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# CHAPTER 21.07: DEVELOPMENT AND DESIGN STANDARDS<sup>1</sup>

## 21.07.010 GENERAL PROVISIONS

### A. Purpose<sup>42</sup>

The development and design standards set forth in this chapter shall apply to the physical layout and design of development in 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 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 Anchorage's northern climate;
6. To strengthen and protect the image, identity, and unique character of 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; ~~and~~
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~~
9. To provide road connectivity for the movement of people, goods, and services.

### B. Alternative Equivalent Compliance<sup>3</sup>

#### 1. Purpose

Alternative equivalent compliance is a procedure that allows development to ~~occur wheremeet~~ the intent of the design-related provisions of this chapter ~~is~~

<sup>4</sup> -NOTE:- Suggested new purpose statement.



1 ~~met~~ through an alternative design. It is not a general waiver or weakening of  
2 regulations. Rather, the procedure permits a site-specific plan that is equal to  
3 or better than the strict application of a design standard specified in this title.  
4 This procedure is not intended as a substitute for a variance or administrative  
5 modification or as a vehicle for relief from standards in this chapter.

6 **2. Applicability**

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

- 9 a. Section 21.07.~~410~~060, Transportation and Connectivity;
- 10 b. Section 21.07.080, Landscaping, Screening and Fencing;
- 11 c. Section 21.07.090, Off-Street Parking and Loading;
- 12 d. Section 21.07.100, Residential Building Standards;
- 13 e. Section 21.07.~~420~~110, Public/Institutional and Commercial Building  
14 Standards; ~~and~~
- 15 f. Section 21.07.~~430~~120, Large ~~Retail~~Commercial Establishments; ~~and~~
- 16 g. Section 21.07.130, Exterior Lighting.

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

18 An applicant proposing to use alternative equivalent compliance under this  
19 section ~~21.07.010.B.~~ shall request and attend a pre-application conference  
20 prior to submitting the site plan for the development, to determine the  
21 preliminary response from the Director. Based on that response, the site plan  
22 application shall include sufficient explanation and justification, in both written  
23 and graphic form, for the alternative compliance requested.

24 **4. Decision-Making Responsibility**

25 Final approval of ~~any~~ alternative equivalent compliance ~~proposed~~ under this  
26 section shall be the responsibility of the decision-making body responsible for  
27 deciding upon the application. ~~By-right projects proposing alternative For~~  
28 example, proposed alternative equivalent compliance on a major site plan  
29 application shall be considered and decided upon by the Urban Design  
30 Commission. By-right projects that would not ordinarily require review under  
31 this title, yet which are proposing alternative equivalent compliance, shall  
32 receive written approval of the alternative equivalent compliance from the  
33 Director. All applications for alternative equivalent compliance shall be  
34 processed and reviewed in a timely fashion.

35 **5. Criteria**

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

- 38 a. The proposed alternative design achieves the intent of the subject  
39 design standard to the same or better degree than the subject  
40 standard.

b. The proposed alternative design achieves the goals and policies of ~~Anchorage 2020~~ the Comprehensive Plan to the same or better degree than the subject standard.

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

**6. Effect of Approval**

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

**21.07.020 NATURAL RESOURCE PROTECTION<sup>2</sup>**

**A. Purpose**

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

**B. Stream, Water Body, and Wetland Protection<sup>25</sup>**

**1. Purpose**

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

**2. Applicability**

This subsection 21.0207.020.B. shall apply to all new development, except for the following development or activities:

~~a. Agricultural activities, such as soil preparation, irrigation, planting, harvesting, grazing, and farm ponds;~~

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

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

<sup>2</sup> ~~NOTE: This section is based loosely on the existing Section 21.45.210, Stream protection setback. However, we have made major changes, including: a new purpose statement; a new applicability statement; consolidation of standards for wetlands and streams; and increases in the setback requirement from 25 to 50 feet.~~

- c. Flood prevention or rehabilitation work carried out by a government agency or approved by a government agency;
- d. Maintenance and repair of flood control structures and activities in response to a flood emergency; and
- e. Wetland and wildlife habitat restoration, construction, and/or enhancement that improves or restores the wetland or stream corridor functions, provided that the proposed activity is approved by the appropriate agency such as the U.S. ~~Army~~ Corps of Engineers or the Alaska Department of Fish and Game.

3. **Relationship to Other Regulations**

- a. This subsection 21.0207.020.B. does not repeal or supersede any existing federal, state, or local laws, easements, covenants, or deed restrictions. When this subsection imposes a higher or more restrictive standard than found in another applicable ordinance, statute, or regulation, this subsection shall apply.
- b. No person shall engage in any activity that will disturb, remove, drain, fill, dredge, clear, destroy, or alter any area, including vegetation, within a wetland that falls in the jurisdiction of the federal government and its agencies, except as may be expressly allowed under a permit issued by the appropriate federal laws or regulations agency.
- c. The decision-making body shall not grant preliminary or final approval to any development or activity, including subdivisions, in a wetland that falls within the federal government's jurisdiction until all necessary federal approvals and permits have been obtained.

4. **Buffer/Setback Requirements**

- a. **Streams or River Corridors**<sup>36</sup>
  - i. In the R-10 district, all buildings, accessory structures, and parking lots shall be set back at least 100 feet horizontally from the ordinary high-water mark of stream or river corridors or, if not readily discernible, from the defined bank of the stream or river. No Except as provided in 6. below, no disturbance is permitted in the 100-foot setback area. Development in the R-10 district also is subject to the district-specific development standards in section 21.04.020.I.
  - ii. In the R-5, R-6, R-7, R-9, I-1, and I-2 zoning districts, all buildings, accessory structures, and parking lots shall be set back at least 50 feet horizontally from the ordinary high-water mark of stream or river corridors or, if not readily discernible, from the defined bank of the stream or river. No Except as provided in 6. below, no disturbance is permitted in the 50-foot setback area.

<sup>3</sup> ~~NOTE: Per discussions with staff, we have suggested a new citywide setback requirement of 50 feet, with the current 25-foot standard still applicable in some places (more urban areas). The existing 100-foot setback requirement in the R-10 district is retained.~~

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- iii. For all zoning districts not listed in subsections i. and ii. above, all buildings, accessory structures, and parking lots shall be set back at least 25 feet horizontally from the high-water mark of stream or river corridors or, if not readily discernible, from the defined bank of the stream or river. ~~No~~Except as provided in 6. below, no disturbance is permitted in the 25-foot setback area.
  - iv. Segments of streams or tributaries that are contained in culverts for a contiguous length of 100 feet or more are not regulated by this ~~section~~subsection.
  - v. Setbacks required in this subsection shall extend the specified distance from both sides of the stream or river.
  - vi. For parcels where there are wetlands contiguous with a stream, setback requirements are listed in Table 2 of the Anchorage Wetlands Management Plan.
- b. Wetlands**
- i. To the maximum extent feasible, class A and those class B wetlands which, as defined and delineated in the Anchorage Wetlands Management Plan, shall a result of U.S. Corps of Engineers permitting, are not authorized for development, shall be tracted out and thus not included as part of a platted development lot. Wetland classes are defined and delineated in the Anchorage Wetlands Management Plan.
  - ii. ~~All~~Except as provided in 6. below, all buildings, accessory structures, fills and other storage of materials, and parking lots shall be set back at least ~~10~~15 feet horizontally from the delineated edge of ~~a wetland unless approved by a U.S. Corps of Engineers all Class A wetlands permit, and all portions of Class B and C wetlands not authorized for development; no disturbance is permitted in the 15-foot setback area.~~
- c. Water Bodies**
- In all districts, all buildings, accessory structures, and parking lots shall be set back at least 15 feet horizontally from the edge of water bodies. ~~No~~Except as allowed in 6. below, no disturbance is permitted in the 15-foot setback area. Uses such as docks, boathouses, and floatplane storage sheds that require direct access to a water body by their very nature or function shall be exempted from this setback requirement.
- d. Credit for Other Requirements of this Title**
- Stream corridor, water body, and wetland setback areas shall be credited toward any ~~relevant tree retention requirements, applicable private open space requirements, or landscaping requirements,~~ only if such setback areas serve the purposes of those requirements as set forth in this ~~Title~~title.

5. **Boundary Delineation**

~~a. **Qualified Professional**~~

a. **Official Definitions and Standards**<sup>7</sup>

i. In cases where stream channels, ~~or water bodies,~~ are not mapped and recorded in official plans or other documents, delineation of such features shall be made according to the municipal Watershed Management Division's definitions and standards, and may be subject to formal verification by the municipal Watershed Management Division.

ii. In cases where wetlands are not mapped and recorded in official plans or other documents, including the Anchorage Wetlands Management Plan, ~~maintained by the Municipality,~~ delineation of such features shall be performed using procedures as described in the U.S. Corps of Engineers 1987 Wetlands Manual. Delineations shall be subject to formal verification by a qualified professional that has demonstrated experience necessary to conduct site analysis. Delineations shall be subject to the Director's approval. For purposes of this section, a "qualified professional" shall be the Department and/or the U.S. Corps of Engineers.<sup>4</sup>

b. **Stream and River Corridor Boundaries**

Stream and river corridors shall be delineated at the ordinary high-water mark or, if not readily discernible, the defined bank of the stream or river, as those terms are defined in ~~Chapter~~chapter 21.13. The municipal Watershed Management ~~Section~~Division shall maintain the official record of all stream and river corridor boundaries.

c. **Wetland Boundaries**

i. *Mapped Wetlands*

Boundary delineation of wetlands shall be established by reference to the Anchorage Wetlands Management Plan, which is available for reference in the ~~municipal Planning Department~~ and which is hereby adopted and incorporated into this ~~Title~~title by reference. Plats shall depict class A and B wetland boundaries, and boundaries of class C wetlands that are not authorized for development.

ii. *Unmapped Wetlands*

The review of a development proposal may discover a potential wetland that has not been mapped or for which the boundaries have not been clearly established. In such instances, the ~~applicant shall retain a qualified wetland expert to delineate the~~ boundaries of the wetland ~~shall be delineated~~ according to ~~professional standards~~subsection 5.a.ii. above. Any new wetland boundaries delineated herein shall be ~~approved by~~ submitted to the U.S. Corps of Engineers for approval.

<sup>4</sup> NOTE: Further discussion needed on definition of "qualified professional" for purposes of this section.

6. **Development Standards<sup>58</sup>**

a. **Prohibited Activities**

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

ii. Channel alteration, including culvertization other than for roadway and driveway crossings, is prohibited unless a variance is obtained under the provisions of ~~Section~~section 21.03.~~200~~190, a flood hazard permit is obtained as per ~~Section~~section 21.03.100, and relevant state and federal permits are obtained.

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

b. **Utilities**

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

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

Structures and improvements for recreational, educational, or scientific activities such as trails, docks, fishing access, and wildlife management and viewing may be permitted in a buffer/setback area ~~provided a management plan that establishes long term protection and maintenance of~~ by the appropriate government agency.

7. **Preservation and Restoration of Vegetation**

~~All existing vegetation within the stream/river corridor, lake or pond edge, or wetland buffer/setback area is submitted to~~ shall be preserved and approved. Such plans shall address, at a minimum, a schedule for regular evaluation of the impacts of allowed activities on

<sup>5</sup> NOTE: The current code splits the stream buffer area into a 15-foot section and a 10-foot section, and specifies allowed uses in each. This suggested new section takes a simpler approach and provides uniform standards for the entire buffer.

~~the buffer/setback area, the proposed treatment of dead or diseased trees, and the extent to which pruning or thinning will be allowed.~~

**7. Preservation of Vegetation**

~~All existing vegetation within the stream/river corridor, lake or pond edge, or wetland buffer/setback area shall be preserved, and,~~ where necessary to provide adequate screening or to repair damaged riparian areas, supplemented with additional native planting and landscaping. The removal of dead or naturally fallen trees or vegetation, or trees or vegetation that the Municipality finds to be a threat to the public health, safety, or welfare, shall be exempt from this requirement.

**8. Wetland Mitigation Requirements**

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

**9. Structures and Uses Otherwise Prohibited**

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

**10. Implementation of Anchorage Wetlands Management Plan<sup>69</sup>**

**~~a. Municipal Programs~~**

~~The following municipal programs and activities shall be undertaken in conformity with the Anchorage Wetlands Management Plan:~~

~~i. Municipal capital facility programming as expressed in the capital improvement plan.~~

~~ii. Municipal management and disposal of the state lands selected under AS 29.18.210–29.18.213.~~

**a. Municipal Zoning and Platting Actions**

Municipal zoning and platting actions taken under this ~~Title~~ title shall be consistent with the Anchorage Wetlands Management Plan.

**i. “A” Wetlands**

Wetlands designated “A” in the Anchorage Wetlands Management Plan and in Table 2<sup>7</sup> ~~of that Plan~~ shall be protected as indicated in that table and in ~~Chapter~~ chapter 4 of the Anchorage Wetlands Management Plan.

**ii. “B” Wetlands**

New development plans in “B” wetlands shall obtain a COE U.S. Corps of Engineers permit, concurrent with or prior

<sup>6</sup> NOTE: This is the current Section 21.05.115. We have made no substantive changes yet, though have reorganized the material and added new subheadings. Is this section necessary? We are not sure of its value, given the new uniform wetlands standards we suggest in the previous section. This section appears to make wetlands protection applicable only to public actions by the Municipality—correct? The new “Stream and Wetlands Protection” section we drafted above is applicable to both public and private actions. Do the A, B, and C designations used here need to be maintained in the code? (Also, we have removed here the provision dealing with the existing reserve tract provisions in the current Section 21.80.100, since we received instructions to remove the reserve tract concept entirely from the new subdivision chapter.)

<sup>7</sup> NOTE: Where is this table? If it’s in the plan, should it be carried forward into the code?

1 to necessary approval by ~~platting board~~the Platting Board and  
2 /or ~~PZC~~the Planning and Zoning Commission. In order to  
3 maximize protection of wetlands designated "B," in addition to  
4 the criteria normally considered in subdivision, site plan, and  
5 conditional use applications, the Platting Authority or the  
6 Planning and Zoning Commission ~~must~~shall, prior to  
7 approval, make explicit findings that, or the applicant ~~must~~  
8 shall certify with their U.S. Corps of Engineers permit that:

9 (A) The proposed design and placement of roadways, utility  
10 lines, and structures will not interfere with the natural  
11 drainage function indicated in the required hydrologic  
12 studies or that such interference can be adequately  
13 mitigated to maintain the natural drainage function;

14 (B) The soils in the area proposed for development shall  
15 adequately support roadways and structures, or that  
16 properly designed roads and foundations will be  
17 provided; and

18 (C) Habitat areas identified in ~~the required habitat~~  
19 ~~studies~~federal, state, or in other municipal documents  
20 shall be adequately protected.

21 Maintenance of open space in its natural state shall be  
22 required where the Platting Authority or the Planning and  
23 Zoning Commission determines that such maintenance is  
24 necessary to protect the hydrologic and habitat values of  
25 wetlands on the property being developed or on adjacent  
26 property. Areas where open space is to be preserved in its  
27 natural state shall be indicated on the plat or approved site  
28 plan. The Platting Authority and Planning and Zoning  
29 Commission may require such land development techniques  
30 and such additional conditions as may be appropriate to carry  
31 out the intent of the wetlands plan, ~~taking into consideration~~  
32 ~~information required by subsections 21.15.110.C or~~  
33 ~~21.15.030.C.3~~ and such other wetlands studies as may be  
34 relevant.

35 iii. "C" Wetlands

36 When approving plats or conditional use permits in wetlands  
37 designated "C" under the plan, the Platting Authority or the  
38 Planning and Zoning Commission shall, whenever  
39 practicable, include the recommended construction mitigation  
40 techniques and conditions and enforceable policies in Table 2  
41 of the Anchorage Wetlands Management Plan.

42 b. **Application of Plan to Approved Projects**

43 Conditional uses and preliminary plats approved prior to March 12,  
44 1996, the date of adoption of the revised Anchorage Wetlands  
45 Management Plan, shall not have additional conditions imposed upon  
46 them as a result of requirements of the plan except as follows:



- i. The "A" designation shall apply regardless of prior approvals.
- ii. Approved plats or conditional uses in wetlands that are returned to the Platting Authority or Planning and Zoning Commission for major amendment may be examined for conformity with plan goals and enforceable policies of the Anchorage Wetlands Management Plan.
- iii. A new U.S. Corps of Engineers permit is required.

**C. Steep Slope Development<sup>810</sup>**

**1. Purpose**

The purpose of ~~these provisions~~this subsection 21.07.020.C is to:

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

**2. Applicability<sup>911</sup>**

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

<sup>8</sup> ~~NOTE: This new section is intended to replace the existing Sections 21.80.360 (Hillside lots) and 21.80.370 (R-10 District). The existing standards are fairly vague and general.~~

<sup>9</sup> ~~NOTE: This section suggests a common approach that has worked in many other communities with steep slopes, such as Reno; Estes Park, Colorado; Salt Lake County, Utah, etc. For Anchorage, a threshold figure of 20 percent is proposed for discussion purposes. Development is limited on steep slopes over 20 percent and banned on slopes of 30 percent or more. The approach in this draft is a more moderate one; other communities ban development on slopes of 20 percent or more, or limit density on slopes of 20 percent or more.~~

3. **Standards**<sup>4012</sup>

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

a. **Slopes Greater than 30 Percent**

One hundred percent of areas with slopes greater than 30 percent shall remain ~~in private or public open space undisturbed~~, except as expressly allowed by ~~this Title section 21.04.020J~~. This requirement shall not apply to small, isolated steep slope areas within a site that do not exceed 5,000 square feet.

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

i. Cutting and grading to create benches or pads for buildings or structures shall be avoided to the maximum extent feasible.

ii. Except for driveways, cut and fill slopes shall be entirely contained within a lot (i.e., natural grade at the lot lines shall be maintained).

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. Where this would damage tree root systems, the amount of rounding off may be reduced and shrubs used instead to hide the transition.

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:

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

<sup>40</sup> ~~NOTE: The following voluntary guidelines are proposed to supplement the mandatory code standards. We recommend placing all guidelines in a separate user's guide rather than in the code itself. "The following guidelines should be followed by all proposed development on sites where the average slope of the site exceeds 20 percent. Compliance with such guidelines may be considered in development review, but failure to comply with guidelines shall not be independent grounds for denial of development approval.~~

~~a. Orient roads and building sites to minimize grading.~~

~~b. Orientation of buildings should consider views from the site as well as the aesthetic impact of views of the site from surrounding properties.~~

~~c. Hilltops, if graded, should be rounded to blend with natural slopes rather than leveled.~~

~~d. Slopes providing a transition from graded areas into natural areas should be varied in percent grade both up slope and across the slope, in the undulating pattern of surrounding natural slopes; so that the top or the toe (or both) of the cut or fill slope will vary from a straight line in plan view.~~

~~e. Parking areas should be constructed on multiple levels and follow natural contours as necessary to minimize cut and fill.~~

~~f. Roads should follow natural topography to the extent feasible, to minimize cut and fill. Necessary grading should be constant half cut and half fill along the length of the road (versus all cut or all fill at points) unless other arrangements would result in less severe alteration of natural terrain.~~

~~g. Repetitive padding or terracing of a series of lots (stair stepping up a slope) is discouraged. Creation of a single large pad or terrace (especially creating a single pad or terrace of an entire lot) should be an exception to typical design, to deal with circumstances that cannot be managed with other techniques. Typical design should utilize full split pads (separate level for a down-slope lower story), a split foundation (adapting a single story to a slope), setting the building into a cut in the hillside, or a combination of techniques."~~

1 walls comply with the requirements set forth in this  
2 subsection.

3 ii. As necessary to construct a driveway from the street to a  
4 garage or parking area, grade changes or retaining walls up  
5 to six feet may be allowed.

6 iii. For the purposes of this subsection 21.07.020.C.3.c.,  
7 basements and buildings set into a slope are not considered  
8 to lower the natural grade within their footprint.

9 d. ~~For the purposes of this subsection 21.07.020.C.3.c., basements~~  
10 ~~are not considered to lower the natural grade within their~~  
11 ~~footprint.~~ Retaining Walls

12 ~~e. Sharp angles shall be rounded off, in a natural manner, at the top and~~  
13 ~~ends of cut and fill slopes (within approximately five feet of the sharp~~  
14 ~~angle). Where this would damage tree root systems, the amount of~~  
15 ~~rounding off may be reduced and shrubs used instead to hide the~~  
16 ~~transition.~~

17 ~~d. Except for driveways, cut and fill slopes shall be entirely contained~~  
18 ~~within a lot (i.e., natural grade at the lot lines shall be maintained).~~

19 Retaining walls may be used to minimize cut and fill. Generally, a  
20 retaining wall shall be no higher than four feet, except that a wall  
21 varied in height to accommodate a variable slope shall have an  
22 average height no greater than four feet and a maximum height no  
23 greater than eight feet in any 100-foot length. A higher wall is  
24 permitted:

25 i. Where used internally at the split between one- and two-story  
26 portions of a building; and

27 ii. Where substantially hidden from public view at the rear of a  
28 building, where it may not exceed the eave height of the  
29 building.

30 ~~e. A retaining wall shall not be stepped in height but shall be sloped~~  
31 ~~from one height to another to match the terrain behind it.~~

32 e. Vehicular Routes

33 i. Streets, roads, private access roads, driveways, and other  
34 vehicular routes shall not be allowed to cross slopes between  
35 30 and 50 percent, except that a short run of no more than  
36 100 feet or 10 percent of the road/street's entire length,  
37 whichever is less, may be allowed by the decision-maker  
38 upon finding that:

39 ~~ii. In no case shall any short run that crosses slopes between 30~~  
40 ~~percent and 50 percent exceed 100 feet in length; and~~

41 (A) Such street or road will not have significant adverse  
42 safety, ~~or~~ environmental, ~~or~~ visual impacts, or

appropriate engineering or other measures will be taken by the developer to substantially mitigate any such adverse impact; and

(B) No alternate location for access is feasible or available.

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

iii. Streets, roads, private access roads, and other vehicular routes shall follow natural contour lines to the maximum extent feasible ~~follow natural contour lines. See Figures 1 and 2 below.~~<sup>44</sup>

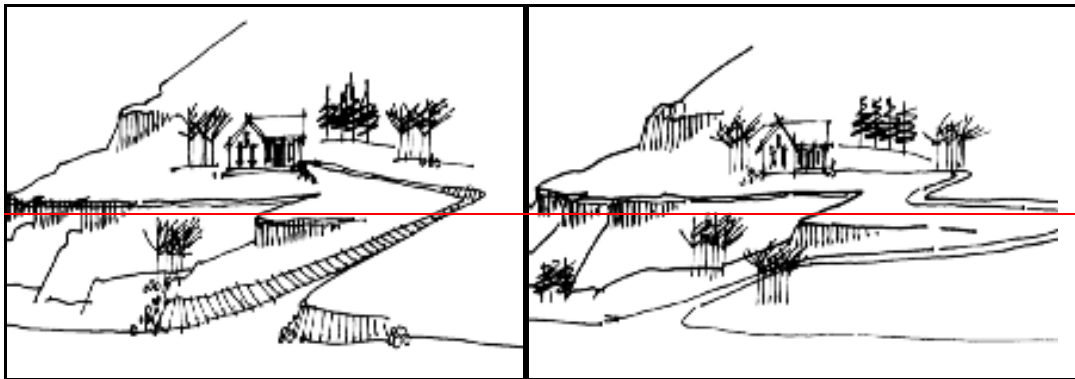


Figure 1. No.

Figure 2. Yes.

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

f. **Natural Drainage Patterns**  
Site design shall not change natural drainage patterns, except as provided below.

i. All final grading and drainage shall comply with ~~Title~~title 23 and the Municipality's Erosion-Sediment Control Handbook.

ii. To the maximum extent feasible, development shall preserve the natural surface drainage pattern unique to each site as a result of topography and vegetation. Grading shall ensure that drainage flows away from all structures, especially

<sup>44</sup> ~~NOTE: Draft illustrations are provided from another community. If this standard is retained, the illustrations will be updated in a style consistent with all new Anchorage Title 21 illustrations.~~

1 structures that are cut into hillsides. Natural drainage  
2 patterns may be modified on site only if the applicant shows  
3 that there will be no significant adverse environmental  
4 impacts on site or on adjacent properties. If natural drainage  
5 patterns are modified, appropriate stabilization techniques  
6 shall be employed.

7 iii. Development shall mitigate all negative or adverse drainage  
8 impacts on adjacent and surrounding sites.

9 iv. Standard erosion control methods shall be used during  
10 construction to protect water quality, control drainage, and  
11 reduce soil erosion. Sediment traps, small dams, ~~or~~ barriers  
12 of straw bales, or other methods acceptable to the  
13 Municipality shall be located wherever there are grade  
14 changes, to slow the velocity of runoff.

15 ~~D. Avalanche Areas<sup>12</sup>~~

16 ~~1. Purpose~~

17 ~~g. The purpose of this section Winter Erosion Blanket<sup>13</sup>~~

18 ~~If a disturbed slope is to prohibit not stabilized by October 15, then~~  
19 ~~the developer/builder shall install an erosion blanket (or limit~~  
20 ~~development within hazardous areas subjectsome equivalent) when~~  
21 ~~finished working, but no later than October 15, to avalanches. protect~~  
22 ~~the site during the winter season.~~

23 ~~h. Utilities on Slopes~~

24 ~~Where the landowner requires buried utilities to be place on side~~  
25 ~~slopes and where the utility corridor runs transverse to the side slope,~~  
26 ~~the side slope portion of the corridor shall be no more than 10~~  
27 ~~percent.~~

28 ~~D. Wildlife Conflict Prevention Areas<sup>14</sup>~~

29 ~~1. Applicability~~

30 ~~This subsection 21.07.020.D. shall apply to all development within the~~  
31 ~~Municipality.~~

32 ~~3. High Hazard Avalanche Zones<sup>13</sup>~~

33 ~~Development is prohibited within High Hazard Avalanche Zones. In the event~~  
34 ~~that there is no high hazard free area on a site and a development application~~  
35 ~~is subsequently denied, an applicant may appeal the denial to the Assembly.~~  
36 ~~If an appeal of a project denial is granted by the Assembly, then the~~  
37 ~~development application shall incorporate hazard mitigation according to the~~  
38 ~~standards in 21.07.020.D.5. below.~~

<sup>12</sup> NOTE: Proposed new section. Staff has not yet had a chance to review this draft section.

<sup>13</sup> NOTE: The terms "High Hazard Avalanche Zone" and "Moderate Hazard Avalanche Zone" will need to be coordinated with terminology already in use by the Municipality. We understand extensive mapping already has been done of avalanche zones in Anchorage, but these terms are new.

1 ~~4. Moderate Hazard Avalanche Zone~~

2 ~~Development within a Moderate Hazard Avalanche Zone may only be~~  
3 ~~permitted under the following circumstances:~~

4 ~~a. If an entire property is located within the Moderate Hazard Avalanche~~  
5 ~~Zone, development may be permitted only if the hazard can be~~  
6 ~~adequately mitigated to ensure public safety pursuant to the~~  
7 ~~standards in subsection 21.07.020.D.5.~~

8 ~~b. In the event that development outside of the Moderate Hazard~~  
9 ~~Avalanche Zone will result in significant environmental degradation,~~  
10 ~~the Assembly may, in its discretion, approve such development with~~  
11 ~~adequate mitigation measures to assure the safety of the occupants~~  
12 ~~of the property.~~

13 ~~5. Mitigation Standards~~

14 ~~a. Development shall be restricted to the least hazardous area of a~~  
15 ~~project site.~~

16 ~~b. If structural avalanche defenses are required to protect people or~~  
17 ~~structures, they shall be designed by a certified engineer to withstand~~  
18 ~~avalanche impact forces.~~

19 ~~c. Clear cutting or other large scale removal of vegetation, particularly~~  
20 ~~within avalanche path starting zones, shall be prohibited.~~

21 ~~d. Extractive operations are prohibited within avalanche hazard zones~~  
22 ~~during the winter unless there is an approved program of avalanche~~  
23 ~~control and defense measures.~~

24 ~~e. Utility lines or pipes crossing hazard zones shall be buried. Surface~~  
25 ~~pipes, poles or towers for suspended transmission lines in hazard~~  
26 ~~zones shall be protected by utilizing avalanche diversion methods or~~  
27 ~~protection structures.~~

28 ~~f. Roads intended for winter use shall avoid avalanche hazard areas. If~~  
29 ~~the Director finds that it is not possible to construct a road that avoids~~  
30 ~~high or moderate avalanche hazard areas, then the Director may~~  
31 ~~approve a road subject to site specific mitigation methods. Roads~~  
32 ~~which must cross hazardous areas shall be designed to limit~~  
33 ~~exposure and utilize avalanche control practices to reduce the danger~~  
34 ~~along exposed road segments. Where the main access road to a~~  
35 ~~proposed development is crossed by an avalanche path, a secondary~~  
36 ~~access may be required.~~

37 ~~g. Warning signs shall be placed along commonly traveled winter roads~~  
38 ~~and trails which cross avalanche hazard zones.~~

39 ~~h. Property owners who develop in avalanche areas or obtain driveway~~  
40 ~~access through avalanche areas shall bear the costs of any~~  
41 ~~avalanche control measures that may be required to mitigate the~~  
42 ~~hazard.~~

~~E. Wildlife Habitat Protection<sup>14</sup>~~

~~1. Intent and Purpose~~

~~Many areas within the Municipality provide important and critical wildlife habitat for a wide variety of animal and bird species. As a result of development activities, many habitat areas have been significantly impaired, altered, fragmented, and in some cases destroyed. In combination with the tree retention standards and stream corridor, water body, and wetlands protection standards set forth above, the following requirements have been developed to promote, preserve, and retain valuable wildlife habitats and to protect them from adverse effects and potentially irreversible impacts. Maintaining habitats also minimizes wildlife and human conflicts.~~

~~2. Applicability~~

~~The requirements of this subsection 21.07.020.E. shall apply to development within the Municipality that contains wildlife habitats designated as "critical habitat," as shown on the Anchorage Coastal Resource Atlas, as amended.~~

~~3. Development Limitations in Areas of Critical Habitat~~

~~All development subject to this section shall, to the maximum extent feasible, incorporate the following principles in siting buildings, structures, roads, trails, utilities, and other similar facilities:~~

~~a. Maintain buffers between areas dominated by human activities and core areas of wildlife habitat, with more intense human activities, such as automobile and pedestrian traffic, relegated to more distant zones away from the core habitat areas.<sup>15</sup>~~

~~b. Provide for wildlife movement across areas dominated by human activities by:~~

~~i. Maintaining natural vegetation connectivity between open space parcels on adjacent and nearby parcels;~~

~~ii. Locating roads and recreational trails away from natural travel corridors used by wildlife such as riparian areas;~~

~~iii. Minimizing fencing types and placement that inhibit the movement of wildlife species; and~~

~~iv. Minimizing the visual contrast between human dominated areas, including individual lots, and less disturbed terrain in~~

<sup>14</sup> NOTE: This is a set of new, relatively simple performance standards to ensure that the presence of wildlife habitat is considered as part of the development review process. Many additional tools may be available outside the zoning ordinance to protect all types of sensitive environmental features, such as wildlife habitat. For example, allowing tax incentives for conservation easements often is a useful strategy to complement land use regulations.

<sup>15</sup> NOTE: *Core wildlife habitat areas* typically include habitat for threatened or endangered species, species that are particularly sensitive to human activity, habitat that is regionally unique, and areas that support large numbers of native species. Consideration should also be given to habitat that is rare locally or may have educational value, such as wetlands, riparian areas, large meadows, or woodlots. A *spatial buffer* would prohibit any human activities within the core area, especially roads and motorized traffic and ideally non-motorized traffic and hikers. A *visual buffer* might take the form of a row of trees or shrubs along a road or hiking trail. A *temporal buffer* involves the limitation or exclusion of human activity in or near sensitive areas during critical times of the year, such as the nesting period in birds, or the immediate post-natal period in mammals.

1 surrounding areas (e.g., by retaining or planting native  
2 vegetation and trees around a house or accessory structure).

3 c. Mimic features of the local natural landscape in developed areas by:

4 i. Retaining as much pre-development habitat as possible, including  
5 large areas of high plant diversity and natural vegetated  
6 areas that have not yet been fragmented by roads or  
7 residential development;

8 ii. Minimizing disturbance to trees, the understory, and other natural  
9 landscape features during construction;

10 iii. Designing house lots in a fashion consistent with local natural  
11 habitats, for example, by preserving and landscaping with  
12 natural, native vegetation; and

13 iv. Enhancing the habitat value of degraded pre-development  
14 landscapes with selective plantings.

15 **4. Referral Requirements and Planning Commission's Action**

16 a. Development applications and site plans subject to this subsection shall be  
17 referred to the Alaska Department of Fish and Game, Division of  
18 Wildlife, and to the U.S. Fish and Wildlife Service for review, comment,  
19 and recommendations. The Alaska Department of Fish and Game,  
20 Division of Wildlife, and U.S. Fish and Wildlife Service's comments  
21 and recommendations shall be incorporated into the staff report or in  
22 some other manner transmitted in writing to the Director (for minor  
23 developments) or to the approving authority prior to final action.

24 b. The approving authority shall give special consideration to wildlife habitats  
25 that are determined by the Alaska Department of Fish and Game,  
26 Division of Wildlife, and the U.S. Fish and Wildlife Service in its review  
27 to be of critical value, and may require project modifications or special  
28 conditions recommended to mitigate impacts on critical wildlife  
29 habitat.

30 c. The approving authority may deny a development proposal if it finds that the  
31 proposed development will have significant adverse impacts on  
32 critical wildlife habitat that cannot be adequately mitigated.

33 d. If the Director finds that a development application subject to his or  
34 her approval may have significant adverse impacts on critical wildlife  
35 habitat that cannot be adequately mitigated, the Director shall refer  
36 the application to the Planning Commission for final action.

37 e. For purposes of this subsection, "significant adverse impact on critical  
38 wildlife habitat" means elimination, reduction, and/or fragmentation of  
39 wildlife habitat to the point that viability of a local population of an  
40 individual species is threatened in the Municipality and the diversity of  
41 wildlife species occurring in the Municipality is reduced.



1 **F. ~~Wildfire Hazard Areas~~<sup>16</sup>**

2 All development located within the Urban Wildland Overlay Zone (see Section 21.04.  
3 ~~), shall comply with the standards and requirements of the Urban Wildland Interface~~  
4 ~~Code, which is set forth in Chapter  of the Anchorage Municipal Code.~~

5 **G. ~~Tree Retention~~<sup>17</sup>**

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

13 **2. ~~Standards~~**

14 ~~Within the area identified in subsection 1. above, the following mandatory~~  
15 ~~standards shall apply:~~

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

25 **3. ~~Guidelines~~**

26 ~~Within the area identified in subsection 1. above, the following voluntary~~  
27 ~~guidelines shall apply:~~

- 28 a. ~~Fences are discouraged.~~
- 29 b. ~~New buildings are encouraged to be sited outside these areas.~~

<sup>16</sup> NOTE: As discussed with staff in January 2004, the Anchorage Fire Department has prepared a Draft Urban Wildland Interface Code. It was prepared in 2001 but still is considered current. Because the draft ordinance is quite detailed and covers issues outside the scope of Title 21 (such as building construction requirements), the agreed upon approach is to work with the Municipal Attorney to adopt the Urban Wildland ordinance in a separate part of the Anchorage Municipal Code, and to simply reference it here in Title 21.

<sup>17</sup> NOTE: This section takes a simplified approach to tree protection that has worked elsewhere — a percent canopy retention requirement that is easy to determine from readily available aerial photos. This section and Section 21.07.030 (*Landscaping, Buffering, Screening, and Fences*) cover related issues and should be read together. In general, applicants should read Section 21.07.020 first to answer the question “How much of my parcel must I leave undeveloped to protect existing trees?” Areas that are left undeveloped for tree protection may remain private property and do not need to be made open to the public. After determining which areas of the lot must be kept undeveloped for this purpose, the applicant should read Sec. 21.07.030, *Landscaping, Buffering, and Screening*, to answer the question “What areas do I need to landscape, either to enhance the appearance of the property, or to screen views of certain areas of the property, to provide a buffer from adjacent land uses?” Tree retention areas also can be used to meet other requirements such as open space, landscaping, etc.

- c. Trails should be sited outside these areas, and/or with direct consultation with the state Department of Fish and Game.
- d. All outdoor trash receptacles should be bear-proof.
- e. Bird feeders should be empty between April 15 and October 15.
- f. Food, including pet food and bird seed, should be stored indoors and/or in bear-proof containers.
- g. Bee hives, vegetable gardens, fruit trees and berry bushes, and composting is discouraged in this area.
- h. Pet runs and livestock should not be kept in this area, or should be 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<sup>15</sup>**

**1. Purpose**

~~In addition to enhancing the image of the Municipality and protecting property values, tree retention provides numerous environmental benefits, including soil retention, erosion control, anadromous fish habitat protection, absorption of carbon dioxide, production of oxygen, air and water quality improvement, sheltering from wind and rain, particulate settling and dust control, noise buffering, glare reduction, and visual buffering of development. Retention of existing trees is especially important in Anchorage's northern climate because it takes longer for trees to grow to maturity. By specifying the quantity and location of trees that shall be maintained on development sites and lots, the provisions of this subsection 21.07.020.G. are intended to promote and protect these benefits, as well as implement the Comprehensive Plan and comply with state and federal water quality regulations. The provisions of this section enhance property values and protect the health, safety, and welfare of all persons living or working within the Municipality.~~

**2. Applicability**

**a. General Requirement<sup>18</sup>**

~~As a part of the development review and approval process, all development in the Municipality, except those areas and activities listed in subsection b. below, shall be required to prepare a tree retention plan that identifies a percentage of existing trees to be retained, per Table 21.07-1 of this section. The plan may be~~

<sup>18</sup> NOTE: As drafted, tree retention requirements do NOT apply to existing single family lots.

1 combined with the landscaping plan required in 21.07.080,  
2 *Landscaping, Screening, and Fences*, and shall contain sufficient  
3 detail to enable the Municipality to verify compliance with this  
4 subsection 21.07.020.G. The tree retention area requirements shall  
5 apply to all new development and redevelopment on lots that do not  
6 already have, or are not part of a tree retention plan, but do not apply  
7 to existing development. In new residential development, the tree  
8 retention requirements shall be applied to the development as a  
9 whole at the time of subdivision plat review and approval, not to each  
10 individual lot.

11 **b. Exceptions**

12 The tree retention requirements shall not apply to the following areas  
13 or activities:

14 i. Property already occupied by a single-family detached, single-family  
15 attached, duplex, or townhouse dwelling, unless  
16 nonresidential uses are proposed for such property, except  
17 that any construction, paving, or other activity on the property  
18 that may damage trees on the public right-of-way is subject to  
19 the restrictions of subsection 21.07.020.G.6.c., *Protection of*  
20 *Tree Retention Areas During Construction*.

21 ii. Tracts of land for which this Title imposes no yard requirements and  
22 permits 100 percent coverage of the lot by buildings.

23 iii. Where utility easements cross tree retention areas, public utility  
24 companies and government agencies conducting operations  
25 for the purpose of assuring uninterrupted utility and  
26 governmental services and unobstructed passage on public  
27 streets.

28 iv. Property in use for tree farming or other agricultural activities  
29 (as defined in Chapter 21.13), provided the best management  
30 practices established by the Alaska Department of Natural  
31 Resources are observed.

32 v. Public rights of way.

33 vi. The removal of dead, diseased, or naturally fallen trees or  
34 vegetation, or trees or vegetation that the Director finds to be  
35 a threat to the public health, safety, or welfare.

36 **3. Relationship to Landscaping and Screening**

37 The tree retention requirements of this subsection 21.07.020.G shall  
38 generally be in addition to the requirements in Section 21.07.080,  
39 *Landscaping, Screening, and Fences*, except that if an area designated for  
40 tree retention is located in an area where landscaping is required by Section  
41 21.07.080, and preservation of existing trees would serve the same purpose  
42 as required landscaping (for example, where tree preservation near the  
43 primary building would serve to break up its visual mass to the same degree  
44 that foundation plantings would do so), then additional landscaping shall not  
45 be required in such areas.

~~4. **Minimum Retention Areas**<sup>49</sup>~~

~~All activities subject to this section shall preserve at least the minimum amounts of tree retention area shown in Table 21.07-1.~~

<b>TABLE 21.07-1: MINIMUM REQUIRED TREE RETENTION</b>	
<b>Zoning Districts</b>	<b>Minimum Required Tree Retention (% of existing tree canopy)</b>
R-5, R-6, R-9, R-10	40%
R-1, R-2	30%
R-3, R-4, RMX	30%
C-2A, C-2B, C-2C, GC, NMU, CCMU, RCMU	45%
PLI	45%
I-1, I-2	40%

~~5. **Location of Required Tree Retention Areas**~~

~~a. **Tree Retention Areas**~~

~~Priority areas for preservation of existing trees are listed below, in order of priority. All tree retention plans should preserve existing trees in the highest priority category possible. During the development review and approval process, the Municipality may suggest or incorporate modifications that would enable existing trees in higher-priority areas to be preserved, based on identification of trees and other natural resources in the Anchorage Coastal Zone Management Plan, the Anchorage Wetlands Management Plan, the Anchorage Parks Plan, or other adopted maps and plans.~~

~~i. **Priority 1: Sensitive Environmental Areas and Features**~~

~~Sensitive environmental areas and features, including areas with large numbers of mature trees, areas containing multiple signature trees, areas with locally rare or unusual species, wetland areas, stream corridors, the margins of existing lakes or ponds, natural drainages, wildlife habitat areas, steep slopes, or geological hazard areas.~~

~~ii. **Priority 2: Buffering and Screening Areas**~~

~~Areas where perimeter landscaping or buffering is required pursuant to Section 21.07.080, *Landscaping, Screening, and Fences*, and where there are stands of existing trees on the adjacent property. In Class B districts, this category shall also include street frontage areas that do not contain access driveways.~~

~~iii. **Priority 3: Other Areas**~~

~~Other areas.~~

~~b. **Utility Easements**~~

~~Tree retention areas shall not be co-located with utility easements.~~

<sup>49</sup> NOTE: The left hand column could be structured by general type (as is shown) or by zone district name. If a "rural" designation is kept, we need direction on which areas are considered rural.

~~c. **Visibility Clearance**~~

~~No existing trees shall be required to be protected in a location that would interfere with protected intersection or driveway visibility clearance areas as defined in subsection 21.06.020.B.2.j., *Sight Distance Triangles*.~~

~~d. **Final Approval of Designated Areas**~~

~~The location of all required tree retention areas shall be subject to negotiation with the Director during the development review and approval process. In the event the applicant and Director cannot agree on the location of required tree retention areas, and the applicant chooses to continue with the development review and approval process, the Director shall issue a recommendation that the application be denied or approved with conditions ensuring that tree retention areas are located in areas most consistent with subsection a. above, as determined by the Director. The final grading plan or site plan approval for the property shall include the tree retention areas.~~

~~6. **Tree Retention Standards**~~

~~a. **Use and Treatment of Tree Retention Areas**~~

~~No primary or accessory structure, and no parking or loading area, driveway, paved area, leach fields, or utility easement, may be located in areas designated to meet minimum tree retention requirements. Grading shall not be permitted in tree retention areas. All areas designated to meet the minimum tree retention requirements shall be designated on the preliminary subdivision plat or site plan, as applicable. Natural areas intended to meet minimum tree retention requirements shall be kept in their natural condition to the maximum extent feasible. Any permitted man-made features located in or near tree retention areas (such as retention and detention ponds or drainage facilities) shall be designed to resemble similar natural areas as much as possible.~~

~~b. **Early Tree Removal Prohibited**<sup>20</sup>~~

~~Periodic thinning of existing trees is permitted prior to approval of a grading plan or site plan; however, the removal of any signature tree, or the clearing or damage of trees (per subsection c. below) from any contiguous area of 500 square feet or more is prohibited unless authorized by an approved grading permit or site plan. Any property from which trees are removed in violation of this subsection shall be ineligible for approval of an application for a grading permit, site plan, building permit, or other development approval for a period of three years after such unauthorized tree removal.~~

~~c. **Protection of Tree Retention Areas During Construction**<sup>24</sup>~~

<sup>20</sup> NOTE: We propose “sterilizing” the site for a certain period (e.g., three years) as a strong indication of the Municipality’s determination to prohibit clear-cutting. An alternative approach would be to impose strict restoration standards on sites that clear-cut in violation of the ordinance. However, any restoration approach would have to be tough to act as an effective deterrent.

<sup>24</sup> NOTE: This section is fairly detailed, but should prove effective. We recommend being very specific as to what construction activities are prohibited. An alternative approach would be to adopt a much simpler standard, as is done in the draft Girdwood regulations, which says simply: “The trees designated to be retained shall be protected during construction by the use of fencing or other firm barriers placed at the drip line. Grading is not permitted within 10 feet of the trunk of any tree to be retained.”

1 During construction, the following limitations shall be observed in  
2 order to protect the tree retention areas:

3 *i. Damage Prohibited*

4 Within the tree retention areas, no person shall:

5 (A) Cut, carve, or otherwise damage or remove any tree  
6 except in accordance with the provisions of this  
7 chapter;

8 (B) Attach any wire, nails, advertising posters, or other  
9 contrivance harmful to any tree;

10 (C) Allow any gaseous, liquid, or solid substance that is  
11 harmful to trees (such as concrete washout, fuel,  
12 lubricants, herbicides, or paint) to come in contact  
13 with them; or

14 (D) Set a fire or permit any fire to burn when such fire or the  
15 heat thereof will injure any portion of any tree.

16 *ii. Fence Required*

17 All tree retention areas shall be fenced with a sturdy and  
18 visible fence before grading, excavation, filling, construction,  
19 or demolition operations begin. Fencing shall encompass the  
20 critical root area of all trees preserved. Fencing around  
21 signature trees shall extend as far as practical, preferably at  
22 least one foot distance from the tree for each inch of caliper,  
23 but in no case closer than six feet to the trunk. The applicant  
24 and staff should consider existing site conditions in  
25 determining the exact location of any tree protection fencing.

26 *iii. Compaction Prohibited*

27 All building materials, vehicles, construction equipment, dirt,  
28 debris, or other objects likely to cause soil compaction or  
29 above-ground damage shall be kept outside fencing  
30 protecting tree retention areas. Where a limited amount of  
31 encroachment is unavoidable and is approved by the  
32 Municipality, the critical root zone of affected trees shall first  
33 be mulched with a four-inch layer of processed tree bark or  
34 wood chips.

35 *iv. Grade Change Prohibited*

36 There shall be no raising or lowering of the ground level  
37 within tree retention areas. Stripping of topsoil in tree  
38 retention areas shall not be permitted. Where necessary, the  
39 use of moderate fill is permitted only with prior installation of  
40 an aeration system approved by the Municipality.

41 *v. Ditches Prohibited*

42 No person shall excavate any ditch or trench within a tree  
43 retention area. Where such encroachment is unavoidable

1 and is approved by the Municipality, ditches or trenches shall  
2 be so located as to minimize root damage.

3 ~~d. **Assurances**~~

4 ~~If the Municipality determines that there is significant risk that trees~~  
5 ~~required to be preserved may be damaged or removed during~~  
6 ~~construction, a bond or other performance guarantee to cover the~~  
7 ~~cost of replacing damaged or removed trees may be required by the~~  
8 ~~Municipality.~~

9 ~~7. **Ownership, Access, and Maintenance**~~

10 ~~a. **Location**~~

11 ~~Required tree retention areas shall be located on the same platted lot~~  
12 ~~as the development for which they have been required. In the~~  
13 ~~alternative, tree retention areas may be located on another part of the~~  
14 ~~overall development site in an area that is dedicated for park or open~~  
15 ~~space, so long as an easement permanently restricting the tree~~  
16 ~~retention area from future development is recorded.~~

17 ~~b. **Private Ownership or Dedication**~~

18 ~~Required tree retention areas may remain in private ownership, and~~  
19 ~~the property owner shall retain the right to exclude the public from~~  
20 ~~such areas. If the property owner desires to dedicate the required~~  
21 ~~tree retention areas to the Municipality or to a third party for use as a~~  
22 ~~public park or open space, the required tree retention area shall be~~  
23 ~~designed to meet the requirements of the Municipality or the third~~  
24 ~~party for the type of park or public open space intended, and~~  
25 ~~availability of such tree retention area for public use shall be indicated~~  
26 ~~on the plat or site plan submitted for approval. No purported~~  
27 ~~dedication of open space to the Municipality shall be effective without~~  
28 ~~the express written approval of the Municipality to such dedication.~~

29 ~~c. **Maintenance**~~

30 ~~All required tree retention areas shall be maintained in healthy~~  
31 ~~condition and free of trash and debris by the property owner or a~~  
32 ~~property owners association.~~

33 ~~8. **Adjustments**~~

34 ~~Where the preservation of the amounts of tree cover required by Table 21.07-~~  
35 ~~1 would effectively prohibit the development of the property for a purpose that~~  
36 ~~is otherwise authorized by this Title, the Director may adjust the required~~  
37 ~~percentage of tree preservation to allow for such development, but for each~~  
38 ~~tree over three inches DBH removed as a result of such adjustment the site~~  
39 ~~plan shall include an additional two trees (beyond the requirements of Section~~  
40 ~~21.07.080, *Landscaping, Screening, and Fences*) that will be at least three~~  
41 ~~inches DBH at maturity.~~

1 **21.07.030 OPEN SPACE<sup>22</sup>**

2 **A.Purpose**

3 This Section 21.07.030 is intended to ensure that open space and natural areas  
4 throughout the Municipality are considered and protected during the development  
5 review process. Open space serves numerous purposes, including preservation of  
6 natural areas and resources, preservation of scenic views, greater resident access to  
7 open areas and recreation, public health benefits, and enhancement of the quality of  
8 new development in the Municipality.

9 **B.Public Open Space Dedication and Fees In-Lieu<sup>23</sup>**

10 **1.Purpose**

11 This subsection 21.07.030.B. is intended to provide land or fees in lieu of land  
12 for park, trail, and open space demand generated by new residential  
13 subdivisions. In general, these lands shall be suitable for the development of  
14 active play areas, passive open areas, trails, or in some instances to preserve  
15 unique landforms or natural areas. Where no suitable land is available, based  
16 on subsection 21.07.030.B.4. below, *Characteristics of Land to be Dedicated*,  
17 fees in lieu of land or the equivalent monetary value may be substituted at the  
18 Municipality's discretion.

19 **2.Applicability**

20 An applicant for any development that includes ten or more residential units  
21 shall be required to dedicate a portion of land per individual unit, or pay a fee  
22 in lieu thereof pursuant to this subsection 21.07.030.B.

23 **3.Amount of Park Land to be Dedicated**

24 At least ten acres per 1,000 projected residents.<sup>24</sup>

25 **4.Characteristics of Park Land to be Dedicated**

26 Except as otherwise required by the Platting Authority at the time of  
27 preliminary plat approval, all dedications of land under this section shall meet  
28 the following criteria. These criteria should be considered general guidelines  
29 to ensure that the dedication of land is suitable for open space or park  
30 development.

31 **a.Locational Criteria**

32 To the maximum extent feasible, where significant natural and scenic  
33 resource assets exist on a property, the subdivider, developer, or  
34 owner shall give priority to their preservation through public land

<sup>22</sup> NOTE: This section contains standards and requirements for two types of open space: 1) residential subdivisions of at least ten lots are required to dedicate land or provide a fee in lieu; 2) all development is required to provide private, common open space.

<sup>23</sup> NOTE: This is a suggested new section that proposes public land dedication requirements for residential subdivisions of at least ten single family lots. (Non residential developments are not required to dedicate land but are required to set aside land for common open space in the following section.) This section contains suggested standards for amounts of land to be dedicated as well as standards for the type of land that may be dedicated. As drafted, the land to be dedicated could be used either for active or passive recreation or remain open space.

<sup>24</sup> NOTE: The actual amounts to include in this section require further discussion. The number in the text is a relatively common national standard. It is calculated based on standard averages of projected residents per housing unit. Staff notes: "The draft "Anchorage Bowl Parks, Natural Resource and Recreation Facilities Plan" (page 7) has a standard for neighborhood use areas that is 1.5 to 2.5 acres per 1,000 residents. The distance of these parks from home is ¼-½ mile in urban areas and 1-2 miles in rural areas. Using the neighborhood use area standard, the Title 21 standard could possibly be 2 acres per 1,000 population." However, we believe that the suggested 2 acres per 1,000 residents is too low.



1 ~~dedication. In reviewing the proposed location of public land~~  
2 ~~dedication areas, the Director shall use all applicable plans, maps,~~  
3 ~~and reports to determine whether significant resources exist on a~~  
4 ~~proposed site that should be protected, with priority being given to the~~  
5 ~~following areas (which are not listed in a particular order):~~

6 ~~i. Wetlands;~~

7 ~~ii. Flood Hazard Overlay District;~~

8 ~~iii. Lakes, rivers, stream/riparian corridors, and drainageways;~~

9 ~~iv. Wildlife habitat and migration corridors; and~~

10 ~~v. Areas with average slopes over 20 percent.~~

11 ***b. Unity***

12 ~~The dedicated park land shall form a single parcel of land, except~~  
13 ~~where the Platting Authority determines that two or more parcels~~  
14 ~~would be in the best interest of the public, given the type and~~  
15 ~~distribution of open spaces needed to adequately serve the proposed~~  
16 ~~development. In such cases, the Platting Authority may require that~~  
17 ~~such parcels be connected by a dedicated strip of land at least 30~~  
18 ~~feet in width.~~

19 ***c. Usability***

20 ~~At least 50 percent of the total land dedicated, if intended primarily for~~  
21 ~~active recreational use, shall be located outside the Flood Hazard~~  
22 ~~Overlay District, alluvial soils, lakes, or other water bodies, and areas~~  
23 ~~with slopes greater than 15 percent, and at least 75 percent of the~~  
24 ~~total land dedicated shall be located outside of wetlands. Lakes,~~  
25 ~~ponds, creeks, or other water bodies, and wetlands may be dedicated~~  
26 ~~only if sufficient abutting land is dedicated as a public recreation area~~  
27 ~~or park or if such area constitutes a necessary part of the drainage~~  
28 ~~control system. Land dedicated only for greenways need not follow~~  
29 ~~the requirements of this subsection.~~

30 ***d. Location***

31 ~~The dedicated park land shall be located so as to reasonably serve~~  
32 ~~the recreation and open space needs of residents of the subdivision~~  
33 ~~and to comply with the Comprehensive Plan. The dedicated park~~  
34 ~~land may be located outside of the residential development in order to~~  
35 ~~comply with the currently approved long-range recreational plans, to~~  
36 ~~add property to existing park land, or to combine land dedication~~  
37 ~~efforts with those of other developments.~~

38 ***e. Access***

39 ~~Public access to the dedicated land shall be provided either by~~  
40 ~~adjoining public street frontage or by a dedicated public easement, at~~  
41 ~~least 30 feet wide, which connects the dedicated land to a public~~  
42 ~~street or right-of-way, unless the land being dedicated is a sensitive~~  
43 ~~environmental area to which access should be restricted for~~  
44 ~~preservation purposes. Gradients adjacent to existing and proposed~~

1 ~~streets shall allow for reasonable access to the dedicated land.~~  
2 ~~Where the dedicated land is located adjacent to a street, the~~  
3 ~~subdivider shall remain responsible for the installation of utilities,~~  
4 ~~sidewalks, and other improvements required along that street~~  
5 ~~segment. Public access to greenway dedications only shall be at~~  
6 ~~least 20 feet wide.~~

7 ~~f. **Topography**~~

8 ~~The average slope of the portion of dedicated land deemed usable for~~  
9 ~~active recreation shall not exceed the average slope of the entire~~  
10 ~~subdivision to be developed. In no case shall a slope on the usable~~  
11 ~~portion of dedicated land exceed 15 percent.~~

12 ~~g. **Areas Not Eligible**~~

13 ~~Lands within the following areas shall not be accepted for public/open~~  
14 ~~space dedication:~~

15 ~~i. Private yards;~~

16 ~~ii. Public or private streets or rights of way;~~

17 ~~iii. Open parking areas and driveways for dwellings; and~~

18 ~~iv. Land covered by structures not intended solely for recreational~~  
19 ~~uses.~~

20 ~~**5. Procedure for Dedication of Park Land**~~

21 ~~The dedication of such land shall be reviewed and approved as part of the~~  
22 ~~preliminary plat. The subdivider shall designate on the preliminary~~  
23 ~~subdivision plat the area or areas of land to be dedicated pursuant to this~~  
24 ~~section. Where wetlands have been certified to exist on the property, the~~  
25 ~~preliminary subdivision plat shall also identify the boundaries of such~~  
26 ~~wetlands.~~

27 ~~**6. Submission of Deed and Survey**~~

28 ~~Unless otherwise stipulated in a subdivision agreement, the conveyance of~~  
29 ~~dedicated land to the Municipality shall be by warranty deed, and the title shall~~  
30 ~~be free and clear of all liens and encumbrances, including real property taxes~~  
31 ~~prorated to the time of conveyance. The deed shall be submitted no later~~  
32 ~~than two years after the approval of a phase's preliminary plat, or by the time~~  
33 ~~that 50 percent of the Certificates of Occupancy for that phase have been~~  
34 ~~issued, whichever is earlier. The Platting Authority may grant an extension of~~  
35 ~~time after the initial two years after subdivision plat or master plan approval~~  
36 ~~has elapsed.~~

37 ~~**7. Payments of Fees In-lieu of Land Dedication**~~<sup>25</sup>

38 ~~**a. General**~~

39 ~~The payment of fees, in lieu of the dedication of land described above~~  
40 ~~under subsections 21.07.030.B.1. through 6. above, may occur at the~~  
41 ~~request of the Municipality or the subdivider. The payment of fees in~~

<sup>25</sup> ~~NOTE: These provisions are intended to address situations when dedication of land is impractical, infeasible, or when additional revenue could be used for purchase of recreational lands better suited to the Municipality's goals.~~

1 lieu of land dedication also may be required by the Platting Authority  
2 at the time of preliminary plat approval upon finding that all or part of  
3 the land required to be dedicated under this section is not suitable for  
4 public recreation and open space purposes, or upon finding that the  
5 recreational needs of the proposed development can be met by other  
6 park, greenway, or recreational facilities planned or constructed by  
7 the Municipality within reasonable proximity to the development, or  
8 upon finding that existing park land is adequate to serve the  
9 development.<sup>26</sup>

10 ***b. Procedure for Approval***

11 The payment of such fees in lieu of land dedication shall be reviewed  
12 and approved as part of the preliminary plat. Any subdivider wishing  
13 to make such payment shall attach to the application for preliminary  
14 plat approval a letter requesting the payment of fees in lieu of land  
15 dedication. Upon receipt of the preliminary subdivision plat, the  
16 Director shall submit a copy thereof, along with the letter, to the  
17 Platting Authority. In the event of a dispute between an applicant who  
18 wants to make payment in lieu, and a recommendation by the Platting  
19 Authority that facilities should be provided, the Planning and Zoning  
20 Commission shall make the final determination.

21 ***c. Time of Payment***

22 The fees in lieu of dedication shall be paid prior to recording any lot(s)  
23 in the subdivision to which the fees relate.

24 ***d. Amount of Payment***

25 i. Where payment to the Municipality is to be made in lieu of  
26 dedication of land as permitted by this section, the  
27 subdivider/developer shall provide to the Municipality, at the  
28 subdivider/developer's cost/expense, a current written  
29 appraisal of the fair market value of the unimproved land that  
30 otherwise would be conveyed. Each appraisal shall be  
31 performed by an Alaska-licensed real estate appraiser.

32 ii. The Platting Authority may waive the requirement of an appraisal  
33 where the subdivider/developer provides to the Municipality  
34 documentation evidencing the fair market value of the subject  
35 property, which in the opinion of the Platting Authority  
36 reasonably estimates the land's fair market value.

37 iii. The appraisal or documentation of the land's fair market value,  
38 along with other evidence that, in the Municipality's opinion,  
39 aids in the determination of fair market value, may be used in  
40 the determination of the amount of any payment in lieu of  
41 land dedication permitted by this section.

42 iv. Nothing in this section shall limit or preclude the Platting Authority  
43 from requiring a written appraisal.

<sup>26</sup> NOTE: We think the term "reasonable proximity" is sufficient and preserves flexibility. However, some staff have questioned whether the term should be made more definite, perhaps by referring the distance standards for parks used in the draft parks plan.

**~~e. Disagreements As To Amount~~**

~~In the case of disagreement between the Municipality and the applicant regarding the fair market value of the property, such determination shall be made by a special appraisal committee consisting of one professional appraiser appointed by the Director, one professional appraiser appointed by the applicant, and one professional appraiser appointed by the first two committee appointees. This committee shall view the land and hear the contentions of both the Municipality and the applicant. The findings of the committee shall be by a majority vote and shall be certified to the Platting Authority in writing within 30 days of the date the third member is appointed to the committee. The costs of the appraiser appointed by the applicant shall be borne entirely by the applicant; the Municipality shall bear all other costs associated with the committee.~~

**~~f. Use of Funds~~**

~~All monies received by the Municipality pursuant to this section shall be used only for the acquisition or development of parks, open space sites, and related facilities.~~

**~~C. Private Common Open Space<sup>27</sup>~~**

**~~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 common open space complement this Title's requirements for dedicated open space and parks, and serve similar purposes.~~

**~~2. Applicability<sup>28</sup>~~**

~~All development in the Municipality shall be required to set aside a portion of land as private common open space according to the following requirements:~~

~~a. Residential development containing five or more units: 30 percent of total land area.~~

~~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 common open space complement this title's requirements for dedicated open space and parks, and serve similar purposes.~~

**~~2. Applicability<sup>16</sup>~~**

~~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 3. below:~~

~~a. Multi-family residential development containing six or more units: 800 square fee per dwelling unit.~~

<sup>27</sup> NOTE: New section.

<sup>28</sup> NOTE: These percentages are typical and are proposed for discussion purposes.

b. Commercial/Mixed-Use development: 15 percent of total land area.

~~c. Industrial development: 10 percent of total land area.~~

3. **Infill and Redevelopment Areas—In-Lieu Option<sup>17</sup>**

In lieu of a percent open space set aside, all commercial and residential development in the central business districts, the Midtown Mixed-Use 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 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. ***Locational Criteria***

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;

ii. Flood Hazard Overlay District;

iii. Lakes, rivers, and stream/riparian corridors;

iv. Wildlife migration corridors;

v. Areas with average slopes over 20 percent; and

vi. Tree retention areas.

b. ***Areas Not Credited***

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

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- i. 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 Common Open Space Areas**

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

- i. Facilities for active recreation (equipment for such uses shall be indicated on the site and/or subdivision plan provided by the developer~~);~~).
- ii. Common open space areas may include passive recreational and educational purposes approved by the Director, including but not limited to walking, biking, picnicking, fishing, preservation of natural areas and scenic resources, parks, environmental education, and wildlife habitat protection.
- iii. Clearing of underbrush and debris and the provision of walks, fountains, fences, and other similar features are allowed.

**d. Design Criteria**

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

- i. Common open space areas shall be distributed throughout the development and located so as to be readily accessible and useable by residents, unless the lands are sensitive natural resources and access should be restricted. A portion of the open space should provide focal points for the neighborhood. At least one-half of such open space shall be contiguous, and no portion of the required open space may be less than 2,000 square feet or less than 30 feet in its smallest dimension.
- ii. The lands shall be compact and contiguous unless the land shall be used as a continuation of an existing trail, or specific topographic features require a different configuration. An example of such topographic features would be the provision of a trail or private open area along a riparian corridor. A portion of the open space should provide focal points for the development.
- iii. Where private common open space areas, trails, parks, or other public spaces exist adjacent to the tract to be

subdivided or developed, the private common open space shall, to the maximum extent feasible, be located to adjoin, extend, and enlarge the presently existing trail, park, or other open area land.

**e. Ownership**

All private common open space areas shall be owned jointly or in common by the owners of the development— or permanently preserved through some other mechanism satisfactory to the Director.

**f. Fee In Lieu Prohibited**

The payment of fees, in lieu of the set-aside of land for private common open space ~~uses,~~ is prohibited.

**21.07.040 DRAINAGE, STORMWATER RUNOFF, EROSION CONTROL<sup>29</sup>**

**~~A. Purpose<sup>30</sup>~~**

~~This section is intended to:~~

- ~~1. Protect water quality for present and future residents of the Municipality by limiting the amount of pollutants in stormwater runoff; and~~
- ~~2. Regulate land-disturbing activity in order to control accelerated erosion and sedimentation and accordingly to prevent water pollution from sedimentation, to prevent accelerated erosion and sedimentation of lakes and natural watercourses; and to prevent damage to public and private property by sedimentation during and after construction;~~

**~~B. Storm Drainage<sup>31</sup>~~**

~~Prior to the issuance of a building or land use permit, including a fill, excavation, and grading permit, all applicants shall provide a site drainage plan for the area affected by the application, including an appropriate drainage outfall for collection and treatment of surface water and roof drainage. The drainage plan shall also indicate effects if any, on adjacent properties and on the area's overall surface and subsurface hydrology. The drainage plan may be coordinated with the site plan.~~

**~~C. Stormwater Runoff Restrictions and System Plan Review<sup>32</sup>~~**

**~~1. Applicability~~**

~~Any person who constructs, alters, installs, modifies, or operates a stormwater treatment or disposal system shall comply with the Stormwater~~

<sup>29</sup> NOTE: As indicated in the Annotated Outline, this section consolidates several related topics from various places in the current code. However, based on our discussion with staff in January 2004, we have not yet made any major substantive changes to this material. Our understanding is that staff currently is conducting pilot projects to determine new drainage and stormwater standards for the Municipality, and that those new standards will be incorporated in a new version of the technical manuals, which are referenced in this section. The Municipality should advise as to any additional substantive changes that are necessary to this material.

<sup>30</sup> NOTE: New purpose statement.

<sup>31</sup> NOTE: This section carries forward the existing section 21.45, 230, Storm drainage. Is this provision applicable to all development? Are there any exemptions from this requirement?

<sup>32</sup> NOTE: This carries forward the substance of the existing Section 21.67.010, Stormwater runoff restrictions and system plan review. We have reorganized the section and added subheadings to improve clarity. As noted above, we have not yet made any substantive changes.

1 ~~Treatment Plan Review Guidance Manual established by the Director of~~  
2 ~~Public Works and, if necessary, gather data to confirm stormwater conditions.~~

3 **2. Plan Review Guidance Manual**

4 ~~The Director of Public Works shall develop, implement, and maintain the~~  
5 ~~Stormwater Treatment Plan Review Guidance Manual, which will be used to~~  
6 ~~develop, review, and approve stormwater runoff system plans for projects that~~  
7 ~~discharge stormwater into or onto land, surface water, or groundwater within~~  
8 ~~the Municipality. This subsection 21.07.040.B. regulates stormwater~~  
9 ~~discharge and shall be read in conjunction with other provisions of law,~~  
10 ~~including but not limited to, Chapters 15.40, 15.50, 15.65, 23.15, and Section~~  
11 ~~21.08.050 of this Title, *Improvements*. Developments in subdivisions and on~~  
12 ~~individual lots shall conform to other provisions of law.~~

13 **3. Types of Approvals**

14 ~~The Department of Public Works may, in its discretion, issue a project-wide~~  
15 ~~approval to a person who plans to conduct an operation with the same runoff~~  
16 ~~characteristics at various discharge locations. The Department of Public~~  
17 ~~Works may, in its discretion, require the submission of site-specific plans,~~  
18 ~~including a schedule and description of all planned discharge activities, for~~  
19 ~~approval. The Department of Public Works may, in its discretion, restrict that~~  
20 ~~approval to certain proposed discharge activities.~~

21 **4. Expiration of Approval**

22 ~~If construction, alteration, installation, modification, or operation has not~~  
23 ~~begun within two years after issuance of plan approval, the approval is void,~~  
24 ~~and plans shall be resubmitted to the Department of Public Works for review~~  
25 ~~and approval.~~

26 **D. ~~Erosion and Sedimentation Control~~<sup>33</sup>**

27 ~~All grading, excavating, and removal or destruction of natural topsoil, trees, or other~~  
28 ~~natural vegetation shall conform to an erosion and sedimentation control plan~~  
29 ~~prepared by the subdivider and approved by the Department of Public Works before~~  
30 ~~the work may commence. The plan shall conform to the guidelines and policies in the~~  
31 ~~report, *Soil Erosion and Sediment Control* (Municipality of Anchorage, 1978), or any~~  
32 ~~other guidelines and policies on this subject approved by the Department of Public~~  
33 ~~Works, and to the following:~~

34 ~~1. The smallest practical area of land shall be exposed at any one time during~~  
35 ~~development.~~

36 ~~2. When land is exposed during development, the exposure shall be kept to the~~  
37 ~~shortest practical period of time.~~

38 ~~3. Sediment and other pollutants, including but not limited to oil, grease, nutrients,~~  
39 ~~bacteria and heavy metals generated by development activity, shall be~~  
40 ~~removed from runoff waters from land undergoing development by means of~~  
41 ~~appropriate water quality control measures before the runoff waters are~~  
42 ~~permitted to be discharged into wetlands, streams or lakes. Examples of~~  
43 ~~water quality control measures that may be appropriate are debris basins,~~

<sup>33</sup> ~~NOTE: Existing Section 21.85.180, *Erosion and sedimentation control*. No changes yet, pending further feedback fromn the Municipality.~~



~~desilting basins or silt traps, oil/water separators, retention/detention basins and infiltration devices. This applies to groundwater where applicable.~~

~~4. Provisions shall be made to effectively accommodate the increased runoff and pollutant loads caused by changed soil and surface conditions during and after development. Such provisions shall include both stormwater and water quality control measures.~~

~~5. Ground cover shall be replaced as soon as practical in the development.~~

~~6. The development plan shall be fitted to the topography and soil conditions so as to create the least erosion potential.~~

~~7. Wherever feasible, natural vegetation shall be retained and protected.~~

~~8. All slopes resulting from cut and fill operations shall not exceed a maximum slope of 50 percent. A lesser slope may be deemed necessary by the municipal engineer due to soil conditions. If slopes of greater than 50 percent are desired, such slopes shall be supported by a retaining structure approved by the public works department.~~

~~9. The proposed construction shall not adversely affect spawning of anadromous fish, or significantly reduce upstream fish passage through the creation of excessive in-stream velocities.~~

[RESERVED]<sup>18</sup>

## **21.07.050 UTILITY DISTRIBUTION FACILITIES**<sup>34,19</sup>

### **A. Underground Placement Required for New or Relocated Lines**

1. Except as provided in subsection 21.07.050.A.2B, 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 Chapter title 19.60, utility distribution lines need not be placed underground in the Class B improvement area defined in subsection 21.08.050.B., 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.

<sup>34</sup> NOTE: Existing 21.00.020. Some sections rewritten for clarity.

- 1                   2.       Except where an assessment district has been formed to convert overhead  
2 utility distribution lines as provided in ~~Chapter~~title 19.60, CATV utility  
3 distribution lines need not be placed underground where there are other  
4 overhead utility distribution lines; provided that, when all of the other overhead  
5 distribution lines are placed underground, the CATV utility distribution line  
6 shall be placed underground in a joint trench with the other utility distribution  
7 lines.
- 8                   3.       A new utility distribution line may be placed overhead when necessary  
9 immediately to restore service interrupted by accident or damage by flood,  
10 fire, earthquake or weather; provided that the utility distribution line shall be  
11 replaced by a utility distribution line conforming to this chapter within 12  
12 months of its placement.
- 13                   4.       A utility distribution line or service connection may be placed on the surface of  
14 frozen ground, provided that it is placed underground within 12 months  
15 thereafter.
- 16                   5.       New facilities may be added to existing overhead utility distribution facilities  
17 located outside target areas.
- 18                   6.       A temporary utility distribution line may be placed overhead in connection with  
19 new construction if the utility's tariff approved by the state public utilities  
20 commission expressly provides for removal of that line by a date certain, not  
21 to exceed 12 months thereafter.

22                   **C.       Variances**

- 23                   1.       The ~~Planning and Zoning Commission~~Director may grant a variance from  
24 subsection ~~4A.~~ above when ~~the Commission finds~~ any of the following is  
25 found:
- 26                   a.       Placing a utility distribution line underground would cause an  
27 excessive adverse environmental impact;
- 28                   b.       Placing a utility distribution line underground would threaten public  
29 health and safety, because the placement cannot be shown to meet  
30 acceptable technical standards for safety; or
- 31                   c.       Placing a utility distribution line underground in an environmentally  
32 sound and safe manner would cost more than three times the cost of  
33 placing the line overhead, where the applicant demonstrates the  
34 relative cost to the satisfaction of the ~~commission~~Director.
- 35                   2.       The Director may grant a variance from subsection ~~4A.~~ above when he or she  
36 finds that the utility distribution line is being placed overhead temporarily for  
37 one of the reasons listed in this subsection:
- 38                   a.       The line is being placed to provide service when weather conditions  
39 do not allow excavation for underground placement;
- 40                   b.       A permanent location for underground placement is not available  
41 because of construction in progress; or

1 c. The line is being placed to provide service to a temporary use or  
2 structure.

3 3. The Planning and Zoning Commission may adopt regulations in accordance  
4 with ~~Chapter~~AMC chapter 3.40, delegating authority to grant variances under  
5 subsection ~~a 1. and 2.~~ above to the Director.

6 4. A variance issued under this subsection shall expire within two years of its  
7 issuance.

8 **D. Nonconforming Overhead Lines**<sup>3620</sup>

9 Existing overhead utility distribution lines located where this ~~Title~~title requires new or  
10 relocated utility distribution lines to be placed underground are nonconforming utility  
11 distribution lines and are subject to the provisions of this subsection. A utility  
12 distribution line is not a nonconforming structure or use under ~~Chapter~~chapter 21.11,  
13 *Nonconformities*, solely because it is a nonconforming overhead line under this  
14 section.

15 **E. Designation of Target Areas**<sup>3621</sup>

16 1. ~~The Director shall submit to the Assembly a ten-year program designating~~  
17 ~~target areas for the underground placement of~~An electric utility that owns  
18 ~~poles that support~~ nonconforming utility distribution lines.~~The ten-year~~  
19 ~~program shall be resubmitted for Assembly review every~~ shall prepare or  
20 ~~otherwise include as part of its annual capital improvement plan, a five-year~~  
21 ~~The Director shall consult-year undergrounding program consistent with the~~  
22 ~~utilities subsection F. below. This five-year program shall be updated on an~~  
23 ~~annual basis. Priorities shall be based on undergrounding in conjunction with~~  
24 ~~the electric utility's essential system improvements and public agencies~~  
25 ~~affected then by the program. The ten-year program target area as set forth~~  
26 ~~below in no particular order of priority. The Director shall review and its~~  
27 ~~revisions shall become effective when adopted~~provide comment for  
28 ~~consideration~~ by the Assembly.~~In~~electric utilities on these five-year  
29 ~~programs. When reviewing the ten-year program and its~~  
30 ~~revisions~~commenting on these programs, the ~~Assembly~~Director shall consider  
31 the following factors ~~in no particular order of priority~~:

32 a. Whether undergrounding will avoid or eliminate an unusually heavy  
33 concentration of overhead distribution facilities.

34 b. Whether the street or general area is extensively used by the general  
35 public and carries a heavy volume of pedestrian or vehicular traffic.

36 c. Whether the appearance of grounds and structures adjacent to the  
37 roadway is such that the removal of the overhead facilities will  
38 substantially improve the general appearance of the area.

<sup>35</sup> NOTE: Carried forward from existing 21.00.050. Further discussion needed. Is this policy still in place the standard nonconformity provisions do not apply?

<sup>36</sup> NOTE: Here, we removed the provisions specifying target areas for 1995, which were obsolete. Representatives from the utility companies we spoke with criticized these provisions as unrealistic.

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- d. Whether the street or area affects a public recreation area or an area of scenic interest.
  - e. Whether there is a significant opportunity to achieve economies due to the anticipated relocation or replacement of overhead lines or the widening or realignment of streets within a given area.
  - f. Whether the ~~targeted areas are~~ five-year program sufficiently addresses the objectives of ~~sufficient size to allow the utility companies significant discretion in choosing those facilities that will be converted under~~ subsection ~~e~~ F. below.
  - g. Whether the area under consideration is within a zone where new and relocated distribution lines are required to be placed underground.
  - h. Whether the installation of underground distribution lines is economically, technically and environmentally feasible, including the effect on the attached utility.
2. The Director shall ~~prepare a two-year implementation plan~~ confirm annually that ~~designates overhead utility distribution facilities within the target areas to be placed underground that two-year period~~ the electric utilities have developed project undergrounding implementation plans. The Director shall consult with the utilities and public agencies affected by any implementation plan. ~~Each two-year~~ In reviewing implementation plan shall be effective when approved by the Assembly. ~~In reviewing a two-year implementation plan and its revisions, the Assembly~~ plans, the Director shall consider the factors stated in subsection i1. above.

25 **~~F.~~ Conformance with Ten-Year Plan**

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- 3. ~~A utility owning or operating nonconforming utility distribution lines shall place those lines underground in accordance with the ten-year plan approved under subsection b. above; provided that a utility need not expend.~~ The following shall be target areas:
    - a. Central Business District: between and including Third Avenue and Tenth Avenue and L Street and Ingra Street.
    - b. Mid-town area: between and including New Seward Highway and Minnesota Drive and International Airport Road and Fireweed Lane.
    - c. All municipal and state street improvement projects except by special agreement, during any fiscal year for those which do not require relocation of utility distribution facilities.
    - d. The following major traffic corridors:
      - i. Old Seward Highway.
      - ii. Ingra and Gambell Streets between and including Ninth Avenue and Fireweed Lane.

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

21                    **F.     Nonconforming Overhead Lines**

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

1 time that the pole owner places its lines underground. To  
2 underground nonconforming utility lines, an attached utility shall not  
3 be delayed required to expend more than two percent of its annual  
4 gross retail revenues derived from utility service connections within  
5 the Municipality, excluding toll revenues. For the purpose of  
6 satisfying 21.90.070, the utility's expenditures pursuant to AS  
7 42.05.381(h) within the Municipality of Anchorage are counted toward  
8 this two percent expenditure limit.

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

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

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

24 3. A utility shall annually submit a report of its undergrounding projects and  
25 expenditures for non-conforming lines to the Director within 120 days of the  
26 end of the preceding calendar year.

27 4. All new service connections shall be placed underground in the same manner  
28 as required for utility distribution lines under subsection A. above. New  
29 service lines may be temporarily installed above ground from October through  
30 May, if placed underground within one year of installation.

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

32 1. The Department of ~~Public Works~~Project Management and Engineering shall  
33 furnish to a utility owning or operating utility distribution lines all planning  
34 documents for municipal road construction that will require the relocation of  
35 those utility distribution lines.

36 2. Once a utility installing a utility distribution line underground in material  
37 compliance with a right-of-way permit issued by the Department of ~~Public~~  
38 ~~Works,~~Project Management and Engineering and in accordance with this  
39 chapter, the Municipality shall reimburse the cost of any subsequent  
40 relocation of the utility distribution line required by municipal road  
41 construction.

42 3. If municipal road construction requires the relocation of a nonconforming  
43 utility distribution line, the Municipality, as part of the road construction project  
44 cost, shall reimburse the cost of the relocation. Reimbursable costs under

1 this subsection include engineering and design, inspection, construction and  
2 general overhead costs, but exclude utility plant betterment costs. Plant  
3 betterment costs are the costs of providing utility distribution line capacity or  
4 quality beyond what current industry standards require for the capacity or  
5 level of service existing before the relocation.

6 **H. Conversion of Service Connections**

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

11 **21.07.060 TRANSPORTATION AND CONNECTIVITY**

12 **A. Purpose**

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

21 **B. Applicability**

22 The standards of this ~~Section~~ 21.07.060 shall apply to all development in the  
23 Municipality.

24 **C. Traffic Impact Mitigation**

25 **1. Traffic Impact Analysis Required**

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

- 35 **a.** Trip generation during any peak hour is expected to exceed ~~250~~500  
36 trips per day or more than 100 trips during any one-hour peak period,  
37 based on traffic generation estimates of the Institute of Transportation  
38 Engineers' Trip Generation Manual (or any successor publication);
- 39 **b.** A TIA is required by the Planning ~~&~~and Zoning Commission or  
40 Assembly as a condition of any land use application approved  
41 pursuant to the requirements of this ~~Title;~~title; or

- 1 c. The Director shall, unless the Traffic Engineer deems it unnecessary  
2 through a waiver, also require a TIA for:
- 3 i. Any project that proposes access to a street with Level of  
4 Service "D" or below;
- 5 ii. Any application for a rezoning, conditional use, or major site  
6 plan review;
- 7 iii. Any case where the previous TIA for the property is more  
8 than two years old;
- 9 iv. Any case where increased land use intensity will result in  
10 substantially increased traffic generation; and reduction of the  
11 existing level of service on affected streets by at least one  
12 service level; or
- 13 v. Any case in which the Traffic Engineer determines that a TIA  
14 should be required because of other traffic concerns than  
15 may be affected by the proposed development.

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

- 17 a. A scoping meeting between the developer and the Traffic Engineer  
18 shall be required prior to the start of the TIA in order to determine its  
19 parameters.
- 20 b. When access points are not defined or a site plan is not available at  
21 the time the TIA is prepared, additional studies may be required when  
22 a site plan becomes available or the access points are defined.

23 **3. Traffic Mitigation Measures**

24 The applicant shall, as part of the Traffic Impact Analysis, recommend  
25 measures to minimize and/or mitigate the anticipated impacts and determine  
26 the adequacy of the development's planned access points. Mitigation  
27 measures shall be acceptable to the Traffic Engineer and may include,  
28 without limitation: an access management plan; transportation demand  
29 management measures; street improvements on or off the site; placement of  
30 pedestrian, bicycle or transit facilities on or off the site; or other capital  
31 improvement projects such as traffic calming infrastructure or capacity  
32 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 21.08.030.D.1F.2., *Street Grades*, 21.08.030.D.2F.3., *Street Alignment*, and  
37 21.08.030.D.3F.4. *Street Intersections*.

38 **2. Parking Lots**

39 In addition to complying with the standards in this subsection 21.07.060.D.,  
40 parking areas shall comply with the standards set forth in subsection  
41 21.07.090.G.4., *Vehicular Access, Off-Street Parking and Circulation Loading*.



3. **Street Connectivity**

a. **Purpose**

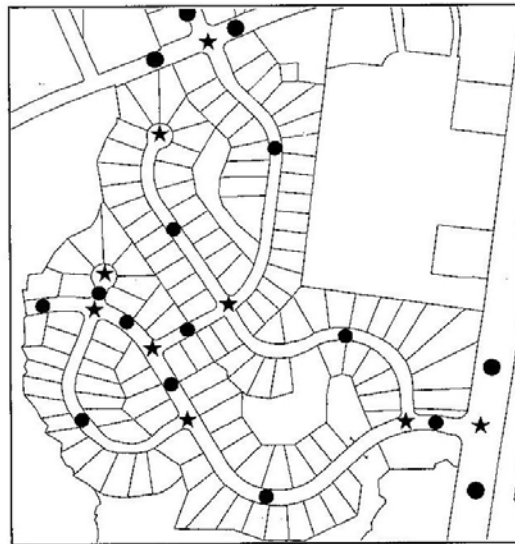
Street and block patterns should include a clear hierarchy of well-connected streets that distribute traffic over multiple streets and avoid traffic congestion on principal routes. Within each residential development, the access and circulation system and a grid of street blocks should accommodate the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

b. **Internal Street Connectivity (Connectivity Index)<sup>22</sup>**

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

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

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



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iii. The Connectivity Index standard of 1.65 or greater may be reduced if the owner/developer demonstrates it is impossible or impracticable to achieve due to topographic conditions, natural features, or adjacent existing development patterns.

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

c. **External Street Connectivity**

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

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

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

d. **Vehicular Access to Public Streets**

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

e. **Connections to Vacant Land**

Where new development is adjacent to land likely to be developed or redeveloped in the future, all streets, bicycle paths, and access ways in the development's proposed street system shall continue through to the boundary lines of the area, as determined by the Director, Traffic Engineer, and the Municipal Engineer, to provide for the orderly subdivision of such adjacent land or the transportation and

1 access needs of the community. In addition, all redevelopment and  
2 street improvement projects shall take advantage of opportunities for  
3 retrofitting existing streets to provide increased vehicular and  
4 pedestrian connectivity.

5 **f. ~~Vehicular Interconnections Cul-de-Sacs and Dead-End Streets~~**  
6 **~~d. The design of street systems is encouraged to Similar or~~**  
7 **~~Compatible Adjacent Uses~~**

8 ~~Every proposed public or private street system shall be designed to~~  
9 ~~provide vehicular interconnections to all similar or compatible~~  
10 ~~adjacent uses (existing and future) when such interconnections would~~  
11 ~~facilitate internal and external traffic movements in the area. Such~~  
12 ~~connections shall be provided during the initial phase of the project~~  
13 ~~approximately every 1,250 to 1,500 linear feet for each direction~~  
14 ~~(north, south, east, west) in which the subject property abuts similar~~  
15 ~~or compatible uses. If the common property boundary in any~~  
16 ~~direction is less than 1,250 linear feet, the subject property will be~~  
17 ~~required to provide an interconnection if it is determined by the~~  
18 ~~Director and Traffic Engineer that the interconnection in that direction~~  
19 ~~can best be accomplished through the subject property. When the~~  
20 ~~Director and Traffic Engineer deem a vehicular connection~~  
21 ~~impractical, they can increase the length requirement and/or require~~  
22 ~~pedestrian connections. The Director and Traffic Engineer may delay~~  
23 ~~the interconnection if such interconnection requires state approval or~~  
24 ~~will result in significant hardship to the property owner.~~

25 **~~e. Cul-de-Sacs and Dead-End Streets Discouraged~~**

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

34 **g. Cross Access to Adjacent Properties**

35 All non-residential development shall be designed to allow for cross-  
36 access to adjacent properties to encourage shared parking and  
37 shared access points on public or private streets. When cross-access  
38 is deemed impractical by the Traffic Engineer or Municipal Engineer  
39 on the basis of topography, the presence of natural features, or  
40 vehicular safety factors, this requirement may be waived provided that  
41 appropriate bicycle and pedestrian connections are provided between  
42 adjacent developments or land uses. A cross access easement must  
43 be recorded prior to issuance of a Certificate of Occupancy Zoning  
44 Compliance for the development.

45 **h. Neighborhood Protection from Cut-through Traffic**

46 Street connections shall connect neighborhoods to each other and to  
47 local destinations such as schools, parks, greenbelt trail systems and  
48 shopping centers, while minimizing neighborhood cut-through vehicle  
49 traffic movements that are non-local in nature. Configuration of local

1 and internal streets and traffic calming measures shall be used to  
2 discourage use of the local street system for cut-through collector or  
3 arterial vehicle traffic.

4 **E. Standards for Pedestrian Facilities**

5 **1. Sidewalks**

6 a. All sidewalks shall be designed to comply with the standards of the  
7 Design Criteria Manual (DCM) and M.A.S. Municipality of Anchorage  
8 Standard Specifications (MASS).

9 b. Sidewalks shall be installed on both sides of all arterials, collector  
10 streets, and local streets (including loop streets and cul-de-sacs), and  
11 within and along the frontage of all new development or  
12 redevelopment. This requirement shall not apply to local streets in  
13 districts in which the minimum lot size is 40,000 square feet or  
14 greater. or in steep-slope areas where sidewalks on one side of the  
15 street may be approved by the Director to reduce excessive slope  
16 disturbance, adverse impacts on natural resources, and potential soil  
17 erosion and drainage problems.<sup>23</sup>

18 c. To the extent reasonably feasible, pedestrian crossings shall be  
19 made safer for pedestrians whenever possible by shortening  
20 crosswalk distance with curb extensions, reducing sidewalk curb radii,  
21 and eliminating free right-turn lanes. Signals that allow longer  
22 crossing times in commercial and mixed-use districts, mid-block  
23 crossings in high-pedestrian use areas (if well-marked and traffic  
24 speeds are low), and raised crosswalks and medians shall be  
25 provided as appropriate.

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

27 a. ***Continuous Pedestrian Access***

28 Pedestrian walkways shall form an on-site circulation system that  
29 minimizes conflict between pedestrians and traffic at all points of  
30 pedestrian access to on-site parking and building entrances.

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

32 Site plans shall orient to pedestrian site access points and  
33 connections to surrounding street and trails networks, to destinations  
34 such as schools or shopping within one-quarter mile of the site, and  
35 to pedestrian linkage points on adjacent parcels, including building  
36 entrances, transit stops, walkway easements, and signalized street  
37 crossings. On-site pedestrian walkways shall connect (a) building  
38 entrances to one another and (b) from building entrances to public  
39 sidewalk connections and existing or planned transit stops. If  
40 buildings are not placed directly on the public sidewalk, then  
41 pedestrian walkways shall link the principal pedestrian site access to  
42 building entrances. All developments that contain more than one  
43 building shall provide walkways between the principal entrances of  
44 the buildings.

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- c. **Through-Block Connections**  
Within residential and/or non-residential developments, pedestrian ways, crosswalks, or multi-purpose trails no less than five feet in width shall be constructed near the center and entirely through any block that is 900 feet or more in length where necessary to provide adequate pedestrian circulation or access to schools, churches, retail stores, personal service establishments, recreational areas, or transportation facilities.
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- d. **Cul-de-sacs and Dead-end Streets**  
Where residential developments have cul-de-sacs or dead-end streets, such streets shall be connected to the closest local or collector street or to cul-de-sacs in adjoining subdivisions via a sidewalk or multi-use path, except where deemed impractical by the Director.
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3. **Trails**  
While not encouraged to substitute for a good system of on-street facilities, multi-use trails may be used to enhance pedestrian and bicycle travel where the existing circulation system does not serve these needs well, or where other open spaces provide corridors free of obstacles. However, all trails shall connect to the street system in a safe and convenient manner, and shall meet the following requirements in addition to the standards contained in the Areawide Trails Plan, Design Criteria Manual ([DCM](#)), and [M.A.S.S.-unicipality of Anchorage Standard Specifications \(MASS\)](#):
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- a. All trail connections shall be well-signed with destination and directional signing.
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- b. All trails shall connect origin and destination points such as residential areas, schools, shopping centers, parks, etc.
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- c. All trails shall be built in locations that are visible and easily accessible, for the personal safety of users.
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- d. Trails shall be designed in such a manner that motor vehicle crossings can be eliminated or significantly minimized.
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4. **Use and Maintenance of Sidewalks, Walkways, and Trails**
- a. **Restrictions on Use**  
Sidewalks, walkways, and trails are intended to provide pedestrian access. Vehicle parking, required snow storage for vehicle areas, garbage containers, merchandise storage or display, utility boxes and poles, signs, trees, and other obstructions shall not encroach into the required minimum clear width of any required sidewalk, trail, walkway, or other pedestrian way. Pedestrian amenities including bollards and garbage containers for pedestrians are exempt from this requirement.
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- b. **Maintenance and Snow Removal**  
Sidewalks, trails, and walkways required by this ~~Title~~ shall be maintained in usable condition throughout the year, including snow removal as appropriate.

1           **F.       Standards for Bicycle Facilities**

2                   **1.       Bicycle Lanes Encouraged**

3                   Locations for bicycle lanes are identified in the Areawide Trails Plan and  
4                   information about the design standards are included in the Design Criteria  
5                   Manual. Bicycle lanes are encouraged in the design of all arterial, collector,  
6                   and local streets where low traffic speeds and volumes allow bicyclists and  
7                   motorists to ~~safely~~ share the road ~~safely~~.

8           **21.07.070 NEIGHBORHOOD PROTECTION STANDARDS<sup>37/24</sup>**

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

10                   This section provides ~~a transition~~ for transitions between non-residential and  
11                   residential uses, through discretionary approval criteria that may be applied in  
12                   combination with other development standards in this ~~Chapter~~ chapter 21.07, in order  
13                   to provide significantly more protection for neighborhoods from the impacts of  
14                   adjacent development. This section makes available a menu of additional tools to use  
15                   in discretionary approvals to protect residential neighborhoods from potential adverse  
16                   impacts of adjacent non-residential uses, including limitations on hours of operation,  
17                   noise, and lighting.

18           **B.       General Conditions**

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

- 24                   1.       Hours of operation and deliveries;
- 25                   2.       Location on a site of activities that generate potential adverse impacts on  
26                   adjacent uses, such as noise and glare;
- 27                   3.       Placement of trash receptacles, compactors, or recycling;
- 28                   4.       Location and screening of loading and delivery areas;
- 29                   5.       Lighting location, design, intensity, and hours of illumination;
- 30                   6.       Placement and illumination of outdoor vending machines, telephones, or  
31                   similar outdoor services and activities;
- 32                   7.       Additional landscaping and screening to mitigate adverse impacts;
- 33                   8.       Height restrictions to preserve light and privacy and views of significant  
34                   features from public property and rights of way;
- 35                   9.       Preservation of natural lighting and solar access;

<sup>37</sup> ~~NOTE: A suggested new section emphasizing the types of conditions that may be placed on development approvals to minimize impacts on adjacent neighborhoods. This authorization, in combination with the wide variety of new development standards in this chapter, provide significantly more protection for neighborhoods than exists in the current code.~~

10. Ventilation and control of odors and fumes; and

11. Paving to control dust.

~~C. Height and Setbacks<sup>38</sup>~~

C. Any non-Residential Development Adjacent To Existing Commercial or Industrial Use<sup>26</sup>

~~When a residential structure that development is located in a proposed adjacent to an existing commercial or industrial zoning district use, the decision-making body may impose neighborhood protection standards and may require the residential development to be configured and within 100 feet of a property boundary dwelling units located to minimize potential conflicts with a residential zoning district shall be set back or adverse impacts from the existing industrial development. Any required mitigation measures shall be installed and maintained by the residential boundary a minimum distance equal to the height of the non-residential structure development, not the existing commercial or industrial use.~~

**21.07.080 LANDSCAPING, SCREENING, AND FENCES<sup>39/27</sup>**

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, ~~and~~ 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 Anchorage, its aesthetic appeal and identity, and the image of its street corridors and urban districts;
2. ~~Unify and improve the~~ Encourage a pleasant visual character ~~of individual for new development, which recognizes aesthetics and safety issues;~~
3. Unify development and enhance and define public and private spaces;
4. ~~Buffer~~ Improve compatibility between land uses ~~from neighboring land by reducing the visual and operational impacts of more intensive uses that differ significantly in scale, intensity, or type; upon adjacent properties;~~
5. Promote the use of existing vegetation and retention of Anchorage's trees, woodlands and urban forest;
6. Reduce runoff and erosion, ~~mitigate noise and~~ control dust, and preserve air and water quality; and

<sup>38</sup> NOTE: This provision should be relocated to Chapter 21.06, Dimensional Standards, when the first full draft of the new Title 21 is prepared.

<sup>39</sup> NOTE: This is a substantially new landscaping section, based on a draft prepared by Clarion Associates and subsequent edits suggested by staff based on the recommendations of the 1998 draft Landscape Ordinance project, other 1995-2003 audits, and staff experience with landscaping in Anchorage.

- 1 ~~6. Screen certain unsightly or obtrusive building, lighting, parking, storage, and~~  
2 ~~utility features from view;~~
- 3 ~~7. Ensure that installed landscaping is~~ Encourage use of native plants or provide  
4 ~~landscaping that is~~ compatible with the climate and natural setting of the  
5 Anchorage area;
- 6 7. ~~Ensure that the location, size, and types of landscaping are designed to can~~  
7 provide desired effects even ~~in~~ during harsh urban and winter conditions;
- 8 ~~9. Provide flexible requirements that encourage and allow for creativity in~~  
9 ~~landscape design.~~

10 **B. Applicability**

11 All development, ~~except on a residentially zoned lot whose existing principal use is~~  
12 ~~one single-family or one two-family dwelling, unless specifically exempted in this~~  
13 ~~section 21.07.080~~ shall comply with the landscaping and screening standards of this  
14 ~~Section~~ section 21.07.080. Additional landscaping may be required by other standards  
15 set forth in this ~~Title~~ title. ~~Except where specifically stated otherwise, the following~~  
16 ~~development is exempt from the requirements of this section:~~

17 ~~C. Relationship to Other Requirements~~

18 ~~a. Use Specific Standards~~

- 19 1. ~~Any use required to provide landscaping~~ Individual single-family, two-family  
20 ~~and townhouse residential dwellings on separate lots, where such residential~~  
21 ~~use is the primary use on the lot;~~
- 22 2. ~~New single-family, two-family and townhouse subdivisions with fewer than 5~~  
23 ~~lots and less than 5 dwellings; and~~
- 24 3. ~~Temporary uses listed in section 21.05.080, except that landscaping and/or~~  
25 ~~screening may be required pursuant to the use provisions for the specific~~  
26 ~~standard temporary use in section 21.05.080.~~

27 **C. Landscaping Plan<sup>28</sup>**

28 All landscaping and screening required under this section 21.07.080 shall be reflected  
29 on a landscaping plan reviewed and approved by the decision-making body. Such  
30 plan may be combined with any land clearance, vegetation protection, erosion control,  
31 or snow removal plan required for compliance with other sections of Sections  
32 21.05.030 through 21.05.060 shall provide such use specific landscaping or  
33 screening. In the event of a conflict between the use specific requirements and the  
34 requirements of this Section 21.07.080, the use specific provisions shall govern this  
35 title. Where a landscaping plan is required under this title, the plan shall include the  
36 information specified in the Title 21 User's Guide.

37 ~~b. Tree Retention Requirements~~

38 **D. Alternative Equivalent Compliance**

39 The ~~landscaping and screening requirements~~ standards of this ~~Section~~ section  
40 21.07.080 shall be in addition ~~are intended to the requirements~~ encourage  
41 development which is economically viable and allow creative solutions while achieving



1 the intent of this section. Site conditions may arise where normal compliance is  
2 impractical or impossible, or where the maximum achievement of the Municipality's  
3 objectives can be obtained through alternative compliance. The alternative equivalent  
4 compliance procedure set forth in subsection 21.07.010.B. may be used to propose  
5 alternative means of Section 21.07.020, *Natural Resource Protection*. However, if an  
6 area designated for tree retention is located in an area where landscaping or  
7 screening would be required, and where the preservation complying with the intent of  
8 existing vegetation would serve the same purpose as required this section. Any  
9 proposed alternative landscaping and screening shall be equal to or greater than  
10 normal compliance in terms of quality, durability, hardiness and ability to fulfill the  
11 standards of this section. In order to be considered for alternative equivalent  
12 compliance, one or more of the following landscaping, then the applicant may receive  
13 a credit against required landscaping or screening that would serve the same  
14 purpose. specific conditions shall be met:

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

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

25 Any use required to provide landscaping or screening pursuant to the use-specific  
26 standards of sections 21.05.030 through 21.05.060 shall provide such use-specific  
27 landscaping or screening. In the event of a conflict between the use-specific  
28 requirements and the requirements of this section 21.07.080, the use-specific  
29 provisions shall govern.

30 F. **Landscaping<sup>4029</sup>**

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

32 ~~Two~~Four types of landscaping<sup>30</sup> may be required for a development,  
33 depending on the use and zoning district of the property and adjacent  
34 properties, and the portion of the property involved. ~~The two~~These types of  
35 landscaping are: (1) site enhancement landscaping, (2) site perimeter  
36 bufferlandscaping, (3) parking lot landscaping, and (2) ~~interior site~~  
37 enhancement landscaping4) trees. Each type of required landscaping shall  
38 meet the minimum standards of subsection 21.07.080-G, *General*  
39 *Landscaping Requirements and Standards*, and shall be shown on a  
40 landscaping plan that meets the requirements of subsection 21.07.080-HC,  
41 Landscaping Plan, unless exempted by the terms of those sections. The type  
42 and amount of planting material required to meet ~~both the perimeter buffer~~  
43 ~~requirements and the interior site~~ these requirements is determined by adding

<sup>40</sup> NOTE: Staff has drafted this system, based on the 1998 draft landscaping ordinance and their experience with local landscaping conditions in Anchorage.

up “landscape units,” which are described in subsection 21.07.080-D-2F.3. below. The ~~perimeter buffer and interior site~~ enhancement, site perimeter, parking lot and tree landscaping requirements are set forth in subsections 21.07.080-~~D-3 and 4~~F.4., 5., 6., and 7. below.

2. **Shared Credit among Landscaping Types**

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

- a. Landscaping provided to meet a site perimeter landscaping requirement may be used to satisfy a requirement for parking lot perimeter landscaping, or vice versa, along the same lot line or street frontage;
- b. Trees retained or planted as part of site enhancement, perimeter or parking lot landscaping may be counted toward a tree landscaping requirement, where the landscaping area coincides with a required tree area;
- c. Trees retained or planted as part of a tree requirement may count toward other kinds of landscaping;
- d. Where one kind of required landscaping area coincides with another, the stricter provisions shall apply; and
- e. Site enhancement and interior parking lot landscaping may not be counted toward site perimeter or parking lot perimeter landscaping. Interior parking lot landscaping requirements may not be met by any other type of landscaping.

3. **Landscape Units Awarded**

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

**TABLE 21.07-2: LANDSCAPE UNITS AWARDED**

<u>New Landscape Material</u>	<u>Landscaping Landscape Units Awarded</u>
Evergreen Tree, > 10 ft high	10
Evergreen Tree, 8-10 ft high	8
Evergreen Tree, 6-8 ft high	6
Deciduous Tree, > 2.5" caliper	7
Deciduous Tree, 1.5"-2.5" caliper	4
Shrubs, 36" high	4

**TABLE 21.07-2: LANDSCAPE UNITS AWARDED**

		<u>Newly Installed</u>	<u>Existing Retained</u>
<u>Shrubs, 24" high</u>		<u>0.8</u>	
<u>Shrubs, 18" high</u>		<u>0.5</u>	
<u>Landmark or Signature Tree</u>		<u>n/a</u>	<u>16</u>
<u>Evergreen Tree, &gt;10 ft high</u>		<u>8</u>	<u>14</u>
<u>Evergreen Tree, &gt;8 – 10 ft high</u>		<u>8</u>	<u>11</u>
<u>Evergreen Tree, 6 – 8 ft high</u>		<u>6</u>	<u>9</u>
<u>Deciduous Tree, &gt; 8" caliper</u>		<u>n/a</u>	<u>14</u>
<u>Deciduous Tree, &gt;4 – 8" caliper</u>		<u>n/a</u>	<u>11</u>
<u>Deciduous Tree, &gt;2.5 – 4" caliper</u>		<u>7</u>	<u>7</u>
<u>Deciduous Tree, 1.5" – 2.5" caliper or multi-stem</u>		<u>4</u>	<u>4</u>
<u>Shrubs, 36" high</u>		<u>1</u>	<u>1.2</u>
<u>Shrubs, 24" high</u>		<u>0.8</u>	<u>0.9</u>
<u>Shrubs, 18" high</u>		<u>0.5</u>	<u>0.6</u>
Perennials/ground cover		1 per 400 sq ft	
<u>Annual flower bed</u>		<u>1 per 400 sq ft</u>	
Lawn Grass		1 per 800 sq ft	
<u>Flower Basket Support</u>		<u>0.2 per basket</u>	
Earthen Berm, minimum 18" high		0.05 per linear foot	
<u>Installed Hardscape Material</u>		<u>Landscaping Units Awarded</u>	
<u>Screening Wall or Decorative (Ornamental) Fence</u>		<u>0.2520 per linear foot</u>	
<u>Landscape Lighting, Landscape Sculpture, and/or Landscape Boulder Screening (Opaque) Fence (6 ft high or greater)</u>		<u>As determined by UDC, per 21.07.080.E.1.d 0.40 per linear foot</u>	
<u>Retained Existing Vegetation [1] Shredded bark or 3"+ rock mulch such as river rock</u>		<u>Landscaping Units 1 per 500 sq ft</u>	
<u>Evergreen Tree, greater than 10 ft high Ornamental pavers</u>		<u>421 per 250 sq ft</u>	
<u>Evergreen Tree, 6-10 ft high Landscape Boulders, 3' or greater in height</u>		<u>401 per boulder</u>	
<u>Deciduous Tree, &gt; 8" caliper Seating</u>		<u>120.40 per linear foot</u>	
<u>Deciduous Tree, 4-8" caliper Landscape lighting, sculpture, art, water feature, and/or sheltering structure/landmark</u>		<u>40As determined by UDC, per 21.07.080.E.1.d</u>	
<u>Deciduous Tree, 2.5-4" caliper</u>		<u>8</u>	
<u>Deciduous Tree, 1.5-2.5" caliper</u>		<u>6</u>	
<u>Retained Existing Vegetation Mass [1]</u>		<u>Bonus Landscaping Units Awarded</u>	
300+ square feet with a minimum of 3 deciduous trees (24" caliper or greater), 3 evergreen trees (minimum 6 feet high) or any combination thereof		<u>40%15%</u>	
500+ square feet with a minimum of 5 deciduous trees (24" caliper or greater), 5 evergreen trees (minimum 6 feet high) or any combination thereof		<u>45%20%</u>	
800+ square feet with a minimum of 8 deciduous trees (24" caliper or greater), 8 evergreen trees (minimum 6 feet high) or any combination thereof		<u>20%25%</u>	

TABLE 21.07-2: LANDSCAPE UNITS AWARDED

**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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**3. ~~Perimeter Buffer Landscaping~~**

**4. Site Enhancement Landscaping<sup>31</sup>**

**a. Purpose**

Site enhancement landscaping increases the greenery and seasonal color on open areas of a site, adding beauty to both the property and the community. It includes foundation plantings, front, side and rear-yard greenery, and common area plantings, but not street frontage space, parking lots or site perimeter buffers. It enhances the appearance and function of the building and site and reinforces its continuity with the surrounding properties. For example, site enhancement landscaping can provide orientation and improve pedestrian comfort.

**b. Applicability of Site Enhancement Landscaping**

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

**c. Specifications for Site Enhancement Landscaping**

In any area where site enhancement landscaping is required, a minimum of 1 landscape unit per 50 square feet (.02 units per 1 square foot) of planting area shall be provided, with at least one-half of the landscape units being trees. Buildings shall be separated from vehicle driveways or parking areas by a walkway or foundation plantings, except in loading service areas and in industrial zones or the AD district.

**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 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:<sup>32</sup>

**i. L1 Edge Treatment**

Edge Treatment perimeter landscaping is used to define the boundary between private property and public streets, or between two parcels. 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 street lot lines, and helps to frame 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 21.07-3 as follows:

<b>TABLE 21.07-3: APPLICABILITY OF SITE PERIMETER LANDSCAPING</b>									
<b><u>District of Proposed Development</u></b>	<b><u>Required Level of Site Perimeter Landscaping (Level 1, 2 or 3) Adjacent to the Following Zoning Districts or Streets:</u></b>								
	<b><u>R-5 to R-10, TA, W</u></b>	<b><u>R-1, R-2, R-3</u></b>	<b><u>R-4, RMX, O</u></b>	<b><u>C-2 (A,B,C), RCMU</u></b>	<b><u>NMU-1, NMU-2, CCMU</u></b>	<b><u>AC, I-1</u></b>	<b><u>OL</u></b>	<b><u>Freeway [2]</u></b>	<b><u>Collector, Arterial, Expressway</u></b>
<b><u>R-5 - R-10, TA [1]</u></b>								<b><u>L4</u></b>	<b><u>L2</u></b>
<b><u>PLI</u></b>	<b><u>L3</u></b>	<b><u>L2</u></b>	<b><u>L2</u></b>					<b><u>L4</u></b>	<b><u>L3</u></b>
<b><u>R-1, R-2 [1]</u></b>	<b><u>L2</u></b>						<b><u>L2</u></b>	<b><u>L4</u></b>	<b><u>L2</u></b>
<b><u>R-3 [1]</u></b>	<b><u>L3</u></b>	<b><u>L2</u></b>					<b><u>L2</u></b>	<b><u>L4</u></b>	<b><u>L2</u></b>

**TABLE 21.07-3: APPLICABILITY OF SITE PERIMETER LANDSCAPING**

<u>District of Proposed Development</u>	<u>Required Level of Site Perimeter Landscaping (Level 1, 2 or 3) Adjacent to the Following Zoning Districts or Streets:</u>								
	<u>R-5 to R-10, TA, W</u>	<u>R-1, R-2, R-3</u>	<u>R-4, RMX, O</u>	<u>C-2 (A,B,C), RCMU</u>	<u>NMU-1, NMU-2, CCMU</u>	<u>AC, I-1</u>	<u>OL</u>	<u>Freeway [2]</u>	<u>Collector, Arterial, Expressway</u>
<u>R-4, RMX</u>	<u>L4</u>	<u>L3</u>					<u>L3</u>	<u>L4</u>	<u>L2</u>
<u>C-2 (A, B, C)</u>								<u>L4</u>	
<u>NMU-1, NMU-2, CCMU, O</u>	<u>L3</u>	<u>L2</u>	<u>L2</u>				<u>L3</u>	<u>L4</u>	
<u>RCMU, MMU</u>		<u>L3</u>	<u>L2</u>		<u>L2</u>		<u>L3</u>	<u>L4</u>	
<u>AC, MC</u>	<u>L3</u>	<u>L3</u>	<u>L3</u>	<u>L2</u>	<u>L2</u>		<u>L3</u>	<u>L4</u>	<u>L2</u>
<u>I-1 IC</u>	<u>L3</u>	<u>L3</u>	<u>L3</u>	<u>L2</u>	<u>L2</u>		<u>L3</u>	<u>L4</u>	<u>L2</u>
<u>AF</u>	<u>L3</u>	<u>L3</u>	<u>L3</u>	<u>L3</u>	<u>L3</u>			<u>L4</u>	<u>L4</u>
<u>MI, I-2, AD</u>	<u>L4</u>	<u>L4</u>	<u>L4</u>	<u>L3</u>	<u>L3</u>	<u>L2</u>	<u>L4</u>	<u>L4</u>	<u>L2</u>
<u>Non-residential use in R zone</u>	<u>L3</u>	<u>L2</u>	<u>L2</u>				<u>L2</u>	<u>L4</u>	<u>L2</u>

**NOTES:**  
 [1] Individual single-family, two-family and townhouse residential dwellings on separate lots, or to new single-family, two-family and townhouse subdivisions with fewer than 5 lots and less than 5 dwellings are exempt from site perimeter landscaping requirements. 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 21.07-3, the planting requirements in Table 21.07-4 shall apply. The amount of landscaping required in Table 21.07-4 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.

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**TABLE 21.07-4: SPECIFICATIONS FOR SITE PERIMETER LANDSCAPING**

<u>Requirement</u>	<u>L1 Edge Treatment</u>	<u>L2 Buffer</u>	<u>L3 Separation</u>	<u>L4 Screening [3]</u>
<u>Planting Area Width (minimum average) [1]</u>	<u>3 ft</u>	<u>8 ft</u>	<u>15 ft</u>	<u>30 ft.</u>
<u>Planting Area Width (minimum at any point) [1]</u>	<u>3 ft</u>	<u>8 ft</u>	<u>12 ft</u>	<u>20 ft</u>
<u>Total Landscape Units Required per linear foot of property line or street frontage</u>	<u>0.30 units per linear foot</u>	<u>0.40 units per linear foot</u>	<u>1.1 units per linear foot</u>	<u>2.2 units per linear foot</u>
<u>Minimum number of landscape units that shall be trees</u>	<u>none</u>	<u>0.25 units per linear foot</u>	<u>0.60 units per linear foot</u>	<u>1.5 units per linear foot [4]</u>
<u>Minimum number of landscape units that shall be evergreen trees</u>	<u>none</u>	<u>none</u>	<u>0.30 units per linear foot [2]</u>	<u>1.0 units per linear foot [2]</u>
<u>Minimum number of landscape units that shall be shrubs</u>	<u>0.20 units per linear ft. either hedge or fence</u>	<u>0.05 units per linear foot</u>	<u>0.10 units per linear foot</u>	<u>0.15 units per linear foot</u>
<b><u>Additional Standards:</u></b>				
<u>[1] Minimum width of planting area shall be measured as the width of the planting beds between the back of edge curbing. Where there will be vehicle overhang along any curb edge, add 2 feet to the required minimum width.</u>				
<u>[2] Because of low sun angles at 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.</u>				
<u>[3] No sign of any kind is permitted along freeways within the planting area of L4 Screening perimeter landscaping.<sup>33</sup></u>				
<u>[4] Existing natural vegetation in any required L4 Screening perimeter landscaping area shall not be disturbed, provided that, if that vegetation does not meet the standards for L4 Screening, screening landscaping shall be planted. Existing vegetation cannot be disturbed to achieve the screening standard through supplemental plantings. If disturbed, it shall be restored.<sup>34</sup></u>				

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**6. Parking Lot Landscaping<sup>35</sup>**

**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

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1 or non-residential building or use established, and to parking lots that  
2 are the principal use on a site.

3 **c. Parking Lot Perimeter Landscaping**

4 Perimeter parking lot landscaping shall be required for all parking lots  
5 having more than five spaces where the parking lot is adjacent to a  
6 public street or a non-retail use such as a residential area,  
7 institutional use (e.g., hospital), or office, as provided below.

8 **i. General Requirement**

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

11 **(A) Option 1: L4 Screening as defined in subsection**  
12 21.07.080F.5.a.iv. and Table 21.07-4; or

13 **(B) Option 2: L3 Separation as defined in subsection**  
14 21.07.080F.5.a.iii. and Table 21.07-4, with  
15 ornamental fencing and a maximum two-foot vehicle  
16 overhang area or no parking spaces adjacent to the  
17 landscaping. This option shall be available only to  
18 parking lots with fewer than 100 spaces, or if less  
19 than 70 percent of the parking spaces are located in  
20 the Front Parking Area; or

21 **(C) Option 3: L2 Buffer as defined in subsection**  
22 21.07.080F.5.a.ii. and Table 21.07-4, with ornamental  
23 fencing and no vehicle overhang or no parking  
24 spaces adjacent to the landscaping. This option shall  
25 be available only to parking lots with fewer than 40  
26 spaces, or if less than 50 percent of the parking  
27 spaces are located in the Front Parking Area.

28 **(D) Option 4: Where lots are being developed under a**  
29 common site plan, master site plan, or joint  
30 parking/circulation plan in a mixed-use district, the  
31 parking lot perimeter landscaping requirement may  
32 be waived along an interior lot line, providing that  
33 interior parking lot landscaping applies to both  
34 parking lots together.

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

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

38 **(B) Option 3 from the subsection above is available to any**  
39 parking lot in which less than 50 percent of the  
40 parking spaces are located in the Front Parking Area.

41 **(C) L1 Edge Treatment perimeter landscaping as defined**  
42 in subsection 21.07.080F.5.a.i. and Table 21.07-4,  
43 may be used to satisfy a parking lot perimeter  
44 requirement along interior lot lines. It may also be



1 used to satisfy a parking lot perimeter requirement  
2 along a public street frontage, where the street right-  
3 of-way improvements include a planted landscaping  
4 strip that provides street trees.

5 iii. Exceptions - Central Business Zoning Districts  
6 L1 Edge Treatment perimeter landscaping as defined in  
7 subsection 21.07.080F.5.a.i. and Table 21.07-4, may be used  
8 to satisfy the parking lot perimeter requirement.

9 iv. Vehicle Headlight Screening  
10 In order to reduce the impact of obtrusive glare on residences  
11 during the darker months, parking stalls that face an abutting  
12 residentially zoned property shall be screened from the  
13 adjacent property by a fence with a maximum height of 42  
14 inches measured from the surface of the parking stall, and  
15 that is a screening (opaque) fence between 20 and 42 inches  
16 in height. The Director may waive this requirement where the  
17 applicant demonstrates this standard will inhibit needed  
18 surveillance, or that other obstructions or topography satisfy  
19 this standard.

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

24 d. Parking Lot Interior Landscaping<sup>36</sup>

25 i. Amount Required  
26 Parking lot interior landscaping shall be required for all  
27 development with 20 or more parking spaces, as follows:

28 (A) More than 40 spaces  
29 An area equal to at least ten percent of the surface of  
30 the parking area on the site, including appurtenant  
31 driveways shall be devoted to landscaping.

32 (B) 20 to 40 spaces  
33 An area equal to at least five percent of the surface of  
34 the parking area on the site including appurtenant  
35 driveways shall be devoted to landscaping.

36 ii. Minimum Landscaping Area Size  
37 The minimum size of any interior planting area shall be eight  
38 feet wide measured from back-of-curb and 200 square feet in  
39 area.

40 iii. Minimum Stocking Requirements  
41 In any required interior parking lot landscaping area, a  
42 minimum of 3 landscape units per 100 square feet (0.03 units  
43 per 1 square foot) of planting area shall be provided, with at  
44 least half of the landscape units being trees.

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- iv. *Landscape Massing*  
Landscaping should be massed rather than spread throughout the interior of a lot to create a more significant visual impact, to increase the rate of survival of the landscaping, and to facilitate snow removal. Trees and shrubs should be massed within planting areas to protect them from damage and to facilitate snow removal/storage.
  
- v. *Preferred Locations*  
The preferred locations for planting areas within parking lots are along major drives and entryways, dividing more than two double-loaded parking bays, and outlining pedestrian walkways within the parking areas.<sup>37</sup>
  
- vi. *Natural Surveillance and Safety*  
Good visibility in parking lots is important for both security and traffic safety reasons. Plants and trees that restrict visibility, such as tall shrubs and low branching trees, should be avoided. Therefore, parking lot interior landscaping shall minimize vegetation and solid or semi-open fences between 3 feet and 7 feet above grade. Berms used as part of interior landscaping areas shall not exceed three feet in height.
  
- vii. *Central Business Zone Districts*  
No interior landscaping shall be required for parking lots within the CBD Districts.

7. **Trees<sup>38</sup>**

- a. **Purpose**  
~~Perimeter buffer landscaping serves to separate land uses of significantly different characteristics or intensities and minimize the effects of one land use on another. It reduces unwanted views, noise and operational effects, and other impacts of a land use on streets, public lands, or adjacent properties. Perimeter buffer 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 Anchorage's streetscapes with trees and vegetation. Buffer landscaping consisting of natural vegetation is desired or encouraged.~~
  
- b. **Levels of Perimeter Buffer Landscaping<sup>44</sup>**  
There are three levels of perimeter buffer landscaping:
  - i. **Level 1 Buffer Landscaping**  
Used to soften the visual impact of development or parking areas along streets. Provides a low-level buffer between uses of varying intensity.
  
  - ii. **Level 2 Buffer Landscaping**

<sup>44</sup> NOTE: Level 1 buffer replaces existing street frontage categories and provides a low-level buffer between certain uses. Level 2 is intermediate. Levels 1 and 2 were proposed in the 1998 ordinance. Level 3 buffer is a new proposal and is the most intensive type of landscape buffer.

~~A more substantial buffer than Level 1. Provides greater protection for streets from potentially obtrusive development or large parking lots, and also serves to buffer land uses of significantly different character and intensity.~~

~~iii. Level 3 Buffer Landscaping~~

~~Required along freeways to protect major visual entrances to the urbanizing areas of the Municipality. Also employed as the highest level buffer to separate the most incompatible land uses of contrasting character and density, mitigating the impacts of higher density uses on more sensitive zoning districts.~~

~~c. Relationship to Other Requirements~~

~~i. Landscaping provided to meet interior site enhancement landscaping requirements in this chapter may be counted towards meeting perimeter buffer landscaping requirements, except that landscaping provided to meet parking lot interior landscaping requirements may not be counted.~~

~~ii. Parking lots shall comply with all requirements, including the parking lot perimeter landscaping requirements, of subsection 21.07.090.G., Parking Lot Design Standards, and shall not be required to comply with this subsection 21.07.080.D.3.~~

~~d. Applicability of Perimeter Buffer Landscaping~~

~~Perimeter buffer landscaping shall be provided abutting street rights-of-way and parcels abutting development sites, except for at approved points of pedestrian or vehicle access, in accordance with Table 21.07-3 as follows:~~

TABLE 21.07-3: APPLICABILITY OF PERIMETER BUFFER LANDSCAPING									
District of Proposed Development [1]	Required Level of Buffer (Level 1, 2 or 3) Adjacent to the Following Zoning Districts or Streets:								
	R-5 to R-10, TA, W	R-1, R-2, R-3	R-4, RMX	C-2 (A, B, C), RCMU	NMU, CCMU	GC, I-1	OL	Freeway [2]	Collector, Arterial, Expressway
R-5-R-10, TA								3	4
PLI	2	4	4					3	2
R-1, R-2	4						4	3	4
R-3	2	4					4	3	4
R-4, RMX	3	2					2	3	4
C-2 (A, B, C)								3	
NMU, CCMU	2	4	4				2	3	
RCMU		2	4		4		2	3	
GC, MC	2	2	2	4	4		2	3	4

**TABLE 21.07-3: APPLICABILITY OF PERIMETER BUFFER LANDSCAPING**

District of Proposed Development [1]	Required Level of Buffer (Level 1, 2 or 3) Adjacent to the Following Zoning Districts or Streets:								
	R-5 to R-10, TA, W	R-1, R-2, R-3	R-4, RMX	C-2 (A, B, C), RCMU	NMU, CCMU	GC, I-1	OL	Freeway [2]	Collector, Arterial, Expressway
I-1, AF	2	2	2	4	4		2	3	4
MI, I-2, AD	3	3	3	2	2	4	3	3	4
Non-residential use in R zone	2	4	4					3	4

**NOTES:**  
 [1] Refer to Chapter 21.05 for any additional, use-specific landscaping requirements.  
 [2] Level 3 buffer landscaping shall apply to any lot adjacent to the right of way of a freeway designated in the OS&HP on sections built to freeway design standards with full grade separations of intersecting streets, or to streets functioning as frontage roads for such freeways, with the exception of any lot or conglomerate of lots in common use or ownership whose area, less the buffer area required in this table, is less than the minimum lot area required in its use district, or whose depth, excluding all required setbacks, is less than 100 feet.

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**e. Specifications for Perimeter Buffer Landscaping**

In any area where perimeter buffer landscaping is required according to Table 21.07-3, the planting requirements in Table 21.07-4 shall apply. If existing vegetation meets the standards in Table 21.07-4 for the buffer landscaping level that is specified, then the required buffer landscaping area shall be retained in its naturally vegetated condition. If existing vegetation does not meet the standards for the buffer landscaping level, then existing vegetation shall be retained and additional landscaping shall be installed to comply with Table 21.07-4. The amount of landscaping required in Table 21.07-4 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 buffer area.

**TABLE 21.07-4: SPECIFICATIONS FOR PERIMETER BUFFER LANDSCAPING**

Requirement	Buffer Level 1	Buffer Level 2	Buffer Level 3 [2]
Planting Area Width (minimum average)	10 ft	15 ft	30 ft
Planting Area Width (minimum at any point)	8 ft	12 ft	25 ft
Total Landscape Units Required per linear foot of property line or street frontage	1 unit per linear foot	1.5 units per linear foot	2.5 units per linear foot
Minimum number of landscape units that shall be trees	0.50 units per linear foot	1.0 units per linear foot	2.0 units per linear foot
Minimum number of landscape units that shall be evergreen trees	none	0.3 units per linear foot [1]	1.0 units per linear foot [1]

**TABLE 21.07-4: SPECIFICATIONS FOR PERIMETER BUFFER LANDSCAPING**

Requirement	Buffer Level 1	Buffer Level 2	Buffer Level 3 [2]
Minimum number of landscape units that shall be shrubs	0.10 units per linear foot	0.10 units per linear foot	0.10 units per linear foot
<b>Additional Standards:</b>			
[1] Because of low sun angles at 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.			
[2] No new signs of any kind shall be permitted within the 30-foot wide planting area of Buffer Level 3. <sup>42</sup>			

**4. Interior Site Enhancement Landscaping**

**a. Purpose**

Internal site enhancement landscaping serves to enhance the appearance and function of the building and site and reinforce its continuity with the surrounding properties. It also provides orientation to entrances, year-round color and interest, and improves pedestrian comfort in outdoor areas and parking lots. Interior site enhancement landscaping in parking lots breaks up the visual impact of large paved surfaces. Site enhancement landscaping materials and design should integrate with the overall site and building design, neighborhood context, and Alaska's unique natural setting. Internal site enhancement landscaping consists of general site landscaping and parking lot interior landscaping.

**b. Relationship to Other Requirements**

Parking lots shall comply with the parking lot interior landscaping requirements of subsection 21.07.090.G., *Parking Lot Design Standards*, and shall not be required to comply with this subsection 21.07.080.D.4.

**c. General Site Landscaping**

All areas not devoted to buildings, structures, drives, walks, off street parking facilities, and not otherwise devoted to landscaping required by this chapter, shall be planted to standards for general site landscaping, or remain in existing native vegetation. General site landscaping requirements include trees, shrubs, wildflowers, groundcovers, or turf around all buildings and yard spaces, in compliance with Area Type 1 landscaping standards in Table 21.07-5 below. Trees shall be provided to soften the effects of large structures and to define the edges of outdoor spaces. Except in loading dock areas, buildings shall be separated from any onsite parking lot or vehicle driveway by a walkway and/or by foundation planting areas that conform to general site landscaping requirements.

<sup>42</sup> NOTE: Clarion has eliminated a proposed exception here for small real estate signs; sign regulations should not be content-based.

**TABLE 21-07-5: INTERIOR SITE LANDSCAPING REQUIREMENTS<sup>43</sup>**

Requirements	Area Type 1	Area Type 2
Minimum Planting Area Width (minimum)	40 feet	40 feet
Total Landscape Units Required	0.02 units per square foot of planting area.	0.1 units per square foot of planting area.
Minimum number of landscape units that shall be trees	0.01 units per square foot of planting area.	0.5 units per square foot of planting area.
Minimum number of landscape units that shall be shrubs	0.003 units per square foot of planting area.	No requirement.

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**E. Screening<sup>44</sup>**

**1. Purpose and Description**

Screening consists of landscaping, the retention of natural vegetation, or the use of physical structures to block views of specific activities or specific parts of a property or structure. Applicants are encouraged to locate the types of features listed in this section where they are not visible from defined viewpoints, so that screening is unnecessary.

**2. Applicability**

All townhouse residential, multi-family residential, public/institutional, commercial, and industrial uses shall be required to provide screening as specified in this subsection 21.07.080.E. to block the views of the specified features from any adjacent street or public open space or any adjacent property or public areas of a site. Public areas of a site include public parking areas, sales areas, outside eating areas, or other areas to which customers, clients, and guests are given regular access.

**3. Refuse Collection**

In order to improve the image of Anchorage's streets and neighborhoods, to reduce the visual impacts of multi-family and nonresidential development, and to avoid problems with blown trash, snow, and pests, all refuse collection receptacles shall adhere to the standards that follow. For purposes of this section, the term "refuse collection receptacles" includes dumpsters, garbage cans, debris piles, or grease containers, but does not include trash or recycling receptacles for pedestrians or for temporary construction sites.

**a. Location**

Outdoor refuse collection receptacles shall not be located in a required setback, except along rear alleys, and shall be set back from the front plane of the principal structure. Refuse collection receptacles shall not be located within any area used to meet the

<sup>43</sup> NOTE: Based on the proposed text, it is unclear where the "Area Type 2" requirements apply, other than in larger parking lots as specified in the next section.

<sup>44</sup> NOTE: The material in this section is new. The existing screening provisions were better suited to buffering purposes, and the current code does not include effective techniques to block the view of specific areas such as refuse collection areas, rather than a site in general.

1 ~~minimum parking and loading area requirements of this chapter, or be~~  
2 ~~located in a manner that obstructs or interferes with any designated~~  
3 ~~vehicular or pedestrian circulation routes onsite. Dumpsters shall be~~  
4 ~~located at least 20 feet from residentially zoned property.~~

5 ~~**b. Screening Enclosure**~~

6 ~~Each refuse collection receptacle shall be screened from view on all~~  
7 ~~sides by a durable sight obscuring enclosure consisting of a fence or~~  
8 ~~wall of between six feet and eight feet in height. The enclosure shall~~  
9 ~~include a roof. The access to this enclosure shall be screened with~~  
10 ~~an opaque gate of at least five feet in height. The walls, roof, and~~  
11 ~~gate shall be compatible in architectural design and materials with the~~  
12 ~~principal building(s), except that the roof shall have a minimum 4:12~~  
13 ~~slope. The enclosure shall be maintained in working order, and~~  
14 ~~remain closed except during trash deposits and pick-ups.~~

15 ~~**c. Amortization of Nonconforming Refuse Collection Receptacles**~~<sup>45</sup>

16 ~~Any lawful permanent dumpster erected prior to the adoption of this~~  
17 ~~chapter that does not comply with the location or screening~~  
18 ~~requirements of this section shall be removed or altered to comply~~  
19 ~~with the requirements of this section within [two] years from the~~  
20 ~~effective date of this Title.~~

21 ~~**4. Service and Off-Street Loading Areas**~~

22 ~~Service and off-street loading areas create visual and noise impacts on~~  
23 ~~surrounding uses and neighborhoods. These standards visually screen on-~~  
24 ~~site service and off-street loading areas from public rights-of-way and~~  
25 ~~adjacent uses.~~

26 ~~**a.** To the maximum extent feasible, service and off-street loading areas~~  
27 ~~shall not be visible from abutting streets and shall be oriented toward~~  
28 ~~on-site service corridors.~~

29 ~~**b.** No service and off-street loading areas shall be located within 20 feet~~  
30 ~~of any public street, public sidewalks, or internal pedestrian walkway.~~

31 ~~**c.** Service and off-street loading areas shall be incorporated into the~~  
32 ~~overall design of the building and landscaping so that the visual and~~  
33 ~~acoustic impacts of these functions are fully contained and out of view~~  
34 ~~from adjacent properties and public streets. Non-enclosed service~~  
35 ~~and off-street loading areas shall be permanently defined and~~  
36 ~~screened with durable, sight-obscuring walls and/or fences of~~  
37 ~~between six feet and eight feet in height. Screening materials shall~~  
38 ~~be the same as, or of equal quality to, the materials used for the~~  
39 ~~primary building and landscaping.~~

40 ~~**d.** Except for customer parking, loading docks and off-street parking~~  
41 ~~areas associated with new uses established on the properties~~  
42 ~~abutting Level 3 perimeter buffer landscaping areas shall be located~~

<sup>45</sup> NOTE: The proliferation of unscreened dumpsters has been identified in the Diagnosis and in discussions with city leaders as a major concern. The general idea of an amortization provision for dumpsters has been discussed and endorsed in concept by the Assembly, though the specific time frame requires further discussion. Note that the provision does not amortize the dumpsters themselves necessarily, just their screening and location.

1 to the rear of those properties. If site development does not allow for  
2 these facilities in the rear, they shall then be effectively screened from  
3 the highways.<sup>46</sup>

4 **5. Rooftop Mechanical Equipment**

5 Rooftop mechanical equipment, including HVAC equipment and utility  
6 equipment that serves the structure, shall be screened. Screening shall be  
7 accomplished through the use of parapet walls or a sight-obscuring enclosure  
8 around the equipment constructed of one of the primary materials used on the  
9 primary facades of the structure, and that is an integral part of the building's  
10 architectural design. The parapet or screen shall completely surround the  
11 rooftop mechanical equipment to an elevation equal to or greater than the  
12 highest portion of the rooftop mechanical equipment being screened. Any  
13 parapet wall shall have an elevation of no more than four feet. In the event  
14 such parapet wall does not fully screen all rooftop equipment then the rooftop  
15 equipment shall be enclosed by a screen constructed of one of the primary  
16 materials used on the primary façade of the building so as to achieve  
17 complete screening from the property line.

18 **6. Wall Mounted Mechanical Equipment and Meters**

19 Wall-mounted mechanical equipment, including air conditioning or HVAC  
20 equipment and groups of multiple utility meters, that extends six inches or  
21 more from the outer building wall shall be screened from view from streets;  
22 from residential, public, and institutional properties; and from public areas of  
23 the site or adjacent sites; through the use of (a) sight-obscuring enclosures  
24 constructed of one of the primary materials used on the primary façade of the  
25 structure, (b) sight-obscuring fences, or (c) trees or shrubs that block at least  
26 80 percent of the equipment from view. Wall-mounted mechanical equipment  
27 that extends six inches or less from the outer building wall shall be designed  
28 to blend in with the color and architectural design of the subject building.

29 **7. Ground Mounted Mechanical Equipment and Utility Fixtures**

30 [RESERVED]<sup>47</sup>

31 **8. Outdoor Merchandise Display Areas<sup>48</sup>**

32 Screening shall be required of outdoor merchandise display areas as set forth  
33 in Section 21.05. [x-ref to use specific standards for outdoor merchandise  
34 display areas].

35 **9. Outdoor Storage Areas<sup>49</sup>**

36 Screening shall be required of outdoor storage areas as set forth in section  
37 21.05. [x-ref to use specific standards for outdoor storage areas].

<sup>46</sup> NOTE: Staff has requested this last provision; however, we are still unsure of its intent.

<sup>47</sup> NOTE: Staff notes that above ground utility boxes and ground mounted mechanical equipment are a serious problem in Anchorage. They propose standards locating such facilities away from sidewalks, walkways, and trails to the maximum extent feasible, and prohibiting them on sidewalks, walkways, or trails. Also proposed is a requirement that all above ground utility boxes be screened from view by a decorative screening fence or wall that is compatible with the architecture and landscaping of a development site or streetscape. This is a potentially major new issue not yet discussed; further discussion is needed as to what specific standards might be appropriate. We believe the proposed new standards are both too broad and also go beyond the screening purpose of this section.

<sup>48</sup> NOTE: Staff intends to define this use as both an accessory and primary use type in the new Title 21, and so proposes to address its screening requirements in Ch. 21.05.

<sup>49</sup> NOTE: Staff intends to define this use as both an accessory and primary use type in the new Title 21, and so proposes to address its screening requirements in Ch. 21.05.



1 ~~F. Fences~~<sup>60</sup>

2 ~~1. Applicability~~

3 ~~The provisions of this subsection 21.07.080.F shall apply to all construction,~~  
4 ~~substantial reconstruction, or replacement of fences, retaining walls not~~  
5 ~~required for support of a principal or accessory structure, or any other linear~~  
6 ~~barrier intended to delineate different portions of a lot or to separate lots from~~  
7 ~~each other.~~

8 ~~2. Location~~

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

12 ~~3. Maximum Height~~

13 ~~Fences shall not exceed the maximum heights set forth below. Such~~  
14 ~~maximum heights shall be measured from the top of any retaining wall, or if~~  
15 ~~no retaining wall has been constructed, then from natural grade. No fence~~  
16 ~~shall exceed eight feet in height.~~

17 ~~a. In the R-1, R-2, R-3, R-4, and RMX districts, front yard fences shall~~  
18 ~~not exceed four feet in height.~~

19 ~~b. In the R-5, R-6, R-9, and R-10 zone districts, front yard fences shall~~  
20 ~~not exceed six feet in height if the fencing material is sight-obscuring.~~  
21 ~~Examples of non-sight-obscuring fencing include chain-link and split~~  
22 ~~rail fencing.~~

23 ~~c. In the C-2A, C-2B, C-2C, GC, NMU, CCMU, RCMU, and MC districts,~~  
24 ~~front yard fences and walls shall not exceed three feet in height and~~  
25 ~~shall not exceed eighty feet in side or rear yards.~~

26 ~~d. Enclosures provided as a part of a permitted tennis court, ball field, or~~  
27 ~~other recreational facility shall be exempt from the height restrictions~~  
28 ~~of this section.~~

29 ~~4. Through Lots~~

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

37 ~~5. Finished Appearance Outward~~

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

<sup>60</sup> NOTE: Much of this material is new, but it incorporates the standards in Section 21.45.110 (Fences) of the current code.

1 ~~6. Prohibited Materials~~

2 ~~Fences or walls made of debris, junk, or waste materials are prohibited in all~~  
3 ~~zoning districts, unless such materials have been recycled and reprocessed~~  
4 ~~into building materials marketed to the general public and resembling new~~  
5 ~~building materials.~~

6 ~~G. General Landscaping Requirements and Standards<sup>54</sup>~~

7 ~~All required areas for landscaping or screening shall comply with the following~~  
8 ~~standards:~~

9 ~~This section is a tree requirement for new residential development. It~~  
10 ~~encourages the retention of trees, minimizes the impact of tree loss~~  
11 ~~during construction, and promotes a sustained presence of trees and~~  
12 ~~woodlands in urbanized areas of Anchorage. Trees are an important~~  
13 ~~characteristic of Anchorage, providing economic support of local~~  
14 ~~property values; enhancing the Anchorage's natural beauty and~~  
15 ~~identity; reinforcing the pleasant physical character of residential~~  
16 ~~neighborhoods; protecting anadromous fish and wildlife habitat;~~  
17 ~~ameliorating impacts of development on drainage, soil erosion, air~~  
18 ~~quality, and water quality in Anchorage's water ways; sheltering from~~  
19 ~~inclement weather; and visual buffering of urban development.~~

20 b. ~~***Applicability of Tree Requirement***~~

21 ~~The tree requirement applies to new multifamily development and~~  
22 ~~residential subdivisions. The tree requirement does not apply to~~  
23 ~~individual single-family, two-family and townhouse dwellings on a~~  
24 ~~separate lot, where such residential use is the primary use on the lot,~~  
25 ~~or to new single-family, two-family and townhouse subdivisions with~~  
26 ~~fewer than 5 lots and less than 5 dwellings. Nor does it apply to the~~  
27 ~~removal of dead, diseased or naturally fallen trees or vegetation, or~~  
28 ~~trees or vegetation that the Director finds to be a threat to the public~~  
29 ~~health, safety or welfare.~~

30 c. ~~***Minimum Tree Density***~~

31 ~~A minimum of number of tree landscape units, as defined in Table~~  
32 ~~21.07-2 in subsection 21.07.080F, is required on the buildable area of~~  
33 ~~residential development, as provided below. Tree density may~~  
34 ~~consist of retained trees, installed trees, or a combination of retained~~  
35 ~~and installed trees. For the purpose of calculating required minimum~~  
36 ~~tree density, "buildable area" shall not include areas to be dedicated~~  
37 ~~as public right-of-way.~~

38 i. ~~A minimum tree density of 165 tree landscape units per acre~~  
39 ~~is required on each single family lot in new residential~~  
40 ~~subdivisions.~~

41 ii. ~~A minimum tree density of 165 tree landscape units per acre~~  
42 ~~is required on each multifamily residential development site.~~

43 d. ~~***Tree Retention and Planting***~~

<sup>54</sup> NOTE: Most of the material in this section is new.

1 The minimum tree density requirement may be met using trees on the  
2 lot. Trees to be retained shall be depicted on the landscaping plan.  
3 Where site characteristics or construction preferences do not support  
4 tree preservation, tree plantings may be used to satisfy this standard.

5 e. **Tree Retention Priorities**

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

12 i. **Landmark Trees**

13 ii. **Signature Trees**

14 iii. **Sensitive Environmental Areas and Existing Wooded Areas**

15 Sensitive environmental areas and features, including areas  
16 with large numbers of mature trees, areas containing multiple  
17 signature trees, wetland areas, stream corridors, the margins  
18 of existing lakes or ponds, natural drainages, wildlife habitat  
19 areas, steep slopes or geological hazard areas.

20 iv. **Required Perimeter Landscaping Areas**

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

23 v. **Other Individual Trees or Groups of Trees**

24 f. **Tree Tracts**

25 For residential subdivisions consisting of more than 50 residential  
26 lots, at least 75% of the required minimum tree density shall be  
27 located within separate deeded tree tracts held in common ownership  
28 by the homeowners association, or comparable entity. Tree tracts  
29 shall be a condition of approval and identified on the face of the plat.  
30 The applicant shall also execute a covenant in a form agreeable to  
31 the municipality which shall require compliance of the owner and  
32 homeowner's association with the maintenance requirements of this  
33 section.

34 G. **General Landscaping Requirements and Standards**<sup>39</sup>

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

37 1. **Plant Materials**

38 a. ~~General~~

39 ~~Given the short growing season, difficulty in establishing vegetation,~~  
40 ~~and the size and character of individual trees, the retention of existing~~  
41 ~~vegetation typically produces a far more beneficial effect in~~  
42 ~~Anchorage than installed landscaping. All plant materials for required~~  
43 ~~landscaping and screening shall emphasize the use of existing~~  
44 ~~landscaping and screening shall emphasize the use of existing~~  
45 ~~landscaping and screening shall emphasize the use of existing~~  
46 ~~landscaping and screening shall emphasize the use of existing~~

1 ~~natural vegetation and installed native species that reflect~~  
2 ~~Anchorage's natural setting. Plant species selected shall be suitable~~  
3 ~~for the local climate and the site. Trees, shrubs, and groundcover~~  
4 ~~plants near streets, driveways, and parking lots shall be salt-resistant,~~  
5 ~~tolerant to urban conditions such as pollution, and should be drought-~~  
6 ~~tolerant to ensure a low-maintenance landscape and increase~~  
7 ~~survival rates.~~

8 ~~**b. Plant Types and Plant Quality**<sup>52</sup>~~

9 ~~All plant materials for required landscaping and screening shall be~~  
10 ~~selected from the Anchorage Master Tree and Shrub List, and shall~~  
11 ~~be A-Grade or Number One Grade; free of defects; and of normal~~  
12 ~~health, height, leaf density, and spread as defined by the American~~  
13 ~~Standard for Nursery Stock, ANSI Z60.1, latest available edition,~~  
14 ~~American Association of Nurserymen. Plants shall be nursery-grown~~  
15 ~~and adapted to the local area. No artificial plants or vegetation shall~~  
16 ~~be used to meet any of the standards of this section.~~

17 ~~**c. Retained Existing Vegetation**~~

18 ~~At least 50 percent of existing, healthy, natural vegetation that is~~  
19 ~~located in areas where landscaping or screening is required, and that~~  
20 ~~meets the standards for required landscaping or screening in such~~  
21 ~~areas, shall be retained and integrated into any required landscaped~~  
22 ~~area. To the maximum extent feasible, trees shall be preserved as~~  
23 ~~stands and not as isolated specimens.~~

24 ~~**a. Plant Choices and Quality**<sup>40</sup>~~

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

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

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

<sup>52</sup> ~~NOTE: Staff should update the master plant list concurrent with the code rewrite. An update was begun several years ago. It will need to identify which plants are drought-tolerant, and should identify which provide winter color.~~

1 area, then it may be supplemented with installed landscaping as  
 2 necessary to comply with the requirement. Applicants receive greater  
 3 credit for retained trees than for planted trees, as provided in Table  
 4 21.07-2, Landscape Units Awarded.

5 **c. Winter Color and Interest**

6 The use of plants with year-round color and texture to offset the  
 7 reduced daylight and whites, browns, and grays of the seven months  
 8 outside of the growing season is encouraged. ~~Where landscape~~  
 9 ~~areas are provided, plant material shall consist of a mixture of~~  
 10 ~~evergreen and deciduous trees and shrubs.~~—The use of permanent  
 11 hardscape features such as landscape lighting, landscape boulders,  
 12 or landscape structures that provide color and interest year-round  
 13 may be counted toward ~~up to 10 percent of~~ the total landscaping units  
 14 required for landscaping, as provided in table 21.07-2. Awarding of  
 15 landscaping units for artistic sculptures and aesthetic landscape  
 16 lighting shall be determined by the UDCUrban Design Commission  
 17 through a non-public hearing review.

18 **d. Minimum Tree Plantings**

19 **e. Planted and transplanted trees shall be mulched with composed**  
 20 **mulch 4 inches or more in depth. Species Diversity**<sup>53</sup>

21 ~~To prevent uniform insect or disease susceptibility of extensive plant~~  
 22 ~~monocultures on a development site or in selection and spacing of~~  
 23 ~~trees to be planted shall be such that it provides for the adjacent area,~~  
 24 ~~minimum eventual mature size of the trees. Soil type, soil conditions~~  
 25 ~~and other site constraints shall be considered when selecting species~~  
 26 ~~diversity is required for for planting or transplanting. Evergreen trees~~  
 27 installed ~~plant material, as follows:~~

TABLE 21.07-7: MINIMUM SPECIES DIVERSITY	
Number of Trees on Site	Maximum Percentage of Any One Species
5-30	60%
31-60	40%
61 or more	30%

28 **f. Minimum Plant Sizes**

29 All plant materials for required landscaping and screening shall meet  
 30 the minimum sizes as depicted in Table 21.07-7, with the addition that  
 31 ~~evergreen trees shall have~~ANSI standard of having a minimum 5:3  
 32 height ~~to~~ spread ratio.  
 33

34 **2. Planting Location**<sup>54,41</sup>

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

37 **a. Adequate Distance from Curb**

<sup>53</sup> NOTE: From 1998 draft ordinance. For public discussion.

<sup>54</sup> NOTE: From 1998 draft ordinance. For public discussion.

1 All plant materials shall be planted a minimum of 3 feet from any  
2 back-of-curb, walkway, parking area, or structure. Plant materials  
3 shall be planted a minimum of 4 feet back of wheel stops, where  
4 provided.

5 **b. ~~Clustering~~**

6 ~~Clustering of trees is encouraged for visual effect and improved~~  
7 ~~survivability. Tree plantings may be clustered in focus areas within~~  
8 ~~buffer landscaping areas or along street frontages to draw attention to~~  
9 ~~natural amenities or entryways, except for within buffer level 3~~  
10 ~~planting areas.~~

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

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

22 Location of trees and landscaping areas to increase the hospitability  
23 of outdoor climates and extend the warm outdoor season is  
24 encouraged. Planting clusters or shelterbelts can shelter proposed  
25 building entrances, parking areas, or outdoor pedestrian spaces  
26 against prevailing winter winds and precipitation, and airborne dust  
27 during early spring after breakup. ~~The alignment of the planting~~  
28 ~~islands should respond to prevailing winter winds for maximum wind~~  
29 ~~reduction benefits. Coniferous Evergreen~~ trees should be located in  
30 careful consideration of wind protection and/or maintaining sun  
31 exposure for windows, sidewalks, and outdoor spaces during fall and  
32 spring.

33 **d. *Planting Locations to Avoid***

34 **c. *Utility Easements*<sup>5542</sup>**

35 ~~Landscaping~~Where required landscaping areas shall be exclusive of  
36 are parallel to utility easements-, fifty percent of the landscaping area  
37 may be located in the utility easement, provided that any required  
38 trees are planted in that part of the landscaping area that does not  
39 coincide with the utility easement. Where a utility easement crosses  
40 a required landscaping area, trees shall not be planted in the area  
41 that coincides with the utility easement. The utility is not responsible

<sup>55</sup> NOTE: Anchorage has a serious problem with overlapping landscaping and utility easements in Anchorage, in part because utility easements tend to be on site and not in public ROW. Staff proposes a strong standard to garner public discussion. As another alternative for consideration, Clarion proposes the following language: "Whenever the provisions of this Section 21.07.030 would require the installation of trees or shrubs over or on utility easements, where branches or roots might interfere with utility lines or pipes, the required location for such trees and shrubs shall be modified to require installation at the closest location that would avoid potential conflicts with utilities and would enable the trees and shrubs to serve the same landscaping purpose. The utility is not responsible for replacement of disturbed landscaping within the utility easements. The utility must provide written notice to the affected property owner at least one week prior to disturbance of the landscaping, except in emergencies involving life or safety."

1 for replacement of disturbed landscaping within the utility easements.  
2 The utility must provide written notice to the affected property owner  
3 at least one week prior to disturbance of the landscaping, except in  
4 emergencies involving life or safety.

5 d. **Visibility Clearance Areas-**

6 All landscaping, ~~buffering~~ and screening materials shall comply with  
7 the visibility clearance requirements of ~~Chapter~~chapter 21.06.020A.8.

8 3. **Planting Beds and Areas**

9 a. **Protection of Landscaping**

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

17 b. **Tree Retention Area Protection**

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

21 i. **Construction Fence**

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

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

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

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

32 Within the root protection zone of each tree, the following  
33 development is not allowed:

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

36 (B) New impervious surfaces;

37 (C) Utility or drainage field placement;

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

1 (E) Staging or storage of materials and equipment,  
2 vehicle maneuvering areas, or other activities likely to  
3 cause soil compaction or above-ground damage;

4 (F) Placement, storage or dumping of solvents, soil  
5 deposits, excavated material, or concrete washout.

6 iii. Subsequent Landscaping Work  
7 Any landscaping done in the critical root zone subsequent to  
8 the removal of construction barriers shall be accomplished  
9 with light machinery or hand labor.

10 c. **Raised Planting Beds**

11 Raised planting beds are encouraged to increase the durability and  
12 effectiveness of landscaping and to protect the ~~applicant's~~  
13 landscaping investment. Raised planting beds surrounded by a  
14 minimum 18-inch high wall may be reduced in width by two feet from  
15 the minimum required planting area width of any site perimeter or  
16 parking lot perimeter landscaping area. Wall height may be reduced  
17 to 12-inches where there will be no vehicle overhang.

18 d. **Berms**

19 ~~Berms may be incorporated into any required landscaping or~~  
20 ~~screening area. No installed berm shall have a slope of greater than~~  
21 ~~3:1.~~

22 ~~c. **Groundcover Areas**~~

23 ~~Organic mulches, ground covers, or grass shall be planted so as to~~  
24 ~~cover at least 80 percent of all required landscaping areas not~~  
25 ~~occupied by required trees or shrubs within three years.~~

26 Berms may be incorporated into any required landscaping or  
27 screening area, except that berms are prohibited in mixed-use and  
28 central business zoning districts. Berms for on-site landscaping shall  
29 not be placed in a public right of way, and shall not interfere with  
30 natural drainage or cause water to be drained onto streets. No  
31 installed berm shall have a slope of greater than 3:1.

32 e. **Retention Ponds**

33 Retention ponds shall be physically, functionally, and visually  
34 integrated into adjacent landscape uses through the use of  
35 topography, building and parking lot placement, plantings, permanent  
36 water features, recreational or open space amenities, or other  
37 methods.

38 4. **Installation of Landscaping**<sup>5643</sup>

39 All required landscaping and screening shall be installed by the developer. All  
40 landscaping shall be installed before a ~~final~~ certificate of ~~occupancy or~~  
41 ~~certificate of completion~~ zoning compliance is issued. If a certificate of  
42 ~~occupancy or completion~~ zoning compliance is requested between September

<sup>56</sup> ~~NOTE: This provision has been revised to replace the 18 month installation period with a requirement that landscaping be installed early in the next growing season. An alternative approach would be to provide that no final certificate of occupancy may be issued until required landscaping has been installed.~~



1 and May, then the certificate shall be conditioned upon the landscaping being  
2 installed before the following June 30. A letter of credit, escrow, performance  
3 bond, or other surety approved by the MOA municipal attorney for proper  
4 installation of the landscaping and equal in value to 125 percent of the value  
5 of the landscaping, as determined by the project landscape architecture firm,  
6 shall remain in place with the Director for 24 months after installation to  
7 ensure survival and proper maintenance of the landscaping in accordance  
8 with this section. Any landscape element that dies or is otherwise removed or  
9 is seriously damaged shall be removed within 30 days of the beginning of the  
10 growing season and replaced based on the requirements of this section. The  
11 bond shall be subject to forfeit if inspection has not been requested within 18  
12 months. If the owner or other responsible party fails to fulfill this obligation  
13 during the first 18 months after installation of the landscaping, the Municipality  
14 shall either perform the work and seek reimbursement from the responsible  
15 party's or owner's surety, or demand performance by the surety. An initial  
16 inspection fee shall be charged as part of the permitting process- <sup>57 44</sup> .

17 ~~5. Inspection~~

18 ~~The Municipality may periodically inspect the condition of required~~  
19 ~~landscaping and screening, and if required plant materials are diseased,~~  
20 ~~damaged, or missing, they shall be replaced by the property owner.~~

21 **5. Use of Landscaped Areas**

22 ~~No~~ Except as provided in F.5.b. above, no structure, parking or loading area,  
23 driveway, or paved area may be located in areas required for landscaping  
24 pursuant to this ~~Title~~ title.

25 **6. Maintenance and Replacement**

26 **a. Maintenance**

27 Trees, shrubs, and other vegetation, irrigation systems, fences, ~~walls,~~  
28 and other landscaping, screening, and fencing elements shall be  
29 considered as elements of a development in the same manner as  
30 other requirements of this ~~Title~~ title. The property owner shall be  
31 responsible for regularly maintaining all landscaping elements in good  
32 condition. All landscaping shall be maintained free from disease,  
33 weeds, and litter to the extent reasonably feasible. Plants that die  
34 shall be replaced in kind. All landscaping, screening, and fencing  
35 materials and structures shall be repaired and replaced periodically to  
36 maintain them in a structurally sound and aesthetically pleasing  
37 condition. ~~Any deteriorated, damaged, or decayed fence materials~~  
38 ~~shall be promptly repaired, and any fence or wall post or section that~~  
39 ~~leans more than 20 degrees from vertical shall be promptly repaired~~  
40 ~~to correct that condition.~~

41 **b. Irrigation**

42 ~~Hose bibs, quick coupler irrigation, or other approved watering~~  
43 ~~sources are required within 100 feet of from all plantings.~~

<sup>57</sup> NOTE: ~~This broad maintenance requirement may be moved to the general landscaping or enforcement sections with a cross-reference here.~~

1 ~~H. Landscaping Plan<sup>58</sup>~~

2 ~~All landscaping and screening required under this Section 21.07.080 shall be reflected~~  
3 ~~on a landscaping plan reviewed and approved by the Director. Such plan may be~~  
4 ~~combined with any land clearance, vegetation protection, erosion control, or snow~~  
5 ~~removal plan required for compliance with other sections of this Title. Where a~~  
6 ~~landscaping plan is required under this Title, the plan shall include the information~~  
7 ~~specified in the Title 21 User's Guide.~~

8 ~~21.07.090 OFF-STREET PARKING AND LOADING<sup>59</sup>~~

9 ~~To ensure that plants will survive, particularly during the critical two-~~  
10 ~~year establishment period when they are most vulnerable due to lack~~  
11 ~~of watering, the bonding requirement established in subsection~~  
12 ~~21.07.080G.4 above may be waived for any landscaping area that will~~  
13 ~~be irrigated by one of the following:~~

- 14 ~~i. A built-in irrigation system with an automatic controller; or~~
- 15 ~~ii. An irrigation system designed and certified by a licensed~~  
16 ~~landscape architect as part of the landscape plan, which~~  
17 ~~provides sufficient water to ensure that the plants will become~~  
18 ~~established.~~

19 H. Screening<sup>45</sup>

- 20 1. Purpose  
21 Screening consists of landscaping, the retention of natural vegetation, or the  
22 use of physical structures to block views of specific activities or specific parts  
23 of a property or structure. Applicants are encouraged to locate the types of  
24 features listed in this section where they are not visible from off-site or public  
25 areas of a site, so that screening is unnecessary.
- 26 2. Applicability  
27 Notwithstanding the exemptions of 21.07.080.C.2.a. and b., all townhouse  
28 residential, multi-family residential, public/institutional, commercial, and  
29 industrial uses shall be required to provide screening as specified in this  
30 subsection 21.07.080.E. to block the views of the specified features from any  
31 adjacent street or public open space or any adjacent property or public areas  
32 of a site. Public areas of a site include public parking areas, sales areas,  
33 outside eating areas, or other areas to which customers, clients, and guests  
34 are given regular access.
- 35 3. Refuse Collection  
36 In order to improve the image of Anchorage's streets and neighborhoods, to  
37 reduce the visual impacts of multi-family and nonresidential development, and  
38 to avoid problems with blown trash, snow, and pests, all refuse collection  
39 receptacles shall adhere to the standards that follow. For purposes of this  
40 section, the term "refuse collection receptacles" includes dumpsters, garbage

<sup>58</sup> NOTE: List of submittal requirements from the current code removed, for placement in the user's guide.

<sup>59</sup> NOTE: This section contains a comprehensive rewrite of the Anchorage parking standards. This draft section was prepared as part of a separate project overseen by the Anchorage Traffic Department. Key new features include a complete new table of off-street parking ratios, a new emphasis on alternative parking arrangements, and a new set of parking lot design standards.

1 cans, debris piles, or grease containers, but does not include trash or  
2 recycling receptacles for pedestrians or for temporary construction sites. This  
3 section also does not apply to refuse collection receptacles such as garbage  
4 cans that are normally stored indoors and brought outdoors on garbage  
5 pickup days.

6 a. **Location**

7 Outdoor refuse collection receptacles shall not be located in a  
8 required front setback, and should, depending on the size of the site  
9 and need for access by refuse collection vehicles, be set back from  
10 the front plane of the principal structure. Refuse collection  
11 receptacles for non-residential uses shall not be located in any  
12 setback area or required landscaping area which abuts an adjacent  
13 residential use. Refuse collection receptacles shall not be located  
14 within any area used to meet the minimum landscaping or parking  
15 and loading area requirements of this chapter, or be located in a  
16 manner that obstructs or interferes with any designated vehicular or  
17 pedestrian circulation routes onsite.

18 b. **Screening Enclosure**

19 Each refuse collection receptacle shall be screened from view on all  
20 sides by a durable sight-obscuring enclosure consisting of a solid  
21 fence or wall of between six feet and eight feet in height. Where the  
22 access to the enclosure is visible from adjacent streets or residential  
23 properties, the access shall be screened with an opaque gate of at  
24 least five feet in height. Gates which swing open shall have a one-  
25 foot height clearance above grade to account for snow. The walls  
26 and gate shall be compatible in architectural design and materials  
27 with the principal building(s). The enclosure shall be maintained in  
28 working order, and remain closed except during trash deposits and  
29 pick-ups.

30 c. **Maintenance of Refuse Collection Receptacle**

31 The lids of receptacles in screening enclosures without roof structures  
32 shall remain closed between pick-ups, and shall be maintained in  
33 working order.

34 d. **Amortization of Nonconforming Refuse Collection Receptacles<sup>46</sup>**

35 Any lawful permanent refuse collection receptacle erected prior to the  
36 adoption of this chapter that does not comply with the requirements of  
37 this section shall be removed or altered to comply within [five] years  
38 from the effective date of this title.

39 4. **Service and Off-Street Loading Areas**

40 Service and off-street loading areas create visual and noise impacts on  
41 surrounding uses and neighborhoods. These standards visually screen on-  
42 site service and off-street loading areas from public rights-of-way and  
43 adjacent uses.

44 Service and off-street loading areas shall be designed and located to reduce  
45 the visual and acoustic impacts of these functions on adjacent properties and  
46 public streets. Non-enclosed service and off-street loading areas shall be  
47 screened with durable, sight-obscuring walls and/or fences of between six

1 feet and eight feet in height. Screening materials shall be the same as, or of  
2 equal quality to, the materials used for the primary building and landscaping.

3 **5. Rooftop Mechanical Equipment<sup>47</sup>**

4 Rooftop mechanical equipment, including HVAC equipment and utility  
5 equipment that serves the structure, shall be screened. Screening shall be  
6 accomplished through the use of parapet walls or a sight-obscuring enclosure  
7 around the equipment constructed of one of the primary materials used on the  
8 primary facades of the structure, and that is an integral part of the building's  
9 architectural design. The parapet or screen shall completely surround the  
10 rooftop mechanical equipment to an elevation equal to or greater than the  
11 highest portion of the rooftop mechanical equipment being screened. Any  
12 parapet wall shall have an elevation of no more than four feet. In the event  
13 such 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 primary  
15 materials used on the primary façade of the building so as to achieve  
16 complete screening from the property line.

17 **6. Wall-Mounted Mechanical Equipment and Meters<sup>48</sup>**

18 Wall-mounted mechanical equipment, including air conditioning or HVAC  
19 equipment and groups of multiple utility meters, that extends six inches or  
20 more from the outer building wall shall be screened from view from streets;  
21 from residential, public, and institutional properties; and from public areas of  
22 the site or adjacent sites; through the use of (a) sight-obscuring enclosures  
23 constructed of one of the primary materials used on the primary façade of the  
24 structure, (b) sight-obscuring fences, or (c) trees or shrubs that block at least  
25 80 percent of the equipment from view. Wall-mounted mechanical equipment  
26 that extends six inches or less from the outer building wall shall be designed  
27 to blend in with the color and architectural design of the subject building.

28 **7. Ground-Mounted Mechanical Equipment and Utility Fixtures<sup>49</sup>**

29 Ground-mounted above-grade mechanical equipment shall be screened from  
30 view from streets; from residential, public, and institutional properties; and  
31 from public areas of the site or adjacent sites; through the use of ornamental  
32 fences or screening enclosures, or through the use of trees or shrubs that  
33 block at least 80 percent of the view. Above-grade ground-mounted utilities  
34 are prohibited on sidewalks in the central business and mixed-use zoning  
35 districts.

36 **8. Outdoor Merchandise Display Areas<sup>50</sup>**

37 Screening shall be required of outdoor merchandise display areas as set forth  
38 in section 21.05.070D.17.

39 **9. Outdoor Storage Areas<sup>51</sup>**

40 Screening shall be required of outdoor storage areas as set forth in section  
41 21.05.070D.18.

42 **I. Fences<sup>52</sup>**

43 **1. Applicability**

44 Notwithstanding the exemptions of 21.07.080.C.2, the provisions of this  
45 subsection 21.07.080.F shall apply to all construction, substantial  
46 reconstruction, or replacement of fences, retaining walls not required for

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

5 **2. Location**

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

9 **3. Maximum Height**

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

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

16 **b.** In the R-5, R-6, R-9, and R-10 zone districts, fences in front setbacks  
17 shall not exceed six feet in height if the fencing material is sight-  
18 obscuring. Examples of non-sight obscuring fencing include chain-  
19 link and split rail fencing.

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

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

26 **4. Through Lots**

27 In the case of a through lot, as defined in chapter 21.13, which abuts a street  
28 of collector or greater classification, a fence may be constructed within the  
29 secondary front setback up to a maximum of eight feet in height, provided that  
30 vehicular access to the street is prohibited. A fence higher than four feet, or  
31 six feet in zoning districts R-5, R-6, R-9, and R-10, shall not be constructed  
32 within a front setback if access to the street is required due to a plat note, by a  
33 conditional use permit, or under other provisions of law.

34 **5. Finished Appearance Outward**

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

40 **6. Prohibited Materials**

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

21.07.090 OFF-STREET PARKING AND LOADING<sup>53</sup>

A. Purpose

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

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

B. Applicability

1. Generally

- a. The off-street parking and loading standards of this ~~Section~~ section 21.07.090 shall apply to all parking lots and parking structures accessory to any new building constructed and to any new use established in every district.
- b. Except for the off-street loading requirements of subsection 21.07.090-~~EF~~, all other requirements of this section shall apply to Girdwood unless specifically preempted in ~~Chapter~~ chapter 21.09.
- c. The off-street parking requirements set forth in subsection 21.07.090-~~CD~~ shall not apply in the C-2-Central-Business~~BD~~ Districts. However, all other standards of this ~~Section~~ section 21.07.090 shall apply to the C-2-Central-Business~~BD~~ Districts.

d. ~~The Except when specifically exempted, the~~ requirements of this ~~Section~~section 21.07.090 shall apply to all temporary parking lots and parking lots that are the principal use on a site.

2. **Expansions and Enlargements**<sup>6054</sup>

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

3. **Regulation of Parking Space Use**<sup>6455</sup>

The providers of required off-street parking spaces and the Municipality of Anchorage may reasonably control the users thereof by means that may include, but are not limited to, restricting all parking to the users of the facility; parking lot attendants control gates; tow-away areas; areas for exclusive use by employees, tenants or staff; areas restricted for use by customers or visitors; and imposing reasonable time limitations on users other than tenants, employees, or staff. Direct charges may be made to users who exceed maximum time limits. The Traffic Engineer may review all methods of control and may disapprove of any restriction that adversely affects the purpose of this section. The Municipality may enforce any approved restrictions through any of the code enforcement provisions set forth in ~~Chapter~~chapter 21.12, *Enforcement*.

4. **Local Improvement Assessments and Parking**

Any property against which local improvement assessments have been levied for the construction of public off-street parking shall be exempted from providing and maintaining one space for each 100 square feet of property so assessed.

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

1. **Applicability**

For all proposed parking lots with 10 or more spaces, the applicant shall submit a parking lot layout and design plan for review and approval by the Traffic Engineer<sup>62 56</sup>. The plan shall contain sufficient detail to enable the Traffic Engineer to verify compliance with this ~~Section~~section 21.07.090. Subject to approval of the Traffic Engineer, the parking layout and design plan may be combined with other plans required under this ~~Title~~title, such as the landscaping plan required in 21.07.080, *Landscaping, Screening, and Fences*.

<sup>60</sup> ~~NOTE: The existing section 21.45.080.A.5 regarding the procedure to reduce parking requirements for additions, enlargements, and changes in occupancy has been moved to the last part of this parking section — *Modifications*. See discussion there regarding current procedures and suggested alternatives.~~

<sup>64</sup> ~~NOTE: This is existing section 21.45.080.W.5 with revisions highlighted. As discussed in the diagnosis, this section has been moved out of the design portion so that it will clarify that control of use is generally applicable to both new and existing parking areas. Other issues that might be addressed in this section are derelict/inoperable vehicle storage and use of surplus parking for other uses.~~

<sup>62</sup> ~~NOTE: The size trigger for parking lot plans is subject to further discussion. Some jurisdictions require for all; others require only for larger lots.~~

2. Minimum Plan Requirements

- a. The parking lot layout and design plan shall be prepared by a design professional ~~such as a certified land use planner, landscape architect, or architect registered in the State of Alaska. Such plans shall not be prepared by land surveyors unless they are an otherwise qualified design professional.~~
- 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~~ 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. ~~All parking layout and design plans and site plans are subject to review and approval by the~~ The Traffic Engineer ~~to 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 <sup>6357</sup>

1. Schedule A <sup>6458</sup>

Unless otherwise expressly stated in this ~~Title~~ title, off-street parking spaces shall be provided in accordance with Table 21.07-~~85~~, *Off-Street Parking Schedule A*.

TABLE 21.07- <del>85</del> : OFF-STREET PARKING SCHEDULE A ("du" = dwelling unit; "sf" = square feet; "gfa" = gross floor area)				
<i>[NOTE: The use classifications in the June 2005 draft have not yet been adjusted to match the new use table. They be adjusted so that the first two columns of this table exactly match the first columns of the use tables in chapter 21.05.]</i>				
Use Category	Use Type	Minimum Spaces Required	See Loading Subsection 21.07. <del>020-D0</del> <u>90.F</u>	See Stacking Subsection 21.07. <del>020-G</del> <u>090.I</u>
<b>RESIDENTIAL USES</b>				
<b>RESIDENTIAL USES (* Ratios for residential uses are still being discussed)</b>				
Household Living	Dwelling, mixed use	See Schedule <u>C-B</u> .		

<sup>63</sup> ~~NOTE: This section contains existing information regarding parking requirements put into table format. Existing requirements have been reviewed, compared to other standards around the nation, and modified as necessary. Additional requirements have been added for uses that were not previously addressed in the existing code. The Institute for Traffic Engineers will release a new edition of their Parking Manual in early 2004, and we recommend reviewing their new standards at that time.~~

<sup>64</sup> ~~NOTE: Staff feedback indicates that drive through uses will be considered "accessory uses." Table 21.07-1 Schedule A currently only lists principal uses, based on the revised principal use table contained in revised Chapter 21.05 Use Regulations. If a principal use may have a drive through as an accessory use, that has been noted along with a reference to vehicle stacking requirements.~~



**TABLE 21.07-85: OFF-STREET PARKING SCHEDULE A**  
 (“du” = dwelling unit; “sf” = square feet; “gfa” = gross floor area)

*[NOTE: The use classifications in the June 2005 draft have not yet been adjusted to match the new use table. They be adjusted so that the first two columns of this table exactly match the first columns of the use tables in chapter 21.05.]*

Use Category	Use Type	Minimum Spaces Required	See Loading Subsection 21.07.020-D0 90.F	See Stacking Subsection 21.07.020-G 090.I
	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> (Kept original requirements.)  All multiple-family dwellings shall provide 0.25 guest spaces per unit. (new)	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> (Kept original requirements.)		
	All other Household Living uses	2 per du		
Group Living	Correctional community residential center	1 per 2,000 sf gfa	X	
	Dormitory	1 per 1,000 sf gfa	X	
	Quasi-institutional house/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 (Used same requirement as for adult care)	X	
	Residential care (7+ client capacity)	1 per four beds plus 1 per 300/350 sf of office area plus requirement for dwelling, if located in a dwelling (Original was based on numbers of clients and employees)	X	
	Roominghouse	1.5 per two guestrooms (Increase from original 1 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)		

**TABLE 21.07-85: OFF-STREET PARKING SCHEDULE A**  
 (“du” = dwelling unit; “sf” = square feet; “gfa” = gross floor area)

*[NOTE: The use classifications in the June 2005 draft have not yet been adjusted to match the new use table. They be adjusted so that the first two columns of this table exactly match the first columns of the use tables in chapter 21.05.]*

Use Category	Use Type	Minimum Spaces Required	See Loading Subsection 21.07.020-D0 90.F	See Stacking Subsection 21.07.020-G 090.I
	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 assembly	1 per 80 sf of principal assembly area plus 1 per 300350 sf of office area	X	
	Community center <sup>6559</sup>	1 per 80250 sf of principal assembly area plus 1 per 300 sf of office areagfa	X	
	Family self-sufficiency service	1 per 300 sf gfa		
	Homeless and transient shelter	1 per 300 sf gfa		
	Neighborhood recreation center <sup>6660</sup>	1 per 300 sf gfa		
Cultural Facility <sup>6761</sup>	Aquarium	1 per 500 sf gfa	X	
	Botanical gardens	1 per 5,000 sf of gross land area, 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	
	Zoo	1 per 2,000 sf gross land area	X	
	All other uses	1 per 300 sf gfa	X	
Educational Facility	Boarding school	See Schedule C.	X	
	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	

<sup>65</sup> NOTE: Requirements noted in the literature vary widely for this use; staff should review based on use in Anchorage.

<sup>66</sup> NOTE: Requirements noted in the literature vary widely for this use; staff should review based on use in Anchorage.

<sup>67</sup> NOTE: Requirements noted in the literature vary widely for most of these cultural facility uses, especially for library, museum, and planetarium uses. For example, library parking requirements were found to vary from 1 per 250 to 1 per 1000 sf gfa. Staff should review based on use in Anchorage.

**TABLE 21.07-85: OFF-STREET PARKING SCHEDULE A**  
 (“du” = dwelling unit; “sf” = square feet; “gfa” = gross floor area)

*[NOTE: The use classifications in the June 2005 draft have not yet been adjusted to match the new use table. They be adjusted so that the first two columns of this table exactly match the first columns of the use tables in chapter 21.05.]*

Use Category	Use Type	Minimum Spaces Required	See Loading Subsection 21.07.020-D0 90.F	See Stacking Subsection 21.07.020-G 090.I
	Elementary school	1 per 50 sf of floor area in the multipurpose room	X	
	High school or middle school	1 per six seats in the main auditorium or assembly room, based on maximum capacity	X	
	All other Educational Facility uses	1 per 300 sf of enclosed floor space	X	
Government Facility	Correctional institution	See Schedule C.	X	
	Governmental office	1 per 300 sf gfa	X	
	Governmental service	1 per 600 sf gfa	X	
	Police/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 300350 sf of office and administrative area, plus required parking for supplemental uses <i>(This is an increase from the original, which did not include parking for office area)</i>	X	
Park and Open Area	Cemetery	See Schedule C.		
	Community garden	1 per 5,000 sf of lot area		
	Nursery, public	See Schedule C.		
	Park, public	See Schedule C. Playfields (soccer, baseball, etc.) shall have minimum of 20 spaces per field.		
Trans- portation Facility	Airport	See Schedule B-C.	X	
	Airstrip, private	See Schedule B-C.	X	

**TABLE 21.07-85: OFF-STREET PARKING SCHEDULE A**  
 (“du” = dwelling unit; “sf” = square feet; “gfa” = gross floor area)

*[NOTE: The use classifications in the June 2005 draft have not yet been adjusted to match the new use table. They be adjusted so that the first two columns of this table exactly match the first columns of the use tables in chapter 21.05.]*

Use Category	Use Type	Minimum Spaces Required	See Loading Subsection 21.07.020-D0 90.F	See Stacking Subsection 21.07.020-G 090.I
	Bus transit center	See Schedule C.	X	
	Heliport	<del>See Schedule B-2 per each helicopter based at the facility (2 spaces minimum) plus 1 per 100 sf waiting area</del>	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 <del>600</del> 800 sf gfa		
	Paddock or stable	1 per 5 stalls		
	Pet 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/lodge/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 <del>(Kept original requirement.)</del>		

**TABLE 21.07-85: OFF-STREET PARKING SCHEDULE A**  
 (“du” = dwelling unit; “sf” = square feet; “gfa” = gross floor area)

*[NOTE: The use classifications in the June 2005 draft have not yet been adjusted to match the new use table. They be adjusted so that the first two columns of this table exactly match the first columns of the use tables in chapter 21.05.]*

Use Category	Use Type	Minimum Spaces Required	See Loading Subsection 21.07.020-D0 90.F	See Stacking Subsection 21.07.020-G 090.I
	Fitness and recreational sports center	1 per 4225 sf gfa or 1 per 8 persons based on the maximum allowable occupancy <i>For athletic court areas: 1 per 275 sf</i>		
	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	<i>1 per 350 sf gfa, except 1 per 300 sf gfa of areas associated with teller services</i> (plus vehicle stacking spaces if drive-through is provided)		X
Food and Beverage Service	Bar or tavern	1 per <del>200</del> 100 sf gfa <i>(Original was based on number of seats.)</i>	X	
	Brew pub	1 per 200 sf gfa <i>(Original was based on number of seats.)</i>	X	
	Food and beverage kiosk	1 per establishment, plus vehicle stacking spaces		X

**TABLE 21.07-85: OFF-STREET PARKING SCHEDULE A**  
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*[NOTE: The use classifications in the June 2005 draft have not yet been adjusted to match the new use table. They be adjusted so that the first two columns of this table exactly match the first columns of the use tables in chapter 21.05.]*

Use Category	Use Type	Minimum Spaces Required	See Loading Subsection 21.07.020-D0 90.F	See Stacking Subsection 21.07.020-G 090.I
	Restaurant	1 per 100 sf gfa (plus vehicle stacking spaces if drive-through is provided) <i>(Original was based on number of seats.)</i>	X	X
Office	Office, business or professional	1 per <del>300</del> 350 sf gfa	X	
	Broadcasting and recording facility	1 per 300 sf gfa		
Retail (Personal Service)	<del>All other uses</del> Pharmacy/Drugstore and Video Rental Store	1 per <del>300</del> 400 sf gfa (plus vehicle stacking spaces if drive-through is provided)	X	X
	Dry-cleaning, drop-off site-/Mail Package Service/Locksmith Shop	<del>2</del> 1 per <del>service window, 600</del> sf gfa, (plus vehicle stacking spaces if drive-through is provided)		X
	Funeral services	1 per 150 sf gfa in main assembly areas	X	
	<u>All other uses</u>	<u>1 per 300 sf gfa</u>	<u>X</u>	
Retail (Repair and Rental)	All uses	1 per 300 sf gfa	X	
Retail (Sales)	Auction house	1 per 300 sf gfa	X	
	Business service establishment	1 per 300 sf gfa	X	
	<u>Carpet Store</u>	<u>1 per 500 sf gfa</u>		
	Convenience store	1 per 300 sf gfa	X	
	Farmers market	1 per 250 sf, with a minimum of 6		
	<del>Fuel sales with convenience store</del> Furniture, Home Appliance Store	1 per <del>200</del> 800 sf gfa, plus vehicle stacking spaces for fuel sales (plus vehicle stacking spaces if drive-through carwash is provided)	X	X
	Meat and seafood processing, storage, and sales <sup>662</sup>	1 per 400 sf gfa	X	
	General retail, <del>large</del>	1 per 300 sf gfa	X	
	<u>General retail, medium-Grocery or food store</u>	1 per <del>200</del> 250 sf gfa <i>(Increased from original 1 per 300 sf gfa for general retail)</i>	X	

<sup>66</sup> -NOTE: Requirements noted in the literature vary widely for this use; staff should review based on use in Anchorage.

**TABLE 21.07-85: OFF-STREET PARKING SCHEDULE A**  
 (“du” = dwelling unit; “sf” = square feet; “gfa” = gross floor area)

*[NOTE: The use classifications in the June 2005 draft have not yet been adjusted to match the new use table. They be adjusted so that the first two columns of this table exactly match the first columns of the use tables in chapter 21.05.]*

Use Category	Use Type	Minimum Spaces Required	See Loading Subsection 21.07.020-D0 90.F	See Stacking Subsection 21.07.020-G 090.I
	General retail, small	1 per 200 sf gfa (Increased from original 1 per 300 sf gfa for general retail)	X	
	Liquor store	1 per 300 sf gfa	X	
	Lumber yard/building materials store	1 per 300 sf gfa	X	
	Nursery, commercial	See Schedule B-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	
	Plumbing and heating equipment dealer	1 per 300400 sf gfa	X	
Vehicles and Equipment	Shopping centers Aircraft and marine vessel sales	See Schedule B-1 per 7,000 sf outdoor display/sales area; 1 per 400 sf indoor floor area	X	
Vehicles and Equipment	Aircraft and marine vessel sales Fueling station	See Schedule B-1 per fueling pump	X	X
	Gasoline service station Heavy equipment, sales and rental	4 per 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) (plus additional vehicle stacking spaces if drive-through carwash is provided) 1 per 7,000 sf outdoor display/sales area; 1 per 400 sf indoor floor area	X	X
	Heavy equipment, sales and rental	See Schedule B-	X	
	Impound yard	1 per 500 sf gfa, plus 1 per 5,000 sf of outdoor storage area		
	Vehicle parts and supplies	1 per 400 sf gfa	X	
	Vehicle – large and small, sales and rental	See Schedule B-1 per 7,000 sf outdoor display/sales area; 1 per 400 sf indoor floor area	X	

**TABLE 21.07-85: OFF-STREET PARKING SCHEDULE A**  
 (“du” = dwelling unit; “sf” = square feet; “gfa” = gross floor area)

*[NOTE: The use classifications in the June 2005 draft have not yet been adjusted to match the new use table. They be adjusted so that the first two columns of this table exactly match the first columns of the use tables in chapter 21.05.]*

Use Category	Use Type	Minimum Spaces Required	See Loading Subsection 21.07.020-D0 90.F	See Stacking Subsection 21.07.020-G 090.I
	Vehicle service and repair, major and minor	<u>2 per car wash bay</u> ; 4 per <u>other service bay</u> (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, <b>based on maximum capacity<sup>69 63</sup></b> ; <del>1</del> , plus 1 per <del>300</del> <u>350</u> 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- <del>6</del> per guestroom or 1 bedroom unit; <del>1.75</del> <u>2.5</u> per 2 bedroom unit; <del>2.1</del> <u>5</u> per 3 bedroom or more unit	X	
	Hostel	1 per 600 sf gfa		
	Hotel	<del>4.9</del> per guestroom, plus <del>4.3</del> per <del>90-sf gfa</del> <u>each 5 occupants</u> of meeting <del>or lounge</del> area, plus any supplemental uses	X	
	Inn	1 per guestroom, plus 1 per 90 sf gfa of meeting or lounge area		
	Motel	<del>4.9</del> per guestroom, plus <del>4.3</del> per <del>90-sf gfa</del> <u>each 5 occupants</u> of meeting <del>or lounge</del> area, plus any supplemental uses	X	
	Recreational and vacation camp	1 per 2 beds, or 1 per cabin, sleeping unit, or tent site, whichever is greater		
<b>INDUSTRIAL USES [1]</b>				
Industrial Service [1] Manufacturing and Production	<del>All uses</del> <u>Data processing facility</u>	<del>See Schedule B-1 per 1,000 sf gfa</del>	X	
	<del>All uses</del> <u>General industrial service</u>	<del>See Schedule B-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)</del>	X	
Marine Facility	<del>All uses</del> <u>Research laboratory</u>	<del>See Schedule B-1 per 300 sf gfa</del>	X	

<sup>69</sup> NOTE: Highlighted text has been added to text from the recent ordinance for clarification.



**TABLE 21.07-85: OFF-STREET PARKING SCHEDULE A**  
 (“du” = dwelling unit; “sf” = square feet; “gfa” = gross floor area)

*[NOTE: The use classifications in the June 2005 draft have not yet been adjusted to match the new use table. They be adjusted so that the first two columns of this table exactly match the first columns of the use tables in chapter 21.05.]*

Use Category	Use Type	Minimum Spaces Required	See Loading Subsection 21.07.020-D0 90.F	See Stacking Subsection 21.07.020-G 090.I
Warehouse and Freight Movement Manufacturing and Production [1]	All other uses Cottage Crafts	See Schedule B-1 per 300 sf gfa	X	
	Self storage facility Food service contractor or caterer	1 per 50 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. 1 per 400 sf gfa for catering; 1 per 800 sf gfa for food processing	X	X
	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	
	Boat storage facility	1 per 75 storage units		
	Cold storage and ice processing for marine products	1 per 250 sf gfa of area devoted to customer service; see Manufacturing ratios above for processing and storage areas		
	Facility for combined marine and general construction	See Schedule C.		
	Marine operations (general and limited)	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

**TABLE 21.07-85: OFF-STREET PARKING SCHEDULE A**  
 (“du” = dwelling unit; “sf” = square feet; “gfa” = gross floor area)

*[NOTE: The use classifications in the June 2005 draft have not yet been adjusted to match the new use table. They be adjusted so that the first two columns of this table exactly match the first columns of the use tables in chapter 21.05.]*

Use Category	Use Type	Minimum Spaces Required	See Loading Subsection 21.07.020-D0 90.F	See Stacking Subsection 21.07.020-G 090.I
	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	

~~2. **Schedule B**<sup>70</sup>~~

~~Uses subject to Off Street Parking Schedule “B” shall provide the following minimum number of off-street parking spaces, in Table 21.07-9, Off-Street Parking Schedule B.~~

~~Unless otherwise approved, lots containing more than one activity shall provide parking and loading in an amount equal to the total of the requirements for all activities.~~

**TABLE 21.07-9: OFF-STREET PARKING SCHEDULE B**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 the Schedule A.

Activity	Number of Spaces Required
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2. **Schedule B**<sup>64</sup>

<sup>70</sup>Note: This is a new section to address multiple activities on one site.

<b>TABLE 21.07-6: OFF-STREET PARKING SCHEDULE B – MIXED-USE DISTRICTS</b>	
<b>Offices or administrative area</b> <b>Use Type</b>	<b>1 per 300 square feet</b> <b>Minimum Spaces Required</b>
<b>Indoor sales area</b> <b>Residential</b>	<p>4 per 250 square feet Multi-family and mixed-use residential uses within 700 feet of a transit stop on a transit development corridor 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:</p> <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>
<b>Outdoor sales or display area (3,000 square feet or less)</b> <b>Non-residential</b>	4 per 750 square feet Non-residential uses shall be eligible for a five percent (5%) reduction from the minimum number of required spaces in Schedule A.
<b>Outdoor sales or display area (over 3,000 square feet)</b>	1 per 2,000 square feet
<b>Indoor storage/warehousing/vehicle service/manufacturing area</b>	
1-3,000 square feet	1 per 300 square feet
3,001-5,000 square feet	1 per 650 square feet
5,001-10,000 square feet	1 per 750 square feet
10,001-50,000 square feet	1 per 1,250 square feet
50,001 square feet+	1 per 1,500 square feet

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- 3. Schedule C<sup>7465</sup>**  
 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 ~~should~~ **shall** include other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability ~~will~~ **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. ~~General Maximum Requirement~~**

<sup>74</sup> NOTE: This is a new section to provide for uses whose parking requirements may vary widely.

For any use categorized as a Commercial or Industrial use in Table 21.05-1, *Table of Allowed Uses*, off-street vehicle parking spaces shall not be provided in an amount that is more than 125 percent of the minimum requirements established in Table 21.07-8, *Off-Street Parking Schedule A*. The maximum number of allowable parking spaces may be adjusted by the Traffic Engineer and the Administrative Official if the applicant provides written information documenting that the proposed commercial or industrial use would not be economically viable without such adjustment.

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**

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 21.07-7 below. The table applies the maximum number of spaces allowed as a percentage of the minimum parking requirements established in Table 21.07-5, *Off-Street Parking Schedule A*. Uses in the Parks and Open Areas, Transportation Facility, and Utility Facility use categories are exempt.

**TABLE 21.07-7 MAXIMUM NUMBER OF ALLOWED PARKING SPACES**

<u>Number of Off-Street Parking Spaces Required</u>	<u>Maximum Allowed (% of minimum required in Table 21.07-8, <i>Off-Street Parking Schedule A</i>)</u>
< 40 spaces	150% [1] [2]
40 – 160 spaces	125% [1]
> 160 spaces	110% [1] [3]
<b>Notes:</b>	
[1] Restaurant Uses: In spite of Note [2] below, restaurant, bar/tavern, and brew pub 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 21.07-8, <i>Off-Street Parking Schedule A</i> .	
[2] CBD and Mixed-Use Districts: In districts intended for more intense, pedestrian friendly, and mixed-use development, namely the CBD, MMU, CCMU, and RMX	

**TABLE 21.07-7 MAXIMUM NUMBER OF ALLOWED PARKING SPACES**

districts, the maximum number of spaces allowed shall be 125% of the minimum parking required in Table 21.07-8, Off-Street Parking Schedule A.

[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.)

**c. Exceptions**

i. If application of the maximum parking standard would result in ~~less~~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

(C) ~~Structured parking~~ \_\_\_ Parking structures, underground parking, and parking within, above, or beneath the building(s) it serves.

iii. For the purpose of calculating parking requirements, ~~the following types of~~fleet vehicle parking ~~spaces~~ shall not count against either the minimum or maximum requirements:

~~(A) — Fleet vehicle parking~~

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:

(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,

(B) \_\_\_ The parking demand cannot be accommodated by on-street parking, ~~— or~~ shared parking with nearby uses, ~~or by increasing the supply of spaces that are exempt from the maximum ratio~~; and,

(C) \_\_\_ The request is the minimum necessary variation from the standards; and,

(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.

**E. Parking Alternatives<sup>72-66</sup>**

The Traffic Engineer and ~~Administrative Official~~ Director may approve alternatives to providing the number of off-street parking spaces required by subsection 21.07.090-~~CD~~, in accordance with the following standards.

**1. Shared Parking<sup>73-67</sup>**

The Traffic Engineer and ~~Administrative Official~~ Director may approve shared parking facilities for developments or uses with different operating hours or different peak business periods if the shared parking complies with all of the following standards:

**a. Location**

Shared parking spaces shall be located within 600 feet of an entrance, unless approved by the Traffic Engineer.

**b. Zoning Classification<sup>7468</sup>**

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

**c. Shared Parking Study**

Those proposing to use shared parking as a means of satisfying off-street parking requirements shall submit a shared parking analysis to staff that clearly demonstrates the feasibility of shared parking. The study shall be provided in a form established by the Traffic Engineer and shall be made available to the public. It shall address, at a minimum, the size and type of the proposed development, location of required parking, the composition of tenants, the anticipated rate of parking turnover, and the anticipated peak parking and traffic loads for all uses that will be sharing off-street parking spaces. The applicant shall also demonstrate that any parking reduction requested as part of the shared parking study will not result in the spillover of parking onto other properties.

**d. Agreement for Shared Parking**

The parties involved in the joint use of off-street parking facilities shall submit a written agreement in a form to be recorded for such joint use, approved by the Traffic Engineer and Administrative Official as to form and content. ~~An~~ The agreement ~~for shared parking facilities~~

<sup>72</sup> NOTE: This section contains revised shared/joint parking regulations and new sections on off-site parking and other alternative parking topics.

<sup>73</sup> NOTE: This is existing Section 21.45.080.W.3 "Joint Use" with revisions highlighted.

<sup>74</sup> NOTE: The intent of this requirement is to ensure that shared parking is not sited on more sensitive sites (e.g., residential areas).

1 shall ~~be for guarantee~~ the ~~life use~~ of the ~~occupancy of the~~  
2 ~~buildingshared parking facilities in perpetuity~~, and shall provide for the  
3 maintenance of jointly used parking facilities. The Traffic Engineer  
4 and ~~Administrative Official~~Director may impose such conditions of  
5 approval as may be necessary to ensure the adequacy of parking in  
6 areas affected by such an agreement. Recordation of the agreement  
7 shall take place before issuance of a building permit for any use to be  
8 served by the shared parking area. A shared parking agreement may  
9 be revoked only if all required off-street parking spaces will be  
10 provided in accordance with the requirements of subsection  
11 21.07.090-~~CD~~.

12 **2. Off-Site Parking**<sup>7569</sup>

13 The Traffic Engineer and Administrative Official may approve the location of  
14 required off-site parking spaces on a separate lot from the lot on which the  
15 principal use is located if the off-site parking complies with all of the following  
16 standards:

17 **a. Ineligible Activities**

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

22 **b. Location**

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

32 **c. Zoning Classification**

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

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

36 In the event that an off-site parking area is not under the same  
37 ownership as the principal use served, a written agreement between  
38 the record owners shall be required. The agreement shall guarantee  
39 the use of the off-site parking area in perpetuity. An attested copy of  
40 the agreement between the owners of record shall be submitted to  
41 the Municipality for recordation in a form established by the Municipal  
42 Attorney. Recordation of the agreement shall take place before  
43 issuance of a building permit or certificate of occupancy for any use to  
44 be served by the off-site parking area. An off-site parking agreement  
45 may be revoked only if all required off-street parking spaces will be  
46 provided in accordance with the requirements of this chapter. No use

<sup>75</sup> ~~NOTE: This section is new.~~

1 shall be continued if the parking is removed unless substitute parking  
2 facilities are provided, and the Traffic Engineer and Administrative  
3 Official shall be notified at least 60 days prior to the termination of a  
4 lease for off-site parking.

5 **3. On-street Parking**

6 ~~On~~In mixed-use districts, on-street parking spaces in the right-of-way along  
7 the property line, between the two side lot lines of the site, may be counted to  
8 satisfy the minimum off-street parking requirements, ~~if approved by the Traffic~~  
9 ~~Engineer~~. In ~~mixed-use~~all other districts, on-street parking meeting the above  
10 criteria shall be counted towards off-street parking requirements if approved  
11 by the Traffic Engineer.

12 **4. District Parking**

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

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

17 Stacked, tandem, or valet parking for nonresidential uses is allowed if an  
18 attendant is present to move vehicles. In addition, a guarantee acceptable to  
19 the Municipality shall be filed with the Municipality ensuring that a valet  
20 parking attendant shall always be on duty when the parking lot is in operation.

21 **6. Structured Parking Structures**

22 **a. Maximum Parking Waiver**

23 Where 75 percent or more of the parking ~~accessory to provided for~~ a  
24 use is in ~~structured~~one or more parking structures, there shall be no  
25 maximum cap on the number of parking spaces.

26 **b. Credit for Nearby Public Structured Parking Structures**

27 In the ~~MU and C-2~~mixed-use districts, spaces available in public  
28 parking structures located within ~~4,000~~600 feet of the subject use  
29 may be counted toward the total amount of required off-street  
30 parking.

31 **c. Floor Area Bonus for Automated and Underground Parking in**  
32 **the C-~~2~~BD and Mixed-use Districts**

33 A floor area bonus shall be granted for underground parking  
34 structures and automated parking structures in the C-~~2~~(A, B, and  
35 C)~~BD~~ and mixed-use districts. The bonus shall be granted at a ratio  
36 of three square feet of additional bonus area for each square foot of  
37 structured parking that is underground or within an automated parking  
38 structure.

39 **7. Sites in Mixed-use Districts**

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

43 **i.** All uses within ~~MU~~the mixed-use districts shall be eligible for  
44 a five percent parking reduction to reflect the reduced  
45 automobile use associated with mixed-use developments.





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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-~~408~~, *Off-Street Loading Berths*; provided, however, that, in any ~~MU~~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-<del>408</del>: 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 <sup>771</sup>	<del>7,000--24,000--50,000</del>	1	B
	<del>24,000--50,000--100,000</del>	2	B
	<del>50,000--100,000</del>	<del>3</del>	<del>B</del>
	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

<sup>77</sup> ~~NOTE: This category has been added to this table and the requirements for general commercial uses have been used as a starting point.~~

**TABLE 21.07-498: OFF-STREET LOADING BERTHS**

Use	Aggregate Gross Floor Area (square feet)	Berths Required	Type
	Each additional 250,000 or fraction thereof	1 additional	B
All commercial establishments not otherwise specified	7,000--24,000	1	B
	24,000--50,000	2	B
	50,000--100,000	3	B
	Over 100,000, each additional 50,000 or major fraction thereof	1 additional	B
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

1 required off-street loading space shall not be part of the area used to satisfy  
2 the off-street parking requirements unless approved by the Traffic Engineer.  
3 ~~The placement~~To the maximum extent feasible, loading areas shall be  
4 ~~located to the rear of proposed off-street loading facilities a site and/or away~~  
5 ~~from adjacent to residential areas or in an area with a residential zoning~~  
6 ~~classification. However, noise and glare impacts shall be considered for~~  
7 ~~noise and glare impacts when loading facilities are proposed to be placed~~  
8 ~~adjacent to residential areas, or in an area with a residential zoning~~  
9 ~~classification.~~ Mitigation techniques, including appropriate siting and site  
10 design measures, may be required by the Traffic Engineer.

11 **6. Manner of Using Loading Areas**

12 No space for loading or unloading of vehicles shall be so located that a  
13 vehicle using such loading space projects into any public street. Loading  
14 space shall be provided with access to an alley, or, if no alley adjoins the lot,  
15 with access to a street. Any required front, side, or rear yard may be used for  
16 loading unless otherwise prohibited by this ~~Title~~title. Design and location of  
17 entrances and exits for required off-street loading areas shall be subject to the  
18 approval of the Traffic Engineer. Service and off-street loading areas shall  
19 comply with the screening requirements for such areas set forth in subsection  
20 21.07.080-~~E~~H.4.

21 ~~7. Location~~

22 ~~To the maximum extent feasible, loading areas shall be located to the rear of~~  
23 ~~a site and/or away from adjacent residential areas.~~

24 **7. Signs**

25 The owners of the property shall provide, locate, and maintain loading signs  
26 as specified by the Traffic Engineer. Such signs shall not be counted against  
27 allowed advertising sign area.

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

29 **1. Fractions**

30 ~~When~~For residential uses, when measurements of the number of required  
31 spaces result in a fractional number, any fraction shall be rounded up to the  
32 next higher whole number. For all other uses, when measurements of the  
33 number of required spaces result in a fractional number, any fraction shall be  
34 rounded down to the next lower whole number.

35 **2. Multiple Uses<sup>7872</sup>**

36 ~~Lots~~Developments containing more than one use shall provide parking and  
37 loading in an amount equal to the total of the requirements for all uses, except  
38 as allowed by this section. However, loading facilities may be shared  
39 between uses when approved by the Traffic Engineer.

40 **3. Area Measurements**

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

<sup>78</sup> ~~NOTE: If any accessory uses have their own, additional parking requirements, those requirements are set forth in the accessory use regulations in Chapter 21.05.~~

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

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

~~5. **Snow Storage**~~

~~Any parking space or area that is used or intended for snow storage shall not be counted towards meeting any parking requirement.~~

5. **Parking for Unlisted Uses**

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

6. **Dimensions of Parking Spaces**<sup>7973</sup>

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

TABLE 21.07-419: PARKING ANGLE DIMENSIONS						
A Parking Angle	B Stall Width	C Stall to Curb	D Aisle Width 1-way	E Aisle Width 2-way	F Curb Length	G 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	


<sup>79</sup> ~~NOTE: There were comments that Anchorage has a significant percentage of trucks and larger vehicles and that this should be considered. National research about SUV parking indicates that parking spaces 8 feet, 6 inches wide and 18 feet long will accommodate the average SUV but door maneuvers are "less comfortable," there is a smaller margin of error for the driver, and sight distance (which is already inadequate for smaller vehicles) is more restricted. The City of Detroit recently chose to require minimum stall dimensions of 9 feet wide and 20 feet long to accommodate larger American vehicles throughout the city. Anchorage's primary stall dimensions start at a width of 9 feet and therefore may be adequate for larger vehicles. Per staff direction, we have eliminated the existing provisions for compact spaces. However, we heard conflicting advice on this issue from different staff departments, and we note that always requiring larger spaces will increase the overall size of parking lots, which may be contrary to other 2020 Plan goals.~~

TABLE 21.07-119: 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
	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	

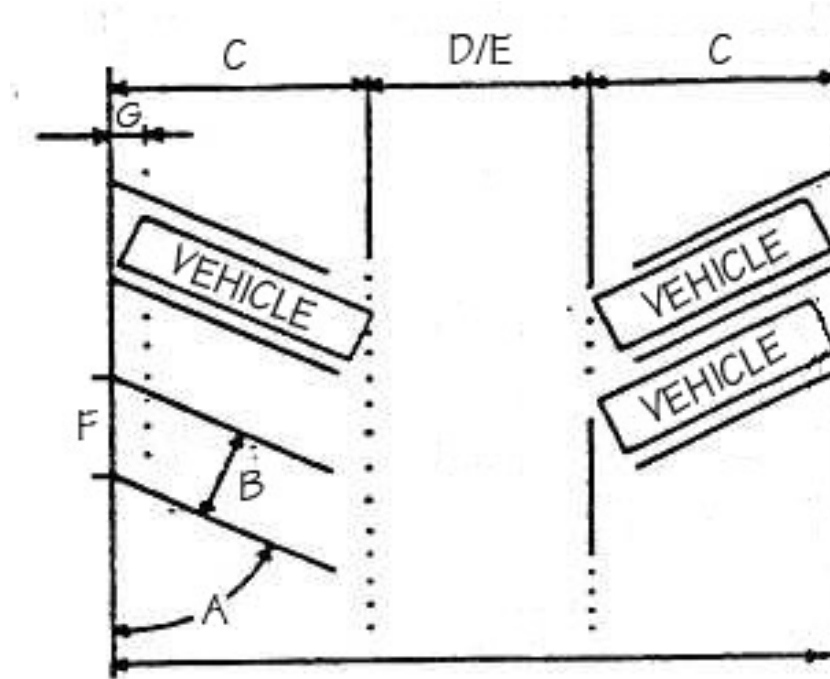
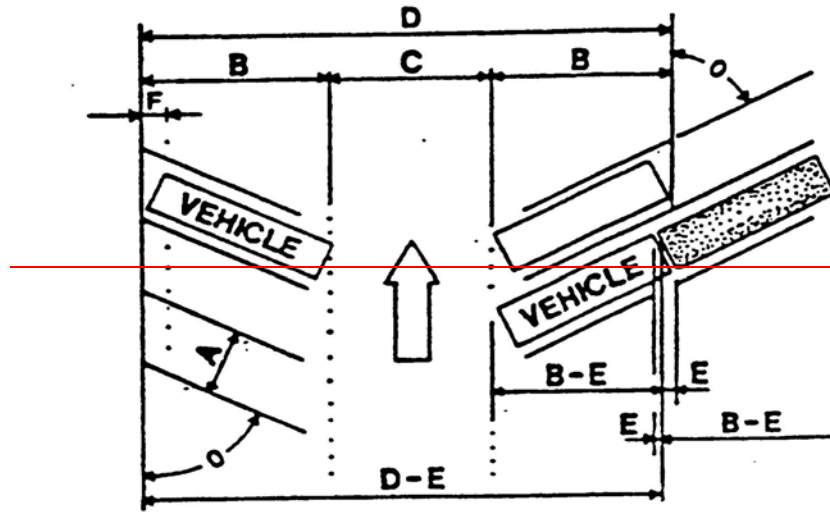
NOTE: All dimensions are to the nearest tenth of a foot.

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**7. Calculation of Parking Space Dimensions**

The spatial relationships described in Table 21.07-119 shall be calculated in the manner depicted in the following diagram <sup>80, 74.</sup> 

<sup>80</sup> NOTE: The illustration from the current regulations (Section 21.45.080.W.9.) is inserted here for now. This illustration will be updated for the final product.



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8. **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.

1                   **9. Recreational Vehicle Spaces**

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

4                   **H. Parking Lot Design Standards**

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

7                   **1. Location of Parking Lots**

8                   Parking lots shall be located on the proposed development site in accordance  
9                   with the following standards for each use type specified, except when  
10                  alternate configuration is approved by the Traffic Engineer and the Building  
11                  Official.

12                  **a. Commercial ~~Greenfield and Large Retail~~ Developments<sup>81</sup> in the**  
13                  **AC, O, IC, I-1, and I-2 Districts**

14                  **i. *Relationship to Buildings***

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

20                  **(A)** \_\_\_ No more than 70 percent of the off-street surface  
21                  parking spaces provided for all uses contained in the  
22                  development's primary building(s) shall be located  
23                  ~~between in~~ the front ~~façade of the primary building(s)~~  
24                  ~~and the primary abutting street parking area~~ (i.e., the  
25                  remaining spaces must be located to the rear or side  
26                  of the primary building), or

27                  **(B)** \_\_\_ More than 70 percent of the off-street parking spaces  
28                  provided for all uses contained in the development's  
29                  primary building(s) may be located ~~between in~~ the  
30                  front ~~façade of the primary building(s) and the~~  
31                  ~~primary abutting street parking area~~, provided the size  
32                  of the ~~parking lot~~ perimeter ~~buffer and buffer~~  
33                  landscaping required by ~~Section \_\_\_\_\_~~ section  
34                  21.07.080F.6. is increased by 50 percent. (For  
35                  example, if the required ~~parking lot~~ perimeter  
36                  ~~landscape buffer landscaping~~ is ~~30~~10 feet and 75%  
37                  of the parking is between the front façade and the  
38                  street, then the ~~buffer landscaping area~~ would be  
39                  increased to ~~45~~15 feet and additional landscaping  
40                  required.) For purposes of this section, the "primary  
41                  building" shall be defined as the building with the  
42                  most business activity ~~or~~ [ADD ILLUSTRATION]

43                  **ii. *Parking in ~~Setbacks and~~ Buffers***

<sup>81</sup> -NOTE: Need to define terms used in this section such as "commercial greenfield", "large retail", and "infill."



1 No parking shall be permitted in any required perimeter  
2 landscape buffer ~~or setback area, except as provided in~~  
3 ~~subsection 21.06.020.B.2.h.iv, Temporary Features.~~

4 iii. *Relationship to Residential Areas*

5 To the maximum extent feasible, parking lots ~~should~~shall be  
6 located away from any adjoining residential uses while still  
7 remaining in compliance with the standards and requirements  
8 of this section.

9 b. **Infill Commercial Development in the CBD and Mixed-Use**  
10 **Districts**

11 i. *Relationship to Street Frontage*

12 No more than 70 percent of a site's frontage on the primary  
13 adjacent public street shall be occupied by a parking lot,  
14 perimeter parking lot buffer, or driveways. At least 30 percent  
15 must be occupied by a wall of the primary building. [ADD  
16 ILLUSTRATION]

17 c. **Multi-Family Greenfield Development in the R-3, R-4, and O Districts**

18 i. *Relationship to Street Frontage*

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

23 ~~ii. Commercial Greenfield Standards Apply~~

24 ~~Multi-family greenfield developments shall comply with all~~  
25 ~~standards applicable to commercial greenfield developments~~  
26 ~~as set forth above.~~

27 **d. Multi-Family Infill Development**

28 ii. *Parking in Buffers*

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

31 d. **Multi-Family Development in the CBD and Mixed-Use Districts**

32 i. *Relationship to Street Frontage*

33 No more than 70 percent of a site's frontage on the primary  
34 adjacent public street shall be occupied by a parking lot,  
35 perimeter parking lot buffer, or driveways. At least 30 percent  
36 must be occupied by a wall of the primary building(s).

37 ii. *Parking Underneath Buildings*

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

42 **e. Central Business, Mixed-Use Districts, R-3, and R-4 Districts**

43 ~~i. Relationship to Street Frontage~~

44 ~~iii. In the Central Business District and mixed-use districts, no~~  
45 ~~more than 50 percent Parking Structures<sup>75</sup>~~

~~The ground floor of the street frontage may be occupied by accessory all parking or driveways. This limit shall not apply to off-street parking as a principal use.~~

~~ii. Structured Parking<sup>82</sup>~~

~~No ground floor structured parking shall be allowed adjacent to any public street. All ground floor structured parking structures must be screened by usable ground-floor commercial, institutional, or residential space of a minimum depth of 25 feet from the any property line that abuts a public street.~~

2. Location of Parking Spaces<sup>8376</sup>

a. General

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

b. Mixed Use

Any off-street or structured parking in the mixed-use districts may be on the same lot as the building served, abutting or contiguous lots, or any lot within ~~300~~600 feet.

c. Recreational Vehicle Spaces

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

d. Carpool and Vanpool Spaces

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

3. Pedestrian Access and Circulation

a. Purpose

These standards are intended to provide safe, efficient, and convenient pedestrian access and circulation patterns within parking lots. By creating a safe, continuous network of pedestrian walkways

~~<sup>82</sup> NOTE: This duplicates a standard in the current draft of 21.05, Use Regulations. We recommend the standard should be carried forward as part of the parking regulations rather than the use regulations.~~

~~<sup>83</sup> NOTE: Subsection 2.a. "General" is carried over from existing section 21.45.080.W.1. The other subsections are new.~~

1 within and between parking lots and developments and adjoining  
2 streets and developments, pedestrians will feel more inclined to walk  
3 (rather than drive) between stores and other destinations. A  
4 pedestrian network that offers clear circulation paths from the parking  
5 areas to building entries also creates a safer, more inviting pedestrian  
6 environment.

7 **b. Pedestrian Circulation Plan Required**

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

10 **c. Pedestrian Connections**

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

13 i. Connect each primary entrance of any multi-family or non-  
14 residential building with all parking areas or parking structures  
15 that serve such primary building(s)), and with any required  
16 drop-off areas.

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

21 **d. Demarcation of Pedestrian Connections**

22 ~~At each point that the~~ Where an on-site pedestrian walkway system  
23 ~~crosses or~~ abuts a parking lot or internal street or driveway, the  
24 walkway ~~or crosswalk~~ shall be clearly marked and physically  
25 separated from the parking lot or drive through the use of a (1) an  
26 upright curb of six inches or more in height, bollards, or other physical  
27 buffer; and (2) a change in paving materials distinguished by ~~their~~  
28 color, texture, ~~barrier~~edge, or striping. The vehicle overhang ~~buffer~~  
29 shall not encroach into a curbed walkway. Where an on-site  
30 pedestrian walkway crosses a parking lot or internal street or  
31 driveway, the crosswalk shall be clearly marked and delineated  
32 through a change in paving materials distinguished by its color,  
33 texture, edge, or striping, and shall meet any requirements of the  
34 American with Disabilities Act. Additionally, pedestrian use areas  
35 shall be delineated with visual elements such as light poles, bollards,  
36 planters, and architectural elements to highlight their location,  
37 particularly after a snowfall.

38 **e. Pedestrian Drop-Off Areas**

39 For all parking lots with 40 or more spaces, a defined pedestrian  
40 drop-off area shall be provided near the primary building entry. The  
41 drop-off areas shall meet the standards set forth in the following  
42 section.

43 ~~f. Snow Storage~~

44 ~~No area necessary for pedestrian circulation such as walkways or~~  
45 ~~drop-off areas shall be used for snow storage.~~

4. **Vehicular Access and Circulation**<sup>847Z</sup>

Parking areas should be designed for a safe and orderly flow of traffic throughout the site. Plans shall be reviewed and approved by the Traffic Engineer. Applicants shall submit a vehicular circulation plan for all parking areas that demonstrates compliance with the following standards:

a. **Key Elements**

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

b. **Circulation Patterns**

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

c. **Dead-End Parking Aisles**

To the maximum extent practicable<sup>feasible</sup>, dead-end parking aisles shall be avoided.

d. **Relationship to Adjacent Properties and Parking Lots**

The plan shall show existing parking and circulation patterns on adjacent properties and potential connections.

e. **Parking Area Entries/Driveways**

Entries and driveways providing access to parking areas shall conform to the Municipality of Anchorage Driveway Design Standards currently adopted by the Traffic Department. A copy of those standards can be obtained from the Traffic Department. Access to roads owned by the State of Alaska requires Department of Transportation and Public Facilities approval and a current valid driveway permit. The Municipality cannot issue driveway permits for State-owned roads.

f. **Passenger Drop-Off Areas**

All institutional, recreational<sup>entertainment</sup>, and commercial uses such as schools/daycare, stadiums, and theaters that have high-volume peak traffic volumes shall ~~be provided~~<sup>provide</sup> an ~~on-site~~ area for drop-offs and pick-ups that meets the following requirements:

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 information regarding projected usage, hours of operation, peak loading/unloading time, plans for directing traffic, safety measures, and other information

<sup>84</sup> -NOTE: ~~This is a mix of new and existing requirements.~~

1 deemed necessary by the Traffic Engineer to designing a  
2 safe and well-functioning drop-off area.

3 ii. *Schools*

4 Drop-off and pick-up areas shall be required for schools  
5 (public or private). Drop-off and pick-up areas may be  
6 adjacent to a primary driveway access or aisle, but shall be  
7 located far enough off the roadway so that they do not cause  
8 traffic to stop. Additionally, access to drop-off areas shall not  
9 be impeded by location of parking lot access drives. Length  
10 and design of the drop-off and pick-up areas shall be  
11 approved by the Traffic Engineer.

12 g. *Parking and Maneuvering*

13 All parking spaces and vehicle maneuvering areas required by this  
14 section, except those that serve single-family and duplex residences,  
15 shall be located entirely on private property unless specifically  
16 provided otherwise by this section.

17 h. *Alleys*

18 The usable portion of an alley may be credited as aisle space subject  
19 to safety approval by the Traffic Engineer.

20 i. *Parking Lot Connections*

21 Required parking areas serving a site, whether located on that same  
22 lot or on an adjacent lot, may be connected by means of a common  
23 access driveway within or between the interior of such lots.

24 j. *Ingress and Egress Points*

25 i. Ingress and egress to parking facilities shall be designed to  
26 maintain adequate sight distance and safety and as  
27 prescribed in municipal driveway standards.

28 ii. Adequate ingress to and egress from each parking space  
29 shall be provided without backing more than 25 feet.

30 k. *Parking Space Obstructions*

31 No wall, post, guardrail, or other obstruction that would restrict vehicle  
32 door opening shall be permitted within five feet of the centerline of a  
33 parking space.

34 5. *Snow Storage and Handling*

35 ~~Snow storage areas shall be indicated clearly on all parking lot plans. In~~  
36 ~~addition, all parking areas shall meet the following standards.~~

37 ~~a. *Snow Storage Area*~~

38 ~~i. *All Sites Outside Central Business Districts*~~

39 ~~In addition to the area set aside to meet the off-street parking~~  
40 ~~requirements of this chapter, a portion of the site equal to a~~  
41 ~~minimum of 20 percent of the area devoted to uncovered~~  
42 ~~surface parking and driveways shall be set aside for snow~~  
43 ~~storage. No parking credit shall be given for snow storage~~  
44 ~~areas. Landscaped areas that are designed for snow storage~~

1 and meet the standards of this section may be credited  
2 towards this minimum area requirement.

3 Example: If the amount of parking required on a site plus  
4 driveways amounts to 4,000 square feet, then the  
5 development would be required to set aside 800 square feet  
6 additional for snow storage.

7 ~~ii. Exemptions and Alternatives~~

8 ~~(A) Minimum snow storage area requirements may be~~  
9 ~~waived for properties within the boundaries of a~~  
10 ~~public parking, local improvement, or snow~~  
11 ~~management district that provides district wide snow~~  
12 ~~removal services.~~

13 ~~(B) Vehicle driveway and parking areas that are heated~~  
14 ~~surfaces for melting snow shall be exempt from snow~~  
15 ~~storage area requirements.~~

16 ~~**b. Location and Design of Snow Storage Areas**<sup>85</sup>~~

17 ~~i. Snow storage may be allowed in landscaped areas, but only~~  
18 ~~if such portions of the landscaped area used for storage are~~  
19 ~~planted with grasses or flowers, not trees or shrubs.~~  
20 ~~Additionally, snow storage is permitted only in landscaped~~  
21 ~~perimeter buffer areas if such buffer is wider than 20 feet.~~  
22 ~~Snow storage areas must be in the first ten feet of such~~  
23 ~~perimeter buffers adjacent to the parking lot and shall avoid~~  
24 ~~any areas planted with trees or shrubs. **Add illustration.**~~  
25 ~~Landscaped areas used for snow storage shall be covered in~~  
26 ~~winter with permeable fabric to facilitate removal of sand and~~  
27 ~~other materials after snowmelt. Landscaped areas that meet~~  
28 ~~the above requirements may qualify for credit toward the~~  
29 ~~minimum snow storage area required by this section. In any~~  
30 ~~area containing a drainage outlet or inlet, snow storage~~  
31 ~~locations shall comply with the municipal Design Criteria~~  
32 ~~Manual sections regarding snow disposal sites and drainage.~~

33 ~~ii. Snow storage is prohibited in the following locations:~~

34 ~~(A) On any landscaped island unless the island is a~~  
35 ~~minimum of 15 feet wide.~~

36 ~~(B) In any area designated for pedestrian use or~~  
37 ~~circulation such as a sidewalk or parking lot walkway.~~

38 ~~(C) In any location where sight distance triangles would~~  
39 ~~be adversely impacted.~~

40 ~~iii. Snow storage is discouraged between the primary building~~  
41 ~~entry and the primary street that it faces. However, in any~~

<sup>85</sup> -NOTE: Should the height of snow piles be regulated? Further discussion needed.

1 ~~case no more than 50 percent of the primary street frontage~~  
2 ~~on any site may be designated or used for snow storage.~~

3 a. **Snow Storage in All Zoning Districts**

4 i. No snow shall be stored in required landscaping areas or on  
5 pedestrian walkways or sidewalks.

6 ii. No snow pile shall be taller than fifteen (15) feet, except as  
7 allowed by 21.05.060E.4., *Snow Disposal Site*.

8 iii. Snow shall not be stored on any site (except for a *Snow*  
9 *Disposal Site* pursuant to subsection 21.05.060E.4.) for more  
10 than 21 days.

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

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

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

23 ii. The designated snow storage area may overlap with fifty  
24 percent (50%) of the private open space required in section  
25 21.07.030C, provided that:

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

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

31 6. **Refuse and Trash Collection Areas**

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

34 b. All refuse and trash collection areas shall be screened in accordance  
35 with 21.07.080-~~EH~~.3., *Refuse Collection*.

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

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

7. **Maximum Grade**<sup>78</sup>

The maximum grade for any parking space or interior drive lanes shall be five percent, except that for accessible spaces the maximum grade shall be two percent (2%), as required by the Americans with Disabilities Act.

8. **Paving**

~~All parking lots shall be paved with impermeable materials such as a concrete or asphalt compound to standards prescribed by the Traffic Engineer except in circumstances in which the Traffic Engineer approves a permeable surface (such as gravel) may be preferred because of the need to avoid sheet runoff into sensitive environmental areas such as wetlands on a site.~~

~~9. **Landscaping**<sup>86</sup>~~

~~a. **Perimeter Landscaping**~~

~~All parking lots containing more than five parking spaces shall be screened as specified below:~~

~~i. **Adjacent to Public Streets, Non-Retail Uses, and Mixed-Use**~~

~~Perimeter parking lot landscaping shall be required for all lots having more than five spaces where the lot is adjacent to a public street. Perimeter landscaping shall also be installed where the parking lot is adjacent to a non-retail use such as a residential area, institutional use (e.g., hospital), or office. This perimeter landscaping requirement may be waived as part of a joint circulation plan in a mixed-use development area such as a town center or \_\_\_\_\_.~~<sup>87</sup>

~~ii. **Greenfield Commercial, Public/Institutional, and Multi-Family Sites**~~

~~The perimeter landscaping requirement for these uses in greenfield areas may be satisfied by complying with one of the following options:~~

~~(A) A perimeter landscaped area greater than 30 feet wide as measured from the property line to the edge of the parking lot with no ornamental metal fencing, masonry wall, or wheel stops in the parking lot required; or~~

~~(B) A perimeter landscaped area 15 feet wide with ornamental fencing or masonry wall and a maximum two-foot vehicle overhang area or no parking spaces adjacent to the landscaping. This option shall be available only if less than 70 percent of the parking spaces are located between the primary buildings on the site and the primary streets; or~~

~~(C) A perimeter landscaped area less than ten feet wide but at least five feet wide with ornamental fencing or masonry walls and wheel stops or curbing in the~~

<sup>86</sup> NOTE: Most of this section is new. The existing sections 21.45.080.W.6. (Landscaping) and W.10. (Landscaping for parking lots with 15 or more spaces) are replaced by this expanded section. Subsection 9.d. below (Parking Structure Landscaping) is carried over from existing Section 21.45.080.W.11 (Landscaping for Parking Structures).

<sup>87</sup> NOTE: Need to coordinate this requirement with general site landscaping and buffering regulations.



1 parking lot that prevent any vehicle overhang into the  
2 landscaped areas. This option shall be available only  
3 if less than 70 percent of the parking spaces are  
4 located between the primary buildings on the site and  
5 the primary streets.

6 **iii. Infill Sites**

7 ~~(A) A perimeter landscaped area ten to 20 feet wide with~~  
8 ~~ornamental fencing or masonry wall and a maximum~~  
9 ~~two-foot vehicle overhang area or no parking spaces~~  
10 ~~adjacent to the landscaping; or~~

11 ~~(B) A perimeter landscaped area less than ten feet wide but at~~  
12 ~~least five feet wide with ornamental fencing or~~  
13 ~~masonry walls and wheel stops or curbing in the~~  
14 ~~parking lot that prevent any vehicle overhang into the~~  
15 ~~landscaped areas. This option shall be available only~~  
16 ~~if less than 50 percent of the parking spaces are~~  
17 ~~located between the primary buildings on the site and~~  
18 ~~the primary streets.~~

19 **iv. Central Business Zone Districts**

20 ~~(A) A perimeter landscaped area less than ten feet wide but at~~  
21 ~~least three feet wide with ornamental fencing or~~  
22 ~~masonry walls and wheel stops or curbing in the~~  
23 ~~parking lot that prevent any vehicle overhang into the~~  
24 ~~landscaped areas; or~~

25 ~~(B) An ornamental fence or masonry wall without landscaping,~~  
26 ~~provided that a planting strip exists between the~~  
27 ~~sidewalk and the adjacent public streets and the~~  
28 ~~planting strip is planted with trees to the minimum~~  
29 ~~specifications of this section. This option shall not be~~  
30 ~~available to parking lots that are a principal or~~  
31 ~~temporary use on the site.~~

32 **v. Site Perimeter Landscaping**

33 ~~Perimeter parking lot landscaping may be satisfied by site-~~  
34 ~~perimeter landscaping as required in subsection~~  
35 ~~21.07.080.D.3., *Perimeter Buffer Landscaping*, where the~~  
36 ~~location requirements for site perimeter landscaping overlap~~  
37 ~~with these perimeter parking lot requirements.~~

38 **vi. Perimeter Landscaped Areas Wider than 20 Feet**

39 ~~For any landscaped areas wider than 20 feet, the required~~  
40 ~~trees and shrubs shall be located within ten feet of the~~  
41 ~~property line and adjacent public right-of-way or sidewalk.~~

42 **vii. Greenfield Sites**

43 ~~For all greenfield sites, sidewalks and street trees must be~~  
44 ~~installed around the perimeter of all parking lots adjacent to a~~  
45 ~~public street.~~

~~viii. Berms~~

~~Berms may be used as part of perimeter landscaping areas, but shall not exceed three feet in height.~~

~~ix. Stocking/Material Requirements~~

~~All perimeter landscaped areas shall be stocked with vegetation as follows at a minimum:~~

~~(A) Trees~~

~~All perimeter landscaped areas shall be planted according to one of the following options:~~

~~(1) Two inch caliper tree on center every 15 linear feet of perimeter buffer; or~~

~~(2) Three inch caliper tree on center every 20 linear feet of perimeter buffer; or~~

~~(3) Three and one half inch caliper tree on center every 30 linear feet of perimeter buffer.~~

~~No low-branching tree species shall be planted within ten feet of a pedestrian walkway.~~

~~(B) Six shrubs, five gallon container size, for every tree. Shrubs shall be planted in masses.~~

~~(C) Remainder of buffer area must be planted with a vegetative cover outside the drip line of any trees.~~

~~b. Interior Lot Landscaping<sup>88</sup>~~

~~i. Intent~~

~~It is the intent of these standards to require that a minimum percentage of the interior of all parking areas, except for very small lots, be devoted to landscaping. Landscaping should be massed rather than spread throughout the interior of a lot to create a more significant visual impact, to increase the rate of survival of the landscaping, and to facilitate snow removal.~~

~~ii. General~~

~~Parking lots shall meet the following interior landscaping requirements based on the number of spaces in the lot, unless otherwise provided in this section:~~

~~(A) More than 40 spaces~~

~~An area equal to at least ten percent of the surface of the parking area including appurtenant driveways shall be devoted to landscaping.~~

~~(B) 20 to 40 spaces~~

<sup>88</sup> -NOTE: Need to discuss issue of bringing non-conforming lots into conformity with these new standards.

1 An area equal to at least five percent of the surface of  
2 the parking area including appurtenant driveways  
3 shall be devoted to landscaping.

4 **(C) Less than 20 spaces**

5 No interior landscaping required.

6 **iii. Greenfield and Infill Development Sites**

7 In addition the minimum percent landscaping requirements,  
8 these sites shall comply with or address the following  
9 standards and guidelines<sup>89</sup>: [Add illustrations of these  
10 standards show preferred layout.]

11 **(A) Minimum Planting Area Size**

12 The minimum size of any interior planting area shall  
13 be ten feet wide and 225 square feet. However, if the  
14 landscaped area is to be used for snow storage, it  
15 shall be a minimum of 15 feet in width.

16 **(B) Delineation**

17 All interior landscaped areas shall be clearly  
18 delineated and marked to be visible during snow  
19 removal operations and edged by a curb at least six  
20 inches in height. Rolled curbs are not allowed as  
21 landscape area edging.

22 **(C) Minimum Stocking Requirements**

23 Landscaped areas shall be planted with a minimum  
24 of one tree and six shrubs per 100 square feet. The  
25 minimum tree caliper shall be two inches and the  
26 minimum shrub container size shall be five gallons.

27 **(D) Landscape Massing**

28 Trees and shrubs should be massed within planting  
29 areas to protect them from damage and to facilitate  
30 snow removal/storage.

31 **(E) Preferred Locations**

32 The preferred locations for planting areas within  
33 parking lots are along major drives and entryways,  
34 dividing more than two double-loaded parking bays,  
35 and outlining pedestrian walkways within the parking  
36 areas.<sup>90</sup>

37 **iv. Central Business Zone Districts**

38 **(A) No interior landscaping shall be required for parking lots**  
39 **within the Central Business Zone Districts. However,**  
40 **if such interior landscaping is provided, it shall**  
41 **comply with the standards set forth above.**

<sup>89</sup> NOTE: Need to discuss the issue of bringing existing non-conforming uses up to these standards over time.

<sup>90</sup> NOTE: Rather than require that lots be broken up into parking blocks with a specified maximum number of spaces, we have indicated preferred locations. The parking block concept works well in climates with less snow, but we feel may significantly inhibit snow removal.

~~v. Berms~~

~~Berms may be used as part of interior landscaping areas, but shall not exceed three feet in height.~~

~~c. **Parking Structure Landscaping**~~

~~i. Visual enhancement landscaping shall be planted around the perimeter of the parking structure, except:~~

~~(A) At vehicular and pedestrian ingress and egress points; and~~

~~(B) Where the structure abuts an alley right-of-way.~~

~~ii. All areas not devoted to buildings, structures, drives, walks, off-street parking facilities or other authorized installations shall be planted with visual enhancement landscaping.~~

~~d. **Compliance with General Landscaping Requirements**~~

~~All parking area landscaping shall comply with the general requirements for landscaping set forth in subsection 21.07.080.G.~~

~~10. **Parking Area Screening**<sup>91</sup>~~

~~In order to reduce the visual impacts of parking areas on residential properties, including obtrusive glare from vehicle headlights, any portion of an off-street parking area where a vehicle parking space faces an adjacent residentially zoned property shall be screened from the adjacent residential property by a solid decorative wall or fence with a height of four to six feet. Required perimeter buffer landscaping shall be located outside of the fence or wall. The wall shall be durable or protected from vehicles and shall be kept in good repair as effective opaque screening.~~

~~11. **Shopping Cart Caches**~~

~~All parking lots for uses that provide shopping carts for utilization by customers shall provide shopping cart return areas. At least one area shall be provided for every 20 parking spaces, and such returns shall be well distributed throughout the site. The shopping cart return areas shall be designed and constructed to prevent shopping carts from being blown and scattered during high winds. Shopping cart return areas shall not be located adjacent to handicapped parking areas or in such a manner to obstruct or interfere with pedestrian use areas.~~

~~a. **Material**~~

~~Except as provided in b. below and in section 21.07.100D.2.e, *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 R-5, R-6, R-9, R-10, and TA districts are exempt from this requirement.~~

<sup>91</sup> NOTE: This standard has been suggested by staff members, who note that the requirement is useful in Alaska's winters, when it is dark (ie, headlight glare) and when deciduous buffer landscaping is less effective. It has been a typical case comment. This section was moved into the parking section from the landscaping section.

1                   b.       **Temporary Parking Lots**  
2                   Temporary parking lots shall not be paved, unless required by the  
3                   Municipal Engineer.

4                   9.       **Bicycle Racks**  
5                   All parking lots with more than 40 spaces shall provide at least one bicycle  
6                   rack with a minimum of four parking slots. Such racks shall be conveniently  
7                   located near the primary entry of the primary building on the site, but shall not  
8                   obstruct pedestrian use areas.<sup>92 79</sup>

9                   ~~13.       **Lighting of Off-Street Parking and Loading Areas**<sup>93</sup>~~  
10                   ~~All lighting for parking and loading areas shall comply with the requirements of~~  
11                   ~~this section.~~

12                   ~~a. **Shielding**~~  
13                   ~~Any light or lamp that emits more than 900 lumens (13-watt compact~~  
14                   ~~fluorescent or 60-watt incandescent) shall be shielded with a full cut-~~  
15                   ~~off style fixture mounted in a horizontal position.~~

16                   ~~b. **Light Source**~~  
17                   ~~All fixtures shall utilize one of the following bulb types: Metal halide,~~  
18                   ~~induction lamp, compact fluorescent, incandescent (including~~  
19                   ~~tungsten halogen), or high-pressure sodium with a color rendering~~  
20                   ~~index above 70.~~

21                   ~~c. **Pole Height**~~  
22                   ~~To preserve the pedestrian scale and residential environment, the~~  
23                   ~~maximum height of any parking lot lighting in residential, RMX,~~  
24                   ~~CCMU, or NMU districts shall be 20 feet. The maximum height~~  
25                   ~~servicing any other type of use in any district shall be 25 feet, except~~  
26                   ~~that in lots larger than five acres, the maximum height shall be 35 feet~~  
27                   ~~if the pole is located at least 100 feet from any residential use.~~

28                   ~~d. **Maximum Number of Fixtures**~~  
29                   ~~There shall be no more than two light fixtures on any pole.~~

30                   ~~e. **Maximum Lighting Level Uniformity (Maximum:Minimum)**~~  
31                   ~~i. Residential: 15:1~~

32                   ~~ii. Nonresidential: 10:1~~

33                   ~~f. **Maximum Initial Horizontal Illumination**~~  
34                   ~~i. Residential: Five foot-candles for parking lots.~~

35                   ~~ii. Nonresidential: Ten foot-candles for parking lots.~~

36                   ~~g. **Maximum Initial Lamp Lumens**~~  
37                   ~~i. Residential: 3,500 lumens (50-watt) for five or less parking spaces.~~  
38                   ~~8,500 lumens (70-watts) for six or more spaces.~~

<sup>92</sup> NOTE: Should move to general standards. Discuss issue of motorcycle parking.

<sup>93</sup> NOTE: This section is new.

~~ii. Nonresidential: 21,500 lumens (250 watt) 24,000 lumens (400 watt) for 5 acre or larger parking lots~~

**~~h. Spillover~~**

~~No parking lot lighting shall result in spillover lighting on adjacent property that exceeds one tenth foot candle line of sight, measured at the property line.~~

**~~i. Hours of Operation~~**

~~All parking lot lighting fixtures, except for the minimum necessary for security, shall be extinguished by 10:00 p.m. or within one hour after the close of the facility, and remain off until dusk or one hour prior to the commencement of business, whichever is later. No more than a maximum of one foot candle may be maintained for parking security purposes.~~

**I. Vehicle Stacking Spaces<sup>9480</sup>**

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 21.07-4210: 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
<del>Coffee/Espresso carts</del> <b>Food and Beverage Kiosks</b>	4	Pick-up Window
Gasoline pump island	2	Pump island
Security gate entrance for self storage or vehicle storage facility	[1]	Security gate
Other	Determined by Traffic Engineer.	

<sup>94</sup> NOTE: Item 1 is carried over from existing Section 21.45.080.W.4.j. Items 2 and 3 are new.

**TABLE 21.07-~~4210~~: VEHICLE STACKING AREAS**

Activity Type	Minimum Stacking Spaces	Measured From
Note [1]: The required on-site queue lane shall measure no less than 50 feet in length and 24 feet in width. The width of the self-storage facility gate is excluded from this requirement.		

**3. Design and Layout**

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

**a. Size**

Stacking spaces shall be a minimum of eight feet by 20 feet in size, except as noted above in Table 21.07-~~4210~~, *Vehicle Stacking Areas*, for self-storage and vehicle storage facilities.

**b. Location**

Stacking spaces may not impede on- or off-site traffic movements or movements into or out of off-street parking spaces.

**c. Design**

Stacking spaces shall be separated from other internal driveways by raised medians if deemed necessary by the ~~traffic engineer~~Traffic Engineer for traffic movement and safety.

**J. Accessible Parking Requirements<sup>9581</sup>**

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

~~1. Residential Uses<sup>96</sup>~~

~~For residential uses, accessible parking shall be provided at the rate of one space per each dwelling unit that is designed for occupancy by the physically disabled.~~

**1. Non-Residential Uses Spaces Required**

Accessible parking requirements for commercial, industrial, public, and institutional uses, and multi-family developments requiring more than 25 spaces, are as follows:

<sup>95</sup> ~~NOTE: Most of the material in this section is pulled forward from the existing section 21.45.080.W.8; a general statement and residential requirements have been added. Titles have been added to clarify topics in this section.~~

<sup>96</sup> ~~NOTE: Residential uses are not mentioned in the current code; this new section addresses this.~~

**TABLE 21.07-4311: ACCESSIBLE PARKING REQUIREMENTS**

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

1  
2  
3  
4  
5  
6  
7  
8

**2. Dimensions**

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 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 43. below, *Accessible Routes*. Two accessible vehicle spaces may share a common



1 access aisle. Parked vehicle overhangs shall not reduce the clear width of an  
2 accessible route. Accessible vehicle spaces and access aisles shall be level  
3 with surface slopes not exceeding two percent in all directions.

4 **3. Accessible Routes<sup>9782</sup>**

5 **a. Location**

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

9 **b. Width**

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

11 **c. Surface Textures**

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

14 **d. Changes in Levels**

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

19 **e. Gratings**

20 If gratings are located in walking surfaces on an accessible route,  
21 then they shall have spaces no greater than 1/2 inch wide in one  
22 direction. If gratings have elongated openings, then they shall be  
23 placed so that the long dimension is perpendicular to the dominant  
24 direction of travel.

25 **f. Ramps**

26 ADA ramps cannot protrude into the ADA access aisle. Ramp details  
27 shall be included on the plans.

28 **4. Location**

29 Accessible vehicle spaces serving a particular building shall be located on the  
30 shortest accessible route of travel from adjacent parking to an accessible  
31 entrance. The accessible route of travel shall not pass behind parking  
32 spaces. In parking facilities that do not serve a particular building, accessible  
33 vehicle spaces shall be located on the shortest accessible route of travel to an  
34 accessible pedestrian entrance of the parking facility. In buildings with  
35 multiple accessible entrances with adjacent parking, accessible vehicle  
36 spaces shall be dispersed and located closest to the accessible entrances.

37 **5. Signs**

38 Accessible vehicle spaces shall be designated as reserved by a sign showing  
39 the symbol of accessibility. Van-accessible spaces shall have an additional  
40 sign reading "Van-Accessible" mounted below the symbol of accessibility.

41 **a.** Eight-foot van accessible aisles require a no-parking sign.

<sup>97</sup> ~~NOTE: The existing code contains a reference to the ADA text regarding accessible routes. This section contains relevant information from that section of the ADA text for ease of reference for the user.~~

b. Signs shall be located so that they do not obstruct the ramps or other pedestrian access.

c. A handicapped sign detail shall be included in the plan submittal per Municipality sign specifications.

#### 6. Implementation of ADA

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

#### 7. Standards for Parking as Principal Use<sup>9883</sup>

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

#### K. Modification of Parking Requirements<sup>9884</sup>

The number of required parking spaces shall be that specified in this title unless modified pursuant to ~~Section~~ 21.03.190~~180~~, *Minor Modifications*, or ~~Section~~ 21.03.200~~190~~, *Variances*.

### ~~21.07.100 NORTHERN CLIMATE DESIGN<sup>100</sup>~~

#### ~~A. Purpose~~

~~New development should be designed with architectural and design elements that specifically address and/or enhance life in Anchorage's northern climate, with its distinct geography, extreme light angles, length of days, cold temperatures, wind, snow, and ice. This section is intended to reinforce the importance of northern climate issues in this Title, and provides cross-references to guidelines and standards located throughout this Title that encourage or require northern climate design.~~

#### ~~B. Cross-References<sup>104</sup>~~

~~Guidelines and standards to encourage or require northern climate design are located throughout this Title and include the following:~~

##### ~~1. Development and Design Standards, Chapter 21.07~~

~~a. Off-Street Parking and Loading:~~

<sup>98</sup> NOTE: This subsection is carried over from existing Section 21.45.080.Y.

<sup>99</sup> NOTE: This is a new proposed section that replaces existing sections related to modifications to parking requirements. As recommended in the interim report, this is a streamlined option that simply references the minor modifications procedure in Chapter 21.03. As part of edits to Module 1, we will ensure that the Traffic Engineer is given the authority to make such modifications. *Also need to address in this section:* Need to discuss requiring conformity with landscaping and lighting provisions within 5-10 years for nonconforming lots.

<sup>100</sup> NOTE: Northern climate design issues are woven throughout many parts of Title 21. Examples include the subdivision design standards to ensure solar access, the building design standards regarding roof form and building orientation, and the snow storage provisions in the parking standards. Rather than consolidate such unrelated provisions into one section, we have decided to separate those sections out into the code in the places where they make the most sense. We have inserted this brief section here, however, to emphasize the importance of northern climate design in the Anchorage development process.

<sup>104</sup> NOTE: This is simply a sample of how this section could be organized. We have included only a few cross-references for illustrative purposes; if this approach is followed in the final code, the list of course would be longer.

~~i. Snow storage (subsection 21.07.090.G.5).~~

~~b. Public/Institutional and Commercial Building Standards:~~

~~i. Building Orientation (subsection 21.07.120.C.)~~

~~ii. Building Massing and Façade (subsection 21.07.120.D)~~

~~iii. Northern Climate Wind Mitigation (subsection 21.07.120.E.)~~

~~iv. Weather Protection for Pedestrians (subsection 21.07.120.F.)~~

~~c. Exterior Lighting (Section 21.07.140).~~

~~2. Subdivision Standards, Chapter 21.08<sup>102</sup>~~

~~a. Standards to require east-west street orientation (Section ---).~~

~~b. Provisions authorizing zero north-lot-line development (Section ---).~~

## 21.07.100 RESIDENTIAL BUILDING STANDARDS<sup>103</sup>

### A. Purpose

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

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

<sup>102</sup> ~~NOTE: Some standards to promote northern climate design, such as east-west street orientation, are proposed in the solar access memo but are not yet folded into the draft of Chapter 21.08. Further discussion is necessary on this topic. Incentives may be possible to encourage such design, rather than regulations.~~

<sup>103</sup> ~~NOTE: This section incorporates a number of proposed new residential building standards, many of which have been suggested by staff.~~

7. Improve the compatibility of attached and multi-family residential development with the residential character of surrounding neighborhoods.

**B. Applicability**

This section applies to all residential development except for residential development in the R-15, R-26, R-37, R-49, and RMX-10 districts. This section does not apply in Girdwood.

**C. Alternative Equivalent Compliance**

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

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

**1. Purpose**

This subsection 21.07.110100.D. is intended to promote building design that contributes to a sense of neighborhood and to the overall streetscape by carefully relating buildings, yards, and garages in relation to public streets and adjacent properties. The standards support visual variety, avoid monotony in home designs and layouts, and protect property values of both the subject property and surrounding development.

**2. Design Standards**

**a. *Mix of Housing Models*<sup>86</sup>**

Any development of 50 or more units shall have at least five different types a mix of housing models. ~~Any development of between five and 50 units shall have at least three different types of housing models. according to the following table:~~

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

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

- i. Different Noticeably different floor plans;
- ii. Different Noticeably different placement of the building footprint on the lot;
- iii. Different Noticeably different garage placement; or
- iv. Different Noticeably different roof lines.

The development shall be arranged to avoid placing identical housing types on adjacent lots.

**b. Orientation of Dwellings to the Street**

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.

**c. Garages<sup>87</sup>**

~~i. Garage doors facing the street shall comprise no more than 5065 percent of the total length of a dwelling's façade.~~

~~ii. Garage doors that face the street and compriseno more than 4030 percent of the façade shall be recessed a minimum of four feet behind either:~~

~~i. Theoverall square footage of the dwelling's front wall plane of the house; orfaçade that faces the street. Ranch-style homes are exempted from the overall square footage limitation.~~

~~ii. The front wall plane of a porch that extends horizontally across 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 25 percent of the house, four feet behind the remaining façade and shall feature at least one design element from List A and one design element from List B:~~

**(A) List A:**

**(1)** Balcony over the garage

**(2)** Eyebrow mansard over the entire length of the garage door extending a minimum of two (2) feet

**(3)** Entry is pronounced using a porch, columns, or other similar features

**(B) List B:**

**(1)** Windows in the garage door

**(2)** At least two different materials used on the front façade

**(3)** Special paving patterns in the driveway



- ~~ii. Use of distinct variations in materials between individual units;~~
- ~~iii. Use of distinct variations in architectural style or features, such as a porch or similar feature, between individual units;~~
- ~~iv. Use of distinct variations in roof form;~~
- ~~v. Variation in garage orientations; or~~
- ~~vi. A variation in the plane of the façade to provide a minimum three-foot variation between individual units.~~

~~3. Garages~~

- ~~a. Garages that protrude towards the street in front of the façade of the primary structure shall not be permitted. Garage doors on all front-loading (street-oriented) garages shall be either:
  - ~~i. Recessed a minimum of four feet behind the façade of the dwelling portion of the structure (including side-loading garages), or a front porch that is at minimum of five feet wide by eight feet long; or~~
  - ~~ii. Recessed a minimum of two feet beneath a second floor bay.~~~~
- ~~b. Side-loaded garages shall provide windows or other architectural details that mimic the features of the living portion of the dwelling on the side of the garage facing the front street.~~
- ~~c. The use of alley or side-loaded garages, or the use of a combination of garage orientations, is encouraged where feasible.~~
- ~~d. Front-loading (street-oriented) garage doors shall not comprise more than 45 percent of the front façade of the principal dwelling structure.~~

~~F. Standards for Multi-Family Residential<sup>104</sup>~~

- ~~a. No more than eight townhouse units may be attached in a single row or building cluster.~~
- ~~b. The building which is the aggregation of up to eight townhouse units shall be given architectural and visual interest through two or more of the following methods:
  - ~~i. Providing a projection, recess, or reveal at least every twenty feet, with a minimum change of plane of two feet;~~
  - ~~ii. Use of two or more distinct materials on each facade;~~
  - ~~iii. Use of distinct variations in architectural style or features, such as a balcony or similar feature, between individual units;~~~~

<sup>104</sup> NOTE: All these standards will need to be cross-referenced in the use-specific standards for multi-family development.

1 iv. Use of distinct variations in roof form.

2 4. Entryway Treatment

3 a. Entrances should be prominent and visible from the street and from  
4 parking areas.

5 b. The main entry of each unit shall be emphasized by the use of at  
6 least two of the following:

7 i. A porch or landing;

8 ii. Double doors;

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

10 iv. The inclusion of side-lights (glazed openings to the side of the  
11 door), and transom-lights (glazed opening above the door) in  
12 the entry design.

13 5. Garages

14 a. If a development includes alleys, the garages shall be accessed from  
15 the alleys, and the front setback may be reduced to ten (10) feet.

16 b. If the development does not include alleys, garages on the street-  
17 facing side of the building shall be recessed at least two feet behind  
18 the remaining façade.

19 F. Standards for Multi-Family Residential (Four or Fewer Stories)<sup>90</sup>

20 1. Purpose

21 The purpose of these standards is to ~~prevent~~improve the ~~overcrowding of~~  
22 ~~land, to avoid the undue concentration~~appearance of design and functionality  
23 ~~of population within certain districts, and multi-family development,~~  
24 recognizing the important of design in the economic success of urban areas,  
25 the need to be more efficient in the use of land, and the need to ensure the  
26 adequate protection of the surrounding area. More specifically, these  
27 standards are intended to:

28 a. Provide a distinctive architectural character in new multi-family  
29 residential developments that avoids featureless design, large  
30 building masses, and repetition of facades;

31 b. Promotes sensitive design and planning of multi-family housing units  
32 that preserves or improves the characteristics of surrounding  
33 development; ~~and~~

34 c. Promotes building design, placement, and orientation that contributes  
35 to a sense of neighborhood and community; ~~and~~

36 d. Improve the quality of life of residents of multi-family residential  
37 dwellings.



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~~ shall both apply [x-ref to section 21.04.050.H., Mixed-Use District Development Standards], shall both apply. In case of conflict, the more stringent standard shall control.

3. **Building and Parking Location, Layout, and Orientation**

~~a. To the maximum extent feasible, multi-family residential buildings shall be designed and located on the site in a manner that maximizes southern exposure for residents of the buildings, minimizes the shading of the buildings by other structures or trees, and minimizes new shading on adjacent properties.~~

~~b. When more than one multi-family structure is constructed, the buildings shall collectively and individually adhere to the setback requirements of the district in which they are located, plus five feet per story over two stories.~~

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.

b. When more than one multi-family structure is constructed:

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;

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

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.

~~4. **Building Mass and Articulation**~~

~~a. The maximum length of any multi-family building shall be 160 feet.~~

For purposes of measurement in this subsection, projections such as decks and bay windows shall not be counted.

c. **Parking**<sup>91</sup>

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:

i. Separated from any building by a landscaped strip of at least six-feet in width, or

ii. No more than one double-loaded row of parking between any building on the site and an adjacent public street, or



1 than 50 feet shall include at least one vertical elevation  
2 change of at least two feet.

3 ~~iii. Roofs shall have a visually prominent or projecting cornice~~  
4 ~~line.~~

5 ~~b. **Roof Pitch**~~

6 ~~All roofs with a pitch of less than 2:12 shall be screened by a parapet~~  
7 ~~wall at least two feet in height.~~

8 ~~c. **Roof Design for Snow**~~

9 ~~Generally, roofs should not incline toward main pedestrian paths or~~  
10 ~~entries. However, where roofs do incline toward such areas,~~  
11 ~~protective features such as arcades, loggias, and dormers shall be~~  
12 ~~used to protect pedestrians from falling snow.~~

13 6. **Façades and Detail Elements**

14 a. **Facade Materials**

15 ~~i. A minimum of 35 percent of the facade, and 20 percent of~~  
16 ~~other elevations, of each multi-family residential structure~~  
17 ~~(excluding areas occupied by windows and doors) shall be~~  
18 ~~constructed or faced in brick or stone materials (excluding~~  
19 ~~cinder block).~~

20 ~~ii. Where lap siding is used on any elevation of a multi-family~~  
21 ~~residential structure, it shall have a maximum nine-inch~~  
22 ~~exposed board face.~~

23 ~~iii. Highly reflective opaque materials, natural cinder block, and~~  
24 ~~metals are not permitted as primary exterior finishes.~~

25 ~~iv. Siding material shall be continued down to within nine inches~~  
26 ~~of finished grade on any elevation.~~

27 ~~i. Highly reflective materials shall not be used in areas where~~  
28 ~~the location of the building will create undue solar, reflective~~  
29 ~~gain to surrounding properties~~

30 ~~ii. Natural, smooth face CMU shall not be used as a primary~~  
31 ~~exterior finish.~~

32 ~~iii. Siding material shall be continued down to within nine inches~~  
33 ~~of finished grade with the following exceptions:~~

34 ~~(A) If a secondary wainscot finish precludes this condition;~~  
35 ~~or~~

36 ~~(B) If grade dictates a siding transition. If this occurs then~~  
37 ~~the area in question must not exceed 18 inches above~~  
38 ~~grade and must be screened by approved landscaping.~~

39 b. **Windows**  
40

~~All~~ Except for facades built on side lot lines, all elevations on multi-family buildings shall contain ~~windows. Primary facades and street-facing elevations shall contain~~ at least ~~10~~12 percent windows.

~~c. **Four-sided Design**~~

~~A multi-family building's architectural features and treatments shall not be restricted to a single elevation. All sides of a building open to view by the public, whether viewed from public or private property, shall display a similar level of quality and architectural interest.~~

7. **Entrances and Porches**

~~a. Entrances should be prominent and visible from the street and from parking areas.~~

~~b. The front entry of any structure with no porch shall be emphasized by the use of at least two of the following:~~

~~i. An elevation at least one foot above the grade of the nearest sidewalk;~~

~~ii. Double doors;~~

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

~~iv. The inclusion of side lights (glazed openings to the side of the door), and transom lights (glazed opening above the door) in the entry design.~~

~~a. Building/development entries shall comply with at least two of the following requirements.<sup>93</sup>~~

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

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

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

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

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

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

~~i. A porch or landing;~~

~~ii. Double doors;~~

- 1                                   iii.     A roofed structure such as a portico, awning, or marquee;
- 2                                   iv.     The inclusion of side-lights (glazed openings to the side of the
- 3   door), and transom-lights (glazed opening above the door) in
- 4   the entry design;
- 5                                   v.     Decorative lighting; or
- 6                                   vi.     Enhanced landscaping.

7                   8.     **Weather Protection**  
 8                             Buildings shall be designed so that entries, steps, balconies, and pedestrian  
 9                             paths are protected from precipitation shedding off roofs.

10           9.     **Accessory Elements**

11           a.     **Storage**  
 12                         A multi-family project shall provide covered, enclosed, and secure  
 13                         storage areas for bicycles and other belongings that typically cannot  
 14                         be accommodated within individual dwelling units. Storage and other  
 15                         accessory buildings shall be designed with materials and/or  
 16                         architectural elements that are related to the principal building(s).

17           b.     **Trash Receptacles/Dumpsters<sup>94</sup>**  
 18                         Dumpsters shall not be allowed in developments or sites with six or  
 19                         fewer dwelling units. Developments or sites with six or fewer units  
 20                         shall provide covered storage for trash receptacles. Such storage  
 21                         shall not be located between any building and the primary adjacent  
 22                         street frontage. Where dumpsters are allowed, they shall comply with  
 23                         the requirements of 21.07.080H.

24           c.     **Garages**  
 25           i.     *Attached or Detached Garages*  
 26                         To the maximum extent feasible, garage entries and carports  
 27                         shall not be located between a principal multi-family building  
 28                         and a required street frontage, but shall instead be  
 29                         internalized in building groups so that they are not visible  
 30                         from adjacent streets.

31           ii.    *Size*  
 32                         Garages and carports shall be limited to six spaces per  
 33                         structure to avoid a continuous row of garages. No more  
 34                         than six garage doors may appear on any multi-family  
 35                         building elevation containing front doors, and the plane of  
 36                         each garage door shall be offset at least two feet from the  
 37                         plane of the garage door adjacent to it.

38           iii.   *Design*  
 39                         Detached garages and carports shall be integrated in design  
 40                         with the principal building architecture, and shall incorporate  
 41                         similar and compatible forms, scale, materials, color, and  
 42                         details. ~~Detached garages shall have pitched roofs with~~  
 43                         ~~minimum 4:12 slope. Side or rear-facing garages shall have~~  
 44                         ~~windows or other architectural details that mimic the features~~

~~of the living portion of the structures on the side of the garage facing a street.~~

iv. *Parking Structures*

Underground parking structures are strongly encouraged for multi-family developments.<sup>405 95</sup>

10. **Snow Storage**

Snow storage areas shall be indicated clearly on all site plans. Location and design of snow storage areas in parking lots shall comply with the provisions of subsection 21.07.090G090H.5.b., ~~Location and Design of~~ *Snow Storage Areas and Handling*.

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

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

**21.07.110 PUBLIC/ INSTITUTIONAL AND COMMERCIAL BUILDING STANDARDS**<sup>40696</sup>

A. **Purpose**

This section is intended to promote high-quality building design in non-residential areas, encourage visual variety in such areas, ensure building layout and design suitable for Anchorage's northern climate, foster a more human scale and attractive ~~street~~ *street* fronts, project a positive image to encourage economic development in Anchorage, and protect property values of both the subject property and surrounding development.

B. **Applicability**

Development of any structure that will contain a use categorized in Table 21.05-1, ~~or~~ *Table 21-5-2, 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~~ *section* 21.07.420-110. ~~However, special-purpose public facilities such as airports and fire stations with highly unique design and functionality requirements shall be exempt from this section.~~

C. **Alternative Equivalent Compliance**

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

<sup>405</sup> ~~NOTE: Staff has proposed density bonuses as incentives for developing underground parking garages. Further discussion needed. The idea is a good one, but some research would be necessary to determine the appropriate level of bonus that might be necessary in Anchorage to offset the additional cost of providing such parking.~~

<sup>406</sup> ~~NOTE: Suggested new standards. Again, the approach is quite simple and is designed to be both easy to administer and politically palatable, yet also substantive enough to get at some of the key design issues in Anchorage. Many of these standards were originally considered as part of the draft Retail Design Standards Manual. However, material from that draft manual has been heavily edited and supplemented based on staff suggestions.~~

1 **D. ~~Building Orientation~~**

2 **~~1. Orientation to Surrounding Streets, Walkways, and Parking~~**

3 ~~If Applicants for alternative equivalent compliance shall demonstrate design~~  
4 ~~strategies that address each of the proposed development consists of only one four~~  
5 ~~core subject areas set forth below in subsection G.~~

6 **D. Weather Protection for Pedestrians<sup>97</sup>**

7 **1. General**

8 ~~Sheltering roofs or building, such building projections for protection from rain,~~  
9 ~~wind, snow, and ice shall be provided in areas of pedestrian activity around~~  
10 ~~public/institutional and commercial buildings, including sheltered~~  
11 ~~entranceways at major entrances and pedestrian-oriented toward the primary~~  
12 ~~facades along public sidewalks or walkways.~~

13 **2. Primary Facades and Entrances**

14 ~~a. Buildings shall incorporate canopies, awnings, or similar sheltering~~  
15 ~~structures across 60 percent of any ground-floor façade abutting~~  
16 ~~street.~~

17 ~~b. If the proposed development consists of more than one building, all~~  
18 ~~primary and pad site buildings shall be arranged and grouped so that~~  
19 ~~their primary orientation complements adjacent, existing development~~  
20 ~~and:~~

21 ~~i. Frames the corner of an adjacent intersection;~~

22 ~~ii. Frames and encloses a pedestrian and/or vehicle access~~  
23 ~~corridor within the development site; or~~

24 ~~Frames and encloses on a street sidewalk or pedestrian walkway. The~~  
25 ~~minimum depth of any canopy or awning shall be eight feet to minimize snow,~~  
26 ~~ice, and drip lines along pedestrian walkways. The canopy or awning shall be~~  
27 ~~at least three sides parking areas, public spaces eight feet and no more than~~  
28 ~~14 feet above the sidewalk or walkway elevation.~~

29 **3. Protective Roof Design**

30 ~~Buildings shall avoid roof designs, canopy structures, or other site~~  
31 ~~amenities design features that would allow accumulated snow, ice, or rain to~~  
32 ~~fall or slide onto sidewalks or walkways. Roofs shall be designed to protect~~  
33 ~~doorways, exterior stairs, balconies, garage entrances, bicycle parking, and~~  
34 ~~pedestrian sidewalks and walkways from snow and ice fall. Where sloping~~  
35 ~~roofs incline toward such areas, protective features such as arcades, loggias,~~  
36 ~~and dormers shall be used to protect pedestrians from falling snow. Such~~  
37 ~~devices need not be continuous if foundation planting beds are located to set~~  
38 ~~the walkway away from the building facades.~~

39 **4. Wind Study**

40 ~~A wind study shall be performed on all buildings proposed to be over ten (10)~~  
41 ~~stories tall. When the study results show that the proposed building will~~  
42 ~~accelerate wind velocity at ground level, then Wind Mitigation~~

(21.07.110G.4.c) shall be selected as one of the minimum design requirements as required below.

**E. Height Transitions For Neighborhood Protection**

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

**F. Snow Storage**

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

**G. General Standards Menu<sup>98</sup>**

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

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

**a. Four-sided Design**

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

**b. Multiple-Building Development Orientation**

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

**c. Streetscape**

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

**d. Screening Service Functions**

Building functions that do not directly serve the public, such as loading bays, ~~and blank walls, should~~ and utility boxes, shall not be



placed directly along the street. Garages that face streets shall be recessed behind the façade of primary buildings.

e. **Solar Orientation**

~~Where not in conflict with subsection 1 above, primary~~Primary public entrance areas, outdoor community spaces and plazas, gallerias and atriums, and other public spaces and pedestrian areas shall be located and oriented for solar exposure during times of public use.

f. **Shadow Impact Analysis and Mitigation**

Structures greater than six stories in height shall be designed so as not to have an unnecessarily substantial shadow impact on neighboring properties and public spaces. The applicant shall to evaluate the impact of shadows potentially cast by proposed development, and implement appropriate design measures to reduce or mitigate any undesirable shadow conditions. Example measures include repositioning of a structure on the lot, increasing the setbacks, reducing or shifting a building's height or mass, redesigning a building's shape using a narrow east-west profile, and angled or terraced roof forms.

g. **Innovation in Orientation**

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

2. **Building Massing and ~~Facade~~Roof Design (one option required)**

a. **Building Mass**

A single, large, dominant building mass shall be avoided. Buildings containing 20,000 square feet or more and over one story in height shall be designed to appear more as an aggregation of smaller "building blocks" through variations in height, texture, color, and façade depth.

b. **Sloping Roof Forms**

Sloping roofs containing top-floor dwelling units or top-floor commercial spaces such as offices are encouraged. Such a top floor may be added above the maximum height limit for the district, where the roof slope does not exceed 8:12 and the total additional height does not exceed 15 feet.

c. **Prominent Roofline**

Flat portions of roofs shall have distinctive cornice features to provide a visual terminus at the roofline and create visual interest.

d. **Innovation in Design**

Credit will be allowed for special attention to massing and roof design through innovations not covered by above credits. Applicants shall demonstrate a specific massing quality that enhances the development.

3. **Facade Appearance**

a. **Wall Articulation**

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

- i. Changes in color, graphical patterning, changes in texture, or changes in material;
- ii. Projections, recesses, and reveals, expressing structural bays or other aspects of the architecture with a minimum change of plane of 12 inches;
- iii. Windows and fenestration;
- iv. Gable projections;
- v. Horizontal/vertical breaks; or
- vi. Other similar techniques.

b. **Entrances**

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

~~d. Canopies or porticos,~~

~~i. Overhangs, overhangs, arcades, or similar sheltering cover;~~

~~e. Recesses or projections;~~

~~ii. Arcades;~~

~~iii. Arches;~~

~~iv. Peaked roof forms;~~

~~v. Outdoor patios;~~

~~vi. Display windows;~~

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

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

~~3. **Height Transitions**~~

~~The height of each building taller than 35 feet shall be stepped down from its highest roofline at least one full story on any end of the building located within 50 feet of a street right-of-way or an adjacent area with single-family or two-family residential development.~~

1 ~~4. Height Exception for Sloping Roof Forms~~

2 ~~Sloping roofs containing top floor dwelling units or top floor commercial~~  
3 ~~spaces such as offices are encouraged. Such a top floor may be added~~  
4 ~~above the maximum height limit for the district, where the roof slope does not~~  
5 ~~exceed 8:12 and the total additional height does not exceed 15 feet.~~

6 ~~5. Ground Floor Treatment~~

7 ~~c. *Human Scale at Street Level*~~

8 ~~A human scale shall be achieved near ground level on commercial~~  
9 ~~buildings and along street façades and entryways through the use of~~  
10 ~~such scale elements as windows, doors, columns, and beams.~~  
11 ~~“Human scale” means the entrances, windows, doors, columns, and~~  
12 ~~beams on large buildings are in proportion to and not significantly~~  
13 ~~larger than the people using the building. For example, a ten-foot~~  
14 ~~high entrance cover is in proportion to a person using it; a 30-foot~~  
15 ~~high colonnade is not.~~

16 ~~6. Prominent Roofline~~

17 ~~Flat portions of roofs shall have distinctive cornice features, to provide a~~  
18 ~~visual terminus at the roofline and create visual interest.~~

19 ~~7. Four-sided Design~~

20 ~~Architectural features and treatments shall not be restricted to a single façade~~  
21 ~~of any primary structure. All sides of a building open to view by the public,~~  
22 ~~whether viewed from public or private property, shall display a similar level of~~  
23 ~~quality and architectural interest, and shall include similar varieties of~~  
24 ~~materials, trim, and horizontal and vertical articulation.~~

25 ~~8. Reflective Materials~~

26 ~~Façade building materials shall not create excessive glare. Shiny, reflective~~  
27 ~~metal surfaces are discouraged in order to avoid glare in northern climate low~~  
28 ~~sunlight conditions. If highly reflective building materials are proposed, such~~  
29 ~~as aluminum, unpainted metal, or reflective glass, the potential for glare in~~  
30 ~~low sun angles from such materials shall be evaluated to determine whether~~  
31 ~~or not the glare would create a significant adverse impact on the adjacent~~  
32 ~~property owners, inhabitants, passing motorists, outdoor activities or~~  
33 ~~enjoyment of scenic views. Mirrored glass with a reflectance greater than 20~~  
34 ~~percent shall not cover more than 10 percent of any exterior façade of a~~  
35 ~~primary or accessory structure.~~

36 ~~9. Multiple Buildings in Commercial Centers~~

37 ~~In order to achieve unity between all buildings in a commercial development~~  
38 ~~consisting of more than one building, all buildings in such a development,~~  
39 ~~including pad site buildings, shall employ a consistent architectural style or~~  
40 ~~theme, be constructed of similar exterior materials, and feature similar colors.~~

**E. Northern Climate Wind Mitigation<sup>107</sup>**

**1. Purpose**

This section is intended to mitigate the impacts of wind and improve microclimates in street sidewalk environments, public open spaces, and major entrance areas during the cold season.

**2. Tall Buildings**

In Anchorage's cold climate, avoiding high wind speed is essential to pedestrian comfort in outdoor spaces and to the vitality of downtown and mixed-use centers. However, faster winds at the top of tall buildings flow down the face of the building, becoming turbulent and increasing in speed at the ground level, decreasing comfort in the winter, spring and fall. Wind effects shall be minimized on and around tall buildings in city centers by use of the following techniques:

**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**

<sup>107</sup>NOTE: This section drafted by staff. In addition to wind concerns, prevention of unnecessary sun shadowing is also important. Solar shading studies and possible incentives to shift the mass, height, or setbacks of major buildings to maximize solar access are discussed in the separate solar access working paper. Solar access standards or incentives are not yet incorporated in a significant way into the current draft of Ch. 21.07, though some solar related provisions are interspersed throughout the chapter.

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

8 iii. *Protective Wall Projections*

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

12 ~~b. *Gradual Height Transitions—Guideline*~~

13 d. *Microclimate Wind Mitigation*

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

23 ~~c. *Wind Study*~~

24 e. *A wind testing study may Innovation in Northern Design*

25 ~~Credit will be provided as an alternative allowed for special attention to~~  
26 ~~compliance with subsections a specific treatment through~~  
27 ~~d-innovations not covered by above credits. The wind study~~  
28 ~~should applicant shall demonstrate a specific northern design strategy~~  
29 ~~that enhances the proposed development will not accelerate wind~~  
30 ~~velocity at the ground level. The review authority may require wind~~  
31 ~~testing of medium and~~

32 **21.07.120 LARGE COMMERCIAL ESTABLISHMENTS<sup>99</sup>**

33 A. *Purpose*

34 ~~Large commercial establishments often have high profile development proposals~~  
35 ~~greater than six stories in height, to evaluate the wind impact of these~~  
36 ~~proposals, visibility from major public streets, a large physical scale, and a great~~  
37 ~~volume of use by many residents and visitors. As a consequence, their design~~  
38 ~~determines much of the character, function, and image of this community and its~~  
39 ~~streetscapes and commercial areas. The purpose of this section is to encourage~~  
40 ~~major commercial developments to determine the appropriate design~~  
41 ~~measures contribute to reduce or mitigate and respect Anchorage as a unique place~~  
42 ~~and to physically integrate with the community in a positive and architectural and site~~  
43 ~~design sensitive manner. The standards of this section augment existing basic~~  
44 ~~standards for development found elsewhere in this chapter with more specific~~  
45 ~~interpretations that apply to large commercial establishments. These standards~~  
46 ~~promote: a basic level of architectural variety and interest; a compatible appearance~~  
47 ~~and scale; pedestrian and parking lot access; orientation of buildings and entrances in~~

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

3 **B. Applicability**

4 The standards of this section 21.07.120 shall apply to any undesirable wind  
5 conditions-use in the Retail (Sales); Retail (Personal Service); Retail (Repair and  
6 Rental); Animal Sales, Service, and Care; Food and Beverage Service; or Indoor  
7 Entertainment use category, or any combination thereof, occupying more than 25,000  
8 gross square feet of floor area, including any secondary buildings or pad lots as part  
9 of the same development site.

10 **C. Relationship to Other Standards**

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

17 **D. Mandatory Standards**

18 **1. Weather Protection for Pedestrians**

19 **4. ~~General~~**

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

25 **5. ~~Primary Facades and Entrances~~**

26 ~~Buildings shall incorporate canopies, awnings, or similar sheltering structure~~  
27 ~~across 60 percent of any ground-floor façade abutting a street sidewalk or~~  
28 ~~pedestrian walkway. The minimum depth of any canopy or awning shall be~~  
29 ~~eight feet to minimize snow, ice, and drip lines along pedestrian walkways.~~  
30 ~~The canopy or awning shall be at least eight feet and no more than 14 feet~~  
31 ~~above the sidewalk or walkway elevation.~~

32 **6. ~~Protective Roof Design~~**

33 ~~Buildings shall avoid roof designs, canopy structures, or other design features~~  
34 ~~that would allow accumulated snow, ice, or rain to fall or slide onto sidewalks~~  
35 ~~or walkways. Roofs shall be designed to protect doorways, exterior stairs,~~  
36 ~~balconies, garage entrances, bicycle parking, and pedestrian sidewalks and~~  
37 ~~walkways from snow and ice fall. Where sloping roofs incline toward such~~  
38 ~~areas, protective features such as arcades, loggias, and dormers shall be~~  
39 ~~used to protect pedestrians from falling snow. Such devices need not be~~  
40 ~~continuous if foundation planting beds are located to set the walkway away~~  
41 ~~from the building facades.~~

~~F. Snow Storage~~

~~Snow storage areas shall be indicated clearly on all site plans. Location and design of snow storage areas in parking lots shall comply with the provisions of subsection 21.07.090.G.5.b., Location and Design of Snow Storage Areas.~~

~~21.07.130 LARGE RETAIL ESTABLISHMENTS<sup>108</sup>~~

~~A. Purpose~~

~~Large retail establishments depend on high visibility from major public streets, a large physical scale, and a great volume of use by many residents and visitors. As a consequence, their design determines much of the character, function, and image of this community and its streetscapes and commercial areas. The purpose of this section is to encourage major retail developments, such as corporate chains with standardized marketing strategies, to contribute to Anchorage as a unique place and to physically integrate with the community in a positive way. The standards of this section augment existing basic standards for development found elsewhere in this chapter with more specific interpretations that apply to large retail establishments. These standards promote: a basic level of architectural variety and interest; a compatible appearance and scale; pedestrian and parking lot access; orientation of buildings and entrances in relation to surrounding streets; provisions for adaptive reuse of prominent vacant buildings; and mitigation of negative impacts of large scale retail developments. The standards are by no means intended to limit creativity; rather, to serve as a tool for design professionals engaged in a site-specific design.~~

~~B. Applicability~~

~~The standards of this Section 21.07.130 shall apply to any large retail establishment, and to any additional principal or secondary buildings and site development within the same site or site master plan area.~~

~~C. Relationship to Other Standards~~

~~The provisions of this section shall apply in addition to the generally applicable standards found elsewhere in this chapter and Title. Where there is a conflict with generally applicable standards in this chapter, the standards of this section shall apply. Where there is a conflict with district specific standards in Chapter 21.044 of this Title, the district specific standards shall apply.~~

~~D. Adaptability for Reuse or Compartmentalization~~

~~The building design shall include specific elements for adaptation for multi-tenant re-use. Such elements may include but are not limited to compartmentalized construction, including plumbing, electrical service, heating, ventilation, and air conditioning. The building design shall also allow for: the interior subdivision of the structure into separate tenancies; facades that readily adapt to multiple entrances and adapt to entrances on all but one side of the building; parking lot schemes that are shared by establishments or landscaping schemes that compliment the multiple entrance design; and other elements of design which facilitate the multi-tenant re-use of the building and site.~~

<sup>108</sup> NOTE: This section drafted by staff, based on work done with another consultant on the Retail Design Standards Manual.

**E. Building Scale and Character of Large Retail Establishments**

**1. Façade Articulation and Features**

**a. Intent**

Facade articulations and detail elements should be employed to reduce the apparent bulk, industrial look and uniform appearances of large retail buildings, provide visual interest and variety, and respect and reinforce the human scale.

**b. Façade Articulation and Variation**

Horizontal facades longer than 100 feet in length, measured horizontally, shall be articulated into smaller units of building mass and incorporate wall plane offsets having a depth of at least 5 percent of the length of the facade and extending at least 20 percent of the facade. In addition to building mass offsets, any building in a large retail establishment shall include variation in architectural detail along the horizontal length of facade by using at least three of the architectural detail features listed below. At least two of the elements shall repeat at intervals:

i. Windows;

ii. Changes in materials;

iii. Changes in color;

iv. Changes in texture;

v. Expressions of architectural bay such as pilasters, reveals, and offsets.

**c. Base, Middle, and Top**

In order for buildings to display the greatest amount of visual interest and appear less industrial whether they function as single or multiple-story buildings, building facades shall consist of distinguishable base, middle, and top sections.

**i. Base**

Base level or ground floor facades shall provide the greatest collection of architectural detail features to create visual interest at the pedestrian level. Methods shall include, in addition to the minimum required elements in subsection b above, two or more architectural detail features such as the following, without limitation:

(A) Masonry cladding;

(B) Windows;

(C) Architectural bays;

(D) Changes in color or materials;



~~(E) — Ornamental details and/or artwork;~~

~~(F) — Overhangs, canopies, or arcades.~~

~~Additional requirements for principal ground level facades appear in subsection 4., *Ground Level Expression*.~~

~~ii. — *Middle*~~

~~The middle shall be distinguishable from the base section, and include one or more architectural detail feature such as the following, without limitation:~~

~~(A) — Windows;~~

~~(B) — Signage;~~

~~(C) — Changes in color or materials.~~

~~iii. — *Top*~~

~~The topmost portion of a building shall be made visually prominent using the features required in subsection 2., *Roof Form and Articulation*.~~

~~d. — **Secondary Façades**~~

~~All building facades, including on the sides and rear, which are visible from adjoining properties or public streets shall include articulation and detail features in conformance with subsections b and c above, similar to the principal or front façade.~~

## ~~2. — **Roof Form and Articulation**~~

~~a. — *Intent*~~

~~To pronounce and vary roof lines and heights to present a distinctive profile, add interest to and reduce the massive scale of large retail buildings, and complement the character of adjoining neighborhoods.~~

~~b. — **Prominent Roof Form**~~

~~The topmost portion of any building in a large retail establishment shall be made visually prominent and be architecturally treated through a method such as the following without limitation:~~

~~i. — A change in materials and color;~~

~~ii. — Projecting cornice line;~~

~~iii. — Overhanging roof or eaves, extending no less than three feet past the supporting walls, supported by brackets;~~

~~iv. — Sloping rooflines with an average slope no less than one foot of vertical rise for every three feet of horizontal run and greater than one foot of vertical rise for every foot of horizontal run.~~

~~c. **Roofline Variation**~~

~~The roof design of principal buildings shall provide variations in roof lines and height using one or more of the following features:~~

- ~~i. Multiple variations of a minimum of two feet in the height of parapets. Variation to parapet height may include pilasters and projecting raised entrance features;~~
- ~~ii. Three or more roof slope planes.~~

~~3. **Prominent Entrances**~~

~~a. **Intent**~~

~~To emphasize major entrances into large retail buildings, and to ensure that entryway design provides orientation and an attractive appearance to the building.~~

~~b. **Visual Prominence**~~

~~In order to provide clearly defined and highly visible entrances, principal building(s) and secondary buildings on a site shall have customer entrances featuring no less than three of the following:~~

- ~~i. Canopies, arcades or porticos that, while satisfying weather protection requirements of subsection [x-ref], also lend visual prominence to the entrance;~~
- ~~ii. Overhangs, recesses or projections;~~
- ~~iii. Raised corniced parapets over the door;~~
- ~~iv. Peaked roof forms;~~
- ~~v. Tower features integrated with the building design that extend above the building roof line;~~
- ~~vi. Arches;~~
- ~~vii. Outdoor Patios;~~
- ~~viii. Display Windows;~~
- ~~ix. Integral planters or wing walls;~~
- ~~x. Entrance atriums with visual connections to outside.~~

~~c. **Transparency and Light**~~

~~The principal customer entrance to any building shall feature at least two elements from the following:~~

- ~~i. Clerestory Windows;~~
- ~~ii. Windows Flanking Main Entrance Door;~~

1 ~~iii. Large Entrance Door(s) transparent, and double hung;~~

2 ~~iv. Ornamental Light Fixtures.~~

3 ~~d. **Prominent Roof Forms**~~

4 ~~Prominent roof forms shall be emphasized at principal entrances so~~  
5 ~~they are visible to both pedestrians and cars in the parking lots and~~  
6 ~~on streets and sidewalks.~~

7 ~~4. **Ground Level Expression**~~

8 ~~a. **Intent**~~

9 ~~Principal ground level facades that face streets, parking lots, and~~  
10 ~~pedestrian walkways shall have the richest collection of materials and~~  
11 ~~details to create visual interest and complexity at the pedestrian level,~~  
12 ~~provide connections between activities inside and outside buildings,~~  
13 ~~and reduce the impersonal appearance of large retail buildings down~~  
14 ~~to a more human scale.~~

15 ~~b. **Principal Ground Floor Façades**~~

16 ~~i. Façades of any principal or secondary building that front~~  
17 ~~directly onto onsite walkways, public streets, or parking lots,~~  
18 ~~or that have a customer entrance, shall incorporate, in~~  
19 ~~addition to architectural details required for all facades at the~~  
20 ~~base level, three or more additional ground floor detail~~  
21 ~~elements such as the following, without limitation:~~

22 ~~(A) Masonry or stone cladding;~~

23 ~~(B) Ornamental details;~~

24 ~~(C) Artwork;~~

25 ~~(D) Pedestrian lighting supported by ornamental~~  
26 ~~brackets;~~

27 ~~(E) Medallions;~~

28 ~~(F) Belt courses;~~

29 ~~(G) Ornamental plinths for columns;~~

30 ~~(H) Kickplates for storefront windows;~~

31 ~~(I) Prominent window sills;~~

32 ~~(J) Tilework;~~

33 ~~(K) Pedestrian scale signs, either wall mounted or~~  
34 ~~projecting.~~

~~c. **Transparency**~~

~~A minimum of 60 percent of any ground floor facade between two feet and ten feet above grade fronting on a public street or containing a principal customer entrance shall be comprised of windows for window shopping, with views into interior areas for merchandise display, shopping and/or other customer services. A minimum of 25 percent of ground floor facades that face parking lots shall also be comprised of windows.~~

~~d. **Window Bays and Mullions**~~

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

~~5. **Weather Protection**~~

~~a. **Intent**~~

~~To provide guidance specific to large retail establishments for sheltering pedestrians from elements of Anchorage's northern climate such as snow, rain, cold and wind, and for providing indoor outdoor transitions to avoid separating people from the outdoor environment.~~

~~b. **Generally Applicable Standards**~~

~~Large retail establishments shall adhere to weather protection standards found in section [x-ref] and section [x-ref]. Where there is conflict, this subsection shall apply.~~

~~c. **Façade Walkway Canopies**~~

~~Facades that face onsite walkways or abutting public streets or parking lots or have a principal customer entrance shall have ground level protective canopies or similar permanent sheltering structure along no less than 60 percent of their horizontal length. The canopy shall have a depth of eight feet or more to avoid snow, ice and rain drip lines along façade walkways.~~

~~d. **Entrance Canopies**~~

~~Canopies, arcades, or similar permanent sheltering roof structures shall provide weather protection along façades of buildings to pedestrians at customer entrances, taxi and drop off zones, valet parking, and bicycle parking.~~

~~6. **Building Materials and Colors**~~

~~a. **Intent**~~

~~Exterior building materials and colors contribute significantly to the visual impact of large retail buildings on the community. The purpose of this subsection is to ensure that building materials and colors create buildings that are aesthetically pleasing, compatible with the surrounding neighborhood, and responsive to the northern climate.~~

~~b. **Predominant Exterior Materials**~~

~~Exterior building siding, cladding of structural members, and trim materials shall include high quality materials durable in a northern climate, such as:~~

- ~~i. — Brick or brick veneer cladding;~~
- ~~ii. — Wood;~~
- ~~iii. — Stone or stone veneer cladding;~~
- ~~iv. — Timbers as post members or colonnades;~~
- ~~v. — Textured concrete masonry units that are tinted to fit into the overall building design.~~

~~c. — **Prohibited Exterior Materials**  
Exterior building materials shall not include the following:~~

~~Buildings and roofs shall be designed so that precipitation shall not fall on sidewalks, walkways, or building entrances. Design options in the “Ground Level Expression” and “Prominent Entries” subject areas may fulfill this requirement.~~

2. **Adjacent Residential Development**

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

3. **Prohibited Materials**

Exterior building materials shall not include the following:

a. Plywood without board and batten;

~~i. — Unstained or untreated wood;~~

~~ii. — T-111 siding.~~

~~e. — **Predominant Façade Colors**~~

~~In order to ensure that large retail buildings contribute positively to Anchorage’s northern climate urban setting, and reduce the visual monotony of white, gray, and dirty brown winter urban landscapes, the building façade colors shall be warm or neutral, subtle and low reflectance colors. Warm colors are encouraged, while the use of brilliant or high intensity colors, metallic colors, black or fluorescent colors is prohibited.~~

~~f. — **Building Trim and Accent Colors**~~

~~Building trim and accent areas may feature brighter colors, including primary colors. Neon tubing shall not be an acceptable building/roofline outline feature.~~

~~g. — **Changes in Material or Color that Meet Façade Articulation Requirements**~~

~~In order to meet the requirements for façade articulation and roof forms in subsections 1 and 2, changes in color or materials shall be as integral parts of the building fabric rather than superficially applied uniform paint or trim striping.~~

7. ~~Signage Integration and Creativity~~

a. ~~Intent~~

~~To ensure that signage is a part of the overall design approach to a project and not a separate design element, and to encourage creative design of signage that reflects the establishment and the character of the local community and its' setting.~~

b. ~~Integration of Signage with Building and Site Design~~

~~The location, dimensions, and design of signs shall be compatible and integrated with the architectural character, proportions, and details of the building and site plans of large retail establishments. Signage may be used as elements of human scale ground floor facades and visually prominent building entrances.~~

c. ~~Sign Creativity and Unique Expression~~

~~Signs are encouraged to be highly graphic in form, expressive and individualized to convey the product or service.~~

d. ~~Local Identity~~

~~Signs shall combine the business identity with local Anchorage identity by one or more of the following:~~

i. ~~Relate to Anchorage's people, cultures, natural setting, climatic conditions through graphics;~~

ii. ~~Take advantage of the extreme seasonal conditions by using natural light angles and shadows, snow, ice, colors or other element of the natural setting as part of the overall sign design.~~

F. ~~Site Design and Relationship to Surrounding Community~~

1. ~~Multiple Entrances~~

a. ~~Intent~~

~~To provide multiple entrances to reduce walking distances, facilitate pedestrian access, and improve the relationship of the large retail stores to the surrounding community. Store entrances mitigate long unbroken walls and neglected areas along adjacent uses and public streets.~~

b. Unstained or untreated wood, except for cedar or redwood;

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.

4. 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**
  - i. Any outdoor storage, display, or sales location shall be permanently defined on a site plan.
  - ii. 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.
  - iii. Permanent outdoor storage, display, and sales areas shall be contiguous to the building and shall not be within 100 feet of residential property.
  - iv. 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.
  - v. Outdoor storage, display, and sales areas shall be counted when calculating required parking.
- 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.

5. **Master Site Plan and Secondary Buildings**

- 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.
- 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.
- 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.

- 1                   d.       **Secondary Building Orientation to Public Streets**  
2                   Peripheral secondary buildings located at the edge of the site next to  
3                   a public street or street corner shall provide at least one customer  
4                   entrance facing each abutting public street. A corner entrance facing  
5                   both streets may meet this requirement. In such a case, for purposes  
6                   of design requirements in this section for facades with customer  
7                   entrances, the entrance shall be considered to be on both facades.
- 8                   e.       **Integration of Secondary Buildings with Principal Building and**  
9                   **Site Design**  
10                  Building colors and materials, architectural features, detail elements,  
11                  and roof forms of secondary buildings on the site shall be compatible  
12                  and integrated with the colors, building materials and architectural  
13                  character and design of the principal building(s) on the site.

14           E.       **General Standards Menu**

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

25           1.       **Site Layout (one option required)**

26                   a.       **Location of Parking Lots**

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

29                   b.       **Multiple Entrances**

30                   The principal building(s) shall have customer entrances on at least  
31                   two sides of the building that face an abutting street of collector class  
32                   or greater, with at least one of the required entrances facing the street  
33                   to which the building is closest. A corner entrance facing both streets  
34                   may meet this requirement. In such a case, for purposes of design  
35                   requirements in this section for facades with customer entrances, the  
36                   entrance shall be considered to be on both facades.

37                   c.       **Exceptions**

38                   Movie theaters are exempt from the requirement for multiple customer  
39                   entrances.

40           2.       **Location of Parking Lots**

41                   a.       **Intent**

42                   Large parking areas should be divided into smaller lots and  
43                   distributed around large retail buildings in order to provide safe and  
44                   convenient access, shorten the distance between the principal  
45                   building and public streets, and break up the massive scale of large



1 ~~paved surfaces. If the large retail buildings are located closer to~~  
2 ~~streets, then the scale is reduced, pedestrian traffic is encouraged,~~  
3 ~~and architectural details of the building take on added importance.~~

4 ~~**b. Distributed Parking Lots**~~

5 ~~Parking lots shall be distributed around principal retail buildings. No~~  
6 ~~more than 50 percent of vehicle parking lot spaces shall be located in~~  
7 ~~the front parking area between the front façade of any principal~~  
8 ~~building of the large retail establishment and abutting streets.~~

9 ~~**3. Pedestrian Connections**~~

10 ~~**a. Intent**~~

11 ~~Provide pedestrian paths between customer entrances on-site and to~~  
12 ~~surrounding public streets and properties in order to open large retail~~  
13 ~~centers to the neighborhood and project a more inviting image, and~~  
14 ~~allow for pedestrian safety, access, and convenience within the~~  
15 ~~center grounds.~~

16 ~~**b. Network of Walkways**~~

17 ~~The site plan shall identify pedestrian travel patterns to and through~~  
18 ~~the site, as well as off-site pedestrian destinations on abutting~~  
19 ~~properties and across abutting streets. Continuous internal~~  
20 ~~pedestrian walkways, no less than eight feet in width, shall be~~  
21 ~~provided from the public sidewalk or abutting streets to the principal~~  
22 ~~customer entrance of each building on the site. Walkways shall~~  
23 ~~connect focal points of pedestrian activity such as, but not limited to,~~  
24 ~~transit stops, street crossings, building and store entryways.~~

25 ~~**c. Orientation of Buildings to the Pedestrian Network**~~

26 ~~Principal and secondary buildings onsite shall be located to the~~  
27 ~~maximum extent feasible on or near street sidewalks or onsite~~  
28 ~~pedestrian walkway routes. All customer entrances of buildings within~~  
29 ~~a large retail establishment site shall open to the pedestrian network~~  
30 ~~of street sidewalks and onsite walkways.~~

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

36 ~~**c. Pedestrian-Friendly Entrance**~~

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

40 ~~**d. Innovation in Site Layout**~~

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

2. **Pedestrian Connections and Common Spaces (one option required)**

a. **Connections to Neighboring Properties**

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

b. ***Building Façade Walkways***

~~Walkways shall be provided along the full length of every building façade featuring a customer entrance, or abutting a customer parking lot. For principal buildings, such walkways shall be at least eight feet wide, and be located at least eight feet from the building to provide planting beds for foundation landscaping, except where weather protection features such as arcades are part of the façade.~~

~~e. **Connections to Neighboring Properties**~~

~~Pedestrian walkways shall be provided to adjacent developments from principal building(s) that do not front on a public street, and to adjacent neighborhoods where trail or street connections are available.~~

~~4. **Common Spaces and Focal Points**~~

~~a. ***Intent***~~

~~To offer attractive and inviting pedestrian scale features, spaces, and amenities that enhance the retail establishment's connection to the community and outdoors.~~

~~b. ***Central Location***~~

~~The large retail establishment shall provide one or more pedestrian common spaces such as plazas, patios, courtyards, or atriums with indoor-outdoor connections, at or near the principal customer building entrance. The common space(s) shall be visible and central to pedestrian circulation onsite.~~

~~c. ***Pedestrian Amenities and Focal Points***~~

~~Common spaces shall anchor pedestrian pathways between main building entrances and public streets with special design features and pedestrian amenities, such as towers, pedestrian light fixtures, sitting walls, seating, canopies, bollards, art such as sculptures, fountains, clocks or murals, and other architectural elements that define pedestrian circulation paths and spaces.~~

~~d. ***Use of Common Spaces***~~

~~Common spaces are intended to serve as places for pedestrians. Except as provided in subsection c above, structures are not permitted in these areas, nor can such areas be used for: freestanding signs, refuse collection other than for pedestrian use, any type of storage including parking lot snow storage, outdoor merchandising that encroaches into the minimum dimensions of the common space(s), and any loading or vehicle parking or access during business hours.~~

~~e. ***Orientation***~~

1 ~~Common spaces shall, to the maximum extent feasible, face the~~  
2 ~~primary street frontage, provide views of the Chugach Mountains or~~  
3 ~~other major landmark, or be oriented to receive solar access on~~  
4 ~~December 21.~~

5 ~~f. **Dimensions**~~

6 ~~The common space(s) shall total no less than 1% of the total gross~~  
7 ~~floor area of the principal building(s). The length to width ratio shall~~  
8 ~~not exceed 2:1, and the shortest dimension shall be no less than 15~~  
9 ~~feet.~~

10 ~~5. **Landscaping**~~

11 ~~a. **Intent**~~

12 ~~To break up and soften the massive scale of large retail~~  
13 ~~establishments, including large blank building walls, service and~~  
14 ~~loading areas, and large paved parking surfaces.~~

15 ~~b. **Foundation Landscaping**~~

16 ~~Foundation landscaping in planting beds at least 8 feet wide shall be~~  
17 ~~used to soften the visual impacts of large building facades along the~~  
18 ~~sections of walls that are visible from adjacent streets or customer~~  
19 ~~parking lots, and are not occupied by entrances, loading docks or~~  
20 ~~other openings, or by weather protection structures such as arcades~~  
21 ~~that meet the requirements of subsection [x-ref to weather protection].~~

22 ~~c. **Abutting Residential**~~

23 ~~Large retail establishments shall have Level 3 landscaping along~~  
24 ~~abutting residentially zoned properties. The buffer shall not conflict~~  
25 ~~with pedestrian connections provided for in this section.~~

26 ~~6. **Outdoor Sales, Display and Storage**~~

27 ~~a. **Intent Statement**~~

28 ~~Screen service areas of large retail establishments from adjacent~~  
29 ~~properties, public streets, and customer entrances, and to mitigate~~  
30 ~~visual and noise impacts. Large and small vehicle sales and rental~~  
31 ~~establishments are exempt from this section.~~

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

33 ~~Merchandise may be stored or displayed for sale on the front or side~~  
34 ~~of the principal building in accordance with this subsection. Auction~~  
35 ~~houses, farmers markets, nurseries, and lumberyards are exempt~~  
36 ~~from this subsection. The size of permanent outdoor storage, display~~  
37 ~~and sales areas shall be limited to 10 percent of the footprint of the~~  
38 ~~principal building, or 15,000 square feet, whichever is less.~~  
39 ~~Permanent outdoor storage, display and sales areas shall be~~  
40 ~~contiguous to the building and shall not be permitted within 100 feet~~  
41 ~~of residential property. Outdoor storage display and sales of~~  
42 ~~plumbing fixtures and large household appliances, such as without~~  
43 ~~limitation hot tubs, dishwashers and refrigerators, is prohibited.~~

44 ~~i. **Screening.**~~

1                   The permanent display, storage and sales area of large retail  
2 establishments shall be enclosed by a minimum eight foot  
3 wall of like appearance to the building or a base of like  
4 appearance to the building topped by wrought iron or tubular  
5 steel fencing, with a minimum total height of eight feet. No  
6 merchandise other than trees shall be visible above the wall.  
7 Materials, colors, and design of screening shall be compatible  
8 in appearance and quality with the predominant materials of  
9 the principal building.

10                   ii. ~~Screening for Home Improvement Stores.~~

11                   The permanent storage, display, and sales area shall be  
12 enclosed by a dark colored chain link fence covered with  
13 windscreen or wall of like material to the building with a  
14 minimum height of eight feet. Windscreen shall be  
15 maintained in good repair and free of tears. Merchandise  
16 may be stacked up to 25 feet high or level with the top of the  
17 adjacent building side wall, whichever is lower, but may not  
18 be stacked above the height of the screening wall. The  
19 roofline on the front facade shall have architectural features,  
20 such as gables or parapets, compatible with that of the  
21 principal building, to obscure merchandise stored in the area.

22                   iii. ~~Seasonal Outdoor Display and Sales.~~

23                   Only Christmas trees, bedding plants, trees, shrubs, potting  
24 soil, and bagged yard products may be displayed for sale  
25 seasonally. In addition, the seasonal outdoor sales area shall  
26 be limited to 10 percent of the footprint of the building or  
27 12,000 square feet, whichever is less.

28                   iv. ~~Rear Storage.~~

29                   Bulk merchandise may be stored behind the building. The  
30 sides and back of the storage area shall be screened with a  
31 chain link fence covered with windscreen. Windscreen shall  
32 be maintained in good repair and free of tears. The rear  
33 storage area shall not be accessible to customers.  
34 Merchandise shall be stacked no higher than 25 feet or level  
35 with the top of the adjacent side wall of the building,  
36 whichever is lower, and may not be stacked above the height  
37 of the chain link fence.

38                   **7. Master Site Plan and Secondary Buildings**

39                   a. ~~Intent Statement.~~

40                   To integrate the location, orientation, and appearance of all structures  
41 and improvements within a large retail establishment as a unified,  
42 coherent and accessible site development.

43                   b. ~~Master Site Plan~~

44                   Large retail establishments on sites that include more than one  
45 building, or that include multiple pad lots or platted lots for separate  
46 commercial establishments, shall, at the time of plat review or major

1 site plan review, be required to establish a master site plan for the  
2 location, design and orientation of principal and secondary buildings  
3 on site.

4 **c. ~~Applicability of Large Retail Establishment Regulations~~**

5 Building and site design standards for large retail establishments in  
6 this section, unless stated to apply specifically to principal buildings,  
7 apply to both principal and secondary buildings on any commercial  
8 tract within a large retail establishment site or site master plan area.

9 **d. ~~Secondary Building Orientation to Public Streets~~**

10 Peripheral secondary buildings located at the edge of the site next to  
11 a public street or street corner shall provide at least one customer  
12 entrance facing each abutting public street. A corner entrance facing  
13 both streets may meet this requirement. In such a case, for purposes  
14 of design requirements in this section for facades with customer  
15 entrances, the entrance shall be considered to be on both facades.

16 **e. ~~Integration of Secondary Buildings with Principal Building and~~**  
17 **~~Site Design~~**

18 Building colors and materials, architectural features, detail elements,  
19 and roof forms of secondary buildings on the site shall be compatible  
20 and integrated with the colors, building materials and architectural  
21 character and design of the principal building(s) on the site.

22 **21.07.140 EXTERIOR LIGHTING<sup>109</sup>**

23 **A. ~~Purpose<sup>110</sup>~~**

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

31 **c. ~~Common Space Provided~~**

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

<sup>109</sup> NOTE: This section drafted by staff. Parking lot lighting is exempt from the requirements of this section and instead has to comply with separate lighting requirements in the parking section.

<sup>110</sup> NOTE: Intro paragraph is based in part on IESNA RP 33-09, as well as northern city design considerations. Bulleted specific purpose statements follow the format of other Chapter 7 sections in identifying specific issue areas of concern. Primary issues in Anchorage appear to be: safety and visual acuity, glare and misdirected light, and excessive illumination for some uses.

1 d. **Innovation in Pedestrian Connections and Common Spaces**  
2 Credit will be allowed for special attention to pedestrian connections  
3 and common spaces through innovations not covered by the above  
4 options. The applicant shall demonstrate a specific pedestrian  
5 amenity that enhances the development.

6 3. **Roof Form Variation (one option required)**

7 a. **Sloping Roof Form**

8 The roof of the principal building shall include at least three roof slope  
9 planes.

10 b. **Parapet Variation**

11 Parapet height shall vary by at least two vertical feet, at least every  
12 100 horizontal feet. Variations to parapet height may include pilasters  
13 and projecting raised entrance features.

14 c. **Varied Roof Form**

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

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

17 ii. A projecting cornice line;

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

20 iv. Sloping rooflines with an average slope of no less than one  
21 (1) foot of vertical rise for every three (3) feet of horizontal  
22 run, and not greater than one (1) foot of vertical rise for every  
23 one (1) foot of horizontal run.

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

25 Credit will be allowed for special attention to roof form variation  
26 through innovations not covered by the above options. The applicant  
27 shall demonstrate a specific roof form variation that enhances the  
28 development.

29 4. **Façade Articulation and Features (one option required)**

30 a. **Façade Articulation**

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

36 b. **Façade Variation**

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

42 i. **Base**

1 Base level or ground floor facades shall provide the greatest  
2 collection of architectural detail features to create visual  
3 interest at the pedestrian level. Methods shall include two or  
4 more of the architectural detail features listed below:  
5 (applicable items may also satisfy the “Principal Ground Floor  
6 Facades” option below):

- 7 (A) Masonry cladding;
- 8 (B) Windows;
- 9 (C) Architectural bays;
- 10 (D) Changes in materials and/or color;
- 11 (E) Ornamental details and/or artwork;
- 12 (F) Roof overhangs, canopies, or arcades.

13  
14 ii. Middle  
15 The middle shall be distinguishable from the base section,  
16 and include one or more of the architectural detail features  
17 listed below:

- 18 (A) Windows;
- 19 (B) Signage;
- 20 (C) Changes in materials and/or colors.

21 iii. Top  
22 The topmost portion of a building shall be made visually  
23 prominent using the features required in subsection 3, Roof  
24 Form Variation.

25 c. **Innovation in Façade Articulation and Features**  
26 Credit will be allowed for special attention to façade articulation and  
27 features through innovations not covered by the above options. The  
28 applicant shall demonstrate specific façade articulation and features  
29 that enhance the development.

30 5. **Ground Level Expression (three options required)**

31 a. **Principal Ground Floor Façades**  
32 Façades of any principal or secondary building that front directly onto  
33 onsite walkways, public streets, or parking lots, or that have a  
34 customer entrance, shall incorporate three or more of the following  
35 ground floor detail elements (applicable items may also satisfy the  
36 Base requirement of the “Façade Variation” option above):

- 37 i. Masonry or stone cladding;
- 38 ii. Artwork;





- 1                                   ii.     Overhangs, recesses, or projections;
- 2                                   iii.     Raised corniced parapets over the door;
- 3                                   iv.     Peaked roof forms;
- 4                                   v.     Tower features integrated with the building design that extend  
5   above the building roof line;
- 6                                   vi.     Arches;
- 7                                   vii.    Outdoor patios;
- 8                                   viii.   Display windows;
- 9                                   ix.     Integral planters or wing walls;
- 10                                  x.     Entrance atriums with visual connections to outside.
- 11                                  b.     **Transparency and Light**  
12   The principal customer entrance to any building shall feature at least  
13   two of the following elements:
- 14   i.     Clerestory windows;
- 15   ii.    Transom windows;
- 16   iii.   Windows flanking the main entrance door (sidelight windows);
- 17   iv.    Large entrance door(s)—transparent and double hung;
- 18   v.     Ornamental light fixtures.
- 19                                  c.     **Innovations in Prominent Entrances**  
20   Credit will be allowed for special attention to prominent entrances  
21   through innovations not covered by the above options. The applicant  
22   shall demonstrate a specific prominent entrance feature that  
23   enhances the development.

**21.07.130 EXTERIOR LIGHTING<sup>100</sup>**

**A.     Purpose<sup>101</sup>**

26                                   Exterior lighting, as a part of the urban infrastructure, is an urban design tool that  
27                                   helps to determine the safety, livability, and ambiance of Anchorage as northern  
28                                   climate community. The purpose of this section is to foster outdoor lighting for  
29                                   municipal, residential, commercial, industrial, and public/institutional developments  
30                                   that is adequate for safety and convenience; in scale with the activity to be illuminated  
31                                   and its surroundings; directed to the surface or activity to be illuminated; and designed  
32                                   to clearly render people and objects and contribute to a pleasant nighttime  
33                                   environment. Specific purposes are to require outdoor lighting that:

- 1 1. Provides safety and personal security as well as convenience and utility in  
2 areas of public use or traverse, for municipal, commercial, industrial,  
3 multifamily residential, and institutional uses where there is outdoor public  
4 activity during hours of darkness;
- 5 2. Controls glare and excessive brightness to improve visual performance, allow  
6 better visibility with relatively less light, and protect residents from nuisance  
7 and discomfort;
- 8 3. Controls trespass light onto neighboring properties to protect inhabitants from  
9 the consequences of stray light shining in inhabitants' eyes or onto  
10 neighboring properties;
- 11 4. Results in cost and energy savings to establishments by ~~being~~ carefully  
12 aimed/aiming and ~~directed-directing light only~~ at the surface area or activity to  
13 be illuminated, using only the amount of light necessary;
- 14 5. Fits the needs and tolerances of the surrounding district, to provide adequate  
15 illumination levels in commercial districts while protecting residential areas  
16 and places of sleep from excessive light; and
- 17 6. Controls light pollution to minimize the negative effects of misdirected light  
18 and recapture views to the winter night sky.

19 **B. Applicability**

20 **1. Outdoor Site Lighting**

21 All outdoor lighting shall comply with the standards of this section, unless  
22 exempted in subsection 21.07.130.C. below.<sup>144, 102</sup> In addition, in certain  
23 cases applicants for interior or exterior modifications or expansions of existing  
24 structures and uses may be required to comply with the following standards  
25 pursuant to subsection ~~21.1011.010.H,~~ *Expansion, Alteration, or Major*  
26 *Repair.*

27 ~~2. Off-Street Parking and Loading Areas~~

28 ~~Lighting in off-street parking and loading areas shall be exempt from the~~  
29 ~~requirements of this Section 21.07.130 and instead shall comply with the~~  
30 ~~lighting requirements set forth in subsection 21.07.090.G.13, *Lighting of Off-*~~  
31 ~~*Street Parking and Loading Areas.*~~

32 ~~3. Public Street and Right-of-Way Lighting~~

33 ~~Public street and right-of-way lighting shall be exempt from the requirements~~  
34 ~~of this section.~~

35 **2. Attention-Getting Devices**

36 Signs and other attention getting devices as defined in ~~Section [x-ref]chapter~~  
37 ~~21.13,~~ including any lighting of a specific architectural feature, name, or logo  
38 designed to act as advertising devices calling attention to the building owner  
39 or tenant, are subject to the sign illumination standards of ~~section [x-~~  
40 ~~ref]chapter 21.10.~~

<sup>144</sup> ~~NOTE: Low intensity lighting for single family and other residential uses is exempted in subsection C which follows. The lighting standards would only limit very bright or glaring lights in residential areas. It is intended to protect neighborhoods, homeowners, or residents in cases of unusually intense or glaring lights on neighboring properties.~~

1           **C.       Exempt Lighting**

2           The following luminaires and lighting systems are exempt from the requirements of  
3           this section:

- 4           1.       Single-Family Residential: Soffit or wall-mounted luminaires with a light output  
5           of less than 1000 lumens and permanently attached to residential dwellings,  
6           not to exceed the height of the eave;<sup>442,103</sup> (homeowners may use luminaires  
7           with a higher light output, but will then have to comply with section G.  
8           below.);
- 9           2.       Temporary decorative seasonal lighting provided that individual lamps havedo  
10           not exceed a light output of 200 lumens ~~or less;~~<sup>443,104</sup>
- 11           3.       Temporary lighting for emergency or nighttime work and construction;
- 12           4.       Temporary lighting for theatrical, television, and performance areas, or for  
13           special public events;
- 14           5.       Lighting for a special district, street, or building that, according to an adopted  
15           municipal plan or ordinance, is determined to require special lighting  
16           aesthetics as part of its physical character; and
- 17           6.       Lighting required and regulated by the Federal Aviation Administration; and
- 18           7.       Public street and right-of-way lighting.

19           **D.       Nonconformities**<sup>444,105</sup>

20           In order to (1) amortize existing nonconforming lighting that may otherwise linger for  
21           years or decades, and (2) maximize fairness between both pre-existing and new  
22           establishments, there shall be a grace period for all outdoor lighting. Outdoor lighting  
23           shall be required to conform to the standards of ~~this section~~sections G.1. and G.2.,  
24           within five years from the effective date of this ~~Title~~title. Project applications received  
25           prior to such conformance date may choose to conform or to postpone conformance  
26           until the five-year deadline.

27           **E.       Lighting Zones Established**

28           Using Table 421.07-13 as a guide, the municipality shall determine and maintain three  
29           lighting zones to ensure that lighting standards fit the needs and tolerances of  
30           Anchorage's broad range of urban and rural, commercial and residential, and low  
31           versus high intensity use areas. Lighting zones are intended to allow for relatively

<sup>442</sup> ~~NOTE: This exemption is for single family and other residential development with low impact lighting. The lumens figure provided is approximately the output of a 75 watt incandescent bulb. The provision would exempt a 60 watt incandescent bulb, for example. It is intended as a starting point for discussion on the most appropriate wattage or brightness level to be exempted.~~

<sup>443</sup> ~~NOTE: This exemption allows for holiday season and "City of Lights" style decorative wintertime illumination. The lumens figure provided exempts typical hanging decorative lights consisting of 10 watt or even 15 watt incandescent bulbs.~~

<sup>444</sup> ~~NOTE: Staff recommends amortizing lighting. A grace period for all old and new lighting is suggested as a starting point for community discussion. The issue of concern is that a lighting fixture can last for decades. There are numerous examples of old and fading mercury vapor parking lot lighting still in use around the community, as well as barnyard style non cut-off lights from the 1970s.~~

higher illumination intensities in commercial districts, while protecting the more light-sensitive neighborhoods and residential areas from excessive or misdirected light.

The lighting zone (LZ) of a site or project shall determine the standards for lighting as specified in this section. An increase of one LZ number may be granted to a specific site or project upon special approval through the variance process.

**TABLE 21.07-4413: LIGHTING ZONE CHARACTERISTICS**

Lighting Zone	Ambient Light Level	Representative Locations	Zoning Districts
LZ-1	Relatively Low	Rural areas, low-density urban areas, natural open spaces.	W, R-1, R-2, R-5, R-6, R-7, R-9, R-10, OL, TA, AF, PLI [1], Girdwood [2].
LZ-2	Medium	Medium to high density residential neighborhoods.	R-3, R-4, RMX, NMU, O, PLI [1].
LZ-3	Relatively High	Medium to high intensity commercial and industrial districts.	C-2A, C-2B, C-2C, GC, I-1, IC, AD RCMU, CCMU, MC, MI, I-2, PLI [1].
<p><u>Additional Standards:</u>                      [1] In the PLI District, lighting standards for development shall be that of the Lighting Zone that most closely matches the character of the setting surrounding the project site.                      [2] <i>Girdwood</i>: LZ-1 the default lighting zone for Girdwood zoning districts, except where stated otherwise in section 21.09.[x-ref].</p>			

**F. Standards for Safety, Personal Security, and Convenience.**<sup>445 106</sup>

**1. Illumination Levels and Locations**

Sufficient lighting shall be provided in pedestrian use areas and in high-risk locations. Key locations and high-risk uses such as parking lots, transit stops, ATMs, and convenience stores shall be illuminated to facilitate nighttime use and enhance security. Lighting ~~should shall~~ be designed to avoid excessive brightness or glare which reduces visibility and visual acuity, or the fish-bowl effect which allows users to be observed but makes it difficult for them to observe their surroundings. Parking lot lighting shall adhere to minimums required in subsection I.1 below. Pedestrian walkways leading to primary building entries, exterior stairways, and other pedestrian paths that are used after daylight hours shall be illuminated at least to minimum IESNA standards ~~of Table 2 in DG 5-94~~, using a uniformity ratio not greater than 10:1 maximum to minimum, to avoid extreme contrasts between lighting levels.<sup>446 107</sup> Dedicated pedestrian lighting, ~~building façade lighting~~, lit interior spaces with retail windows along sidewalks, and other pedestrian-oriented lighting sources are preferred.

<sup>445</sup> ~~NOTE: Public safety and convenience are community priorities in Anchorage. This section establishes the need for adequate lighting which avoids disability glare. It is intended to be further developed pending community review and discussion.~~

<sup>446</sup> ~~NOTE: Uniformity ratio recommended by IESNA RP-33-99 as a starting point for public discussion.~~

1                   2.       **Color Rendition**<sup>447108</sup>  
2                   White light sources improve nighttime vision and reduce reaction time to  
3                   possible danger by providing superior color recognition, object identification,  
4                   and peripheral vision detection. Nighttime environments become more  
5                   visible, comfortable, and inviting at lower light levels with less disability glare.  
6                   All fixtures for area lighting shall use white light sources that have a color  
7                   rendering index (CRI) of ~~65 or greater, such as one of the following, without~~  
8                   ~~limitation: metal halide, induction, compact fluorescent, incandescent~~  
9                   ~~(including tungsten halogen), or high-pressure sodium with a color rendering~~  
10                  ~~index of 6570~~ or greater.

11                  3.       **Maintenance, Repair and Replacement**<sup>448109</sup>  
12                  Poorly maintained luminaires may not provide adequate ~~illuminances~~  
13                  ~~illuminance~~ for safety and security. Lighting installations shall be maintained  
14                  such that they continually provide acceptable illuminance levels and glare  
15                  control required in this section. Damaged ~~and/or inoperative~~ lighting fixtures  
16                  and luminaires shall be promptly repaired or replaced. All ~~light emitted by a~~  
17                  ~~fixture shall meet or exceed the specification given.~~ All luminaires shall be  
18                  ~~properly and~~ permanently installed so as to maintain required shielding. Any  
19                  structural part of the fixture providing this shielding must be permanently  
20                  fixed.

21                  **G.       Control of Glare and Light Trespass**<sup>449110</sup>

22                  1.       **Shielding and Glare**  
23                  a.       **Generally Applicable Standard**  
24                  ~~For outdoor area lighting on any residential, commercial, industrial,~~  
25                  ~~recreational, municipal, or institutional site, cutoff-type luminaires shall~~  
26                  ~~be used and shall be equipped with (or be capable of being retrofitted~~  
27                  ~~with) devices for redirecting light such as shields, visors, or hoods.~~  
28                  ~~Such lighting shall be so aimed, located, designed, fitted, and~~  
29                  ~~maintained. Directional luminaires such as floodlights, spotlights, and~~  
30                  ~~sign lights shall be so installed and aimed that they illuminate only the~~  
31                  ~~specific task and do not shine directly onto neighboring properties,~~  
32                  ~~roadways, or distribute excessive light skyward.~~

33                  ~~For all outdoor area lighting, cutoff-type luminaires shall be installed~~  
34                  ~~pursuant to Table 21.07-14 below. Directional luminaires such as~~  
35                  ~~floodlights and spotlights shall be so installed pursuant to section I~~  
36                  ~~below.~~

37                  b.       **District-Specific Shielding Standards**  
38                  Shielding requirements specific to the various districts shall be as  
39                  shown in Table ~~21.07-14~~. Residential uses in the R-5, R-6, R-~~7~~, R-9,  
40                  and R-10 districts, ~~and full cut-off luminaires on collector or greater~~

<sup>447</sup> ~~NOTE: NEMA recommends basing standards on a performance standard such as CRI, rather than just a list of product types. This better accommodates new technology such as LED or induction lamps. Need to define "area lighting" to carefully exempt aesthetic hardscape, façade or landscape lighting.~~

<sup>448</sup> ~~NOTE: IESNA RP 33-09 recommends ordinance provisions for maintenance, repair, and replacement. This would address safety and maintenance issues that exist in Anchorage.~~

<sup>449</sup> ~~NOTE: Suggested new section for glare control applicable to all lighting. This approach eliminates the need to provide glare control provisions for each type of lighting—parking, building, etc. It also eliminates potential loopholes in the code for light intensive uses like car sales lots.~~

~~class streets shall be exempt from Table 2 the standards of Table 21.07-14.~~

Lighting Zone	Full Cut-off Luminaire	Cut-off Luminaire	Semi Cut-off Luminaire	Non Cut-off Luminaire
LZ-1	10,000	6,000	1,000	1,000
LZ-2	26,000	10,000	2,000	1,000
LZ-3	40,000	10,000	5,000	2,000

~~[Staff will illustrate the luminaire cut-off types here.]~~

**c. Glare onto Neighboring Properties**

All lighting that emits more than 2,000 lumens shall be aimed, shielded, or located such that the source of illumination (bulb or direct bulb image) is not visible from any adjacent property, ~~measured viewed~~ at the site's property line.

**2. Light Trespass**

Maximum light levels measured vertically at the site's property line, at eye level (measured at five feet in a plane perpendicular to line of sight height), shall be as shown in Table 3: ~~21.07-15~~.<sup>120</sup>

Lighting Zone of Neighboring Property	Maximum Light at the Property Line
LZ-1	<del>30.1</del> footcandles
LZ-2	<del>80.5</del> footcandles
LZ-3	<del>1.5</del> footcandles

**3. Horizontal Bulb Position**<sup>121</sup>

~~A vertically mounted bulb in a light fixture introduces glare and reduces the effectiveness of shielding. If the bulb position within a fixture is vertical, any or all of the following may be required to ensure that the conformity to the shielding specifications in Table 2 is not compromised:~~

- ~~a. A high socket mount;~~
- ~~b. A translucent fixture lens;~~
- ~~c. An opaque coating or shield on a portion of the perimeter of the lens; or;~~
- ~~d. Other industry accepted measures.~~

<sup>120</sup> ~~Suggested maximum light trespass figures in Table 3 are suggested by the IESNA as a starting point for community discussion for community lighting ordinances.~~

<sup>121</sup> ~~NOTE: Suggested subsection is from Douglas County CO, and based on Nancy Clanton's observation that large retail establishments can, and often do, use the vertical bulb position to effectively circumvent cut-off luminaire standards. The resulting glare can reduce visibility in the parking lot. Recent large retail establishments in Anchorage have used the vertical bulb position.~~

3. **Mounting Height**

Mounting heights of lighting fixtures shall be limited to avoid defeating the purpose of cut-off style shielding, as follows:

a. **Pole Mounted Lighting**

Lights mounted onto poles or any structures intended primarily for mounting of lighting shall not exceed a maximum mounting height according to the following table:

Lighting Zone	Parking Lots, Driveways, Exterior Sales and Display, Loading Areas.	Pedestrian Walkways and Areas
LZ-1	20	14
LZ-2	25	18
LZ-3	25 <del>30</del> [1]	18
Additional Standards: [1] The mounting height may be up to 35 feet where the fixture is located beyond 75' from the site's boundary, provided that for mounting heights in excess of <del>25</del> 30 feet, the distance of the fixture to the site's boundary is not less than three times the mounting height.		

b. **Lighting Mounted to Buildings or Structures**

Light fixtures mounted to buildings or other structures shall not exceed the height of the roof or eave of the building or structure at the location of the light.

H. **Timing Controls**

Exterior lighting shall be timer-controlled ~~with photocell override~~. Simple dusk-to-dawn controls keep lights on for the maximum time during hours of sleep and inactivity, and waste energy. More appropriate timing controls shall be used, as follows:

a. All non-residential building, service and loading area lighting, except security lighting, shall be turned off one hour after business operations have ceased for the day and shall remain turned off until one hour before business operations resume on the next day<sup>122 112</sup>.

b. ~~Security~~When provided, security lighting shall be activated with motion sensors so that lights come on only when someone is in the immediate area, except where the applicant can demonstrate that motion-sensor lighting will cause unacceptable increased risk and continuous security lighting levels must be maintained. Maximum average illumination levels for security lighting that is not motion activated shall be 1.5 footcandles.

<sup>122</sup> NOTE: IESNA suggests lowering lighting levels. NEMA suggests lowering lighting levels only in certain areas.

1 I. Standards for Specific Types of Lighting

2 The additional standards in this subsection shall be in addition to the generally  
3 applicable standards. However, where there is a conflict, the more restrictive  
4 standard shall apply.

5 ~~1. Lighting of Service Canopies<sup>123</sup>~~

6 ~~1. Service canopy lighting fixtures shall be fully recessed or full cut-off, as  
7 defined by the IESNA. However, indirect up light is permitted under a  
8 canopy provided that no lamp or vortical element of a lens or diffuser is  
9 visible from beyond the canopy and no direct up light is emitted beyond  
10 the canopy.~~ Parking Lot Lighting

11 a. Maximum Lighting Level Uniformity at Any Point  
12 (Maximum:Minimum)

13 i. Residential: 15:1

14 ii. Nonresidential: 10:1

15 b. Maximum Initial Horizontal Illumination at Any Point

16 i. Residential: Five foot-candles

17 ii. Nonresidential: Ten foot-candles

18 c. Maximum Initial Lamp Lumens

19 i. Residential: 3,500 lumens for five or less parking spaces;  
20 8,500 lumens for six or more spaces.

21 ii. Nonresidential: 21,500 lumens; 24,000 lumens for 5 acre or  
22 larger parking lots

23 d. Spillover

24 No parking lot lighting shall result in spillover lighting on adjacent  
25 property that exceeds one-tenth foot-candle, measured vertically at  
26 eye level at the property line.

27 e. Hours of Operation

28 All parking lot lighting fixtures, except for the minimum necessary for  
29 security, shall be extinguished between one hour after the close of  
30 the facility and one hour before the opening of the facility. No more  
31 than a maximum average of 1.5 foot-candles shall be maintained for  
32 security purposes.

33 2. Lighting of Service Canopies<sup>113</sup>

34 a. Service canopy lighting fixtures shall be fully recessed or full cut-off,  
35 as defined by the IESNA, and the canopy fascia shall extend at least  
36 twelve (12) inches below the lowest point of the bulb. However,  
37 indirect up light is permitted under a canopy provided that no direct up  
38 light is emitted beyond the canopy.

<sup>123</sup> NOTE: Need to move gas station canopy standards from 21.05.050.L.2.b.i.(B) here to be generally applicable, and consolidate it with canopy lighting provisions.



- 1                   b.       Lights shall not be mounted on the top or sides (fascias) of canopies,  
2                   and the sides (fascias) of canopies shall not be externally illuminated,  
3                   except as part of an internally illuminated sign- pursuant to section  
4                   21.10.
- 5                   c.       Lighting at ground level under a service canopy shall not exceed 50  
6                   footcandles.
- 7                   **3.       Lighting of Building Façades**  
8                   Building façade lighting ~~may shall~~ only be used to highlight important building  
9                   entries or specific architectural features. Uniform floodlighting of building  
10                  facades is discouraged and shall be permitted only by through a ~~design~~  
11                  variance or ~~administrative~~ alternative equivalent compliance review process.  
12                  To the maximum extent feasible, lighting fixtures shall be located, aimed and  
13                  shielded so that light is directed downward rather than upward, and only onto  
14                  the building façade. Such light fixtures shall emit no more than 2,000 lumens.
- 15                  **4.       Hardscape and Landscape Lighting**  
16                  Light fixtures used to illuminate flags, statues, or any other objects mounted  
17                  on a pole, pedestal, or platform shall, to the maximum extent feasible, keep  
18                  light beams entirely within the mass of the display by using shielding and  
19                  luminaires with the correct beam spread. Luminaires should be located and  
20                  aimed so that the source of light cannot be seen directly from any point on the  
21                  property line. Such light fixtures shall emit no more than 2,000 lumens.
- 22                  **5.       Lighting of Exterior Sports / Performance Facilities**  
23                  a.       **Dual Lighting System**  
24                  The main lighting of the event or activity shall be turned off no more  
25                  than forty-five (45) minutes after the end of the event or activity. A  
26                  low level lighting system shall be installed to facilitate patrons leaving  
27                  the facility, cleanup, nighttime maintenance, etc. The low level  
28                  lighting system shall provide an average horizontal illumination level,  
29                  at grade level, of no more than 3.0 ~~fe~~foot-candles with a uniformity  
30                  ratio no greater than 10:1.
- 31                  b.       **Lighting of Primary Playing or Activity Areas**  
32                  Where playing fields, ski slopes, or other special activity areas are to  
33                  be illuminated, lighting fixtures may include spotlighting and  
34                  floodlighting. Regardless, all fixtures shall be shielded, mounted, and  
35                  aimed so that their beams fall within the primary playing area and  
36                  immediate surroundings, and so that no direct illumination is directed  
37                  off the site.
- 38                  **6.       High Intensity, Special Purpose Lighting**  
39                  The following lighting systems are prohibited from being installed or used  
40                  except by special approval by variance, which shall not be granted for any  
41                  use in LZ-1.
- 42                  a.       Aerial Lasers;
- 43                  b.       “Searchlight” or beacon style lights;

- c. Blinking, flashing, or changing intensity lights except for temporary holiday displays;
- d. Other very intense lighting, defined as having a light source exceeding 200,000 lumens or intensity in any direction of 2,000,000 candelas or more.

**21.07.140 OPERATIONAL STANDARDS<sup>124114</sup>**

**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~~ section 21.07.150 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 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 concentration of the contaminant at ground level at any point beyond the boundary of the property shall at any time exceed the threshold limit. Visible emissions of any kind at ground level past the lot line of the property on which the source of the emissions is located are prohibited.

**3. Odors**

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

**4. Electromagnetic Radiation**

It shall be unlawful to operate, or cause to be operated, any planned or intentional source of electromagnetic radiation for such purposes as communication, experimentation, entertainment, broadcasting, heating, navigation, therapy, vehicle velocity measurement, weather survey, aircraft

<sup>124</sup> ~~NOTE: Suggested new section. These are relatively simple performance standards intended help protect adjacent properties from the impacts of intensive uses.~~

1 detection, topographical survey, personal pleasure, or any other use directly  
2 or indirectly associated with these purposes that does not comply with the  
3 then-current regulations of the Federal Communications Commission  
4 regarding such sources of electromagnetic radiation.

5 **5. Fire and Explosion**

6 In all districts in which the storage, use, or manufacture of blasting agent,  
7 combustible fibers, combustible liquid, or compressed gas is permitted, the  
8 requirements as set forth in the Building and Fire Codes, as adopted in ~~title~~  
9 23 of the Anchorage Municipal Code, shall be met.

10 **6. Materials and Waste Handling**

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

15 b. All materials or wastes that might cause fumes or dust or that  
16 constitute a fire hazard or that may be edible by or otherwise be  
17 attractive to wildlife or insects shall be stored outdoors only in closed,  
18 impermeable trash containers that are screened in accordance with  
19 this ~~Title.~~ title. This provision shall not apply to stacks of building  
20 materials, such as lumber, otherwise allowed by this title.

21 c. Toxic and hazardous materials and chemicals shall be stored,  
22 secured and maintained so that there is no contamination of ground,  
23 air, or water sources at or adjacent to the site. Notwithstanding  
24 anything contained herein, all treatment, storage, disposal, or  
25 transportation of hazardous waste shall be in conformance with all  
26 federal and state statutes, codes, and regulations. Provisions shall  
27 be provided so that all lubrication and fuel substances shall be  
28 prevented from leaking and/or draining onto the property.

1 **21.07.160 MIXED-USE DISTRICTS**<sup>125</sup>

2 **A. Purpose**

3 The mixed-use districts are established to provide for and encourage development  
4 and redevelopment that contains a compatible mix of residential, business, and  
5 institutional uses within close proximity to each other, rather than a separation of  
6 uses, in accordance with the Comprehensive Plan. The mixed-use districts define the  
7 uses of land and the siting and character of the improvements and structures allowed  
8 on the land in a manner that allows a balanced mix of uses. A key feature of all the  
9 mixed-use districts is an efficient pedestrian access network connecting the  
10 nonresidential uses, residential neighborhoods, and transit facilities. New buildings  
11 should be oriented to the street with parking located in parking structures or to the  
12 side or behind the buildings. The districts are intended to recognize areas where  
13 redevelopment of underutilized parcels and infill development of vacant parcels  
14 should concentrate on pedestrian-oriented residential and mixed-use development.  
15 The mixed-use districts specifically are intended to:

- 16 1. Promote higher-density residential development near and within designated  
17 neighborhood and town centers, redevelopment/mixed-use areas, major  
18 employment centers and other areas as appropriate;
- 19 2. Concentrate higher density commercial and office employment growth  
20 efficiently in and around major employment centers, town centers, and other  
21 designated centers of community activity;
- 22 3. Encourage mixed-use and higher density redevelopment, conversion, and  
23 reuse of aging and underutilized areas, and increase the efficient use of  
24 available commercial land in the Municipality;
- 25 4. Create compact and pedestrian-oriented urban environments that encourage  
26 transit use and pedestrian access;
- 27 5. Concentrate a variety of commercial retail /services and public facilities that  
28 serve the surrounding community; and
- 29 6. Ensure that the appearance and function of residential, commercial, and  
30 institutional uses are of high quality and are integrated with one another and  
31 the character of the area in which they are located.

32 **B. Types of Mixed-Use Districts**

33 The following mixed-use districts are established:

<sup>125</sup> NOTE: THIS MATERIAL WILL BE RELOCATED AND INTEGRATED INTO CHAPTER 21.04 WHEN THE COMPLETE CODE DRAFT IS PREPARED. This section presents a new version of the mixed use districts. This section builds on and replaces the material that appeared as Section 21.04.050 in Module 2 of the draft Anchorage Title 21. This section has been heavily modified and supplemented by staff. Such standards may be used to ensure that new development is high quality and crafted to implement the goals of Anchorage 2020. These standards are included here to provide a sense of the types of additional standards that may be appropriate in mixed use districts, beyond general standards applicable to all development. Echoing an earlier point, it will important to ensure that the standards are not so stringent that they discourage development in the mixed use districts. Also, keep in mind that the MU districts also have to comply with the mix of uses standards already presented in Chapter 21.04.

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~~1. **NMU: Neighborhood Mixed-Use District**~~

~~The NMU district is intended to facilitate the development of a mixed-use center at the neighborhood scale. The NMU should contain facilities vital to the day-to-day activity of a neighborhood (e.g., small grocery/convenience store, drug store, church, service station) located in close proximity to one another. The district is characterized by small scale, attractive, non-obtrusive, and convenient shopping and services for residential areas. Site and architectural design of uses in this district should be compatible with surrounding neighborhoods and designed with a goal of reducing vehicle trips. The NMU should facilitate and encourage pedestrian travel between the residential and nonresidential uses. The NMU district may be used for the "neighborhood commercial centers" identified in the *Anchorage 2020 Anchorage Bowl Comprehensive Plan*.~~

~~2. **CCMU: Community Commercial Mixed-Use District**~~

~~The CCMU district is intended to facilitate the development of a mixed-use center at the community scale. Communities are generally made up of three to five neighborhoods. They are intended to be generally about one-half to one mile in diameter and located approximately 2-4 miles apart. The CCMU area contains commercial, institutional, recreational, and service facilities needed to support the surrounding neighborhoods (e.g., large supermarket, large drug store, specialty shops, and community park). Around the core, the RMX district should contain high-density housing, and development in both districts should facilitate and encourage pedestrian travel between residential and nonresidential uses. The CCMU district may be used for the "town centers" and the "redevelopment/mixed-use areas" identified in the *Anchorage 2020 Anchorage Bowl Comprehensive Plan*.~~

~~3. **RCMU: Regional Commercial Mixed-Use District**~~

~~The RCMU district is intended is intended to facilitate the development of a mixed-use center at the regional scale. A region is a collection of adjacent communities. This district is intended to encourage the development of large-scale, distinctive, attractive regional centers containing a mix of concentrated land uses. The center should contain major economic generators, most with a regional economic draw, such as a regional shopping mall, major employer, a large high school or community college, restaurants, theaters, hotels, and relatively dense office development. The area should contain concentrations of medium- to high-density office development, with employment densities of more than 50 employees per acre. The area also should contain a broad mix of complementary uses, such as major civic and public facilities, and parks. The district should be surrounded by high-density housing located in the RMX district, and development in both districts should facilitate and encourage pedestrian travel between residential and nonresidential uses. Transit facilities and pedestrian-friendly elements are important components of development in this type of center, in order to reduce demand for auto travel as well as increase visual interest. The RCMU district may be used for the "major employment centers" identified in the *Anchorage 2020 Anchorage Bowl Comprehensive Plan*.~~

~~4. **RMX: Residential Mixed-Use District**~~

~~The RMX district is intended to facilitate the development of higher-density residential development surrounding both the CCMU and the RCMU districts. The RMX area contains primarily medium- to higher-density residential~~

1 development, though it also may contain some limited small-scale  
2 commercial, institutional, recreational, and service facilities needed to support  
3 residential development in the surrounding area. Development in the RMX  
4 district should facilitate and encourage pedestrian travel between residential  
5 and nonresidential uses. This residential district is often adjacent and  
6 incidental to a mixed-use core of a town center, neighborhood commercial  
7 center, or other type of mixed-use or major employment center designated in  
8 the Comprehensive Plan.

9 **C. Development Standards for Mixed-Use Districts**

10 **1. Applicability**

11 All development in the mixed-use districts, including the RCMU, CCMU, NMU,  
12 and RMX districts, shall comply with the standards set forth in this subsection  
13 21.04.150.C.

14 **2. Concept and Key Features**

15 Development in a mixed-use district shall:

16 **a.** Be consistent with the general description of the mixed-use district in  
17 which it is located as specified in subsection B. above.

18 **b.** Contain a road network designed to ensure that residential areas will  
19 have direct access to adjacent non-residential portions of the  
20 proposed development/redevelopment, in lieu of entering and exiting  
21 through thoroughfares and/or collector streets; and

22 **c.** Provide an adequate and interconnected transportation system that  
23 encourages multiple modes of transportation, disperses traffic, and  
24 provides streets that accommodate multiple transportation modes,  
25 including motor vehicles, transit, bicycles, and pedestrians;

26 **d.** Arrange residential, employment, retail, service, and open space uses  
27 to be convenient to and compatible with each other and with transit;

28 **e.** Design early phases of development so as to promote long-term  
29 quality and character;

30 **f.** Include buildings that provide human scale and interest through use  
31 of varied forms, materials, details, and colors.

32 **g.** Encourage housing in a range of densities, sizes, and types; and

33 **h.** Be consistent with an approved district plan or neighborhood plan, if  
34 applicable.

35 **3. Street Pattern and Connectivity**

36 **a. Purpose**

37 In order to promote more walkable communities, faster response times  
38 for emergency service vehicles, and reduced air pollution, streets in  
39 mixed-use areas should interconnect in a grid-like pattern, forming  
40 short, walkable-scale blocks with multiple, convenient route choices  
41 for both personal vehicles and pedestrians. The network should

1 connect throughout residential areas, and connect residential to  
2 commercial areas within mixed-use centers.

3 **b. Relationship to Other Regulations**

4 Streets in mixed-use districts shall comply with all requirements in  
5 Section 21.07.010, *Transportation and Connectivity*, and Section 21.08.030,  
6 *Design Standards*, in addition to the requirements of this section.

7 **c. Grid Street Pattern and Short Blocks**

8 The block standards of this subsection shall apply to all development  
9 that contains at least four acres or more of gross land area.

10 i. Each block face shall range between a minimum of 200 feet  
11 and a maximum of 600 feet.<sup>126</sup>

12 ii. The average block face across each development site and  
13 the entire MU zone district shall be a maximum of 500 feet.

14 iii. For block faces that exceed 400 feet, a mid-block pedestrian  
15 pass through shall be provided connecting opposite sides of  
16 block faces.

17 iv. Where a block face between streets exceeds 400 feet, or the  
18 total perimeter of the block is greater than 1600 feet, the  
19 developer may propose a new street connection to subdivide  
20 the block into smaller blocks, subject to the approval of the  
21 Municipality. As an incentive to encourage the creation of  
22 such additional street connections, the developer shall be  
23 entitled to count the land devoted to the new street  
24 connection in the calculation of maximum FAR.

25 v. An applicant may submit alternative block standards,  
26 provided that such alternative achieves the intent of the  
27 above standards and the procedures and criteria of Section 21.07.010,  
28 *Alternative Compliance*.

29 **d. Street System for Multi-Building Developments and Campuses**

30 The site plan of large institutions, campus developments, and other  
31 multiple building developments, either public or private, shall integrate  
32 with the street grid system and buildings in mixed-use districts. The  
33 site circulation system of streets, driveways, and walkways should be  
34 an extension of the surrounding street and walkway network into the  
35 onsite layout of buildings and spaces. Primary entrances and  
36 facades of buildings on the site should front on the public street or the  
37 onsite network of walkways. Major retail establishments or large  
38 single-use institutions that are larger in scale than the surrounding  
39 city blocks shall be broken into a series of small spaces, buildings,  
40 and blocks that complement, extend, repair, or enhance the  
41 surrounding street grid and building fabric of the adjacent mixed-use  
42 area, so that the institution is patterned as an extension of the

<sup>126</sup> NOTE: If this section is retained and adopted, then the minimum block size allowed in Chapter 21.08 should be lowered from 300 feet to 200 feet.

Municipality. Massive institutional or retail buildings isolated from the rest of the mixed-use district shall be avoided.

**e. ~~Secondary Streets and Alleys~~**

**i. ~~Intent~~**

~~There should be a hierarchy of primary, public, and pedestrian-friendly street frontages, versus secondary streets and rear alleys that accommodate utilities and service functions such as parking and vehicle access, dumpsters, garbage service, commercial loading and deliveries, and utility maintenance. Secondary streets make it possible to maintain high-quality, pedestrian and commerce friendly primary streets in all mixed-use areas, particularly commercial centers.~~

**ii. ~~Guideline~~**

~~Mid-block through alleys or secondary streets are encouraged to enable secondary vehicle access.<sup>127</sup>~~

**4. ~~Mix and Intensity of Land Uses and Activities~~**

**a. ~~Purpose~~**

~~The purpose of this section is to help integrate public/institutional, residential, and commercial activities around the same shared public streets and spaces. All uses should be located and convenient to each other by walking. People who work, shop, and live in the different buildings share the same public sidewalks and spaces.~~

**b. ~~Mix of Principal Uses Required~~**

**i. ~~Use Categories~~**

~~Each principal use allowed in any of the mixed-use districts, as listed in Section 21.05, *Table of Permitted Uses*, is grouped into one of the following four general use categories:~~

~~(A) Residential Uses;~~

~~(B) Public/Institutional Uses;~~

~~(C) Commercial/Office Uses; and~~

~~(D) Commercial/Other (All commercial use that are not listed under the office category).~~

**ii. ~~Required Mix and Proportion of Land Uses~~<sup>128</sup>**

~~A mix of land uses shall be required on any development or redevelopment project in any of the mixed-use districts that is one acre in gross land area or larger.~~

~~(A) The development/redevelopment shall include at least two of the four use categories listed in subsection b.1. above.~~

<sup>127</sup> NOTE: A density bonus or other incentive may be appropriate to encourage alleys in mixed-use developments.

<sup>128</sup> NOTE: This section proposed for discussion purposes. Specific ratios may need to be adjusted for each mixed-use district.



~~(B) — No one use category listed in subsection b.1. shall comprise more than fifty percent of the net land area of the development/redevelopment. “Net land area” for purposes of this provision means gross land area less dedicated public rights-of-way.~~

~~c. — **Public Focus Areas**<sup>129</sup>~~

~~Any mixed-use development that is — gross acres or larger shall include a public focus area such as a public/institutional use, plaza, public space, or town square. The purpose of such an area is encourage the presence of civic or institutional uses, such as a public library; to promote mixed-use areas as centers of community activity; and to attract greater pedestrian traffic and activity to mixed-use areas.~~

~~d. — **Neighborhood Scale and Intensity of Uses and Activities**~~

~~i. — **NMU Size Limitations**<sup>130</sup>~~

~~The uses listed in the table below shall be allowed in the NMU district subject to the listed gross floor area restrictions. Individual businesses not specified in the table below but allowed in the NMU district pursuant to the use table in Chapter 21.05 shall be permitted to occupy up to a maximum of 10,000 square feet of gross floor area on development sites that have a floor area ratio (FAR) of at least 0.65, or a maximum of 5,000 square feet of gross floor area on sites that have a FAR of less than 0.65.~~

<b>TABLE —: GROSS FLOOR AREA RESTRICTIONS IN THE NMU DISTRICT</b>	
<b>Use</b>	<b>Size Restrictions (gross floor area)</b>
Animal-grooming service or pet shop	2,500 sq. ft. maximum per use
Financial institution	3,000 sq. ft. maximum, provided that the majority floor area of such use provides retail services.
Bar or tavern, Restaurant, Brew Pub	1,500 sq. ft. maximum per use
Offices, including governmental and charitable organization	1,500 sq. ft. maximum per office use and the cumulative total of all office uses shall not exceed 15% of the total floor area of the NMU district
Retail, personal service use	1,500 sq. ft. maximum per use
Farmers market	10,000 sq. ft. maximum if indoors; total development site size of no greater than 20,000 square feet.
General retail	5,000 sq. ft. maximum, provided that such use has a floor area ratio (FAR) of at least 0.5, and does not exceed 35% of the NMU district
Grocery or food store	25,000 sq. ft. maximum, provided that such use has a floor area ratio (FAR) of at least 0.5, and does not

<sup>129</sup> ~~NOTE: Additional discussion necessary as to what types of public focus areas would be desirable and would satisfy the requirement.~~

<sup>130</sup> ~~NOTE: This is Table 21.04-2 which appeared in module 2 and originally referred to gross floor area restrictions in the C-1 and NMU districts. The table here refers only to the NMU district.~~

**TABLE ---: GROSS FLOOR AREA RESTRICTIONS IN THE NMU DISTRICT**

Use	Size Restrictions (gross floor area)
	exceed 50% of the NMU district
Liquor store	1,500 sq. ft. maximum per use
Fuel sales with convenience store, gasoline service station, vehicle service and repair	Total site size of no greater than 20,000 square feet; and the cumulative total of all fuel sales, gasoline service station, and service/repair uses does not exceed two establishments

ii. ~~RMX Size Limitations<sup>134</sup>~~

The uses listed in the table below shall be allowed in the RMX district subject to the listed gross floor area restrictions. Individual businesses allowed in the RMX district pursuant to the use table in Chapter 21.05 shall be located within a mixed-use residential building with at least 50 percent of building gross floor area being residential, or in a building with a maximum footprint of 2,500 square feet of gross floor area. Off-street parking for nonresidential uses in the RMX district shall be limited to seven spaces per establishment. Hours of operation shall be limited to between 7 a.m. and 10 p.m.

**TABLE ---: GROSS FLOOR AREA RESTRICTIONS IN THE RMX DISTRICT**

Use	Size Restrictions (gross floor area)
Animal grooming service or pet shop	2,500 sq. ft. maximum per use
Financial institution	3,000 sq. ft. maximum, provided that the majority floor area of such use provides retail services.
Restaurant	3,000 sq. ft. maximum per establishment
Offices	1,500 sq. ft. maximum per office use.
Retail, personal service use	1,500 sq. ft. maximum per use
General retail, or Convenience store	5,000 sq. ft. maximum
Grocery or food store	5,000 sq. ft. maximum
Extended stay Lodgings or Inns	5,000 sq. ft. maximum

5. ~~Parking~~

a. ~~Required Parking Ratios and Shared Parking~~

i. ~~Reduced Parking Ratios~~

<sup>134</sup> ~~NOTE: This section drafted by staff. Staff notes: "The RMX district needs size restrictions and other limits on business establishments to maintain the surrounding residential character. The table is starter content and a table for size restrictions for nonresidential uses permitted in the RMX district. The proposed restrictions are recommended by the APA in PAS 479 "Principles of Smart Development", page 32." Clarion notes that some sizes proposed may be too small and unrealistic; also, the standards in the first paragraph, if retained, should be broken apart into separate provisions.~~

1 ~~Development in the mixed-use districts shall only be required~~  
2 ~~to provide 95% of the off-street parking required in Section~~  
3 ~~21.07.010, Off-Street Parking and Loading.~~

4 ~~ii. *Parking Alternatives*~~

5 ~~Shared parking agreements shall be standard for~~  
6 ~~developments, to the maximum extent feasible. Development~~  
7 ~~projects shall use at least one of the parking alternatives~~  
8 ~~provided in 21.07.[x-ref] *Parking Alternatives*, such as shared~~  
9 ~~parking, valet parking, tandem parking, on-street parking, or~~  
10 ~~another alternative method approved by the Traffic Engineer.~~  
11 ~~Residential development in the RMX district is exempt from~~  
12 ~~this standard.~~

13 ~~b. *Onsite Parking Location and Design*~~

14 ~~i. *Parking Located Behind, Beneath, or Beside Buildings*~~

15 ~~In order to reduce the scale of the paved surfaces and to~~  
16 ~~shorten the walking distance between the parked car and the~~  
17 ~~building, A minimum of [60] percent of the off-street surface~~  
18 ~~parking spaces provided for all uses contained in the~~  
19 ~~development's primary building shall be located to the rear or~~  
20 ~~side of, or underneath, the building and shall not be located~~  
21 ~~between the façade of the primary building and the primary~~  
22 ~~abutting street.~~

23 ~~ii. *Parking Lot Frontages*~~

24 ~~For block faces that are composed entirely of surface parking~~  
25 ~~lot areas, a street or enhanced drive aisle that provides a~~  
26 ~~detached sidewalk, defined pedestrian crossings, and street~~  
27 ~~or parking lot trees along the block face shall border the block~~  
28 ~~face. Buildings containing commercial or residential space~~  
29 ~~along street frontages are encouraged to line the frontage~~  
30 ~~between large parking lots and the street along main~~  
31 ~~commercial streets.~~

32 ~~iii. *"Shadow Platting" of Large Parking Lots*~~

33 ~~Any parking lot greater in size than one city block (300 x 300~~  
34 ~~feet) shall be broken into smaller units by its system of~~  
35 ~~parking lot driveways and walkways, using the "shadow~~  
36 ~~platting" technique, by which the unit parking areas, each~~  
37 ~~divided from the others by drive aisles ("streets" with~~  
38 ~~walkways), may gradually be redeveloped one by one into~~  
39 ~~buildings, and the drive aisles mature into streets, as a way of~~  
40 ~~accommodating future infill development.~~

41 ~~6. *Building Placement and Orientation*~~

42 ~~a. *Placement, Orientation, and Openness to the Sidewalk*~~

43 ~~i. *Purpose*~~

44 ~~Building frontages should be built and oriented to the street,~~  
45 ~~lining sidewalks and public spaces with frequent shops,~~  
46 ~~entrances, windows with interior views, and articulated~~  
47 ~~ground-level façades. Comfortable, human-scale transition~~  
48 ~~spaces such as entrance areas, patios, or café seating may~~

1 be placed between the building and public sidewalk, as long  
2 as the building remains close, accessible, and inviting from  
3 the sidewalk.

4 ~~ii. *Building Placement and Street Setbacks*~~

5 Buildings shall be built to or close to the public sidewalk,  
6 using the setbacks required in subsection 21.06.010.C.,  
7 *Table of Dimensional Standards: Mixed Use and Other*  
8 *Districts.*

9 ~~iii. *Building Entrances*~~

10 All buildings shall have at least one primary resident, public,  
11 or customer entrance oriented toward an abutting street that  
12 is not separated from the building by on-site parking. If the  
13 building is a within a large development site and not located  
14 on the street, then the entrance shall orient toward an on-site  
15 pedestrian walkway connected to a public sidewalk.

16 ~~iv. *Prominent Entrances*~~

17 The primary public entry to the building shall be visually  
18 obvious and emphasized through the use of such  
19 architectural treatments as differing colors or materials,  
20 arches, or arcades.

21 ~~v. *Fenestration and Transparency*~~

22 ~~(A) Ground floor windows shall be required for all civic~~  
23 ~~and commercial uses over 5,000 square feet.~~

24 ~~(B) All elevations of buildings abutting any street shall~~  
25 ~~provide at least 50 percent of their ground-floor~~  
26 ~~façades between two feet and ten feet above grade~~  
27 ~~as entrances and/or windows that allow views into~~  
28 ~~interior spaces such as lobbies, merchandise~~  
29 ~~displays, shopping, customer service areas, or~~  
30 ~~working areas. On corner lots this provision shall~~  
31 ~~apply to both elevations. Elevations of buildings~~  
32 ~~adjacent to alleys or vehicle accessways used~~  
33 ~~primarily for service and delivery access shall be~~  
34 ~~exempt from this requirement. Residential frontages~~  
35 ~~shall include windows with views out of living spaces~~  
36 ~~that provide a sense of human presence on the~~  
37 ~~street.~~

38 ~~(C) Blank walls facing streets shall be avoided or~~  
39 ~~minimized.~~

40 ~~vi. *Indoor-Outdoor Connections*~~

41 Climate-protective atria, arcades, malls, and other internal  
42 pedestrian networks shall connect directly to the outdoor  
43 network of streets, sidewalks, and public spaces, to allow  
44 people and activity to flow in and out of buildings and public  
45 spaces year-round. Alternative interior pedestrian networks

1 that channel people, activity, and investment away from  
2 public street frontages are discouraged.

3 ~~vii. Residential Frontages~~

4 Ground floor residential frontages shall have transition  
5 spaces such as front steps, porches, and windows to provide  
6 a transition between interior living spaces and the public  
7 sidewalk. Upper floor residential frontages shall include  
8 windows and/or balconies over the street. Attached  
9 townhouse, attached single-family, and duplex housing types  
10 shall provide front porches or landings on the street side at a  
11 minimum depth of six feet or more and a minimum width of  
12 eight feet.

13 ~~b. Sun and Wind Orientation of Buildings and Outdoor Spaces~~

14 A comfortable pedestrian environment is essential to mixed-use  
15 centers. The layout of master plans, site master plans, site plans,  
16 buildings and design details shall take into account local climate  
17 conditions, and locate and orient buildings, building entrances,  
18 windows and outdoor pedestrian spaces to maximize solar access  
19 and provide protection from prevailing winds during times of  
20 pedestrian activity, to the maximum extent feasible, where not in  
21 conflict with the intent of subsection "a" above.

22 ~~7. Pedestrian Amenities<sup>132</sup>~~

23 ~~a. Pedestrian Amenities Required~~

24 All new developments or redevelopments to existing buildings in the  
25 mixed-use districts shall provide pedestrian amenities, as specified in  
26 this subsection. The number of pedestrian amenities provided shall  
27 comply with the following sliding scale.

TABLE --- PEDESTRIAN AMENITIES	
Size of Development or Redevelopment (Building Square Footage)	Number of Amenities
Less than 5,000 sq. ft.	1
5,000 — 10,000 sq. ft.	2
10,000 — 50,000 sq. ft.	3
Greater than 50,000 sq. ft.	4

28 ~~b. Acceptable Pedestrian Amenities<sup>133</sup>~~

29 Acceptable pedestrian amenities include:

30  
31 ~~i. Sidewalks that are at least 50 percent wider than required by~~  
32 ~~this Title, incorporating paving treatments, including but not~~  
33 ~~limited to concrete masonry unit pavers, brick, or stone.~~

<sup>132</sup> NOTE: This section includes an example of a menu-based standard. This type of flexible regulation could be appropriate in Anchorage for a variety of design-related regulations.

<sup>133</sup> NOTE: In addition to the listed items, suggested by Clarion, staff also proposed two additional items: bicycle parking and outdoor seating. However, we do not believe that such relatively inexpensive items would be sufficiently meaningful to count as pedestrian amenities under this provision.

- ~~ii. A public outdoor seating plaza adjacent to or visible and accessible from the street, with a minimum useable area of 300 square feet.~~
- ~~iii. Sidewalk planters between sidewalk and building including stormwater swales.~~
- ~~iv. Public art including but not limited to sculptures, fountains, clocks, or murals with a value equal to or greater than one percent of construction value of the structure.~~
- ~~v. Pocket parks with a minimum usable area of 300 square feet.~~

~~c. **Guidelines for the Siting, Construction, and Character of Pedestrian Amenities**~~

- ~~i. Amenities shall be visible and accessible to the general public from a fully improved street. Access to pocket parks, plazas, and sidewalks shall be provided via a public right-of-way or a public access easement.~~
- ~~ii. The size or capacity of pedestrian amenities shall be roughly proportional to their expected use, including use by employees, customers, residents, and other visitors, as determined by the Director. The Director may alter minimum area standards for pocket parks and plazas based on this guideline.~~
- ~~iii. Amenities shall be consistent with the character and scale of surrounding developments. For example, similarity in awning height, bench style, planter materials, street trees, and pavers is recommended to foster continuity in the design of pedestrian areas. Materials shall be suitable for outdoor use in a northern climate, easily maintained, and have at least a 10-year expected service life.~~

~~8. **Compatibility**~~

~~a. **Purpose**~~

~~This section is intended to provide land use tools to mitigate possible conflicts between land uses of varying intensities and differing character.~~

~~b. **Applicability**~~

~~This section shall apply to all development in MU zoning districts where either of the following occurs:~~

- ~~i. Development of a more intensive land use adjacent to an existing, planned, or zoned less intensive land use, either inside or outside the MU zone district boundary. The Director shall have the authority to make a final determination regarding relative intensity of adjacent land uses, taking into consideration, at a minimum, the relative size, design, operation, and traffic generation patterns of the adjacent land uses; or~~

1 ~~ii. Establishment of visual impacts, uses, or activities on a~~  
2 ~~development site that, as determined by the Director, could~~  
3 ~~reasonably be regarded as a nuisance to neighbors.~~

4 ~~iii. For purposes of this section, "surrounding development" shall~~  
5 ~~mean: (1) immediately adjacent development on the same~~  
6 ~~block face or on facing blocks as the subject site, as well as~~  
7 ~~(2) prevalent patterns established in the existing~~  
8 ~~neighborhood located within one quarter mile of the subject~~  
9 ~~development site.~~

10 **~~c. Standards~~**

11 ~~i. When a transition tool is required in a MU zone district, an applicant~~  
12 ~~shall incorporate site and building transition tools, green/open~~  
13 ~~space transition tools, and transition uses before using~~  
14 ~~landscape buffers or screens.~~

15 ~~ii. The following are approaches, methods, and techniques that are~~  
16 ~~permitted transition tools under this section:~~

17 ~~(A) Site and building transition tools, including but not limited~~  
18 ~~to, building setbacks as established by surrounding~~  
19 ~~development, building placement and orientation as~~  
20 ~~established by surrounding development, similar~~  
21 ~~building height, similar building width, similar roof~~  
22 ~~form, similar building materials, and façade~~  
23 ~~articulation.~~

24 ~~(B) Green/open space transition tools, including but not limited~~  
25 ~~to the use of courts, squares, parks and plazas, and~~  
26 ~~use of natural features such as topography,~~  
27 ~~waterways, and existing stands of trees.~~

28 ~~(C) Locating transition uses and other community-serving,~~  
29 ~~less-intensive uses such as banks and post offices at~~  
30 ~~the perimeter of the MU zoning district.~~

31 ~~(D) Parkways, streets, and streetscapes.~~

32 ~~(E) Landscape buffers and screens.~~

33 ~~9. Dimensional Standards (to be moved to 21.06)~~  
34

**TABLE 21.06-4: TABLE OF DIMENSIONAL STANDARDS  
 MIXED-USE DISTRICTS**  
*(Additional Standards May Apply – See Use-Specific Standards in Section 21.05.020)*

Uses	District Size		Minimum Residential Density [1]	Front Setbacks	Building Bulk and Height		
	Min.	Max.			Maximum Height (Ft)	Min. Lot Coverage	Maximum Floor-Area Ratio [4]
<b>NMU: Neighborhood Mixed-Use District</b>							
All	None	15 acres	None	Min: 0 ft. Max: 10 ft. Max (residential on ground floor): 15 ft.  Building shall occupy a minimum of 35 percent of frontage line.  20 foot minimum setback for 3 <sup>rd</sup> story uses	35 feet or 3 stories	25%	0.67:1 FAR [2][3]
<b>CCMU: Community Commercial Mixed-Use District</b>							
All	10 acres	160 acres	None	Min: 0 ft. Max: 10 ft. Max (residential on ground floor): 15 ft.  Building shall occupy a minimum of 50 percent of frontage line.	45 feet or 4 stories	35%	1.0:1 FAR [2][3]
<b>RCMU: Regional Commercial Mixed-Use District</b>							
All	50 acres	None	8 dwelling units/acre	Min: 0 ft. Max: 10 ft. Max (residential on ground floor): 15 ft.  Building shall occupy a minimum of 50 percent of frontage line.	120 feet or 8 stories	35%	
<b>RMX: Residential Mixed-Use District</b>							
All	None	None	8 dwelling units/acre	Min: 0 ft. Max: 10 ft. Max (residential on ground floor): 15 ft.  Building shall occupy a minimum of 35 percent of frontage line.  20 foot minimum setback for 3 <sup>rd</sup> story uses			

**NOTES:**  
 [1] Minimum residential density shall be measured as an average over the gross land area of only the residential portion of the zone district.  
 [2]: Floor Area Ratio *Mixed-use Incentive*: An additional .07 FAR is not included in the calculation of maximum allowable FAR if the additional .07 FAR is residential, and residential is 50% or more of the gross floor area of the development project.  
 [3]: Floor Area Ratio *Private Usable Open Space Incentive*: An additional .02 FAR is not included in the calculation of maximum allowable FAR if the additional .02 FAR is residential, and the majority of residential dwellings in the development project each have at least 72 square feet of *private usable open space*.  
 [4]: To calculate floor area ratio (FAR), use Section 6.[x ref new section] below. Garages, uninhabitable attics, and usable open space areas are not included in FAR.



~~21.07.170 DOWNTOWN DISTRICTS~~

~~A. Development Standards for Downtown Districts<sup>134</sup>~~

~~1. Applicability~~

~~The development standards of this section apply to all development in the C-2A, C-2B, and C-2C districts.~~

~~2. Bulk Regulations and Maximum Lot Coverage~~

~~Construction of buildings in the C-2A, C-2B, and C-2C districts, above three stories in height, shall conform to the following bulk requirements:~~

~~a. Building Tower Design~~

~~One tower not exceeding the bulk requirements outlined in subsections i. and ii. below shall be allowed for a development on a parcel of land containing 13,000 square feet or a fraction thereof, or one tower not exceeding the bulk requirements outlined in subsections iii. and iv. below shall be allowed for a development on a parcel of land containing 19,500 square feet. For a development on a parcel of land containing more than 19,500 square feet, one additional tower not exceeding the bulk requirements outlined in subsections i. and ii. below, shall be allowed for every additional 13,000 square feet of land area, or, alternatively, one additional tower not exceeding the bulk requirements outlined in subsections iii. and iv. below, shall be allowed for every additional 19,500 square feet of land area.~~

~~i. Maximum plan dimension: 130 feet.~~

~~ii. Maximum diagonal plan dimension: 150 feet.~~

~~iii. Maximum plan dimension: 130 feet.~~

~~iv. Maximum diagonal plan dimension: 180 feet.~~

~~Variances from the specific bulk requirement dimensions listed in this subsection may be granted by the Planning and Zoning Commission on developments covering a land area of more than 26,000 square feet, provided that the Commission finds that the spirit and intent of the central business districts are maintained.~~

~~b. Alternative Structure Designs~~

~~Alternative building designs may be submitted in the form of a project development plan to the Director for approval. Alternative design forms may be approved that provide for at least 15 percent more access either to scenic views of adjoining mountains and Cook Inlet or for solar access<sup>135</sup> as compared to designs allowed under~~

<sup>134</sup>NOTE: This existing material is placed here temporarily and will be located in Chapter 21.04 in the revised, full public draft of the new Title 21. The district specific standards for the downtown are relatively unchanged, pending the separate project to update the plan and zoning for the downtown.

<sup>135</sup>NOTE: Staff notes that recent projects under this section have had plazas, but have not increased solar access or scenic views.

1 ~~subsection 21.07.170.A.2.a. above, *Building Tower Design*. The~~  
2 ~~percentage amount of additional scenic or solar access shall be~~  
3 ~~based on total building volume of the alternative design compared to~~  
4 ~~a representative tower design. Site development plans submitted~~  
5 ~~under this subsection must include a schematic of a project designed~~  
6 ~~under subsection 21.07.170.A.2.a., *Building Tower Design*, a site~~  
7 ~~development plan of the design utilizing the provisions of this~~  
8 ~~subsection and calculations to establish the increased scenic or solar~~  
9 ~~access required in this subsection. Designs using the provisions of~~  
10 ~~this subsection are allowed an additional one story of base height~~  
11 ~~prior to the utilization of the bonus point requirements of subsection~~  
12 ~~21.07.170.A.3. below, *Height Exceptions for Downtown Districts*.~~

13 ~~c. **Existing Structures**~~

14 ~~Notwithstanding the bulk regulations and maximum lot coverage~~  
15 ~~limitations contained in Table 21.06-2, *Table of Dimensional*~~  
16 ~~*Standards: Commercial and Industrial Districts*, and the requirements~~  
17 ~~of this subsection 21.07.170.A.2., where a lawful structure existed on~~  
18 ~~September 9, 1974, that is pre-stressed for enlargement by the~~  
19 ~~addition of one or more stories, such structure may be enlarged within~~  
20 ~~the full plan dimensions of the existing structure by the addition of not~~  
21 ~~more than two stories.~~

22 ~~3. **Height Exceptions for Downtown Districts**<sup>136</sup>~~

23 ~~Irrespective of the height limitations specified by Section 21.06.010, the~~  
24 ~~following exceptions and limitations apply to structures in the C-2A, C-2B, and~~  
25 ~~C-2C districts.~~

26 ~~a. Building floor area may be constructed above the maximum building~~  
27 ~~height permitted under Section 21.06.010 by earning bonus points for~~  
28 ~~site and design amenities under a site development plan approved by~~  
29 ~~the Planning Department as specified in Table (x-ref below table),~~  
30 ~~provided:~~

31 ~~i. Each bonus point permits an additional 400 square feet of~~  
32 ~~floorspace.~~

33 ~~ii. All new development must accumulate a minimum of one~~  
34 ~~bonus point for each 1,600 square feet of site area to be~~  
35 ~~approved. Only urban design amenities related to~~  
36 ~~pedestrians and landscaping of those features designated~~  
37 ~~"streetscape" in Table 21.06-5, below, may be used to fulfill~~  
38 ~~this requirement.~~

39 ~~iii. No more than one bonus point per each 200 square feet of~~  
40 ~~site can be accumulated for any single amenity option.~~  
41 ~~Bonus points can be obtained by combining any of the~~  
42 ~~options provided in Table 21.06-5, below.~~

<sup>136</sup> ~~NOTE: This is carried forward from the requirements specified in the central business district sections of the existing Chapter 21.40, "Zoning Districts," with no substantive changes. There is a new summary table consolidating bonus point information in one place. Because the downtown districts are not a central focus of this project, we have heard little input on how well this existing material is working. Some modest tweaks to the system may be possible now, but more likely the entire system should be reevaluated as part of the new downtown planning and zoning effort being contemplated.~~

1  
2  
3  
4

iv. ~~At least 25 percent of all bonus points required for floorspace must be accumulated from amenities designated "streetscape." This amount can include bonus points earned under subsection (ii) above.~~

**Table 21.06-5: DESIGN AMENITIES AND BONUS POINTS FOR C-2A, C-2B, & C-2C DISTRICTS**

Urban Design Amenity (*Streetscape Amenity)	Bonus Points for Districts		
	C-2A	C-2B	C-2C
Street trees*	1 point per tree	1 point per tree	1 point per tree
Seating units, street furniture*	1 point per 2 units (maximum of 6 points)	1 point per 2 units (maximum of 6 points each)	1 point per 2 units (maximum of 6 points each)
Decorative street illumination*	2 points per 1 unit	2 points per 1 unit	2 points per 1 unit
Sidewalks*	1 point per 300 sq. ft.	1 point per 300 sq. ft.	1 point per 400 sq. ft.
Sidewalk texture*	1 point per 200 sq. ft.	1 point per 250 sq. ft.	1 point per 300 sq. ft.
Bike racks, open*	1 point per 3 open storage units (maximum accumulation of 3 points)	1 point per 3 open storage units (maximum accumulation of 3 points)	1 point per 3 open storage units (maximum accumulation of 3 points)
Bike racks, covered*	1 point per covered storage unit (maximum accumulation of 3 points)	1 point per covered storage unit (maximum accumulation of 3 points)	1 point per covered storage unit (maximum accumulation of 3 points)
Kiosk*	1 point per unit (maximum accumulation of 3 points)	1 point per unit (maximum accumulation of 3 points)	1 point per unit (maximum accumulation of 3 points)
Canopy over sidewalk*	1 point per 200 sq. ft.	1 point per 240 sq. ft.	1 point per 290 sq. ft.
Covered arcade*	1 point per 100 sq. ft.	1 point per 115 sq. ft.	1 point per 180 sq. ft.
Open air plaza, or landscaped park*	1 point per 70 sq. ft. (corner); 1 point per 80 sq. ft. (other)	1 point per 70 sq. ft. (corner); 1 point per 80 sq. ft. (other)	1 point per 100 sq. ft. (corner); 1 point per 115 sq. ft. (other)
Public restrooms at ground level	1 point per 35 sq. ft.	1 point per 35 sq. ft.	1 point per 100 sq. ft.
Climate-controlled public plaza or court (galleria)*	1 point per 50 sq. ft.	1 point per 70 sq. ft.	1 point per 100 sq. ft.
Shops (50 percent or more transparent windows on ground floor street front*)	1 point per 100 sq. ft.	1 point per 130 sq. ft.	1 point per 200 sq. ft.
Shops (Less than 50 percent transparent windows on ground floor street front)	1 point per 140 sq. ft.	1 point per 225 sq. ft.	1 point per 160 sq. ft.
Shops (Second floor shops)	1 point per 140 sq. ft.	1 point per 225 sq. ft.	1 point per 160 sq. ft.
Shops (Third floor or basement level)	1 point per 350 sq. ft.	N/A	N/A

**Table 21.06-5: DESIGN AMENITIES AND BONUS POINTS FOR C-2A, C-2B, & C-2C DISTRICTS**

Urban Design Amenity (*Streetscape Amenity)	Bonus Points for Districts		
	C-2A	C-2B	C-2C
Commercial theater	1 point per 200 sq. ft.	N/A	N/A
Public rooftop recreation area or public viewing deck	1 point per 100 sq. ft.	1 point per 100 sq. ft.	1 point per 200 sq. ft.
Housing	1 point per 140 sq. ft. of area devoted to housing	1 point per 80 sq. ft. of area devoted to housing	1 point per 80 sq. ft. of area devoted to housing
Hotels	1 point per 200 sq. ft. of area devoted to hotel rooms	1 point per 200 sq. ft. of area devoted to hotel rooms	1 point per 300 sq. ft. of area devoted to hotel rooms
Enclosed parking	N/A	11 points per space above or on grade; 13 points per space below grade	10 points per space above or on grade; 14 points per space below grade
Transit amenities	3 points per covered shelter; 10 points per bus pull-out	3 points per covered shelter; 10 points per bus pull-out	3 points per covered shelter; 10 points per bus pull-out
Historic preservation	1 point per 200 sq. ft. of area devoted to a retained historic structure	1 point per 200 sq. ft.	1 point per 200 sq. ft.
Sidewalk landscaping* (not otherwise credited)	1 point per 425 sq. ft. (public land); 1 point per 30 sq. ft. (private land)	1 point per 425 sq. ft. (public land); 1 point per 30 sq. ft. (private land)	1 point per 425 sq. ft. (public land); 1 point per 30 sq. ft. (private land)
Skywalks <sup>137</sup>	10 points per skywalk	10 points per skywalk	10 points per skywalk
Day care, 24-hour child care facilities	1 point per 200 sq. ft.	1 point per 200 sq. ft.	1 point per 200 sq. ft.

b. Amenities for which bonus points have been granted must be maintained after construction of a project; provided, however, that amenities can be eliminated and others substituted on a point-for-point basis upon the approval of Planning Department staff.

c. Maximum height near Town Square Park is as follows:

i. The maximum height of structures in Blocks 69 through 71, Anchorage Original Townsite, shall not exceed the following:

(A) Block 69

(1) Northwest quarter: 115 feet.

(2) Northeast quarter: 85 feet.

(3) South half: 200 feet.

(B) Block 70

<sup>137</sup> NOTE: Staff recommends reducing the bonus points for skywalks from the current 30 to 10.

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~~(1) — North half: 55 feet.~~

~~(2) — South half: 230 feet.~~

~~(C) — Block 71~~

~~(1) — Northwest quarter: 85 feet.~~

~~(2) — Northeast quarter: 115 feet.~~

~~(3) — South half: 200 feet.~~

~~ii. — The Director may waive this height limit for a structure that will not cast a shadow greater than that cast by existing structures on the Town Square Park on Block 51, Anchorage Original Townsite, from April 21 to August 21 between the hours of 9:00 a.m. and 3:00 p.m., solar time.~~

~~iii. — Subject to the maximum height requirements of the Airport Height Overlay District, at the request of the owner of a lot in Blocks 69 through 71, Anchorage Original Townsite, the right to construct the amount of building square footage permitted on that lot under subsection B. of this section, less the amount allowed under this subsection I,<sup>138</sup> may be added to the amount allowed under this Title on one or more lots not in those blocks located in the C-2A, C-2B or C-2C district.<sup>139</sup>~~

~~Structures in excess of three stories shall be allowed additional buildable area for that portion of the required sidewalk within private property between the structure setback line determined by subsection B.2.h., of this section, Setbacks from Project Rights of Way, and a sidewalk width of 11.5 feet. This additional area shall be calculated by multiplying the lineal feet of sidewalk affected by this subsection by 33 feet. This additional area can be included as part of the maximum building height allowed in the Airport Height Overlay District.~~

<sup>1</sup> 2005 NOTE: Northern climate design issues are woven throughout many parts of title 21. Examples include the subdivision design standards to ensure solar access, the building design standards regarding roof form and building orientation, and the snow storage provisions in the parking standards. Rather than consolidate such unrelated provisions into one section, we have decided to separate those sections out into the code in the places where they make the most sense. For example, the revised section on commercial building design has a core area of standards that focuses on many aspects of Northern Climate Design. As a result, a separate section addressing this issue is not included in the revised draft.

<sup>2</sup> NOTE: Suggested new purpose statement.

<sup>3</sup> 2005 NOTE: Name of procedure changed from the prior “alternative compliance.” The purpose section has been revised to make clear that alternative compliance must be equivalent and is not intended as a substitute for a variance or administrative modification. The list of standards to which the section applies

<sup>138</sup> NOTE: It is unclear how these existing cross-references should be updated.

<sup>139</sup> NOTE: Regarding this existing provision, staff notes: “The extent of this transferable right (“the amount of building square footage permitted on that lot under subsection B. of this Section, less the amount allowed under this subsection I”) should be determined and a letter recorded against the property. As building area is transferred from one lot to another, documents detailing the transfer should be recorded against both properties. PLEASE make this record-keeping a requirement.”

has been expanded. Generally, standards related to site and building design will be eligible for alternative compliance, but not those related to natural resources and the environment. The procedure section has been expanded to clarify the process.

<sup>4</sup> 2005 NOTE: The section on avalanche area protection has been removed at the suggestion of staff. They note that the relevant maps are not current and will not be updated in the near future for funding reasons. Further, existing municipal policies address much of what the draft section intended to accomplish, and the municipality intends to continue implementing such policies.

<sup>5</sup> NOTE: This section is based loosely on the existing section 21.45.210, *Stream protection setback*. However, we have made major changes, including: a new purpose statement; a new applicability statement; consolidation of standards for wetlands and streams; and increases in the setback requirement from 25 to 50 feet.

<sup>6</sup> NOTE: Per discussions with staff, we have suggested a new citywide setback requirement of 50 feet, with the current 25 feet standard still applicable in some places (more urban areas). The existing 100-foot setback requirement in the R-10 district is retained.

<sup>7</sup> 2005 NOTE: This section changed to refer to municipal standards, as opposed to leaving discretion to a "qualified professional," as was done in the previous draft.

<sup>8</sup> NOTE: The current code splits the stream buffer area into a 15-foot section and a 10-foot section, and specifies allowed uses in each. This suggested new section takes a simpler approach and provides uniform standards for the entire buffer.

<sup>9</sup> 2005 NOTE: The previous "Municipal Programs" section was obsolete and has been removed. OLD NOTE: This is the current section 21.05.115. We have made no substantive changes yet, though have reorganized the material and added new subheadings. Is this section necessary? We are not sure of its value, given the new uniform wetlands standards we suggest in the previous section. This section appears to make wetlands protection applicable only to public actions by the Municipality -- correct? The new "Stream and Wetlands Protection" section we drafted above is applicable to both public and private actions. Do the A, B, and C designations used here need to be maintained in the code? (Also, we have removed here the provision dealing with the existing reserve tract provisions in the current section 21.80.100, since we received instructions to remove the reserve tract concept entirely from the new subdivision chapter.)

<sup>10</sup> NOTE: This new section is intended to replace the existing sections 21.80.360 (Hillside lots) and 21.80.370 (R-10 District). The existing standards are fairly vague and general.

<sup>11</sup> NOTE: This section suggests a common approach that has worked in many other communities with steep slopes, such as Reno; Estes Park, Colorado; Salt Lake County, Utah, etc. For Anchorage, a threshold figure of 20 percent is proposed for discussion purposes. Development is limited on steep slopes over 20 percent and banned on slopes of 30 percent or more. The approach in this draft is a more moderate one; other communities ban development on slopes of 20 percent or more, or limit density on slopes of 20 percent or more.

<sup>12</sup> 2005 NOTE: New subheadings added. OLD NOTE: The following voluntary guidelines are proposed to supplement the mandatory code standards. We recommend placing all guidelines in a separate user's guide rather than in the code itself. "The following guidelines should be followed by all proposed development on sites where the average slope of the site exceeds 20 percent. Compliance with such guidelines may be considered in development review, but failure to comply with guidelines shall not be independent grounds for denial of development approval.

- a. Orient roads and building sites to minimize grading.
- b. Orientation of buildings should consider views from the site as well as the aesthetic impact of views of the site from surrounding properties.
- c. Hilltops, if graded, should be rounded to blend with natural slopes rather than leveled.
- d. Slopes providing a transition from graded areas into natural areas should be varied in percent grade both up-slope and across the slope, in the undulating pattern of surrounding natural slopes; so that the top or the toe (or both) of the cut or fill slope will vary from a straight line in plan view.
- e. Parking areas should be constructed on multiple levels and follow natural contours as necessary to minimize cut and fill.

f. Roads should follow natural topography to the extent feasible, to minimize cut and fill. Necessary grading should be constant half-cut and half-fill along the length of the road (versus all cut or all fill at points) unless other arrangements would result in less severe alteration of natural terrain.

g. Repetitive padding or terracing of a series of lots (stair-stepping up a slope) is discouraged. Creation of a single large pad or terrace (especially creating a single pad or terrace of an entire lot) should be an exception to typical design, to deal with circumstances that cannot be managed with other techniques. Typical design should utilize full split pads (separate level for a down-slope lower story), a split foundation (adapting a single story to a slope), setting the building into a cut in the hillside, or a combination of techniques.”

<sup>13</sup> 2005 NOTE: The final two standards are new and suggested by staff.

<sup>14</sup> 2005 NOTE: This is an entirely new subsection intended to reconcile the various conflicting comments received on the prior draft standards.

<sup>15</sup> NOTE: New section.

<sup>16</sup> 2005 NOTE: These are suggested new percentages. The threshold for residential development has been raised (i.e., the number of developments that will meet the requirement is smaller). The industrial requirement has been deleted. At workshops in December 2004, representatives of the development community indicated that a total open space set-aside requirement for residential of 10 acres/1000 residents seemed reasonable.

<sup>17</sup> 2005 NOTE: This is a suggested new section in the 2005 draft. If the concept is endorsed, then additional specificity is necessary to define “designated infill and redevelopment areas” and the quantity of such amenities that will be required.

<sup>18</sup> 2005 NOTE: PM&E is working on a new ordinance to address these issues, and it should come up for review sometime in late spring or summer 2005.

<sup>19</sup> NOTE: Existing 21.90.020. Some sections rewritten for clarity.

<sup>20</sup> NOTE: Carried forward from existing 21.90.050. Further discussion needed. Is this policy still in place -- the standard nonconformity provisions do not apply?

<sup>21</sup> 2005 NOTE: The revisions in this and subsequent subsections reflect amendments adopted by the Assembly in AO No. 2005-2.

<sup>22</sup> 2005 NOTE: To replace the more rigid standards in the initial draft regarding connectivity, cul-de-sacs, and related issues, staff has suggested adopting a more flexible approach known as a connectivity index, which has been used in other communities such as Cary, North Carolina, and Rock Hill, South Carolina. The index affords developers significant flexibility in laying out streets, connections, and cul-de-sacs in a development if a certain overall level of connectivity is achieved, which is based on a numerical index. Staff has tested the index on several existing developments and believes it is workable in Anchorage.

<sup>23</sup> 2005 NOTE: The exemption in steep-slope areas is new in this 2005 draft.

<sup>24</sup> NOTE: A suggested new section emphasizing the types of conditions that may be placed on development approvals to minimize impacts on adjacent neighborhoods. This authorization, in combination with the wide variety of new development standards in this chapter, provide significantly more protection for neighborhoods than exists in the current code.

<sup>25</sup> 2005 NOTE: One member of the Assembly has raised the issue whether the Urban Design Commission, which will be reviewing major site plans, should have the authority to impose neighborhood protection standards. Needs further discussion.

<sup>26</sup> 2005 NOTE: This subsection C. is new in the 2005 draft. The prior subsection C. (dealing with setbacks) has been deleted because it repeated a standard contained in the new chapter 21.07.

<sup>27</sup> 2005 NOTE: NOTE: This is a substantially new landscaping section, based on the recommendations of the 1998 draft Landscape Ordinance project, other 1995-2003 audits, and staff experience with landscaping in Anchorage.

<sup>28</sup> 2005 NOTE: This subsection about Landscape Plan submittal requirements appeared at the very end of the section in the previous draft. It has been moved to the front of the landscaping section for clarity. Its content is unchanged from the previous draft. The list of submittal requirements from the current adopted code are removed, for placement in the Title 21 user’s guide.

<sup>29</sup> 2005 NOTE: The Planning Department has proposed this system, based on the 1998 draft landscaping ordinance and their experience with local landscaping conditions in Anchorage, with revisions based on public comments from the previous public draft.

<sup>30</sup> 2005 NOTE: The June 2005 draft landscaping section includes parking lot landscaping, which appeared under the off-street parking section in the previous draft. Tree retention, which also appeared under a separate section in the previous draft, is now incorporated into the landscaping section and substantially revised in response to public comment.

<sup>31</sup> 2005 NOTE: The content for this landscaping category has been clarified and streamlined from the previous draft.

<sup>32</sup> 2005 NOTE: The June 2005 draft introduces a new lowest and least stringent level of perimeter landscaping. This level, called "Edge Treatment", provides a tool for situations when a greater landscape buffer does not appear warranted. Level 2 site perimeter landscaping is carried forward from the previous (2004) draft. It replaces existing adopted title 21 street frontage landscaping categories, and provides a low-level buffer between certain uses. Level 3 provides greater buffering and separations. Level 4 screening applies the existing adopted title 21 highway screening landscaping as the most intensive type of site perimeter landscaping.

<sup>33</sup> NOTE: Clarion has eliminated a proposed exception here for small real estate signs; sign regulations should not be content-based.

<sup>34</sup> 2005 NOTE: This language is a modified version of the existing adopted title 21 standard for highway screening landscaping.

<sup>35</sup> 2005 NOTE: Parking lot landscaping standards appeared in the off-street parking section of the previous draft. Parking lot landscaping is now incorporated into the landscaping section, appearing with the other landscaping categories. Planning Department staff has revised its content to make it consistent with the format of the rest of the landscaping section.

<sup>36</sup> NOTE: Need to discuss issue of bringing non-conforming lots into conformity with these new standards.

<sup>37</sup> NOTE: Rather than require that lots be broken up into parking blocks with a specified maximum number of spaces, we have indicated preferred locations. The parking block concept works well in climates with less snow, but we feel may significantly inhibit snow removal.

<sup>38</sup> 2005 NOTE: In response to public comment and testing of the previous draft, tree retention standards have been substantially revised and incorporated into the landscaping section. The landscaping section provides greater incentive for tree preservation, while allowing for tree replacement (new planting) as an option.

<sup>39</sup> NOTE: Most of the material in this section is new.

<sup>40</sup> NOTE: The Planning Department is arranging with the local chapter of the Association of Landscape Architects and local arborists to update the master plant list concurrent with the code rewrite. Among other features, it is intended to identify which plants are drought tolerant, and should identify which provide winter color.

<sup>41</sup> NOTE: From 1998 draft ordinance. For public discussion.

<sup>42</sup> NOTE: Anchorage has a serious problem with overlapping landscaping and utility easements in Anchorage, in part because utility easements tend to be on site and not in public ROW.

<sup>43</sup> NOTE: This provision has been revised to replace the 18-month installation period with a requirement that landscaping be installed early in the next growing season. An alternative approach would be to provide that no final certificate of occupancy may be issued until required landscaping has been installed.

<sup>44</sup> NOTE: This broad maintenance requirement may be moved to the general landscaping or enforcement sections with a cross-reference here.

<sup>45</sup> NOTE: The material in this section is new. The existing screening provisions were better suited to buffering purposes, and the current code does not include effective techniques to block the view of specific areas such as refuse collection areas, rather than a site in general.

<sup>46</sup> NOTE: The proliferation of unscreened dumpsters has been identified in the Diagnosis and in discussions with city leaders as a major concern. The general idea of an amortization provision for dumpsters has been discussed and endorsed in concept by the Assembly, though the specific time frame



requires further discussion. Note that the provision does not amortize the dumpsters themselves necessarily, just their screening and location.

<sup>47</sup> 2005 NOTE: Several citizens and organizations provided comments regarding the roof and wall-mounted mechanical equipment screening requirements in the previous draft. Rather than propose changes in this particular draft, Planning Department will consult further with these citizens and organizations, and provide improved draft content in the next iteration draft which reflects further discussion and consultation with the community.

<sup>48</sup> 2005 NOTE: See previous note.

<sup>49</sup> 2005 NOTE: Proposed new content to begin community discussion regarding ground-mounted mechanical equipment. This subsection was an empty placeholder in the previous draft.

<sup>50</sup> NOTE: Staff intends to define this use as both an accessory and primary use type in the new title 21, and so proposes to address its screening requirements in Ch. 21.05.

<sup>51</sup> NOTE: Staff intends to define this use as both an accessory and primary use type in the new title 21, and so proposes to address its screening requirements in Ch. 21.05.

<sup>52</sup> NOTE: Much of this material is new, but it incorporates the standards in section 21.45.110 (Fences) of the current code.

<sup>53</sup> NOTE: This section contains a comprehensive rewrite of the Anchorage parking standards. This draft section was prepared as part of a separate project overseen by the Anchorage Traffic Department. Key new features include a complete new table of off-street parking ratios, a new emphasis on alternative parking arrangements, and a new set of parking lot design standards.

<sup>54</sup> NOTE: The existing section 21.45.080.A.5 regarding the procedure to reduce parking requirements for additions, enlargements, and changes in occupancy has been moved to the last part of this parking section -- *Modifications*. See discussion there regarding current procedures and suggested alternatives.

<sup>55</sup> NOTE: This is existing section 21.45.080.W.5 with revisions. As discussed in the diagnosis, this section has been moved out of the design portion so that it will clarify that control of use is generally applicable to both new and existing parking areas. Other issues that might be addressed in this section are derelict/inoperable vehicle storage and use of surplus parking for other uses.

<sup>56</sup> NOTE: The size trigger for parking lot plans is subject to further discussion. Some jurisdictions require for all; others require only for larger lots.

<sup>57</sup> NOTE: This section contains existing information regarding parking requirements put into table format. Existing requirements have been reviewed, compared to other standards around the nation, and modified as necessary. Additional requirements have been added for uses that were not previously addressed in the existing code. The Institute for Traffic Engineers will release a new edition of their Parking Manual in early 2004, and we recommend reviewing their new standards at that time.

<sup>58</sup> NOTE: Staff feedback indicates that drive-through uses will be considered "accessory uses." Table 21.07-1 Schedule A currently only lists principal uses, based on the revised principal use table contained in revised chapter 21.05 *Use Regulations*. If a principal use may have a drive-through as an accessory use, that has been noted along with a reference to vehicle stacking requirements.

<sup>59</sup> NOTE: Requirements noted in the literature vary widely for this use; staff should review based on use in Anchorage.

<sup>60</sup> NOTE: Requirements noted in the literature vary widely for this use; staff should review based on use in Anchorage.

<sup>61</sup> NOTE: Requirements noted in the literature vary widely for most of these cultural facility uses, especially for library, museum, and planetarium uses. For example, library parking requirements were found to vary from 1 per 250 to 1 per 1000 sf gfa. Staff should review based on use in Anchorage.

<sup>62</sup> NOTE: Requirements noted in the literature vary widely for this use; staff should review based on use in Anchorage.

<sup>63</sup> NOTE: Highlighted text has been added to text from the recent ordinance for clarification.

<sup>64</sup> Note: This is a new section to address multiple activities on one site.

<sup>65</sup> NOTE: This is a new section to provide for uses whose parking requirements may vary widely.

<sup>66</sup> NOTE: This section contains revised shared/joint parking regulations and new sections on off-site parking and other alternative parking topics.

<sup>67</sup> NOTE: This is existing section 21.45.080.W.3 “Joint Use” with revisions highlighted.

<sup>68</sup> NOTE: The intent of this requirement is to ensure that shared parking is not sited on more sensitive sites (e.g., residential areas).

<sup>69</sup> NOTE: This section is new.

<sup>70</sup> NOTE: This is the existing section 21.45.090. It has been moved into this combined section on parking and loading.

<sup>71</sup> NOTE: This category has been added to this table and the requirements for general commercial uses have been used as a starting point.

<sup>72</sup> NOTE: If any accessory uses have their own, additional parking requirements, those requirements are set forth in the accessory use regulations in chapter 21.05.

<sup>73</sup> NOTE: There were comments that Anchorage has a significant percentage of trucks and larger vehicles and that this should be considered. National research about SUV parking indicates that parking spaces 8 feet, 6 inches wide and 18 feet long will accommodate the average SUV but door maneuvers are “less comfortable,” there is a smaller margin of error for the driver, and sight distance (which is already inadequate for smaller vehicles) is more restricted. The City of Detroit recently chose to require minimum stall dimensions of 9 feet wide and 20 feet long to accommodate larger American vehicles throughout the city. Anchorage’s primary stall dimensions start at a width of 9 feet and therefore may be adequate for larger vehicles. Per staff direction, we have eliminated the existing provisions for compact spaces. However, we heard conflicting advice on this issue from different staff departments, and we note that always requiring larger spaces will increase the overall size of parking lots, which may be contrary to other 2020 Plan goals.

<sup>74</sup> NOTE: The illustration from the current regulations (section 21.45.080.W.9.) is inserted here for now. This illustration will be updated for the final product.

<sup>75</sup> NOTE: This duplicates a standard in the current draft of 21.05, Use Regulations. We recommend the standard should be carried forward as part of the parking regulations rather than the use regulations.

<sup>76</sup> NOTE: Subsection 2.a. “General” is carried over from existing section 21.45.080.W.1. The other subsections are new.

<sup>77</sup> NOTE: This is a mix of new and existing requirements.

<sup>78</sup> 2005 NOTE: Still researching this issue, but plan to suggest accommodations for heated, textured, or covered surfaces.

<sup>79</sup> NOTE: Should move to general standards. Discuss issue of motorcycle parking.

<sup>80</sup> NOTE: Item 1 is carried over from existing section 21.45.080.W.4.j. Items 2 and 3 are new.

<sup>81</sup> NOTE: Most of the material in this section is pulled forward from the existing section 21.45.080.W.8; a general statement and residential requirements have been added. Titles have been added to clarify topics in this section.

<sup>82</sup> NOTE: The existing code contains a reference to the ADA text regarding accessible routes. This section contains relevant information from that section of the ADA text for ease of reference for the user.

<sup>83</sup> NOTE: This subsection is carried over from existing section 21.45.080.Y.

<sup>84</sup> NOTE: This is a new proposed section that replaces existing sections related to modifications to parking requirements. As recommended in the interim report, this is a streamlined option that simply references the minor modifications procedure in chapter 21.03. As part of edits to Module 1, we will ensure that the Traffic Engineer is given the authority to make such modifications. *Also need to address in this section: Need to discuss requiring conformity with landscaping and lighting provisions within 5-10 years for nonconforming lots.*

<sup>85</sup> NOTE: This section incorporates a number of proposed new residential building standards, many of which have been suggested by staff.

<sup>86</sup> 2005 NOTE: Section changed in the 2005 draft. Additional edits by staff following Clarion revisions.

<sup>87</sup> 2005 NOTE: Extensive changes are suggested to these garage standards, based on the December 2004 workshop, staff suggestions, and numerous other comments received. The size requirements for garage doors have been relaxed, and there is a larger menu of tools to use to minimize the visual impact of garage doors.

<sup>88</sup> 2005 NOTE: This is a new subsection in the 2005 draft.

<sup>89</sup> 2005 NOTE: Several changes have been made to this section in the 2005 draft. The applicability section is new. The number of units allowed in a single row in subsection 3. has been increased from six to eight. The section on entryway treatment is new. The garage section has been rewritten.

<sup>90</sup> 2005 NOTE: There are a number of suggested changes in this 2005 draft to this section. These standards now apply just to multi-family residential of four or fewer stories; larger buildings must comply with the public/institutional standards in the following section. Other specific changes are noted in the section.

<sup>91</sup> 2005 NOTE: These are new standards in the 2005 draft. We have not added the standard suggested by staff regarding buffering around parking lots—this is specifically addressed in the proposed parking lot landscaping section.

<sup>92</sup> 2005 NOTE: The menu of tools in this section has been lengthened. Three tools are required instead of two, but the façade length requirement, which was mandatory in the prior draft, is now one of the options.

<sup>93</sup> 2005 NOTE: This is a new subsection in the 2005 draft.

<sup>94</sup> 2005 NOTE: New section in the 2005 draft.

<sup>95</sup> NOTE: Staff has proposed density bonuses as incentives for developing underground parking garages. Further discussion needed. The idea is a good one, but some research would be necessary to determine the appropriate level of bonus that might be necessary in Anchorage to offset the additional cost of providing such parking.

<sup>96</sup> 2005 NOTE: This section has been significantly revised, as noted below. The exemption for special-purpose buildings such as airports is new. OLD NOTE: Suggested new standards. Again, the approach is quite simple and is designed to be both easy to administer and politically palatable, yet also substantive enough to get at some of the key design issues in Anchorage. Menus of standards are offered for purposes of flexibility. Many of these standards were originally considered as part of the draft Retail Design Standards Manual. However, material from that draft manual has been heavily edited and supplemented based on staff suggestions.

<sup>97</sup> 2005 NOTE: To staff: We have extracted several optional standards from the four core areas and kept them mandatory (weather protection, height transitions, snow storage). We feel strongly that these are design elements that should not be optional because of public safety or neighborhood protection reasons.

<sup>98</sup> 2005 NOTE: This is a substantially different approach from the earlier draft. Instead of setting out a list of required standards, the draft allows applicants to choose options from a set of four core areas. We recommend that applicants be required to satisfy at least TWO standards in each core area to prevent “shopping” for the weakest standard in each area—which has been the experience with other “point” systems like this.

<sup>99</sup> 2005 NOTE: In a similar fashion to the Public/Institutional and Commercial Building Standards, the draft allows applicants to choose options from a set of six core areas. A few important standards have remained as mandatory requirements. NOTE: This section drafted by staff, based on work done with another consultant on the Retail Design Standards Manual.

<sup>100</sup> NOTE: This section drafted by staff. Parking lot lighting is exempt from the requirements of this section and instead has to comply with separate lighting requirements in the parking section.

<sup>101</sup> NOTE: Intro paragraph is based in part on IESNA RP 33-99, as well as northern city design considerations. Bulleted specific purpose statements follow the format of other chapter 7 sections in identifying specific issue areas of concern. Primary issues in Anchorage appear to be: safety and visual acuity, glare and misdirected light, and excessive illumination for some uses.

<sup>102</sup> NOTE: Low-intensity lighting for single-family and other residential uses is exempted in subsection C which follows. The lighting standards would only limit very bright or glaring lights in residential areas. It is intended to protect neighborhoods, homeowners, or residents in cases of unusually intense or glaring lights on neighboring properties.

<sup>103</sup> NOTE: This exemption is for single-family and other residential development with low impact lighting. The lumens figure provided is approximately the output of a 75 watt incandescent bulb. The provision would exempt a 60 watt incandescent bulb, for example. It is intended as a starting point for discussion on the most appropriate wattage or brightness level to be exempted.

<sup>104</sup> NOTE: This exemption allows for holiday season and “City of Lights” style decorative wintertime illumination. The lumens figure provided exempts typical hanging decorative lights consisting of 10 watt or even 15 watt incandescent bulbs.

<sup>105</sup> NOTE: Staff recommends amortizing lighting. A grace period for all old and new lighting is suggested as a starting point for community discussion. The issue of concern is that a lighting fixture can last for decades. There are numerous examples of old and fading mercury vapor parking lot lighting still in use around the community, as well as barnyard style non cut-off lights from the 1970s.

<sup>106</sup> NOTE: Public safety and convenience are community priorities in Anchorage. This section establishes the need for adequate lighting which avoids disability glare. It is intended to be further developed pending community review and discussion.

<sup>107</sup> NOTE: Uniformity ratio recommended by IESNA RP-33-99 as a starting point for public discussion.

<sup>108</sup> NOTE: NEMA recommends basing standards on a performance standard such as CRI, rather than just a list of product types. This better accommodates new technology such as LED or induction lamps. Need to define “area lighting” to carefully exempt aesthetic hardscape, façade or landscape lighting.

<sup>109</sup> NOTE: IESNA RP 33-99 recommends ordinance provisions for maintenance, repair, and replacement. This would address safety and maintenance issues that exist in Anchorage.

<sup>110</sup> NOTE: Suggested new section for glare control applicable to all lighting. This approach eliminates the need to provide glare control provisions for each type of lighting—parking, building, etc. It also eliminates potential loopholes in the code for light intensive uses like car sales lots.

<sup>111</sup> Suggested maximum light trespass figures in Table 3 are suggested by the IESNA as a starting point for community discussion for community lighting ordinances.

<sup>112</sup> NOTE: IESNA suggests lowering lighting levels. NEMA suggests lowering lighting levels only in certain areas.

<sup>113</sup> NOTE: Need to move gas station canopy standards from 21.05.050.L.2.b.i.(B) here to be generally applicable, and consolidate it with canopy lighting provisions.

<sup>114</sup> NOTE: Suggested new section. These are relatively simple performance standards intended help protect adjacent properties from the impacts of intensive uses.