

TABLE OF CONTENTS

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35

CHAPTER 21.13: RULES OF CONSTRUCTION AND DEFINITIONS..... 538

21.13.010 Interpretations 538

 A. General 538

 B. Record of Interpretations 538

 C. Appeal 538

21.13.020 Rules of Construction and Interpretation..... 538

 A. Meanings and Intent 538

 B. Headings, Illustrations, and Text 538

 C. Lists and Examples 538

 D. Computation of Time 538

 E. ~~Computation of Density~~ ~~References to Other Regulations/Publications~~
 539

 F. ~~References to Other Regulations/Publications~~ ~~Delegation of Authority~~
 539

 G. ~~Delegation of Authority~~ ~~Technical and Non-Technical Terms~~
 539

 H. ~~Technical and Non-Technical Terms~~ ~~Public Officials and Agencies~~
 539

 I. ~~Public Officials and Agencies~~ ~~Mandatory and Discretionary Terms~~
 539

 J. ~~Mandatory and Discretionary Terms~~ ~~Conjunctions~~
 539

 K. ~~Conjunctions~~ ~~Tenses, Plurals, and Gender~~
 540

 L. ~~Tenses, Plurals, and Gender~~ ~~Measurement of Distances For Separation of Land Uses~~
 540

21.13.030 Definitions..... 540

CHAPTER 21.13: RULES OF CONSTRUCTION AND DEFINITIONS

21.13.010 INTERPRETATIONS⁴

A. General

The Director has final authority to determine the interpretation or usage of terms used in this ~~Title~~title, pursuant to this section. Any person may request an interpretation of any term by submitting a written request to the Director, who shall respond in writing within 30 days. The Director's interpretation shall be binding on all officers and departments of the Municipality.

B. Record of Interpretations

The Director shall maintain a file of all interpretations made pursuant to this subsection.

C. Appeal

Any person may appeal an interpretation by the Director regarding a term used in this ~~Title~~title to the Zoning Board of Examiners and Appeals in accordance with ~~Section~~section 21.03.210.B.

21.13.020 RULES OF CONSTRUCTION AND INTERPRETATION

The following rules shall apply for construing or interpreting the terms and provisions of this chapter.

A. Meanings and Intent

All provisions, terms, phrases, and expressions contained in this chapter shall be construed according to the general purposes set forth in ~~Section-section~~ 21.01.030 and the specific purpose statements set forth throughout this chapter. When, in a specific section of this chapter, a different meaning is given for a term defined for general purposes in this ~~Chapter~~chapter 21.13, the specific section's meaning and application of the term shall control.

B. Headings, Illustrations, and Text

In the event of a conflict or inconsistency between the text of this chapter and any heading, caption, figure, illustration, table, or map, the text shall control.

C. Lists and Examples

Unless otherwise specifically indicated, lists of items or examples that use terms such as "for example," "including," and "such as," or similar language are intended to provide examples and are not exhaustive lists of all possibilities.

D. Computation of Time

The time in which an act is to be done shall be computed by excluding the first day and including the last day. If a deadline or required date of action falls on a Saturday, Sunday, or holiday observed by the Municipality, the deadline or required date of

⁴ NOTE: This subsection includes a suggested new process to ensure that the Director's interpretation binds employees in other departments (e.g., BS zoning plan reviewers, ROW enforcement officers, DHHS child care reviewers) who deal with Title 21.

1 action shall be the next day that is not a Saturday, Sunday, or holiday observed by the
2 Municipality. References to days are calendar days unless otherwise stated.

3 ~~E. Computation of Density~~

4 ~~Net available density is determined by dividing the gross parcel size by the minimum~~
5 ~~lot size of the zoning district where the parcel is located, and then rounding down to~~
6 ~~the whole number. This operation yields a certain number of units per acre with no~~
7 ~~decimals.~~

8 **E. References to Other Regulations/Publications**

9 Whenever reference is made to a resolution, ordinance, statute, regulation, or
10 document, it shall be construed as a reference to the most recent edition of such
11 regulation, resolution, ordinance, statute, regulation, or document, unless otherwise
12 specifically stated.

13 **F. Delegation of Authority**

14 Any act authorized by this chapter to be carried out by a specific official of the
15 Municipality may be carried out by a designee of such official.

16 **G. Technical and Non-Technical Terms**

17 Words and phrases shall be construed according to the common and approved usage
18 of the language, but technical words and phrases that ~~may~~ have acquired a peculiar
19 and appropriate meaning in law or practice shall be construed and understood
20 according to such meaning.

21 **H. Public Officials and Agencies**

22 All public officials, bodies, and agencies to which references are made are those of
23 the Municipality of Anchorage, unless otherwise indicated.

24 **I. Mandatory and Discretionary Terms**

25 The words "shall," "must," and "will" are mandatory in nature, establishing an
26 obligation or duty to comply with the particular provision. The words "may" and
27 "should" are permissive in nature.

28 **J. Conjunctions**

29 Unless the context clearly suggests the contrary, conjunctions shall be interpreted as
30 follows:

- 31 a. "And" indicates that all connected items, conditions, provisions or events
32 apply; and
- 33 b. "Or" indicates that one or more of the connected items, conditions,
34 provisions or events apply.

1 **K. Tenses, Plurals, and Gender**

2 Words used in the present tense include the future tense. Words used in the singular
3 number include the plural number and the plural number includes the singular
4 number, unless the context of the particular usage clearly indicates otherwise. Words
5 used in the masculine gender include the feminine gender, and vice versa.

6 **L. Measurement of Distances For Separation of Land Uses**

7 Except where stated otherwise, whenever this title requires measurement of distance
8 between use types, development sites, or lots, such measurement shall be made from
9 the nearest property line of the first reference point to the property line of the second
10 reference point.

11 **21.13.030 DEFINITIONS²**

12 When used in this ~~Title~~title, the following words and terms shall have the meaning set forth in
13 this ~~Section~~section, unless other provisions of this ~~Title~~title specifically indicate otherwise.

14 **Abandonment**

15 ~~As (as used in Chapter~~chapter 21.11, ~~Nonconformities, a)~~

16 A situation where a nonconforming use, structure, lot, or sign that has legal nonconforming status is
17 vacated, left, or discontinued for a period of 12 months or longer.

18 ~~**Acoustic Rating**~~

19 ~~A measure of sound deadening quality of a wall or ceiling floor assembly.~~

20 ~~**Abutting Lots**~~

21 ~~Two lots abut when they share a common lot line.~~

22 ~~**Access**~~

23 ~~A way or means of approach to provide vehicular or pedestrian physical entrance to a property.~~

24 ~~**Accessibility**~~

25 ~~The extent to which a property is easily accessed or approached.~~

26 ~~**Adjacent Lots**~~

27 ~~Two lots are adjacent where they have a common lot line or where they are separated only by an alley or~~
28 ~~a street right-of-way not designated as an ~~an industrial/commercial~~ collector, ~~or for minor arterial or greater~~~~
29 ~~~~capacity~~, on the official streets and highways plan.~~

30 ~~**Administrative Agent**~~

31 ~~As used in Section 21.04.070.E, Flood Hazard Overlay District, the Director of Public Works or designee.~~

32 ~~**Afforestation**~~

33 ~~The conversion of land that has not been forested for a period of time to forested land through human~~
34 ~~activities such as planting and seeding.~~

35 ~~**Airport Elevation**~~

36 ~~The highest point of an airport's usable landing area, measured in feet above mean sea level.~~

37 ~~**Alaska Water Quality Standards**~~

38 ~~Those standards set forth in ~~Title~~title 18, ~~Chapter~~chapter 70, of the Alaska Administrative Code.~~

1 **Alley**

2 A permanent service right-of-way providing a secondary means of access to abutting properties.

3 ~~**Amateur Radio Station and Receive-Only Antenna**~~

4 ~~An apparatus designed for the transmitting and/or receiving of electromagnetic waves that includes but is~~
5 ~~not limited to telephonic, radio or television communications. Types of antennas include, but are not~~
6 ~~limited to: Omni-directional (whip) antennas, sectorized (panel) antennas, multi or single bay (FM and~~
7 ~~TV), yagie, or parabolic (dish) antennas.~~

8 **AMC**

9 Anchorage Municipal Code.

10 **Amortization**

11 A process where a legal nonconforming use, characteristic of use, structure, lot or sign is required to be
12 brought into compliance with the requirements of this ~~Title~~title over a period of time with sufficient length
13 to allow the owner of the legal nonconformity to realize any reasonable investment-backed expectations
14 regarding the legal nonconformity.

15 **Anchorage Metropolitan Area Transportation Solutions (AMATS)**

16 The transportation planning process for the Municipality.

17 **Apartment or Apartment Building**²³

18 Any building, or portion thereof, which is designed, built, rented, leased, let, or hired out to be occupied,
19 and which contains dwelling units for three or more families living independently of each other.

20 **Approach, Transitional, Horizontal, and Conical**

21 Surfaces or zones that are airspace zones defined as set forth in FAR part 77, subpart C, paragraph
22 77.25.

23 **Architectural Feature** (as used in chapter 21.10, Signs)

24 Any construction attendant to, but not an integral part of the sign, which may consist of landscape,
25 building, or structural forms that enhance the site in general; also, graphic stripes and other architectural
26 painting techniques applied to a structure that serves a functional purpose, or when the stripes or other
27 painting techniques are applied to a building provided such treatment does not include lettering, logos or
28 pictures.

29 **Architectural Feature** (as used in chapter 21.07, Development and Design Standards)

30 A part, portion, or projection that contributes to the aesthetic quality of a building or structure, exclusive of
31 signs, that is not necessary for the structural integrity of the building structure or to make the building or
32 structure habitable.

33 **Architectural Bay**

34 A spatial division of a wall, usually repeated at intervals as part of a series, marked off by vertical
35 supports of a structure.

36 **Area, Building**

37 The total of areas taken on a horizontal plane at the main grade level of the principal building and all
38 accessory buildings or structures exclusive of steps.

² Term is used in 21.05, but no definition is included in that chapter.

1 **Area Lighting**

2 Light fixtures located on public or private property that are designed to light spaces. Area lighting does
3 not include hardscape, façade, or landscape lighting.

4 **Areawide Zoning Map Amendment**

5 A zoning map amendment initiated to implement the comprehensive plan, adjust use district boundaries,
6 or redistrict property throughout a region or neighborhood as distinguished from a single subdivision or
7 tract.

8 **Assembly**

9 The Assembly of the Municipality of Anchorage.

10 **Assisted Living**

11 Has the same meaning as set forth in Alaska Statutes chapter 47.33.

12 **Average**

13 The equaling of an arithmetic mean. As used in ~~Section~~section 21.07.080, *Landscaping, Screening, and*
14 *Fences*, this shall be interpreted to mean the plantings may be grouped together in such a way as the
15 designer may choose so long as the total number of plants meets the standard.

16 **Average Slope**

17 Average slope is calculated by the following formula:

18
$$S = (I \sum L - 0.0023) / A$$

19 Where:

20 S = Average slope of lot or tract in percent.

21 I = Contour interval (20 feet or less).

22 L = Sum of the length of all contours on lot or tract in feet.

23 A = Area of the lot or tract in acres.

24 **Base Flood (100-Year)**

25 The flood having a one percent chance of being equaled or exceeded in any given year.

26 **Billboard**

27 A sign structure advertising an establishment, merchandise, event, service or entertainment that is not
28 sold, produced, manufactured or furnished at the property on which the sign is located. Any other
29 outdoor advertising prohibited by the provisions of Alaska Statutes ~~Sections~~sections 19.25.075 –
30 19.25.180 shall also be considered billboards.

31 **Block**

32 A block is defined by an area of land bounded by streets, or a combination of streets, railroad right-of-
33 way, shorelines of waterways, or municipal boundary lines.

34 **Block Length**

35 The distance between intersections of through streets, such distance being measured along the longest
36 street bounding the block and from right-of-way line to right-of-way line of the two intersecting streets.

- 1 **Board of Adjustment**
2 The Board of Adjustment of the Municipality of Anchorage.
- 3 **Board of Examiners and Appeals**
4 The Zoning Board of Examiners and Appeals of the Municipality of Anchorage.
- 5 **Bollard-Style Lighting**
6 Lighting consisting of short posts that incorporate a lighting element.
- 7 **Brightness**
8 The human perception of luminance. See *luminance* and *candela*.
- 9 **Buffer, Perimeter**
10 A unit of land and any plants and structures (i.e., walls, fences) thereon that is used to separate land uses
11 from each other.
- 12 **Build-To-Line**
13 ~~The line that is the required maximum distance from any lot line at which the front of a building or~~
14 ~~structure must be located or built, and which is measured as a distance from a public right-of-way.~~
- 15 **Building**
16 Any structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any
17 kind.
- 18 **Building, Accessory**
19 A building or structure that is on the same lot as, and of a nature customarily incidental and subordinate
20 to, a principal building or structure, and the use of which is clearly incidental and subordinate to that of the
21 principal building or structure.
- 22 **Building Coverage**
23 That percentage of the total lot area covered by buildings.
- 24 **Building Envelope**
25 The ~~developable~~three-dimensional space within ~~any which a structure is permitted to be built on a lot and~~
26 ~~which is~~ defined by ~~the~~regulations governing setbacks, maximum height and bulk; by other regulations; or
27 any combination thereof.
- 28 **Building, Front Line of**
29 The line of that part of the building nearest the front property line of the lot.
- 30 **Building, Principal**
31 A structure in which is conducted the main use of the lot on which the structure is situated.
- 32 **Building Permit**
33 ~~An official document issued by the Municipality of Anchorage pursuant to this chapter and the State~~
34 ~~building code authorizing the erection, construction, reconstruction, restoration, alteration, enlargement,~~
35 ~~conversion, remodeling, demolition, moving, or repair of a building or structure.~~
- 36 **Building Wall**
37 See Permit, Building.

- 1 | **Building Wall (as used in chapter 21.10, Signs)**
2 | Any vertical surface of a building or structure (other than a pitched roof) that is integral to and could
3 | reasonably be constructed as part of the architecture of the building when a sign(s) ~~are~~ is not being
4 | contemplated. Examples of building walls include but are not limited to: awnings, canopies, marquees,
5 | the vertical portion of gable roofs, parapets, mechanical penthouses, etc.
- 6 | **Business**
7 | An enterprise that for consideration will provide for the sale or the rental of any article, substance, or
8 | commodity, including but not limited to business services and personal services.
- 9 | **Caliper**
10 | The diameter of a tree six inches above the ground.
- 11 | **Camper**
12 | A portable structure mounted on a truck or truck chassis or a converted hearse, bus, station wagon or
13 | panel truck designed for use as a temporary travel dwelling.
- 14 | **Candela**
15 | A unit measuring luminous intensity of a lighting source. An ordinary candle has a luminous intensity of
16 | one candela. See *luminance*.
- 17 | **Canopy**
18 | A permanent architectural element ~~projection~~ projecting out from a building façade over a sidewalk or
19 | walkway. A canopy shall be at least five feet in horizontal width, and no less than eight feet and no more
20 | than 15 feet above grade.
- 21 | **Cartway**
22 | The paved area of a street between the curbs, including travel lanes and parking areas, but not including
23 | shoulders, curbs, sidewalks, or swales. If curbs are lacking and parking is restricted to shoulders, the
24 | cartway is defined as the travelway (exclusive of shoulders).
- 25 | **CATV**
26 | A utility that operates non-broadcast facilities that distribute to subscribers the signals of one or more
27 | television broadcast stations.
- 28 | **Certificate to Plat**
29 | A certificate prepared by a title company authorized by the laws of the state to write the title, showing the
30 | names of all persons having any record title interest in the land to be platted, together with the nature of
31 | their respective interests therein.
- 32 | **Certificate of Occupancy**
33 | A ~~document~~ Certificate of Zoning Compliance issued by the Municipality allowing the occupancy or use of
34 | a building in the Building Safety Service Area, and certifying that the structure or use has been
35 | constructed or will be used in compliance with all applicable municipal codes and ordinances.
- 36 | **Certificate of Zoning Compliance**
37 | A document issued by the Municipality indicating that a structure or use meets the applicable zoning
38 | requirements.
- 39 | Certification at the time of Nonconforming Use issuance.
40 | A document issued by the Municipality permitting the continued existence of a use that does not conform
41 | to the use regulations of the district in which it is located.

1 **Civil Penalty**

2 A fine levied by the Municipality for a violation of this ~~Title.~~

3 ~~**Co-Location**~~

4 ~~The location of antennas on existing structures, including but not limited to towers occupied by another~~
5 ~~provider, buildings, water towers, utility substations, utility poles and church steeples.~~

6 **Color Rendering Index (of a light source) (CRI)**

7 A measure of the degree of color shift that objects undergo when illuminated by the light source as
8 compared with those same objects when illuminated by a reference source of comparable color
9 temperature.

10 **Combination**

11 The elimination of interior lot lines in a subdivision that does not involve the vacation of dedicated streets,
12 easements, or public areas.

13 **Commercial Development**

14 A planned commercial center designed specifically for commercial use.

15 **Commercial Subdivision**

16 A subdivision, or that part of a subdivision, that is within the ~~GAC, CBD-1, C-2A, C-2B, C-2C, GC, or BD-~~
17 ~~2, CBD-3, MC, MU, or O~~ zoning districts.

18 ~~**Commercial Tract**~~

19 ~~An existing lawfully subdivided single lot or tract designated by the platting board under Section —(old~~
20 ~~reference: 21.15.134) as a commercial tract which may be further divided into fragment lots.~~

21 **Commercial Tract Site Plan**

22 A map of a commercial tract depicting building footprints, parking areas, landscaping, driveway access
23 points to the property, site drainage and any fragment lots to be contained within the commercial tract.

24 **Common Areas and Facilities**

25 Those areas of a subdivision, building, planned unit development or condominium, including the property
26 upon which it is located, that are for the common use and enjoyment of the owners and occupants of the
27 subdivision, building, planned unit development or condominium. The areas may include the land, roofs,
28 main walls, elevators, staircases, lobbies, halls, parking space, open space, and communal facilities.
29 Common areas are shared by all tenants and are distinguished from space designated for private use.

30 **Common Wall**

31 A wall extending from the footing of a building to the roof along a side lot line between two lots on which
32 the building is located.

33 **Community Council**

34 Nonprofit, voluntary, self-governing associations composed of residents, property owners, business
35 owners, and representatives from nonprofit associations and other entities located within geographical
36 areas designated as districts by the assembly. Residents, for the purpose of this chapter, are defined as
37 residents, property owners, and representatives from nonprofit associations and other entities located
38 within geographical areas designated as districts by the assembly.

39 **Comprehensive Plan**

40 The collection of long-range municipal planning documents and maps that serves as the official policy
41 guide for the long-range physical, social, and economic development of Anchorage, including the
42 provision of its public infrastructure and services. The Comprehensive Plan is comprised of a series of

1 distinct plans adopted by the Assembly as elements of the Comprehensive Plan, that each deal with
2 separate aspects of community planning. The term "Comprehensive Plan" as used in this ~~Title~~ refers
3 to any or all of these long-range plans that taken together constitute the Comprehensive Plan for the
4 Municipality of Anchorage.

5 **Comprehensive Plan Amendments, Cosmetic**

6 An amendment that affects the appearance, style, wording, or presentation of the Comprehensive Plan,
7 but does not alter its meaning, interpretation, or recommendations. Examples of cosmetic amendments
8 include, but are not limited to: revising map or document style, format, or layout to enhance clarity;
9 revising map or text content to accurately reflect additions to municipal facilities or revisions to adjoining
10 jurisdictions' adopted plans; adding explanatory text or labels; and correcting spelling or grammar.

11 **Comprehensive Plan Amendments, Substantive**

12 An amendment that affects the intent of the Comprehensive Plan. Examples of substantive amendments
13 include, but are not limited to: revising text to address a new policy direction or the addition of a new
14 zoning district.

15 **Construction**

16 Design, engineering, contract administration, work, labor, and materials furnished for an improvement.

17 **Coverage, Building**

18 ~~That percentage of the total lot area covered by buildings.~~

19 **CRI**

20 See *Color Rendering Index*.

21 **Critical Root Zone**

22 The area beneath a tree's crown, within the tree's drip line, or one foot distance from the trunk for each
23 one inch in diameter, ~~whichever is greater~~. The critical root zone is the portion of the root system that is
24 the minimum necessary to maintain the vitality or stability of the tree.

25 **DBH**

26 ~~As (as used in section 21.07.020, Natural Resource Protection, diameter at breast height.)~~

27 ~~"Diameter at breast height," or diameter of a tree at four and one-half feet off the ground.~~

28 **Dedication**

29 The devotion of land to a public use by the owner manifesting the intention that it shall be accepted and
30 used presently or in the future for such public purpose. A dedication by the owner under the terms of this
31 subsection is a conveyance of an interest in property, which shall be deemed to include the warranties of
32 title listed in AS 34.15.030. The dedication of streets, alleys, sidewalks, or public open space shall
33 convey a fee interest in the area dedicated. The dedication of all other public rights-of-way, including
34 utility rights-of-way, shall be deemed to create an easement in gross to perform the indicated function in
35 the area depicted.

36 **Defined Bank**

37 The usual boundaries, not the flood boundaries, of a stream channel.

38 **Density, Gross**

39 ~~The number of dwelling units per acre in any residential development.~~

40 **Density, Net**

41 The total number of dwelling units on a particular tract or parcel of land, not taking into account portions of
42 the tract or parcel ~~which~~ contain rights-of-way for ~~collector or larger~~ streets, ~~Flood Hazard Area~~, lakes,

1 other water bodies, ~~or~~ wetlands falling under the regulatory jurisdiction of the U.S. Army Corps of
2 Engineers, or other areas restricted from developed by this title.

3 **Department**

4 Unless otherwise indicated in the text of this Code, the Planning Department of the Municipality of
5 Anchorage.

6 **Developer**

7 That person or entity improving or developing land ~~that, who~~ may or may not be the owner of the
8 property.

9 **Development**

10 The initiation, construction, change, or enlargement of any use or structure, the disturbance of land
11 ~~through the removal of ground cover~~, or the division of land into two or more parcels. "Development"
12 shall include, but not be limited to, the following:

- 13 • Construction or enlargement of a building or structure;
- 14 • Change in the type of use of a building, structure, or land;
- 15 • Material increase in the intensity of use of land, such as an increase in the number of businesses,
16 offices, manufacturing establishments, or dwelling units located in a building or structure or on the
17 land;
- 18 • Commencement or expansion of resource extraction, agricultural, horticultural, or forestry activities on
19 a parcel of land;
- 20 • Demolition of a structure or the removal of ~~trees~~ vegetation from a parcel of land;
- 21 • Deposition of refuse, solid or liquid waste, or fill on a parcel of land;
- 22 • Alteration, either physically or chemically, of the shore, bank, or channel of any stream, lake, or other
23 body of water or alteration of any wetland; and
- 24 • Any land-disturbing activity that adds to or changes the amount of impervious or partially impervious
25 cover on a land area or which otherwise decreases the infiltration of precipitation into the soil.

26 **Disability (or Handicap)**

27 Has the same meaning as "disability," pursuant to the Americans with Disabilities Act of 1990, as
28 amended, 42 U.S.C. 126.

29 **Distribution Substation**

30 A utility facility where the electric voltage is transformed for distribution through a substation transformer.

31 **Director**

32 The Director of the Planning Department or designee.

33 **Dwelling**

34 A building or portion of a building designed or used exclusively as the living quarters for one or more
35 families.

- 1 | **Dwelling, ~~Manufactured Mobile Home~~**
2 | A dwelling constructed and fabricated after July 13, 1994, into one or more sections at a factory and
3 | designed to be joined at the location of use on a permanent foundation.
- 4 | **Easement**
5 | An interest in land owned by another that entitles the easement holder to a specified limited use or
6 | enjoyment.
- 7 | **Encroachment**
8 | The projection or intrusion of a building, structure, or other land-disturbing activity into an area where
9 | such projections or intrusions are typically prohibited.
- 10 | **Engineer**
11 | A registered professional civil engineer authorized to practice engineering in the State of Alaska.
- 12 | **Entitlement**
13 | Any permit or approval granted under this title, including, but not limited to zoning map amendments,
14 | conditional use permits, preliminary or final plat approval, site plan approval, and variances. For
15 | purposes of administering and enforcing this title, the term also includes building and land use permits.
- 16 | **Erosion**
17 | The wearing away of land surface by the action of wind, water, gravity, or any combination thereof.
- 18 | **Erosion Control**
19 | A measure, structure, or device that controls the soil material within the land area under responsible
20 | control of the person conducting a land-disturbing activity.
- 21 | **Existing Vegetation**
22 | Vegetation that predates ~~the issuance of~~ a development application by at least two years.
- 23 | **Ex Parte Contact**
24 | A communication involving a municipal official and a member of the public, ~~town staff~~, or a ~~town~~municipal
25 | consultant regarding a pending quasi-judicial ~~permit application matter~~ or appeal, such that the
26 | ~~town~~municipal official may be exposed to only one perspective or part of the evidence with regard to a
27 | quasi-judicial matter pending before the commission or board on which the ~~town~~municipal official serves.
28 | Ex parte communications occur at other than a public meeting of the commission or board on which the
29 | ~~town~~municipal official serves at which the quasi-judicial matter discussed has been publicly noticed.
- 30 | **Extent Reasonably Feasible**
31 | Under the circumstances, reasonable efforts have been undertaken to comply with the regulation, that the
32 | costs of compliance clearly outweigh the potential benefits to the public, or would unreasonably burden
33 | the proposed project, and reasonable steps have been undertaken to minimize any potential harm or
34 | adverse impacts resulting from noncompliance with the regulation.
- 35 | **Family**
36 | One or more persons occupying premises and living as a single housekeeping unit, as distinguished from
37 | a group occupying a roominghouse, club, fraternity house or hotel.

1 **FAR**

2 See Floor Area Ratio.

4 **Feature, Architectural**

5 ~~Any construction attendant to, but not an integral part of the sign, which may consist of landscape,~~
6 ~~building, or structural forms that enhance the site in general; also, graphic stripes and other architectural~~
7 ~~painting techniques applied to a structure that serves a functional purpose, or when the stripes or other~~
8 ~~painting techniques are applied to a building provided such treatment does not include lettering, logos or~~
9 ~~pictures.~~

10 See Architectural Feature.

11 **Fence**

12 ~~A barrier, not to exceed eight feet in height, which is constructed of one or more of the following materials,~~
13 ~~or combinations thereof: wood, metal, fiberglass, or masonry materials.~~

14 An artificially constructed barrier which is erected to enclose, screen, buffer, enhance or separate areas.

16 **Fence, Open**

17 A fence constructed with openings between materials used in its construction, such that three-fourths
18 (75%) or more of a visual image or light source may be seen through the fence.

19 **Fence, Semi-Open**

20 A fence constructed with openings between materials used in its construction, such that less than 75% of
21 a visual image or light source may be seen through the fence.

22 **Fence, Screening (Opaque)**

23 A fence, including any gates, constructed of solid material, wood or masonry, through which no visual
24 images or light sources may be seen.

25 **Final Acceptance**

26 Acceptance by the ~~municipality~~**Municipality**, at the completion of construction, of a public improvement,
27 constructed under terms of a subdivision agreement.

28 **Flag**

29 Any fabric, banner or bunting containing distinctive colors, patterns or symbols, used as a symbol of a
30 government, political subdivision, corporate or commercial entity, or institution. A corporate or
31 commercial, or institutional flag may only display the name, trademark, or logo of the business or
32 institution on the parcel and such flag may not be used for other business or advertising purposes.

33 **Flag Lot**

34 An irregularly shaped lot in which the buildable section ~~with an arm that fronts atypically has no~~ street
35 ~~and frontage, but has an arm that provides street access, called~~ the "flag pole." The width of the arm does
36 not meet the minimum lot width standards in the zoning district in which it is located.

37 **Flood and Flooding**

38 A general and temporary condition of partial or complete inundation of normally dry land areas from:

- 39 • The overflow of inland or tidal waters.
- 40 • The unusual or rapid accumulation or runoff of surface waters from any source.

- 1 • Mudslides that are proximately caused or precipitated by accumulations of water on or under the
2 ground.
- 3 • The collapse or subsidence of land along the shore of a lake or other body of water as a result of
4 erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or
5 suddenly caused by an unusually high water level in a natural body of water, accompanied by a
6 severe storm, or by an unanticipated force of nature, such as a flash flood or an abnormal tide surge,
7 or by some similarly unusual or unforeseeable event which results in flooding as defined in this
8 subsection.

9 **Flood Insurance Rate Map (FIRM)**

10 The official map on which the Federal Insurance Administration has delineated both areas of special flood
11 hazards and the risk premium zones applicable to the community.

12 **Flood Insurance Study**

13 The official report provided by the Federal Insurance Administration that includes flood profiles, the flood
14 boundary/floodway map, and the water surface elevation of the base flood.

15 **Flood Hazard Area**

16 Land adjacent to a watercourse that includes the streambed, floodway, flood fringe, and the floodplain.

17 **Floodplain**

18 That area of land adjoining the channel of a river, stream or other similar body of water which may be
19 inundated by a flood that can reasonably be expected to occur. The floodplain, shall include all the land
20 within the limits of the 100-year flood, and the floodway within it if such floodway is delineated.

21 **Floodproofing**

22 Any combination of structural and nonstructural additions, changes or adjustments to structures which
23 reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities,
24 structures and their contents.

25 **Floodway**

26 ~~See, Regulatory Floodway.~~

27 The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to
28 discharge the base flood without cumulatively increasing the water surface elevation more than one foot.
29 The boundaries of this area shall be established on the basis of the maps and reports adopted by section
30 21.04.070.E, Flood Hazard Overlay District.

31 **Floodway Fringe**

32 That area of land lying between the outer limit of the regulatory floodway and the outer limit of the base
33 flood elevation. The boundaries of this area shall be established on the basis of the maps and reports
34 adopted by Section 21.04.070.E, *Flood Hazard Overlay District*.

35 **Floor Area Ratio (FAR)**

36 The maximum gross floor area of all buildings on a lot or parcel, divided by the area of the lot or parcel.
37 (A floor area ratio of 2.0 provides for 23,000 gross square feet of building area on a lot with an area of
38 11,500 square feet.)

39 **Footcandle**

40 A unit of measure of the intensity of light falling on a surface, equal to one lumen per square foot and
41 originally defined with reference to a standardized candle burning at one foot from a given surface.

1 **Fragment Lot**

2 A division of a commercial tract for purposes of facilitating construction or financing of a commercial
3 development requiring multiple phases of construction. The term "fragment lot" does not include
4 properties outside of the boundaries of an approved commercial tract. Fragment lots may be described in
5 metes and bounds descriptions.

6 **Front Parking Area**

7 The portion of a site's parking areas that are between the ~~front~~ façade of the principal building and an
8 abutting street. The Front Parking Area shall be determined by drawing a line from the front corners of
9 the building to the nearest property corners. If any such line, when connected to the plane of the front
10 façade of the building, creates an angle that is greater than 180 degrees, then the line shall be adjusted
11 to create an angle of 180 degrees. If any such line, when connected to the plane of the front façade of
12 the building, creates an angle that is less than 90 degrees, then the line shall be adjusted to create an
13 angle of 90 degrees when connected to the plane of the front façade of the building. The front parking
14 area includes all parking spaces that fall at least halfway into the boundaries of the front parking area,
15 and all parking spaces associated with any pad sites located within the front parking area boundaries.
16 [ILLUSTRATIONS]

17 **Full Cut-Off**

18 A fixture that conforms to the Illuminating Engineer Society of North America (IESNA) criteria for full cut-
19 off fixtures, that is, no significant amount of the fixture's total output may be emitted above a vertical cutoff
20 angle of 90 degrees. Any structural part of the fixture providing this cutoff angle must be permanently
21 affixed.

22 **General Area of a Zoning Map Amendment**

23 The area within one mile of the property subject to the zoning map amendment.

24 **Geotechnical Advisory Commission**

25 The Geotechnical Advisory Commission of the Municipality of Anchorage.

26 **Glare**

27 Light that makes it uncomfortable or difficult to see, causing a loss of visual performance.

28 **Grade (Adjacent Ground Elevation)**

29 The lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area
30 between the building and the property line, or, when the property line is more than five feet from the
31 building, between the building and a line five feet from the building.

32 **Greenfield**

33 ~~Land that has not yet been built on, or buildings built on land that had never been used before for~~
34 ~~building.~~

35 **Greenway**

36 **Greenbelt**

37 A linear open space established along either a natural corridor, such as a riverfront, stream valley, or
38 ridge line, or over land along a railroad right-of-way converted to recreational use, a canal, a scenic road,
39 or other route.

40 **Grid**

41 The 100-scale grid designation as established by the Municipality.

1 **Gross Area**

2 The total site area, excluding bodies of water, to be included within a proposed development as indicated
3 on a site plan.

4 **Gross Density**

5 ~~The number of dwelling units per gross acre in any residential development.~~

6 **Gross Floor Area**

7 The total horizontal area of all of the floors of a building, measured from exterior to exterior, including
8 interior balconies, mezzanines, stairwells, elevator shafts and ventilation shafts, etc.

9 **Ground Cover**

10 Grasses or other low-growing plants and landscaping.

11 **Guest**

12 Any person hiring or occupying a room for living or sleeping purposes.

13 **Guestroom**

14 A room intended or designed to be used for sleeping purposes. ~~Every 100 square feet of net floor area in~~
15 ~~a dormitory shall constitute one guestroom.~~

16 **Health Authority Certificate**

17 A written confirmation signed by an engineer and the department of Health and Human Services
18 certifying that the on-site sewer and water system serving a single-family dwelling is functional and
19 complies with all state and local regulations and codes. ~~In the event of inconsistency among these~~
20 ~~regulations and codes, the most restrictive shall apply.~~

21 **Height**

22 ~~As (as used in Sectionsection 21.04.070.C., Airport Height Overlay District, for)~~

23 ~~For~~ the purpose of the airport height map, the distance above mean sea level, unless otherwise specified.

24 **Height, Building**

25 The vertical distance above a reference datum measured to the highest point of the coping of a flat roof or
26 to the deck line of a mansard roof, or to the ~~average height~~midpoint of the highest gable of a pitched or
27 hipped roof.

28 **Hospital**

29 Has the same meaning as set forth in Alaska Statutes chapter 18.20.

30 **Illuminance**

31 The measure of light intensity striking a surface, measured in footcandles.

32 **Impervious Surface**

33 An area of ground that, by reason of its physical characteristics or the characteristics of materials
34 covering it, does not absorb rain or surface water. All parking areas, driveways, roads, sidewalks and
35 walkways, whether paved or not, and any areas covered by buildings or structures, concrete, asphalt,
36 brick, stone, wood, ceramic tile or metal, shall be considered to be impervious surfaces.

37 **Improvement Areas³**

38 Portions of the Municipality divided up into ~~one of three~~geographic areas (~~urban, suburban, or rural~~) for
39 the purposes of determining public improvement requirements.

³ NOTE: Needs to be updated. Staff is recommending Class A and B areas instead of these three classifications.

1 **Improvements**

2 Any construction incident to servicing or furnishing facilities for a subdivision, such as grading, street
3 surfacing, curb and gutter, driveway approaches, sidewalks, crosswalks, water mains and lines, sanitary
4 sewers, storm sewers, culverts, bridges, utilities, waterways, lakes, bays and other appropriate items with
5 an appurtenant construction.

6 **Industrial**

7 An activity including manufacturing, processing, warehousing, storage, distribution, shipping and other
8 related uses.

9 **Industrial Development**

10 A planned industrial area designed specifically for industrial use.

11 **Industrial Subdivision**

12 A subdivision, or that part of a subdivision, that is within the I-1, I-2, IC, or MI zoning district.

13 **Infill**

14 ~~The development of new uses on an existing site within a developed area, as distinguished from~~
15 ~~greenfield development.~~

16 **Information, Piece of**

17 A word, whole number, telephone number, price, logo, picture, exclamation point, or similar separately
18 identifiable unit on a sign.

19 **Joint Trench**

20 A trench excavated for the underground placement of utility distribution lines owned or operated by two or
21 more utilities.

22 **Junk**

23 Any worn-out, wrecked, scrapped, partially or fully dismantled, discarded tangible material, or
24 combination of materials or items, including junk vehicles as defined in ~~Section~~ Section 15.20.010. Also
25 included are machinery, metal, rags, rubber, paper, plastics, chemicals and building materials which
26 cannot, without further alteration and reconditioning, be used for their original purpose.

27 **Land-Disturbing Activity**

28 Any use of the land by any person for ~~residential, industrial, educational, institutional, or commercial~~
29 ~~development, or for highway and road construction and maintenance, any activity~~ that results in a change
30 in the natural cover or topography and that may cause or contribute to sedimentation. Within watershed
31 management areas, land-disturbing activity shall include the clear cutting of trees unless specifically
32 exempted by this Title.~~title~~.

33 **Landmark Tree**

34 A tree or group of trees designated as such by the municipal arborist because of its exceptional value to
35 the residents of the community.

36 **Landing Area**

37 The area of the airport or airstrip used for landing, takeoff, or taxiing by aircraft.

38 **Landowner**

39 Any owner of a legal or equitable interest in real property, including the heirs, devisees, successors,
40 assigns, and agent or personal representative of the owner. The person shown on the records ~~of~~ at the
41 ~~register of deeds of the county~~ Anchorage Recording District shall be presumed to be the person in control
42 of the property.

- 1 **Landscaping**
2 Trees, shrubs, ground covers, and related improvements, including furniture and other facilities intended
3 to enhance public activity spaces both within and outside the affected ~~public facility development~~. This
4 definition shall include spaces of varying degrees of enclosure from interior spaces to transitional spaces
5 and outdoor spaces.
- 6 **Landscaping Maintenance**
7 Includes but is not limited to appropriate watering, pruning, weeding, insecticide spraying, fertilizing, plant
8 replacement and other necessary functions as required to bringkeep all plant materials ~~to~~in a vigorous
9 healthy growing condition.
- 10 **Legal Access**
11 Having legal access means being adjacentcontiguous to a roadway as described in SectionAMC section
12 9.04.010.
- 13 **Legal Nonconforming Status**
14 A state or condition where a ~~previously approved~~documented nonconforming use, structure, lot, or sign is
15 allowed to remain and be maintained until it is damaged beyond 50 percent of its value, redeveloped, or
16 abandoned.
- 17 **Light Emitting Diode (LED)**
18 A semiconductor device that emits visible light when an electric current passes through it.
- 19 ~~Light, Obtrusive~~
20 ~~Glare and light trespass.~~
- 21 **Light, Spill**
22 Lighting from a lighting installation that falls outside of the boundaries of the property on which the
23 installation is sited.
- 24 **Light Trespass**
25 Spill light that because of quantitative, directional, or spectral content causes annoyance, discomfort, or
26 loss of visual performance and visibility.
- 27 **Lighting, Temporary**
28 Lighting installed with temporary wiring and operated for less than 60 days in any calendar year.
- 29 ~~Line, Front Property~~
30 ~~The line dividing a parcel of land from a street, public right-of-way, easement or other principal means of~~
31 ~~access to the parcel.~~
- 32 **Loading Space, Off-Street**
33 A space located on premises for pickup and delivery at the premises.
- 34 **Lot**
35 A parcel of land shown as an individual unit on the most recent plat of record. The term "lot" includes
36 "plot," "parcel," or "tract."
- 37 **Lot Area**
38 The amount of horizontal land area contained inside the lot lines of a lot or site.

1 **Lot Coverage**

2 That percentage of the total lot area covered by buildings, except as provided in ~~Section~~section B.2.b,
3 *Projections into Required Setbacks*

4 **Lot, Corner**

5 A lot located at the intersection of two or more streets. A lot abutting on a curved street shall be
6 considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost
7 point of the lot meet at an interior angle of less than 135 degrees.

8 **Lot, Depth of**

9 The mean horizontal distance between the front and rear property lines of a lot, measured in the general
10 direction of its side property lines between the midpoint of such lines, except that such measurement shall
11 not extend outside the lot lines of the lot being measured.

12 **Lot, Front**

13 The front of a lot shall be construed to be the portion nearest the street. For the purposes of determining
14 setback requirements on corner lots and double-frontage lots, all sides of a lot adjacent to streets shall be
15 considered frontage, and setbacks shall be provided as required in the schedule of district regulations.

16 **Lot Frontage**

17 All property abutting the right-of-way of a dedicated street, private street, or road easement, measured
18 along the right-of-way between side lot lines of a lot. In no case shall the line along an alley be
19 considered as lot frontage.

20 **Lot, Interior**

21 A lot other than a corner lot, with frontage only on one street.

22 **Lot Line**

23 The fixed boundaries or property lines of a lot described by survey located on a plat filed for record.

24 **Lot Line, Front**

25 That boundary of a lot measured along the edge of the right-of-way of a dedicated street, private street or
26 road easement that abuts that line. In the case of a corner lot, ~~either line~~all lines that meets this
27 description ~~is a~~are front lot ~~line provided the other is considered to be a side lot line~~lines.

28 **Lot Line, Rear**

29 That boundary of a lot that is most parallel to the front lot line and does not intersect the front lot line. In
30 the case of a triangular lot, the rear lot line is a line 20 feet in length within the lot parallel to and at the
31 maximum distance from the front lot line.

32 **Lot Line, Side**

33 That boundary of a lot that is neither a front or rear lot line.

34 **Lot, Nonconforming**

35 A lot that met all legal requirements when it was platted or otherwise recorded but ~~which~~that does not
36 comply with the minimum lot area or minimum lot ~~width requirements~~dimensions of this ~~chapter~~title, or a
37 subsequent amendment hereto, for the zoning district in which it is located.

38 **Lot of Record**

39 A lot that is recorded by the District Recorder's Office.

40 **Lot, Through and Double-Frontage Lot**

41 A lot other than a corner lot with frontage on more than one street.

1 **Lot, Townhouse**

2 A lot subdivided for the purposes of accommodating attached single-family residential dwelling units.
3 Such lots may or may not include additional area not covered by the structure.

4 **Lot, Transverse**

5 A lot that is approximately at right angles to the general pattern of other lots in the same city block.

6 **Lot Width**

7 The distance between straight lines connecting the front and rear lot lines at each side of the lot,
8 measured between the midpoints of such lines, provided that such measurement shall not extend beyond
9 the lot lines of the lot being measured. ~~This standard shall not apply to the flagpole portion of flag-shaped~~
10 ~~lots.~~ Flag-shaped lot width shall be measured at the midpoint of the lot excluding the flagpole area of the
11 lot.

12 **Lowest Floor**

13 The lowest floor of the lowest enclosed area, including basement. An unfinished or flood resistant
14 enclosure, usable solely for parking of vehicles, building access or storage, in any area other than a
15 basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as
16 to render the structure in violation of the application nonelevation design requirements of ~~Section~~section
17 21.04.070.E.

18 **Lumen**

19 The unit of luminous flux (radiant energy): a measure of the amount of light emitted by a lamp. See also
20 *illuminance*.

21 **Luminaire**

22 A complete lighting unit consisting of one or more electric lamps, the lamp holder, reflector, lens, ballast,
23 and/or other components and accessories.

24 **Luminaire, Cut-off**

25 A luminaire emitting a light distribution where the candela per 1000 lamp lumens does not numerically
26 exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of
27 80 degrees above nadir. This applies to all lateral angles around the luminaire.

28 **Luminaire, Full Cut-off**

29 A luminaire emitting a light distribution where zero candela intensity occurs at or above an angle of 90
30 degrees above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100
31 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the
32 luminaire.

33 **Luminaire, Non Cut-off**

34 A luminaire emitting a light distribution where there is no candela limitation in the zone above maximum
35 candela. The luminaire may emit light in any direction.

36 **Luminaire, Semi Cut-off**

37 A luminaire emitting a light distribution where the candela per 1000 lamp lumens does not numerically
38 exceed 50 (5 percent) at an angle of 90 degrees above nadir, and 200 (20 percent) at a vertical angle of
39 80 degrees above nadir. This applies to all lateral angles around the luminaire.

40 **Luminaire, Side Shielding**

41 A vertical shield that blocks light in the direction of a sensitive land use or adjacent property, such as a
42 house.

1 **Luminance**

2 The luminous intensity (photometric brightness) of a light source or reflecting surface, measured in
3 candelas per square meter.

4 **M.A.S.S.**

5 An abbreviation for the "Municipality of Anchorage Standard Specifications," which is a manual that
6 identifies the approved common construction practices associated with subdivision development and
7 public works projects.

8 **Maintenance Easement**

9 An easement appurtenant to a lot or parcel permitting entry upon another lot or parcel for the purpose of
10 maintaining, repairing or reconstructing a structure on the former lot or parcel.

11 **Major Street⁴**

12 ~~As used in Section 21.85.050.A.8, Mobile Home Park, a right-of-way designed to collect and~~
13 ~~distribute a heavy volume of traffic, which means the traffic generated by 100 or more mobile~~
14 ~~home spaces.~~

15 **Manufactured Home**

16 ~~A structure, transportable in one or more sections, which is built on a permanent chassis and is designed~~
17 ~~for use with or without a permanent foundation when connected to the required utilities. For floodplain~~
18 ~~management purposes, the term "manufactured home" also includes park trailers, travel trailers and other~~
19 ~~similar vehicles placed on a site for greater than 180 consecutive days. For insurance purposes, the term~~
20 ~~"manufactured home" does not include park trailers, travel trailers, and other similar vehicles.~~

21 **Manufactured Home Park or Subdivision**

22 A parcel, or contiguous parcels, of land divided into two or more manufactured mobile home lots for rent or
23 sale.

24 **Mean Sea Level**

25 The average height of the sea for all states of the tide. Datum is Greater Anchorage Area Borough, Post
26 Quake, U.S. Geodetic Survey of 1972.

27 **Maximum Extent Feasible**

28 That no feasible and prudent alternative exists, and all possible efforts to comply with the regulation or
29 minimize potential harm or adverse impacts have been undertaken.

30 **Minor Amendment**

31 An amendment to an approved permit or other form of approval granted under this title that involves a
32 relatively smaller amount of change from the original approval. Specific rules for granting minor
33 amendments are set forth in chapter 21.03, *Review and Approval Procedures*.

34 **Minor Modification**

35 A minor deviation from otherwise applicable standards of this ~~Title~~title approved under ~~Section~~section
36 21.03.~~190~~180.

37 **Monument**

38 A permanent survey control point.

39 **Mounting Height**

40 The vertical distance between the lowest part of the luminaire and the ground surface directly below the
41 luminaire.

⁴ ~~NOTE: Term should have applicability beyond the referenced section. The reference is to the old code and has not yet been updated.~~

1 **Municipal Attorney**

2 The official legal representative for the Municipality.

3 **New Structures** (as used in section 21.04.070.E., FHO: Flood Hazard Overlay District)

4 Structures for which the start of construction commenced on or after September 25, 1979. The start of
5 construction means the first placement of a permanent foundation and appropriate structural framing.

6 **Nonconforming Use**

7 ~~A structure on land lawfully used or occupied and which does not conform to the regulations of the use~~
8 ~~district in which it is situated.~~

9 **Nonconformities**

10 ~~A use that was valid when brought into existence but by subsequent regulation becomes no longer~~
11 ~~conforming.~~

12 **Nonconformity**

13 Any legally approved structure, lot, sign, object of natural growth, or use of land that no longer conforms
14 with the requirements of this ~~Title~~ title.

15 **Nonresidential Lot**

16 A lot that is not ~~used or~~ zoned for residential use.

17 **Nursing Facility**

18 Has the same meaning as set forth in Alaska Statutes chapter 18.20.

19 **Obstruction**

20 Any dam, wall, embankment, levee, dike, pile, abutment, projection, excavation, channel modification,
21 bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure or matter in, along, across
22 or projecting into any channel, watercourse or regulatory flood hazard area which may impede, retard or
23 change the direction of the flow of water, either in itself or by catching or collecting debris carried by such
24 water, or that is placed where the flow of water might carry the material downstream to the damage of life
25 or property.

26 **On-Site Remediation**

27 Removal of volatile and semi-volatile contaminants from soils, sediments, slurries and filter cakes within
28 300 feet of the location where the material was originally contaminated.

29 **Open Space, Common**

30 Open space for the common use and enjoyment of the owners and occupants of the subdivision, building,
31 planned unit development or condominium. Common means shared by all tenants and is distinguished
32 from space designated for private use.

33 **Open Space, Usable**

34 Open space within a proposed development site, excluding areas devoted to roadways and parking.
35 ~~Unless otherwise specified in this Title, at least one-half of all areas designated as usable open space~~
36 ~~must have a slope of less than 20 percent.~~⁵ The space may be common or private.

37 **Ornamental (Decorative) Fence**

38 An artificially constructed barrier of any material or combination of materials erected primarily for its
39 beauty or decorative purposes rather than for enclosure or screening.

⁵Regulatory language—relocate to subdivision standards.

1 **Other Agricultural Activities**

2 ~~Farming, including plowing, tilling, cropping, seeding, cultivating, or harvesting for the production of food~~
3 ~~and fiber products.~~

4 **Overlay District**

5 A unique set of zoning regulations that are superimposed on one or more established zoning districts and
6 shown on the zoning map, and subsequently impose in addition to or in place of the regulations of the
7 underlying district. The overlay district may be used to impose supplemental restrictions on uses in these
8 districts, permit uses otherwise disallowed, or implement some form of site or architectural design
9 program. Developments within an overlay district must conform to the requirements of the underlying
10 district as modified by the overlay district and as set forth in the enacting ordinance.

11 **Parcel**

12 See *Lot*

13 **Parking, Public**

14 ~~A structure or an open area other than a street, alley or other right-of-way used for the temporary parking~~
15 ~~of automobiles and available for public use, whether free, for compensation, or as an accommodation for~~
16 ~~clients or customers.~~

17 **Parking Space, Off-Street**

18 A space located ~~off~~outside of any ~~street, alley, or other~~ right-of-way that is adequate for parking an
19 automobile, ~~with room for opening both doors and adequate maneuvering room on a parking lot with~~
20 ~~access to public street or alley~~meeting the dimensional requirements of this title.

21 **Permeable Surface**

22 An area of ground that, by reason of its physical characteristics and the characteristics of materials
23 covering it, is able to absorb rain or surface water at a rate equal or greater than that of lawn turf.
24 Examples include natural vegetation, lawn turf, landscape beds, gardens, mulch, decorative gravel, and
25 some types of porous pavements.

26 **Permit, Building**

27 ~~An official document~~A land use permit issued by the Municipality of Anchorage pursuant to ~~this Title~~the
28 Municipal Code and the State building code authorizing the erection, construction, reconstruction,
29 restoration, alteration, enlargement, conversion, remodeling, demolition, moving, or repair of a building or
30 structure within the Building Safety Service Area.

31 **Permit, Land Use**

32 An official document issued by the Municipality of Anchorage pursuant to this ~~Title~~title required for the
33 erection, construction, establishment, moving, alteration, enlargement, repair, placement, or conversion of
34 any building ~~or,~~ structure, or land in any district established under this ~~Title~~title.

35 **Permit, Sign**

36 An official document issued by the Municipality of Anchorage pursuant to this ~~Title~~title required for the
37 construction, installation, maintenance, and operation of signs within the Municipality.

38 **Permit, Special Flood Hazard**

39 An official document issued by the Municipality of Anchorage pursuant to this ~~Title~~title for uses,
40 structures, or activities listed in the floodplain regulations.

41 **Person**

42 Any individual, lessee, firm, partnership, association, joint venture, corporation, or agent of the
43 aforementioned groups, or the State of Alaska or any agency or political subdivision thereof.

1 **Pharmacy⁶**

2 ~~A retail store that offers only to prepare, preserve, compound and dispense prescribed and nonprescribed~~
3 ~~medication and drugs, medical supplies and health care items.~~

4 **Physical Access**

5 Having physical access means being adjacent to a road suitable for travel by passenger automobiles that
6 is connected to the publicly dedicated and improved transportation network of the municipality.

7 **Pillow**

8 A sleeping accommodation for one person.

9 **Plan Survey, As-Built**

10 A ~~reproducible mylar~~ plan showing the true and actual location and nature of buildings, structures, plant
11 materials, ~~underground utility lines~~ easements, and other features or improvements that have been
12 installed on or off the property pursuant to a site and/or subdivision plan approved under this ~~Title~~ title, to
13 be used to determine compliance with the requirements of this ~~Title~~ title.

14 **Plan, Concept**

15 A graphical depiction of one or more potential development alternatives for one or more parcels of land
16 which includes less detail than a site plan, but which is intended to convey information such as, but not
17 limited to: various general types of land uses or use classifications, their general arrangement, and their
18 general appearance within the plan's boundary.

19 **Plan, Landscaping**

20 A plan, drawn to scale, showing dimensions and details of the portion of a site devoted to planting
21 materials and their maintenance.

22 **Plan, Master**

23 The maps, illustrations, and supporting text associated with a planned development which conveys the
24 allowable uses, densities, non-residential intensities, and arrangement of uses within the boundaries of
25 the planned development along with any associated conditions, phasing schedules, and other
26 agreements.

27 **Plan, Plot**

28 A map identifying the outer extents of a single unit or parcel of land that can be referenced to a recorded
29 plat or map.

30 **Plan, Site**

31 A plan depicting the proposed development of a property, in terms of the location, scale, and
32 configuration of buildings, uses, and other features containing all the information required by this
33 ~~Title~~ title. A site plan may include but is not limited to lot lines, adjacent lots and streets, building sites,
34 reserved open space, buildings, interior vehicular and pedestrian access, parking lot design (calculations
35 and layout), signage, lighting and screening devices, existing and proposed landscaping, topography,
36 drainage, and, depending on requirements, floor plans, building elevations and locations of proposed
37 utility services and lines, and any other information that reasonably may be required in order that an
38 informed decision can be made by the approving authority.

39 **Plan, Sketch**

40 An informal plan or sketch drawn to scale, and in pencil, if desired, showing the existing features of a site
41 and its surroundings and the general layout of a proposed subdivision.

⁶ Term is used in 21.05, but no definition is included in that chapter.

- 1 **Plan, Subdivision**
2 A proposed plan of development to establish a subdivision that contains all information such as lot lines,
3 streets, easements, and other features required by this ~~Title~~title.
- 4 **Planning Commission**
5 The Planning and Zoning Commission of the Municipality of Anchorage.
- 6 **Plat**
7 A map document prepared by a registered surveyor ~~or engineer~~ representing a tract of land showing the
8 boundaries and location of individual properties, streets, and other related items for identifying property.
- 9 **Plat, Final**
10 A map of a subdivision of land made up in final form ready for approval and ~~file~~ingrecording.
- 11 **Plat, Preliminary**
12 A map showing the salient features of a proposed subdivision of land submitted to the platting authority
13 for purposes of preliminary consideration and approval.
- 14 **Platting Authority**
15 The Municipal Platting Board, or any other board so designated by the Assembly.
- 16 **Platting Officer**
17 A member of the ~~department of community planning and development staff~~ Planning Department who
18 has been assigned primary responsibilities for reviewing plats and making recommendations to the
19 ~~platting authority~~ Platting Authority, and who has been so designated by the Director of the Planning
20 ~~Department of Community Planning and Development~~.
- 21 **Plot**
22 See *Lot*
- 23 **Pre-Application Conference**
24 A meeting between an applicant and the municipal staff intended to familiarize both parties with
25 conceptual plans or proposals presented by the applicant.
- 26 **Prisoner**
27 The same meaning as defined in AS 33.30.901 as to state prisoners, and includes persons convicted of a
28 felony described in AS 11.41, *Offenses Against the Person*, in Alaska or of an offense with the same or
29 substantially similar elements in another jurisdiction until they have successfully completed all conditions
30 of parole and probation and are no longer under the supervision of the court, the Alaska Department of
31 Corrections, another state or municipal agency, or contractor to those entities. The term "prisoner" also
32 includes federal offenders in the custody, control or under the care of supervision of the United States
33 attorney general or the bureau of prisons.
- 34 **Private Enforcement Action**
35 A process by which a private individual, homeowner's association, or Community Council can request
36 that the Administrative Hearings Officer hear and investigate charges that another person or owner of
37 land has violated the requirements of this ~~Title~~title.
- 38 **Profession**
39 ~~An occupation that requires the practice of a learned art through specialized knowledge based on a~~
40 ~~degree issued by an institute of higher learning.~~

1 An occupation, such as law, medicine, or engineering, which requires considerable training and
2 specialized study.

3 **Property Line**

4 A demarcation limit of a lot dividing it from right-of-way, or other lots or parcels of land.

5 **Public Enforcement Action**

6 An action brought by the Municipality against owners or users of land for violating the provisions of this
7 Title.

8 **Public Facility**

9 Any of the following buildings and structures (including streets and highways) owned, or leased for no
10 less than ten years, including all options to extend or renew, by a government agency not exempt by law
11 from municipal land use regulation:

- 12 ♦ Any newly constructed building or buildings in which government operations or activities occupy
13 more than a total of 4,000 square feet on the site, and any existing building acquired by purchase
14 or lease in which government operations or activities occupy more than 15,000 square feet;
- 15 ♦ Any use of land over five acres in area;
- 16 ♦ Any regional trail alignment as shown in the areawide trails plan; and
- 17 ♦ Any public snow disposal site.

18 **Public Facility Project**

19 The construction or significant alteration of a public facility.

20 **Public Open Space**

21 Land dedicated or reserved for the use by the public, including but not limited to parks,
22 parkwaysgreenbelts, recreation areas, and school sites.

23 **Public Utility**

24 Any person or organization subject to regulation under AS 42.05.

25 **Record of Survey Map**

26 A map prepared by a professional land surveyor that reestablishes survey controls, boundaries, locations
27 of improvements, or the alignment of right-of-ways for recording

28 ~~**Recreation Land, Active**~~

29 ~~An area located within an existing or proposed residential or mixed-use development which is intended for~~
30 ~~utilization by residents as an area for organized or unorganized team sports, and/or higher-intensity~~
31 ~~outdoor activities including running, swimming, or other forms of play.~~

32 ~~**Recreation Land, Passive**~~

33 ~~An area that is intended for utilization by residents as an area for enjoyment of the outdoors including~~
34 ~~walking, sitting, or other low-impact recreational uses.~~

35 **Recreational Vehicle**

36 A vehicular type unit primarily designed as temporary living quarters for travel, camping, recreational or
37 vacation usage, which either has its own motive power or is mounted on or drawn by another vehicle.
38 The basic entities are travel trailer, camping trailer, pickup truck camper, fifth-wheel and motor home.

- 1 **Redevelopment**
2 The removal and replacement, rehabilitation, or adaptive reuse of an existing structure or structures, or of
3 land from which previous improvements have been removed.
- 4 **Regulatory Floodway**
5 ~~The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to~~
6 ~~discharge the base flood without cumulatively increasing the water surface elevation more than one foot.~~
7 ~~The boundaries of this area shall be established on the basis of the maps and reports adopted by Section~~
8 ~~21.04.070.E, Flood Hazard Overlay District.~~
- 9 See Floodway, Regulatory.
- 10 **Reinforcement**
11 Repair, replacement, or addition of a crossarm, guy, pole, stub, or conductor for a utility distribution
12 facility.
- 13 **Relocation**
14 A change in alignment of more than six spans.
- 15 **Reserve Strips**
16 Narrow strips of land adjacent to a street that are privately owned and are used to retain access to
17 flagpole lots.
- 18 **Residential**
19 Activity involving the occupation of buildings for living, cooking, sleeping, and recreation.
- 20 **Residential Cluster Development**
21 A development design technique that concentrates buildings in specific areas on the site in a manner that
22 would not otherwise be permitted in the underlying zoning district.
- 23 **Residential Subdivision**
24 A subdivision, or that part of a subdivision, that is within an R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-9, R-10,
25 RMX, or TA zoning district.
- 26 **Rezoning (Map Amendments)**
27 An amendment to the map and/or text of this Title to effect a change in the boundaries of any zoning
28 district or the zone classification of any parcel of land in the Municipality.
- 29 **Right-of-Way**
30 ~~An area owned or maintained by the Municipality, the State of Alaska, a public utility, a railroad, or a~~
31 ~~private concern for the placement of such utilities and/or facilities for the passage of vehicles or~~
32 ~~pedestrians, including roads, pedestrian walkways, utilities, or railroads.~~
- 33 Streets, avenues, ways, boulevards, drives, circles, courts, alleys, sidewalks, walkways, trails, and other
34 such areas granted or dedicated for the use of the public for the placement of utilities and/or for the
35 passage of vehicles and/or pedestrians, including the space above and beneath such areas.
- 36 **Runway**
37 A defined area on land or water prepared for use for landing and takeoff of aircraft.
- 38 **Salvageable Improvements**
39 As used in Section 21.08.080, *Subdivision Agreements*, and describes those portions of street
40 improvements constructed within a dedicated right-of-way that are usable as a part of the finally

1 constructed street. Salvageable improvements include such items of work as clearing and grubbing,
2 removal of unsuitable material and placement of classified backfill, but do not include temporary surfacing
3 and other work that would not be usable or beneficial to final street construction. This definition applies
4 only to those streets that are not, during their initial construction, improved to the final paved standard of
5 the municipality.

6 **Screening Structure**

7 A decorative fence four feet to six feet high.

8 **Secondary Building**

9 A building detached from a principal building located on the same lot and customarily incidental and
10 subordinate to the principal building or use.

11 **Setback**

12 The minimum distance required between any building or structure and a street right-of-way or lot line-

13 ~~A required area on the same lot, or tract with from some other feature or object from which a principal use~~
14 ~~that provides for light, air, building separation, and access for emergency personnel and equipment. The~~
15 ~~depth of setbacks distance is measured at right angles to the relevant property line required.~~

16 **Setback, Front**

17 A setback that extends across the full frontage of a lot or tract on a public or private street. The front
18 setback is defined by the front property lot line.

19 **Setback, Rear**

20 A setback that extends across the full rear of a lot or tract. The rear setback is defined by the rear
21 property lot line. Corner lots, through lots, and three-sided lots do not have rear setbacks.

22 **Setback, Side**

23 Any setback that is not a front or rear setback. Generally, side setbacks extend from the inner boundary
24 of the front setback (or from the front property line of the lot or tract where no front setback is required) to
25 the inner boundary of the rear setback (or to the rear property line of the lot or tract where no rear setback
26 is required.) For corner and through lots, setbacks remaining after front setbacks have been established
27 shall be considered side setbacks.

28 **Service Canopy**

29 A permanent roofed shelter such as fuel station pump island canopies and bank drive-through canopies.
30 A point of service canopy is a canopy under which a business provides some service to a customer, such
31 as food service, a bank transaction, or the like.

32 **Service Connection**

33 Conductors transmitting utility service from a utility distribution line to a customer's riser or service
34 entrance.

35 **Shadow Platting**

36 The platting of property in such a way as to provide for future subdivision into smaller lots.

37 **Shrub**

38 A woody perennial plant having more than one main stem at the ground, usually attaining a height of less
39 than 15 feet.

40 **Sidewalk**

41 An improved right-of-way for pedestrian circulation that is part of the street right-of-way.

- 1 **Sight Distance Triangle**
2 Refers to the roadway area visible to the driver. The required length is the distance necessary to allow
3 safe vehicular egress from a street, driveway, or alley to a ~~major~~-street.
- 4 **Sign**
5 Any visual communication display, object, device, graphic, structure or part, situated indoors or outdoors,
6 or attached to, painted on or displayed from a building or structure, in order to direct or attract attention to,
7 or to announce or promote, an object, product, place, activity, person, institution, organization, or
8 business or the like, by means of letters, words, model, banner, flag, pennant, insignia, device, designs,
9 colors, symbols, fixtures, images, illuminations or representation used as, or which is in the nature of an
10 announcement, direction, or advertisement.
- 11 **Sign, Animated**
12 A sign that contains animation or animated effects, changeable copy, flashing, or moving parts.
- 13 **Sign, Banner**
14 A sign made of lightweight fabric or similar material with no enclosing framework that is mounted to a
15 building or other structure at one or more edges.
- 16 **Sign, Building**
17 Any sign attached to any part of a building and including wall, awning, canopy, and projecting signs. A
18 wall sign is a building sign that is parallel to and does not extend from the wall more than 12 inches.
- 19 **Sign, Changeable Copy**
20 A portion of a sign with letters, characters, or graphics that are not permanently affixed to the structure,
21 framing, or background allowing the letters, characters or graphics to be modified from time to time
22 manually or by electronic or mechanical devices, such as a bulletin board or electronic message board.
23 Changeable copy signs may not be used to display commercial messages relating to products or services
24 that are not offered on the property.
- 25 **Sign, Construction**
26 A temporary sign identifying a project or facility during the time of construction. Such signs typically
27 include the name of an architect, engineer, and/or contractor for a building or project located on the
28 parcel.
- 29 **Sign, Converted**
30 A sign that was temporary or portable that was subsequently affixed to the ground or a building so as to
31 become permanent.
- 32 **Sign, Entrance or Exit**
33 A sign located at the driveway entrance or exit and intended to provide for safe ingress and egress.
- 34 **Sign, Freestanding**
35 A sign supported from the ground and not attached to any building. A freestanding sign may be
36 supported by one or more poles or a solid base. Pole signs are considered freestanding signs.
- 37 **Sign, Historic**
38 Any sign that has been designated as historic by the Urban Design Commission.
- 39 **Sign, Ideological or Political**
40 Any temporary sign displaying or advocating an idea, opinion, or position on any social, cultural, religious,
41 or political issue and containing no commercial message.

1 **Sign, Illuminated**

2 Any sign which is partially or entirely illuminated internally or externally so as to make the sign more
3 visible.

4 **Sign, Inflatable**

5 Any inflatable shape or figure designed or used to attract attention to a business event or location.
6 Inflatable promotional devices shall be considered to be temporary signs under the terms of this chapter
7 and, where applicable, subject to the regulations thereof.

8 **Sign, Instructional**

9 A sign that has a purpose secondary to the use on the lot and that is intended to instruct employees,
10 customers, or users as to matters of public safety or necessity such as specific parking requirements, the
11 location or regulations pertaining to specific activities on the site or in the building, and including a sign
12 erected by a public authority, utility, public service organization, or private industry that is intended to
13 control traffic; direct, identify or inform the public; or provide needed public service as determined by the
14 rules and regulations of governmental agencies or through public policy.

15 **Sign, Maximum Viewing Area**

16 ~~The area of display surface of a sign measured by multiplying two dimensions of the surface of that sign
17 in accordance with the illustrations set forth on the diagram following. If the sign is composed of
18 individual letters or symbols using the wall as background with no added decoration, the total area shall
19 be calculated by measuring the area within the perimeter of each symbol or letter. The combined areas
20 of these individual figures shall be considered the maximum sign viewing area.~~

21 **Sign, Nonconforming**

22 A sign which was legally erected, but which is no longer in compliance with the requirements of this
23 ~~Title~~title.

24 **Sign, Off-Premises**

25 See *Billboard*.

26 **Sign Plate**

27 A building sign which does not exceed two square feet indicating the street number, the name of the
28 person, business, profession or activity occupying the lot, building, or part thereof; or other information
29 pertaining to the use on the lot.

30 **Sign, Portable**

31 Any sign that is not permanently attached to the ground or other permanent structure, or a sign designed
32 to be transported on wheels, skids, a bench, runners, brackets, or has a frame to which wheels, skids,
33 runners, brackets, or similar mechanical devices can be attached to or support the sign. A portable sign
34 also includes inflatable devices and mobile signs such as parked trailers or vehicles, which include signs
35 which are visible from the public right-of-way unless such vehicle is used in the normal day-to-day
36 operations of the business.

37 **Sign, Pole**

38 A sign that is mounted on a freestanding pole or poles, or other support structure that is visible.

39 **Sign, Projecting**

40 A sign that is attached to a building wall and extending perpendicular to (or approximately perpendicular
41 to) the building wall and 12 inches or more beyond the face of the wall.

1 **Sign, Roof**

2 A sign, or any portion thereof, erected, constructed, painted, placed, or projecting upon or over the roof or
3 parapet wall of any building whether the principal support for the sign is on the roof, wall or any other
4 structural element of the building.

5 ~~**Sign, Surface Area**~~

6 ~~The entire area within a parallelogram, triangle, circle, semicircle or other geometric figure, including all of~~
7 ~~the elements of the matter displayed, but not including black masking, frames or structural elements~~
8 ~~outside the advertising elements of the sign and bearing no advertising matter.~~

9 **Sign, Temporary**

10 A sign that is designed to be used only temporarily and is not intended to be permanently attached to a
11 building, structure or permanently installed in the ground. These include, but are not limited to, political
12 signs, special event signs, and for sale or leasing signs. Mobile and portable signs are temporary signs.
13 Temporary signs may be displayed as window signs.

14 **Sign, Traffic**

15 A sign indicating federal, state, or municipal regulations for automobile, truck, bicycle, and/or pedestrian
16 movement.

17 **Sign, Window**

18 A sign that is applied or attached to a window or door, or a sign located near a window within a building
19 for the purpose of being visible to and read from the outside of the building except for signs that are not
20 legible from a distance of more than three feet beyond the building in which such sign is located.

21 ~~**Signature Tree**~~

22 ~~A tree greater than 20 inches DBH.~~

23 **Significant Alteration**⁷⁴

24 An alteration costing more than \$500,000.00 or 20 percent of the value of the public facility, whichever is
25 less.

26 **Site Condominium**

27 [RESERVED]

28 **Site Plan**

29 ~~A plan depicting the proposed development of a property, in terms of location, scale, and configuration of~~
30 ~~buildings, uses and other features containing all the information required by this Title. See Plan, Site.~~

31 **Site Plan Review**

32 The process whereby the reviewing authority reviews the site plans and maps of a developer to ensure
33 that they meet the stated purposes and standards of the zone, provide for the necessary public facilities
34 such as roads and schools, and protect and preserve topographic features and adjacent properties
35 through appropriate siting of structures and landscaping.

36 **Site Selection**

37 The process by which the Municipality shall review and decide the selection of a site for a public facility.

38 **Slope**

39 The vertical elevation of a land area divided by the horizontal distance, expressed as a percentage.

⁷⁴ NOTE: Does this definition apply only to public facilities?

1 Space

2 As used in ~~Section~~ [section](#) 21.05.030, *Mobile Home Parks*, a defined land area in a mobile home park on
3 which a mobile home may be placed and which is described by boundary lines measured in terms of:

4 Its depth expressed as a mean distance between the front and rear of the space, measured in the general
5 direction of the side space lines.

6 Its width expressed as a mean distance between the side lines of the space, measured in the general
7 direction of the front and rear space lines.

8 Special Hazard Area

9 An area having special flood, mudslide, or flood-related erosion hazards.

10 Special Limitation

11 A provision adopted by ordinance which restricts the permitted principal uses and structures otherwise
12 allowed in a zoning district or which requires compliance with ~~site~~-design standards not otherwise
13 required by zoning district regulations.

14 Spillover Parking

15 ~~Vehicular parking that occurs in off-street areas whether on or off-site from the principal use utilizing the~~
16 ~~parking~~[other sections of this title.](#)

17 Start of Construction

18 Includes substantial improvement, and means the date the building permit was issued, provided the
19 actual start of construction, repair, reconstruction, placement or other improvement was within 180 days
20 of the permit date. The actual start means either the first placement of permanent construction of a
21 structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of
22 columns or any work beyond the stage of excavation; or the placement of a manufactured home on a
23 foundation. Permanent construction does not include land preparation, such as clearing, grading and
24 filling; nor does it include the installation of streets or walkways; nor does it include excavation for a
25 basement, footings, piers or foundation, or the erection of temporary forms; nor does it include the
26 installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling
27 units or not part of the main structure.

28 State Highway Project

29 A highway project that has received design authorization from the Federal Highway Administration or
30 legislative approval from the state legislature.

31 Station

32 As used in connection with a drive-in bank, a location which is adequate to accommodate a single vehicle
33 at any one time for the purpose of allowing occupants of that vehicle to receive automated or personal
34 service from a financial institution while remaining in the vehicle.

35 Steep Slope

36 A slope that is 20 percent or greater.

37 Stormwater

38 Surface water runoff originating from surface water, [rain](#), snowmelt, wash waters, street wash, subsurface
39 drainage, or other drainage but excludes wastewater as defined in ~~Title~~[title](#) 15 of the Anchorage Municipal
40 Code.

- 1 **Story**
2 That portion of a building between any floor and the next floor above, except that the topmost story shall
3 be that portion of a building between the topmost floor and the ceiling or roof above it. If the finished floor
4 level directly above a basement, cellar, or unused floorspace is more than six feet above grade for more
5 than 50 percent of the total perimeter or is more than 12 feet above grade at any point, such basement,
6 cellar, or unused floorspace shall be considered a story.
- 7 **Story, Half**
8 A story under a gable, hip, gambrel or mansard roof, the wall plates of which on at least two opposite
9 exterior walls are not more than two feet above the floor of such story.
- 10 **Stream**
11 Any natural conveyance of water flowing in a definite course or channel and possessing a bed and banks.
12 This includes any reaches of natural streams that have been modified or channeled that still convey
13 flows. A natural stream conveys more flow than can be attributed to a single snowmelt or rainfall event.
- 14 **Stream Bed**
15 That portion of a stream utilized for water flow during nonflood periods, normally extending from the
16 thalweg (low point) to each bank.
- 17 **Street**
18 A right-of-way improved for vehicular and pedestrian travel permanently open to general use that affords
19 the principal means of access to abutting property, such as an avenue, place, drive, boulevard, highway
20 and any other similar public thoroughfare, except an alley.
- 21 **Street, Access**
22 A street constructed to provide physical access to a subdivision.
- 23 **Street, Alley**
24 A public right-of-way providing secondary access to abutting properties.
- 25 **Street, Arterial**
26 Higher order streets with controlled access that are intended for through or regional traffic moving
27 between urban centers and not intended for local or residential neighborhood traffic. These streets have
28 multiple travel lanes, provide access to regional travelways, and carry high volumes of traffic.
- 29 **Street, Collector**
30 Streets that penetrate various land use classifications to provide both land access and mobility within
31 neighborhoods and commercial areas. Their primary function is traffic service, collecting traffic from
32 intersecting streets and funneling it to major thoroughfares. A major collector roadway/street has limited
33 direct access from individual lots/parcels. A minor collector roadway/street allows direct access of
34 individual lots/parcels.
- 35 **Street, Commercial**
36 An interior street in a commercial subdivision.
- 37 **Street, Cul-de-Sac**
38 A street having only one outlet, with provision for a turnaround at its termination, and which is not
39 intended to be extended or continued to serve future subdivisions or adjacent land.
- 40 **Street, Dead End**
41 A right-of-way that terminates without a cul-de-sac or a temporary turnaround and the terminus of which
42 has the same width as the width of the right-of-way.

- 1 **Street, Frontage**
2 A street adjacent to an arterial or higher order street that is intended to serve lots adjacent to the arterial.
- 3 **Street, Half**
4 A portion of a right of way, including the street pavement that is directly adjacent to a lot's frontage as
5 measured from the ultimate street centerline.
- 6 **Street, Interior**
7 A street contained entirely within the boundaries of a subdivision.
- 8 **Street, Loop**
9 A street that originates and terminates at intersections with the same street.
- 10 **Street, Peripheral**
11 A street parallel to the boundary of a subdivision and whose right-of-way abuts that boundary.
- 12 **Street, Residential**
13 An interior street in a residential subdivision designed and intended to serve local areas. Residential
14 streets feed traffic into collector and arterial street systems.
- 15 **Street, Stub**
16 A dead-end interior street provided for eventual extension onto unplatted land.
- 17 **Strip Commercial Area**
18 A developed business frontage along a street and no more than 200 feet in depth from the front property
19 line.
- 20 **Structure**
21 Anything that is constructed or erected and located on or under the ground, or attached to something
22 fixed to the ground, including a walled and roofed building, and/or a gas or liquid storage tank that is
23 principally above ground.
- 24 **Subdivider, ~~Owner, Proprietor, and Developer~~**
25 A person, firm, association, partnership, corporation, governmental unit, or combination of any of these
26 that may hold any recorded or equitable ownership interest in land being subdivided. The terms shall
27 also include all heirs, assigns, or successors in interest, or representatives of the subdivider, owner,
28 proprietor, or developer.
- 29 **Subdivision**
30 The division of a tract or parcel of land into two or more lots, sites or other divisions for the purpose,
31 whether immediate or future, of sale, lease or building development, including any resubdivision, and,
32 when appropriate to the context, the process of subdividing or the land subdivided.
- 33 **Subdivision Agreement**
34 A document which is approved by the Department of ~~Public Works~~ **Project Management and Engineering**
35 which specifies the tentative location, construction schedule, and estimated costs of public improvements
36 to be constructed as part of subdivision development.
- 37 **Subdivision, Minor**
38 The division of a tract or parcel of land into no more than three tracts or eight lots, which can be approved
39 administratively.

1 **Subdivision, Exempt**

2 ~~A subdivision that is exempted from the review standards of this Title.~~

3 **Submission Date with Platting Authority**

4 That date when the Planning Department ~~of Community Planning and Development~~ accepts a fee for the
5 submission of a plat.

6 **Surveyor**

7 A land surveyor who is registered in the state.

8 **Substantial Improvement**

9 Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent
10 of the market value of the structure either:

11 Before the improvement or repair is started; or

12 If the structure has been damaged and is being restored, before the damage occurred. For the purposes
13 of this definition, substantial improvement is considered to occur when the first alteration of any wall,
14 ceiling, floor or other structural part of the building commences, whether or not that alteration affects
15 the external dimensions of the structure. The term does not, however, include either:

- 16 1. Any project for improvement of a structure to comply with existing state or local health,
17 sanitary or safety code specifications which are solely necessary to ensure safe living
18 conditions; or
- 19 2. Any alteration of a structure listed on the National Register of Historic Places or a state
20 inventory of historic places.

21 **Substation Transformer**

22 A utility facility that transforms electric voltage to the level supplied to the distribution system.

23 **Surrounding Development**

24 Immediately adjacent development on the same block face or on facing blocks as the subject site, as well
25 as prevalent patterns established in the existing neighborhood located within one-quarter mile of the
26 subject development site.

27 **Surrounding Neighborhood of a Zoning Map Amendment**

28 The land whose owners are entitled to notice of the zoning map amendment under ~~Chapter~~chapter 21.03.

29 **Target Area**

30 An area designated under ~~Section~~section 21.08.070 as a location in which overhead distribution lines are
31 to be placed underground as provided in this chapter.

32 **Tax Parcel**

33 An area of land shown as a unit or as continuous units on the current municipal real property tax roll.

34 **Thread of a Stream**

35 A line following the thalweg (low point) of a stream.

36 **Through Lot**

37 See *Lot, Through*

1 **Topographic Map**

2 A map showing the landform by the use of contour lines.

3 ~~**Tower Site**~~

4 ~~A, lot, tract or an aggregate of abutting lots and tracts that has been planned and coordinated for~~
5 ~~development with separate community interest towers and/or local interest towers in any combination~~
6 ~~including subordinate and related equipment and buildings in accordance with the applicable zoning~~
7 ~~district as a principal or conditional use.~~

8 **Townhouse Unit**

9 ~~One or more rooms physically arranged so as to create an independent housekeeping unit for occupancy~~
10 ~~by one family with separate toilets and facilities for cooking and sleeping located in a townhouse~~
11 ~~development on a platted townhouse lot.~~

12 One of three or more attached dwelling units where each unit is on its own lot.

13 **Tract**

14 ~~See Lot.~~

15 A unit, or contiguous units, of land under single ownership.

16 **Traffic Control Device**

17 Includes all physical, mechanical and electrical equipment that directs, channelizes, commands or
18 controls traffic movement. These devices include but are not limited to signs, channelization, signals, and
19 striping.

20 **Trail**

21 A way designed for and used by equestrians, pedestrians, and cyclists using non-motorized transport.

22
23 **Travel Trailer**

24 A motor vehicle, or portable vehicular structure capable of being towed on the highways by a motor
25 vehicle, designed and intended for casual or short-term human occupancy for travel, recreational and
26 vacation uses, identified by a model number, serial number and vehicle registration number, equipped
27 with limited water storage and other self-contained living facilities.

28 **Tree**

29 A woody perennial plant having a single main stem. ~~In Girdwood, a large tree is a tree 18 inches in~~
30 ~~diameter or more at breast height (DBH).~~

31 ~~**Tree Canopy**~~

32 ~~The area in square feet of a tree's spread. Existing tree canopy is determined by measuring the ground's~~
33 ~~surface area that is covered by the branch spread of a single tree or clump or grove of trees.~~

34 **Tree, Deciduous**

35 A tree that loses its leaves annually.

36 **Tree, Evergreen**

37 A tree that retains its leaves.

38 **Tree Retention Area**

39 ~~As required by subsection 21.07.020.G, an~~ An area in which measures have been taken to protect
40 existing trees from damage or loss during construction and development.

1 **Tributary**

2 Any branch, fork, or channel that flows into and connects to a stream and also meets the basic definition
3 of a stream.

4 **Unified Sign Plan**

5 ~~[RESERVED]~~

6 **Urban Design Commission**

7 The Urban Design Commission of the Municipality of Anchorage.

8 **Usable Open Space⁸**

9 ~~Open space within a proposed development site, excluding areas devoted to roadways and parking. At~~
10 ~~least one half of all areas designated as usable open space must have a slope of less than 20 percent.~~

11 ~~See Open Space, Usable.~~

12 **Use, Accessory**

13 As applied to a use, building, or structure, customarily subordinate or incidental to and located on the
14 same lot with a principal use, building, or structure.

15 **Use, Conditional**

16 ~~A provision which allows for flexibility within the zoning ordinance by permitting certain specified uses in~~
17 ~~zoning districts where such uses are generally considered appropriate, but only after additional controls~~
18 ~~and safeguards are applied to ensure their compatibility with permitted principal uses.~~

19 ~~A use or occupancy of a structure, or a use of land, permitted only upon issuance of a conditional use~~
20 ~~permit and subject to the limitations and conditions specified therein.~~

21 **Use, Principal**

22 Any main activity permitted by this title.

23 **Use, Temporary**

24 Those land uses and structures that are needed or are in place for only short periods of time.

25 **Urban Residential Lot**

26 ~~A residential lot with a developed density exceeding 2.2 dwelling units per acre.~~

27 **Use District**

28 ~~See Zoning District.~~

29 **Utility⁹**

30 A public utility as defined in ~~AS Alaska Statutes title 42.05.701~~ ~~furnishing electric service or~~
31 ~~telecommunications service as defined in AS 42.05.701.~~

32 **Utility Distribution Line**

33 All or any part of a conductor and supports owned or operated by a utility and used:

34 To transmit no more than 69 kilovolts of energy; or

⁸ Regulatory language — relocate to subdivision regulations.

⁹ NOTE: Other types of utilities — water, gas, etc.? Check statutes. Also, confirm whether term is necessary.

1 To transmit messages, impressions, pictures, or signals by means of electricity or electromagnetic waves;
 2 between a distribution substation or central office and the lot line of a customer's premises, excluding
 3 auxiliary equipment such as aboveground transformers, switching devices, pad-mounted distribution
 4 facilities, and CATV power supplies.

5 **Vacation**

6 The act of making legally void any right-of-way, easement, public area, or other public interest.

7 **Variance**

8 A grant of relief from the requirements, or a relaxation of the strict application of the terms of this chapter
 9 that permits construction in a manner that would otherwise be prohibited by this chapter. This definition
 10 shall not be construed to permit a use in any district which use is prohibited therein.

11 **Verification of Nonconforming Status**

12 A document issued by the Municipality confirming the legal nonconforming status of a use, structure, or
 13 characteristic of use.

14 **Violator**

15 A violator of this Title is a person who:

16 Occupies, maintains, alters, constructs, or establishes a structure, or use of land or a structure, in
 17 violation of this Title;

18 Owns, controls, or has the right to control land or a structure where a structure, or use of land or a
 19 structure, is occupied, maintained, altered, constructed, or established in violation of this Title; or

20 As principal or agent, violates this Title under Section 21.12.030, *Violations*.

21 **Walkway**

22 A right-of-way, dedicated to public use, which crosses within a block to facilitate pedestrian access to
 23 adjacent streets and properties.

24 **Wall**

25 The vertical exterior surface of a building or structure.

26 **Warranty Period**

27 The period for which a subdivider's warranty remains in effect under Section 21.08.080.

28 **Water Body**

29 A pond, lake, or other natural or artificial collection of water, whether permanent or temporary, not
 30 including wetlands or watercourses.

31 **Watercourse**

32 A channel in which a flow of water occurs with some degree of regularity. Watercourses may be either
 33 natural or artificial and may occur either on the surface or underground.

34 **Water-Dependent**

35 Any use or activity whose primary purpose requires direct access to a water body, or which can be carried
 36 out on, in or adjacent to a water body only. The activity or use would not be possible if located away from
 37 water sites or without direct water access.

1 **Water-Related**

2 Any use or activity which is not directly dependent upon access to a water body, but which provides
3 goods or services that are directly associated with water dependence or provide direct physical or visual
4 public access or use of the municipal waterfront, and which, if not located adjacent to a water body, would
5 result in a public loss of quality in goods or services offered or public access to the waterfront.

6 **Where Physical Conditions Permit**

7 That the development application must comply with the regulation unless the applicant can demonstrate
8 that it is not physically possible to do so due to land form, sight line requirements, existing trees, utilities,
9 drainage requirements, access requirements or other constraints on the land.

10 **Yard, Usable**

11 One or more of the following located on the same lot or tract as the principal structure, for use by the
12 residents thereof for outdoor activities:

13 Well-drained open areas covered with lawn grass or other suitable cover material;

14 Paved areas such as sidewalks, recreation areas, patios, and the like, that are designed for the specific
15 use and enjoyment of the residents;

16 Private balconies or decks;

17 Roofs available for outdoor activity.

18 **Zoning Board of Examiners and Appeals**

19 The Zoning Board of Examiners and Appeals of the Municipality of Anchorage.

20 **Zoning District**

21 A specifically delineated area or district within which uniform standards govern the use, placement,
22 spacing, size, and form of land and buildings.

23 **Zoning Map**

24 The map or maps that are a part of this ~~Title~~title and that delineate the boundaries of all mapped zoning
25 districts within the physical boundaries of the Municipality.

1

ⁱ NOTE: This subsection includes a suggested new process to ensure that the Director's interpretation binds employees in other departments (e.g., BS zoning plan reviewers, ROW enforcement officers, DHHS child care reviewers) who deal with title 21.

² 2005 NOTE: Dozens of changes have been made to this section based on comments – new definitions added, some deleted, some revised, etc.

³ Term is used in 21.05, but no definition is included in that chapter.

⁴ NOTE: Does this definition apply only to public facilities?