 one of the minimum 11 requirements, and shall not be used to satisfy the minimum  
18 requirement in a subject area when the minimum requirement for that subject area is one.  
19 Options that do not apply in certain situations shall not be chosen (for instance, a  
20 development with a flat-roofed building may not choose the "*Sloping Roof Form*" option).  
21 Some building features may satisfy more than one option.

22 **Site Layout (one option required)**

23 **1. Location of Parking Lots**

24 No more than 50 percent of vehicle parking spaces provided shall be located in  
25 the front parking area (defined in 21.13).

26 **2. Multiple Entrances**

27 The principal building(s) shall have customer entrances on at least two sides of  
28 the building that face an abutting street from which access to the site is taken,  
29 with at least one of the required entrances facing the street to which the building  
30 is closest. A corner entrance shall be counted as an entrance on either façade.

31 **3. Pedestrian-Friendly Entrance**

32 At least one customer entrance of the principal building is located within one  
33 hundred (100) feet of the property line abutting the street from which the main  
34 access to the site is taken.

35 **a. *Innovation in Site Layout***

36 Credit will be allowed for special attention to site layout through  
37 innovations not covered by the above options. The applicant shall  
38 demonstrate a specific site layout that enhances the development.

39 **Pedestrian Connections and Common Spaces (one option required)**

40 **b. *Connections to Neighboring Properties***

41 Pedestrian walkways shall be provided from the principal building to  
42 adjacent developments, and to adjacent neighborhoods where trail or  
43 street connections are available.

1                   4.     **Building Façade Walkways**

2                   Walkways at least six feet wide (at least 8 feet if abutting a parking lot without  
3                   wheel stops to prevent vehicle overhang into the walkway) shall be provided  
4                   along the full length of every building façade that has a customer entrance or  
5                   abuts a customer parking lot. ~~This option may be incorporated with a covered  
6                   arcade as part of a "Façade Articulation" option, or with foundation plantings, as  
7                   part of a "Ground Level Expression" option.~~

8                   5.     **Upper Level Windows**

9                   Elevations facing streets and residentially zoned lots shall provide windows along  
10                  35% of each upper floor façade. For the purposes of this section only, floors  
11                  shall be considered 15 foot increments in height, and rooftop mechanical  
12                  penthouses are exempt.

13                  6.     **Screening Vegetation**

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

16                  7.     **Foundation Landscaping**

17                  Planting beds at least six (6) feet wide shall be provided **along at least 50% of**  
18                  **each building elevation that faces** ~~at the base of facades that face~~ public streets  
19                  and/or parking areas.

20                  8.     **Heated Walkway Surface**

21                  Provide a heated walkway **along a minimum of 35% of the length of the building**  
22                  **elevation that contains a primary entrance.** The walkway shall be a minimum of  
23                  **six feet wide.**

24                  a.     **~~Common Space Provided~~**

25                  The establishment shall provide at least one common public space, such  
26                  as a plaza, patio, courtyard, or atrium with indoor/outdoor connections, at  
27                  or near the principal customer building entrance. The common space(s)  
28                  shall total not less than one percent (1%) of the total gross floor area of  
29                  the principal building, and no dimension shall be less than fifteen (15)  
30                  feet. The common space(s) shall be visible and central to pedestrian  
31                  circulation on site. Common spaces are encouraged to have good solar  
32                  access and/or provide views of the Chugach mountains or other major  
33                  landmark(s).

34                  b.     **~~Innovation in Pedestrian Connections and Common Spaces~~**

35                  Credit will be allowed for special attention to pedestrian connections and  
36                  common spaces through innovations not covered by the above options.  
37                  The applicant shall demonstrate a specific pedestrian amenity that  
38                  enhances the development.

39                  9.     **Roof Form Variation (one option required)**

40                  a.     **Sloping Roof Form**

41                  The roof of the principal building shall include at least three roof slope  
42                  planes.

43                  b.     **Parapet Variation**

44                  Parapet height shall vary by at least two vertical feet, at least every 100  
45                  horizontal feet. Variations to parapet height may include pilasters and  
46                  projecting raised entrance features.

1 **c. Varied Roof Form**

2 Roof form variation shall be achieved by one of the following:

3 i. A change in materials and/or color;

4 ii. A projecting cornice line;

5 iii. Overhanging roof or eaves, extending no less than three (3) feet  
6 past the supporting walls, supported by brackets; or

7 iv. Sloping rooflines with an average slope of no less than one (1)  
8 foot of vertical rise for every three (3) feet of horizontal run, and  
9 not greater than one (1) foot of vertical rise for every one (1) foot  
10 of horizontal run.

11 **d. Innovation in Roof Form Variation**

12 Credit will be allowed for special attention to roof form variation through  
13 innovations not covered by the above options. The applicant shall  
14 demonstrate a specific roof form variation that enhances the  
15 development.

16 **10. Façade Articulation and Features (one option required)**

17 **a. Façade Articulation**

18 All façades longer than 100 feet in length, measured horizontally, shall  
19 be articulated into smaller units of building mass by incorporating wall  
20 plane offsets having a depth of at least 5 percent of the length of the  
21 façade and extending at least 20 percent of the façade.

22 **b. Façade Variation**

23 In order for buildings to display the greatest amount of visual interest and  
24 appear less industrial whether they function as single or multiple-story  
25 buildings, all building façades that face public streets, or residential,  
26 parks and recreation, or PLI-zoned land, shall consist of distinguishable  
27 base, middle, and top sections.

28 **i. Base**

29 Base level or ground floor facades shall provide the greatest  
30 collection of architectural detail features to create visual interest  
31 at the pedestrian level. Methods shall include two or more of the  
32 architectural detail features listed below: (applicable items may  
33 also satisfy the "Principal Ground Floor Facades" option below):

34 **(A)** Masonry cladding;

35 **(B)** Windows;

36 **(C)** Architectural bays;

37 **(D)** Changes in materials and/or color;

38 **(E)** Ornamental details and/or artwork;

39 **(F)** Roof overhangs, canopies, or arcades.  
40  
41



1                   ii. ~~—— Middle~~

2                   The middle shall be distinguishable from the base section, and  
3                   include one or more of the architectural detail features listed  
4                   below:

5                   (A) ~~—— Windows;~~

6                   (B) ~~—— Signage;~~

7                   (C) ~~—— Changes in materials and/or colors.~~

8                   iii. ~~—— Top~~

9                   The topmost portion of a building shall be made visually  
10                  prominent using the features required in subsection 3, *Roof*  
11                  *Form Variation*.

12                  c. ~~**Innovation in Façade Articulation and Features**~~

13                  Credit will be allowed for special attention to façade articulation and  
14                  features through innovations not covered by the above options. The  
15                  applicant shall demonstrate specific façade articulation and features that  
16                  enhance the development.

17                  11. ~~**Ground Level Expression (three options required)**~~

18                  a. ~~**Principal Ground Floor Façades**~~

19                  Façades of any principal or secondary building that front directly onto  
20                  onsite walkways, public streets, or parking lots, or that have a customer  
21                  entrance, shall incorporate three or more of the following ground floor  
22                  detail elements (applicable items may also satisfy the Base requirement  
23                  of the “*Façade Variation*” option above):

24                  i. ~~—— Masonry or stone cladding;~~

25                  ii. ~~—— Artwork;~~

26                  iii. ~~—— Ornamental pedestrian lighting and brackets;~~

27                  iv. ~~—— Medallions;~~

28                  v. ~~—— Belt courses;~~

29                  vi. ~~—— Ornamental plinths for columns;~~

30                  vii. ~~—— Kickplates for storefront windows;~~

31                  viii. ~~—— Prominent window sills;~~

32                  ix. ~~—— Tilework.~~

33                  b. ~~**Arcades and Canopies**~~

34                  Canopies, awnings, arcades, or similar sheltering structures, at least  
35                  eight (8) feet in depth and no more than fourteen (14) feet above ground  
36                  level, shall be provided along sixty percent (60%) of any ground floor  
37                  façade abutting a street sidewalk or pedestrian walkway.

1 **c. Transparency**

2 A minimum of sixty percent (60%) of the area between two (2) and ten  
3 (10) feet above grade of any ground floor façade that has a customer  
4 entrance or faces a public street, shall be comprised of windows with  
5 views into the interior of the building. A minimum of twenty-five percent  
6 (25%) of ground floor facades that face parking lots shall be comprised  
7 of windows with views into the interior of the building.

8 **d. Window Bays and Mullions**

9 Windows at the ground level shall be divided into increments by mullions  
10 or and architectural bays.

11 **e. Innovation in Ground Level Expression**

12 Credit will be allowed for special attention to ground level expression  
13 through innovations not covered by the above options. The applicant  
14 shall demonstrate specific ground level expression that enhances the  
15 development.

16 **12. Prominent Entrances (one option required)**

17 **a. Visual Prominence**

18 In order to provide clearly defined and highly visible entrances, principal  
19 building(s) and secondary buildings on a site shall have customer  
20 entrances featuring at least three of the following:

21 **i.** Canopies, arcades or porticos that, while satisfying weather  
22 protection requirements of subsection A.1. above, also lend  
23 visual prominence to the entrance;

24 **ii.** Overhangs, recesses, or projections;

25 **iii.** Raised corniced parapets over the door;

26 **iv.** Peaked roof forms;

27 **v.** Tower features integrated with the building design that extend  
28 above the building roof line;

29 **vi.** Arches;

30 **vii.** Outdoor patios;

31 **viii.** Display windows;

32 **ix.** Integral planters or wing walls;

33 **x.** Entrance atriums with visual connections to outside.

34 **b. Transparency and Light**

35 The principal customer entrance to any building shall feature at least two  
36 of the following elements:

37 **i.** Clerestory windows;

38 **ii.** Transom windows;

- iii. ~~Windows flanking the main entrance door (sidelight windows);~~
- iv. ~~Large entrance door(s) transparent and double hung;~~
- v. ~~Ornamental light fixtures.~~

**c. *Innovations in Prominent Entrances***

~~Credit will be allowed for special attention to prominent entrances through innovations not covered by the above options. The applicant shall demonstrate a specific prominent entrance feature that enhances the development.~~

**21.07.130 EXTERIOR LIGHTING**

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

**21.07.140 OPERATIONAL STANDARDS**

**A. Purpose**

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

**B. Applicability**

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

**C. Standards**

**1. Vibration**

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

~~The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare, or convenience. No vibration shall be produced that is transmitted through the ground and is discernible without the aid of instruments at or at any point beyond the lot line. This standard shall not apply to railroad-related uses.~~

**2. Air Pollution**

~~There shall not be discharged into the atmosphere any contaminant for which threshold limit values are listed for working atmosphere by the American Conference of Governmental Industrial Hygienists in such quantity that the~~

1 ~~concentration of the contaminant at ground level at any point beyond the~~  
2 ~~boundary of the property shall at any time exceed the threshold limit. Visible~~  
3 ~~emissions of any kind at ground level past the lot line of the property on which~~  
4 ~~the source of the emissions is located are prohibited.~~

5 **3. Odors**

6 Any condition or operation that results in the creation of odors, vapors, or  
7 gaseous emissions of such intensity and character as to be detrimental to the  
8 health and welfare of the public or that interferes unreasonably with the comfort  
9 of the public shall be removed, stopped, or so modified as to remove the odor.

10 **4. Electromagnetic Radiation**

11 It shall be unlawful to operate, or cause to be operated, any planned or  
12 intentional source of electromagnetic radiation for such purposes as  
13 communication, experimentation, entertainment, broadcasting, heating,  
14 navigation, therapy, vehicle velocity measurement, weather survey, aircraft  
15 detection, topographical survey, personal pleasure, or any other use directly or  
16 indirectly associated with these purposes that does not comply with the then-  
17 current regulations of the Federal Communications Commission regarding such  
18 sources of electromagnetic radiation.

19 **5. Fire and Explosion**

20 In all districts in which the storage, use, or manufacture of blasting agent,  
21 combustible fibers, combustible liquid, or compressed gas is permitted, the  
22 requirements as set forth in the building and fire codes, as adopted in title 23 of  
23 the Anchorage Municipal Code, shall be met.

24 **6. Materials and Waste Handling**

25 a. No person shall cause or permit any materials to be handled,  
26 transported, or stored in a manner that allows particulate matter to  
27 become airborne or liquid matter to drain onto or into the ground. This  
28 provision shall not apply to snow melt and stormwater.

29 b. All materials or wastes that might cause fumes or dust or that constitute  
30 a fire hazard or that may be edible by or otherwise be attractive to wildlife  
31 or insects shall be stored outdoors only in closed, impermeable trash  
32 containers that are screened in accordance with this title. This provision  
33 shall not apply to stacks of building materials, such as lumber, otherwise  
34 allowed by this title.

35 c. Toxic and hazardous materials and chemicals shall be stored, secured  
36 and maintained so that there is no contamination of ground, air, or water  
37 sources at or adjacent to the site. Notwithstanding anything contained  
38 herein, all treatment, storage, disposal, or transportation of hazardous  
39 waste shall be in conformance with all federal and state statutes, codes,  
40 and regulations. Provisions shall be provided so that all lubrication and  
41 fuel substances shall be prevented from leaking and/or draining onto the  
42 property.

<sup>1</sup> PRD#2 NOTE: Changes reflect current practice.

<sup>2</sup> 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.

<sup>3</sup> 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.