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1 **CHAPTER 21.06: DIMENSIONAL STANDARDS AND MEASUREMENTS**

2 **21.06.010 DIMENSIONAL STANDARDS TABLES**

3 This section contains tables that list the requirements for lot dimensions and building bulk,
4 density, location, and height for all types of development. All primary and accessory
5 structures are subject to the dimensional standards set forth in the following tables. Bracketed
6 numbers refer to notes at the bottom of each table. These general standards may be further
7 limited or modified by other applicable sections of this Title. In particular, some uses have
8 use-specific standards in Chapter 21.05 that impose stricter requirements than set forth in
9 these tables. General rules for measurement and exceptions are set forth in Section
10 21.06.020.

A. Table of Dimensional Standards: Residential Districts

**TABLE 21:06-1: TABLE OF DIMENSIONAL STANDARDS -
 RESIDENTIAL DISTRICTS**

(Additional Standards May Apply - See Use-Specific Standards in Section 21.05.020)

Use	Minimum lot dimensions			Minimum setback requirements (ft)			Min. usable yard area per dwelling unit (sq ft)	Max number of principal structures per lot or tract	Max. floor area ratio (FAR)	Maximum height (ft)
	Area (sq ft)	Width (ft)	Max lot coverage (%)	Front	Side	Rear				
R-1: Single-Family Residential District¹										
Residential uses	6000	50	30	20	5	10	N/A	1	N/A	Principal structures: 30
All other uses	10,000	70			10					Accessory garages/carports: 20
R-2: Two-Family Residential District²										
Dwelling, single-family detached	6000	50	40	20	5	10	N/A	1	N/A	Principal structures: 30
Dwelling, two-family					N/A on common lot line; otherwise 5					Accessory garages/carports: 20
Dwelling, single-family attached	3500	35	35							Other accessory structures: 12
All other uses	10,000	70	40		10					

¹ NOTE: This new district is a proposed consolidation of the existing R-1 and R-1A districts. The only distinction between the two districts in the current code is that R-1A has a larger minimum lot size (8,400 square feet, versus 6,000), and a larger minimum lot width requirement (70 feet, versus 50 feet). Further discussion needed about the appropriate lot size and width in this district. For discussion purposes, this draft proposes using the lower minimum requirements to avoid making existing properties nonconforming.

² NOTE: This is a new district composed of the existing R-2A and R-2D district. Again, the minimum lot dimensions of these two districts are different. This draft proposes the less restrictive R-2D dimensions for discussion purposes.

TABLE 21:06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS

(Additional Standards May Apply - See Use-Specific Standards in Section 21.05.020)

Use	Minimum lot dimensions			Minimum setback requirements (ft)			Min. usable yard area per dwelling unit (sq ft)	Max number of principal structures per lot or tract	Max. floor area ratio (FAR)	Maximum height (ft)	
	Area (sq ft)	Width (ft)	Max lot coverage (%)	Front	Side	Rear					
R-3: Mixed Residential District											
Dwelling, single-family detached	6,000 minimum 10,000 maximum	50	40	15	5	10	N/A	On lots or tracts greater than one acre, one additional principal structure may be allowed per lot or tract, per each additional acre; otherwise, only a single principal structure allowed	N/A	Principal structures: 30 Accessory garages/carports: 20 Other accessory structures: 12	
Dwelling, two-family	6,000	50									
Dwelling, single-family attached Dwelling, townhouse ³	3000	Attached single-family: 35 (40 on corner lots) Townhouse: 25 (30 on corner lots)									
Dwelling, multiple family (up to 8 units permitted)	6000	50			10						400
All other uses	10,000	70									N/A

³ NOTE: These are lower suggested lot dimensional requirements to encourage development of these uses. There are design issues to consider for single-family attached and townhouse dwellings, as part of Module 3. Specifically, staff has requested that townhouses and single-family attached dwellings in both R-3 and R-4 that are permitted on narrow lots should only have driveway access from rear alleys. Otherwise, the front facades of these units could be made up almost entirely with pavement / garage doors. Another issue is bulk, and staff has requested a limit (e.g., 5-6 units) of how many of these units can be attached in a row, or other methods to mitigate townhouse bulk.

TABLE 21:06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS

(Additional Standards May Apply - See Use-Specific Standards in Section 21.05.020)

Use	Minimum lot dimensions			Minimum setback requirements (ft)			Min. usable yard area per dwelling unit (sq ft)	Max number of principal structures per lot or tract	Max. floor area ratio (FAR)	Maximum height (ft)
	Area (sq ft)	Width (ft)	Max lot coverage (%)	Front	Side	Rear				
R-4: Medium- to High-Density Multi-Family Residential District⁴										
Dwelling, townhouse	3000	20	50	10	5 [1]	10	300 ⁵	More than one principal structure may be allowed on any lot or tract. ⁶	2.0 (for 11 units or more)	30
Dwelling, multi-family	6000	50	50	10	5 [1]	10	300		2.0 (for 11 units or more)	45, or four stories [2]
All other uses	10,000	70	50	10	5	10	N/A		N/A	
R-5: Rural Residential District (Large Lot)										
Dwelling, single-family, or one mobile home	43,560	150	20	25	10	10	N/A	1	N/A	<i>Principal structures: 35</i>
Dwelling, two-family	87,120	150								<i>Accessory garages/carpports: 30</i>
All other uses	43,560	150								<i>Other accessory structures: 25</i>

⁴ NOTE: This new district is a consolidation of the existing R-3 and R-4 districts. Given that this new district is intended to provide medium to high density, we recommend using the less restrictive standards of the existing R-4 district. There is a proposed new height limit of 50 feet for multi-family dwellings.

⁵ NOTE: This is a suggested increase from the existing requirement of 100 square feet per dwelling unit.

⁶ NOTE: This is an existing provision; should there be an upper limit?

TABLE 21:06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS

(Additional Standards May Apply - See Use-Specific Standards in Section 21.05.020)

Use	Minimum lot dimensions			Minimum setback requirements (ft)			Min. usable yard area per dwelling unit (sq ft)	Max number of principal structures per lot or tract	Max. floor area ratio (FAR)	Maximum height (ft)
	Area (sq ft)	Width (ft)	Max lot coverage (%)	Front	Side	Rear				
R-6: Suburban Residential District (Large Lot)										
Dwelling, single-family	43,560	150	20	25	15	25	N/A	1	N/A	Principal structures: 35 Accessory garages/carpports: 30 Other accessory structures: 25
Dwelling, two-family	87,120 ⁷	200								
All other uses	43,560	150								
R-9: Rural Residential District										
Dwelling, single-family	108,900	180	5	25	15	25	N/A	1	N/A	Principal structures: 35 Accessory garages/carpports: 30 Other accessory structures: 25
Dwelling, two-family	163,350									
All other uses	108,900									

⁷ NOTE: This is a proposed requirement, lower than the existing requirement of 108,900 sq ft. Staff is proposing to lower the lot size and also to exclude the current provision which allows a portion of the abutting street ROW to be used toward the calculation of minimum lot area.

TABLE 21:06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS

(Additional Standards May Apply - See Use-Specific Standards in Section 21.05.020)

Use	Minimum lot dimensions			Minimum setback requirements (ft)			Min. usable yard area per dwelling unit (sq ft)	Max number of principal structures per lot or tract	Max. floor area ratio (FAR)	Maximum height (ft)
	Area (sq ft)	Width (ft)	Max lot coverage (%)	Front	Side	Rear				
R-10: Residential Alpine/Slope District										
All uses	(See Section 21.06.020.A.2.b.)			10	25 feet, 50 feet if average slope exceeds 30 percent	10		1		<i>Principal structures: 30</i> <i>Accessory garages/carports: 25</i> <i>Other accessory structures: 18</i>
<p>NOTES:</p> <p>[1]: In the R-4 district, if buildings exceed 35 feet in height, minimum side setbacks shall be increased to ten feet.⁸</p> <p>[2]: When lots in the R-4 district are within 50 feet of the boundary of any other residential district, no portion of any structure on such lot shall exceed the height limitations of the neighboring residential district.⁹</p>										

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⁸ NOTE: Staff notes: "The rationale for Note #1 height calculation should be reviewed during Module 3, to ensure that it is consistent with solar access geometry in Anchorage's climate or any solar access standards in the new northern design section of Ch. 21.07."

⁹ NOTE: Suggested new provision to ease the transition between R-4 and other residential districts.

B. Table of Dimensional Standards: Commercial and Industrial Districts

TABLE 21:06-2: TABLE OF DIMENSIONAL STANDARDS - COMMERCIAL AND INDUSTRIAL DISTRICTS (Additional Standards May Apply - See Use-Specific Standards in Section 21.05.020)								
Use	Minimum lot dimensions			Minimum setback requirement (ft)			Min. usable yard area per residential dwelling unit (sq ft)	Maximum height (ft)
	Area (sq ft)	Width (ft)	Max lot coverage (%)	Front	Side	Rear		
C-1: Local and Neighborhood Commercial District								
All uses	6000	50	50	5	Not applicable, provided that all buildings have a wall within 0.3 feet of a lot line or are set back from the lot line at least 5 feet [2]	5 [2]	100	25, or two stories
C-2A, C-2B & C-2C: Central Commercial Districts								
Residential uses	6000 [1]	50	100	N/A	N/A	N/A	60	C-2A: Nine stories
Other uses	6000 [1]	50	100				N/A	N/A
GC: General Commercial District								
All uses	6000	50	N/A	10	Not applicable, provided that all buildings have a wall within 0.3 feet of a lot line or are set back from the lot line at least 10 feet [2]	N/A [1]	100	45, or three stories

TABLE 21:06-2: TABLE OF DIMENSIONAL STANDARDS - COMMERCIAL AND INDUSTRIAL DISTRICTS (Additional Standards May Apply - See Use-Specific Standards in Section 21.05.020)								
Use	Minimum lot dimensions			Minimum setback requirement (ft)			Min. usable yard area per residential dwelling unit (sq ft)	Maximum height (ft)
	Area (sq ft)	Width (ft)	Max lot coverage (%)	Front	Side	Rear		
MC: Marine Commercial District								
All uses	6000	50	N/A	10	None, except that, if a side or rear setback is provided, it shall be not less than five feet in width, or 40 feet in width if the side or rear setback abuts the bulkhead.		100	90 feet mean sea level
I-1 & I-2: Industrial Districts								
All uses	6000	50	N/A	10	None [2]		N/A	None [3]
MI: Marine Industrial District								
All uses	6000	50	N/A	10	None, except that, if a side or rear setback is provided, it shall be not less than five feet in width, or 40 feet in width if the side or rear setback abuts the bulkhead.		N/A	None [3]

**TABLE 21.06-2: TABLE OF DIMENSIONAL STANDARDS -
COMMERCIAL AND INDUSTRIAL DISTRICTS**

(Additional Standards May Apply - See Use-Specific Standards in Section 21.05.020)

Use	Minimum lot dimensions			Minimum setback requirement (ft)			Min. usable yard area per residential dwelling unit (sq ft)	Maximum height (ft)
	Area (sq ft)	Width (ft)	Max lot coverage (%)	Front	Side	Rear		

NOTES:

[1]: Buildings in the Central Business District shall comply with the special bulk, lot coverage, and height requirements set forth in [Section 21.06.020.B.2.k](#).

[2] When lots containing principally non-residential uses are adjacent to residential district boundaries, the following minimum setbacks are required for the lot line adjoining the residential boundary:¹⁰

- C-1 district: 20 feet for side setbacks, 25 feet for rear setbacks;
- GC district: 10 feet for side setbacks, 15 for rear setbacks;
- I-1 district: Side or rear setback shall be equal to that required in the adjoining residential district. If a side or rear setback is provided elsewhere, it shall be not less than five feet in width;
- I-2 district: Side or rear setbacks shall be equal to two times that required in the adjoining residential district. If a side or rear setback is provided elsewhere, it shall be not less than five feet in width.

[3] When lots in the I-1, I-2, and MI district are within 50 feet of any residential district boundary, no portion of any structure on such lot shall exceed the height limitations of that residential district.

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¹⁰ NOTE: These are existing requirements. As part of Module 3, staff has requested new standards that offer more neighborhood residential protection. As currently written, these requirements seem less restrictive for industrial districts adjoining residential districts than for commercial districts (particularly the neighborhood commercial district) adjoining a residential district.

1 C. Table of Dimensional Standards: Mixed-Use and Other Districts

TABLE 21:06-4: TABLE OF DIMENSIONAL STANDARDS MIXED-USE AND OTHER DISTRICTS							
<i>(Additional Standards May Apply - See Use-Specific Standards in Section 21.05.020)</i>							
Uses	Minimum lot dimensions		Max lot coverage (%)	Maximum setback requirements (ft)			Maximum height (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear	
NMU: Neighborhood Mixed-Use District							
[RESERVED]							
CCMU: Community Commercial Mixed-Use District							
[RESERVED]							
RCMU: Regional Commercial Mixed-Use District							
[RESERVED]							
RMX: Residential Mixed-Use District							
[RESERVED]							
AD: Airport Development District							
All	4,000	20	N/A	N/A	N/A	N/A	Not applicable, except that within 250 feet of any residential district boundary, no portion of any structure shall exceed the height limitations of that residential district
AF: Antenna Farm District							
All	87,120	120	50	50	25	25	Unlimited, except that structures shall not interfere with FAA regulations on airport approaches
OL: Open Lands District							
All	5 acres	100	20	25, or not less than front setback of adjacent use district, whichever is greater when abutting district is PLI or residential; otherwise equal to minimum front setback requirement in the district abutting front setback	30, or not less than front setback of adjacent use district, whichever is greater when abutting district is PLI or residential; otherwise equal to minimum front setback requirement in the district abutting front setback		[1]
PLI: Public Lands and Institutions District							
All	6,000	50	45	25, or not less than front setback of adjacent use district, whichever is greater when abutting district is PLI or residential; otherwise equal to minimum front setback requirement in the district abutting front setback	30, or not less than front setback of adjacent use district, whichever is greater, when abutting district is PLI or residential; otherwise equal to minimum front setback requirement in the district abutting front setback		[1]

TABLE 21:06-4: TABLE OF DIMENSIONAL STANDARDS MIXED-USE AND OTHER DISTRICTS (Additional Standards May Apply - See Use-Specific Standards in Section 21.05.020)							
Uses	Minimum lot dimensions		Max lot coverage (%)	Maximum setback requirements (ft)			Maximum height (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear	
TA: Turnagain Arm District							
Residential (Bird Creek, Indian Valley, Portage inholdings)	50,000	100	20	25	15	25	35, unless a conditional use permit is obtained for a greater height
Residential (Rainbow Valley inholdings)	216, 300	100	20				
Commercial (without sewers)	50,000	100	25				
Industrial (without sewers)							
Institutional (without sewers)							
W: Watershed District							
All	N/A	N/A	5	N/A	N/A	N/A	50, unless a conditional use permit is obtained for a greater height
NOTES: [1]: In the OL and PLI districts, maximum height of structures is unrestricted except as follows: Where buildings exceed 35 feet in height adjacent to a residential use or district, the minimum setback requirements shall be increased one foot for each 1.5 feet in height exceeding 35 feet. This provision shall only apply to the setback adjacent to the residential use district.							

1 **21.06.020 MEASUREMENTS AND EXCEPTIONS**

2 **A. Lot Measurement**

3 **1. Definitions/Measurements¹¹**

4 **a. Lot Area**

5 The amount of horizontal land area contained inside the lot lines of a lot
6 or site. Public rights of way shall not be included in calculating lot size.

7 **b. Lot Coverage**

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

10 **c. Lot Width**

11 The distance between straight lines connecting the front and rear lot
12 lines at each side of the lot, measured between the midpoints of such
13 lines, provided that such measurement shall not extend beyond the lot
14 lines of the lot being measured. This standard shall not apply to the flag
15 pole portion of flag-shaped lots. Flag-shaped lot width shall be
16 measured at the midpoint of the lot excluding the flag pole area of the lot.
17 See Figure "Lot Width."¹²

18 **2. General Lot Requirements**

19 **a. Corner Lots with Two Frontages**

20 In the case of corner lots, a front setback of the required depth (the
21 "primary front setback") shall be provided in accordance with the
22 prevailing setback pattern and a second front setback of half the depth
23 required generally for front setbacks in the district (the "secondary front
24 setback") shall be provided on the other frontage.

25 **b. Lot and Site Requirements for R-10 District**

26 i. Table 21.06-4 provides the lot and site requirements for the R-10
27 district.

¹¹ NOTE: For now, we have included definitions of measurements in this chapter to make the chapter easier to read. They perhaps should be moved to Chapter 21.12 in the final complete draft.

¹² NOTE: Draft illustration provided by staff.

TABLE 21:06-4: LOT AND SITE REQUIREMENTS FOR R-10 DISTRICT					
Average Slope of Lot (percent)	Minimum Lot Area (acres)	Minimum Lot Width (feet)	Maximum All Buildings (percent)	Coverage Impervious Surfaces (percent)	Maximum Units Per Acre
More than 30.00	7.50	300	3	8	0.133
25.01--30.00	5.00	300	5	10	0.20
20.01--25.00	2.50	180	8	14	0.40
15.01--20.00	1.25	100	10	20	0.80
15.00 or less	0.50	100	25	40	2.00

Average slope is calculated by the following formula:

$$S = \frac{I * L}{A} * 0.0023$$

Where;
 S = Average slope of lot or tract in percent
 I = Contour interval (20 feet or less)
 L = Sum of length of all contours on lot or tract in feet
 A = Area of the lot or tract in acres

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- ii. When one-third or more of required soils borings reveal bedrock at a depth of less than 16 feet on the lot or tract, lot and site requirements shall be determined as if the average slope were in the next steeper percentage range shown on the table in this paragraph. Any required soil boring that does not extend to a depth of at least 16 feet shall be deemed for the purposes of this subsection to have encountered bedrock.¹³

B. Setback and Usable Yard Measurement and Exceptions

1. Definitions/Measurements

a. Build-to Line

The line that is the required maximum distance from any lot line at which the front of a building or structure must be located or built, and which is measured as a distance from a public right-of-way.

b. Setback

A required area on the same lot or tract with a principal use that provides for light, air, building separation, and access for emergency personnel and equipment. The depth of setbacks is measured at right angles to the relevant property line. Setbacks shall be determined as illustrated in Figure "Setbacks."¹⁴

¹³ NOTE: The last sentence in this subsection is new. Staff notes: "Often the soil borings only go to 12 feet or so. In that case, there isn't enough information to apply the code as originally drafted."

¹⁴ NOTE: Draft illustration provided by staff.

- 1 **c. *Setback, Front***
2 A setback that extends across the full frontage of a lot or tract on a public
3 or private street. The front setback is defined by the front property line.
- 4 **i.** In the case of rounded property corners at street intersections,
5 the front setback is measured as if the corner is not rounded and
6 the front property lines are extrapolated to intersect.
- 7 **ii.** In the case of corner or through lots, a front setback extends
8 across all frontages.
- 9 **iii.** For cul-de-sac lots and lots abutting a curved street, the front
10 setback follows the curve of the front property line.
- 11 **iv.** In the case of flag lots, a front setback extends across the entire
12 flag portion of the lot and includes the flagpole portion of the lot.
- 13 **v.** In the case of corner, through, and three-sided lots, there will be
14 no rear setbacks, but only front and side setbacks.
- 15 **d. *Setback, Rear***
16 A setback that extends across the full rear of a lot or tract. The rear
17 setback is defined by the rear property line. Corner lots, through lots,
18 and three-sided lots do not have rear setbacks.
- 19 **e. *Setback, Side***
20 Any setback that is not a front or rear setback. Generally, side setbacks
21 extend from the inner boundary of the front setback (or from the front
22 property line of the lot or tract where no front setback is required) to the
23 inner boundary of the rear setback (or to the rear property line of the lot
24 or tract where no rear setback is required.) For corner and through lots,
25 setbacks remaining after front setbacks have been established shall be
26 considered side yards.
- 27 **f. *Yard, Usable*¹⁵**
28 **i.** “Usable yard” includes one or more of the following located on
29 the same lot or tract as the principal structure, for use by the
30 residents thereof for outdoor activities:
- 31 **(A)** Well-drained open areas covered with lawn grass or
32 other suitable cover material;
- 33 **(B)** Paved areas such as sidewalks, recreation areas,
34 patios, and the like, that are designed for the specific
35 use and enjoyment of the residents;
- 36 **(C)** Private balconies or decks;
- 37 **(D)** Roofs available for outdoor activity.

¹⁵ NOTE: In addition to the definition here of “usable yard,” it may be appropriate to also include a definition for “private open space.” Multifamily and/or mixed-use residential projects could be encouraged to provide a moderate density bonus if they provide private open space for individual dwelling units. This topic will be considered as part of Module 3.

- 1 ii. “Usable yard” does not include perimeter landscaping
2 easements or areas devoted to perimeter landscaping required
3 by this Title, areas within a front setback, wetlands, driveways,
4 refuse storage or collection areas, mechanical, electrical, or
5 utility equipment areas, off-street parking or loading areas, or
6 areas with a slope in excess of 15 percent. Usable yard may
7 include utility easements.
- 8 iii. Required side and rear setbacks may be used to meet usable
9 yard requirements provided that dimensional standards are met.

10 **2. General Requirements for Setbacks and Usable Yards**

11 **a. Required Setbacks**

- 12 i. Setbacks shall be unoccupied and unobstructed by any structure
13 or portion of a structure from 30 inches above grade upward;
14 provided, however, that fences, walls, trellises, poles, posts,
15 ornaments, furniture and other customary yard accessories may
16 be permitted in any setback subject to height limitations and
17 requirements limiting obstruction of visibility.
- 18 ii. A building, structure, or lot shall not be developed, used, or
19 occupied unless it meets the minimum setback requirements set
20 forth in Section 21.06.010 for the zoning district in which it is
21 located, except as otherwise established in this Title for
22 particular uses or unless a variance has been granted.
- 23 iii. A setback or other open space required by this Title shall not be
24 included as part of a setback or other open space required by
25 this Title for another building or structure or lot.

26 **b. Projections into Required Setbacks**

27 The following structures may project into required front, side or rear
28 setbacks as specified in this subsection, and shall not be considered in
29 determining lot coverage:

- 30 i. Paved terraces may project into required front, side or rear
31 setbacks, provided that no structures placed there shall violate
32 other requirements of this Title.
- 33 ii. Unroofed landings, decks, and stairs may project into required
34 front and rear setbacks only, provided that no portion other than
35 a light handrail shall extend higher than 30 inches above the
36 finished grade level.
- 37 iii. Windowsills, fireplace chases, belt courses, cornices, eaves and
38 similar incidental architectural features may project not more
39 than two feet into any required setback.
- 40 iv. A private garage or carport may project into a required rear
41 setback abutting a public alley; however, notwithstanding any
42 other provisions of this subsection, the garage or carport must be
43 included in determining lot coverage.

- 1 v. The Director may allow the installation of temporary handicap
 2 access ramps in required front, side and rear setbacks. Ramps
 3 shall not remain installed for longer than one year from the date
 4 the building or land use permit is granted. The design and
 5 placement of the ramps shall be reviewed to insure that:
- 6 (A) The ramp has minimal visual impact on abutting
 7 properties; and
- 8 (B) The ramp is architecturally compatible with the structure
 9 in design and bulk, and
- 10 (C) The width of the ramp does not exceed 48 inches, and
- 11 (D) That no portion of the ramp, other than a handrail, shall
 12 extend higher than 36 inches above the finished grade
 13 level, unless approved by a separate building permit.
- 14 vi. Bay windows that are not more than eight feet in width where the
 15 projection breaks the plane of the wall, may project no more than
 16 two feet into any required ~~yard~~ setback, so long as there is an
 17 eight-foot radius offset to any opposing bay window on the
 18 adjacent lot. Notwithstanding any other provisions of this Title,
 19 bay windows shall not be included in determining lot coverage.
- 20 c. **Usable Yard**
- 21 i. No dimension of a usable yard area required by this chapter
 22 shall be less than ten feet, except:
- 23 (A) Private balconies or decks containing no less than one
 24 ten-foot dimension.
- 25 (B) Private balconies or decks with dimensions containing
 26 no less than one four-foot dimension and containing a
 27 minimum of 20 square feet may be counted for up to 50
 28 percent of required usable yard area.¹⁶
- 29 ii. A usable yard shall not include driveways, common walks, refuse
 30 storage or collection areas, or off-street parking or loading areas.
- 31 d. **Construction on Adjoining Lots**
- 32 In determining minimum setback requirements, each lot shall be
 33 determined individually and minimum setback requirements may not be
 34 calculated on the basis of two or more combined lots. In all instances
 35 where a building may be constructed immediately adjacent to a lot line,
 36 the building may be constructed upon or over such lot line, provided that
 37 the portion of the building on each individual lot is otherwise permitted on

¹⁶ NOTE: Staff notes: "Staff has yet to resolve minimum balcony / deck dimensions for usable yard in R-3 and R-4, and for mixed-use dwellings in CBD or mixed-use districts. If overall usable yard area required is inadequate, and/or balconies account for all of the required open space on a lot, there could be too little light, air and open space, and too much bulk. Alternatively, private usable balcony / deck space for apartment dwellings may have special value and be worth encouraging."

1 each lot, and provided further that the building complies with building
2 code requirements.

3 **e. Corner Lots with Two Frontages**

4 In the case of corner lots, a front setback of the required depth (the
5 “primary front setback”) shall be provided in accordance with the
6 prevailing setback pattern and a second front setback of half the depth
7 required generally for front setbacks in the district (the “secondary front
8 setback”) shall be provided on the other frontage.

9 **f. Double-Frontage Lots**

10 In the case of double-frontage lots, unless the prevailing front setback
11 pattern on adjoining lots indicates otherwise, front setbacks shall be
12 provided on all frontages. Where one of the front setbacks that would
13 normally be required on a through lot is not in keeping with the prevailing
14 setback pattern, the administrative official may waive the requirement for
15 the normal front setback and substitute therefore a special front setback
16 requirement, which shall not exceed the average of the setbacks
17 provided on adjacent lots.

18 **g. Setback from Planned Utility Transmission Facilities**

19 i. No new structural or land development activity requiring a
20 building or land use permit shall be permitted within the minimum
21 area stated in the utility corridor plan for planned electrical or
22 telecommunication transmission facilities for which there is a
23 projected easement or right-of-way, except as allowed under
24 paragraph ii., below.

25 ii. The following uses and activities are permitted, with written
26 acknowledgement of coordination with the affected utilities,
27 within the setbacks described in paragraph i., above:

28 (A) Sidewalks and pathways;

29 (B) Trails and bicycle paths;

30 (C) Bus shelters and bus turnouts;

31 (D) Kiosks and seating units;

32 (E) Utilities, utility easements and utility-related structures;

33 (F) Landscaping required by [Section 21.07.x-ref,
34 Landscaping], and consisting of ground cover, shrubs
35 and understory trees whose maximum height does not
36 exceed 30 feet;

37 (G) Parking required by Section 21.07.020, *Off-Street*
38 *Parking and Loading*;

39 (H) Temporary parking as described in [x-ref existing
40 Section 21.45.140.D];

- 1 (I) Additional parking to that required by this Title;
- 2 (J) Open space and usable yards;
- 3 (K) Fences and signs;
- 4 (L) Retaining walls;
- 5 (M) Remodeling of or addition to structures existing as of
- 6 February 27, 1990, so long as it does not further intrude
- 7 within the setback area after that date; and
- 8 (N) Driveways and vehicular access points.

9 iii. Applicable setback requirements stated elsewhere in this Title
 10 may include the area of setback for electrical transmission
 11 facilities.

12 h. **Setbacks from Projected Rights-of-Way**

13 i. *Minimum Setback*
 14 No new structural or land development activity requiring a
 15 building or land use permit shall be permitted within the minimum
 16 setback stated in this paragraph from the existing or projected
 17 centerline of a street designated on the official streets and
 18 highways plan, or within 30 feet from the existing or projected
 19 centerline of a street, road reservation, or public use easement
 20 not so designated, except as allowed under paragraph ii., below:

TABLE 21.06-3: SETBACKS FROM PROJECTED RIGHTS-OF-WAY	
Street Class on Official Streets and Highways Plan	Setback from Centerline (feet)
IC, IIA, IIIC	30
IB	35
I, IA, II	40
III, IIIB	50
IIIA, IV	65
V	75

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22 ii. *Permitted Uses Within Setback*
 23 The following uses and activities are permitted within the
 24 setbacks described in paragraph i., above:

- 25 (A) Sidewalks, trails, and pathways;
- 26 (B) Bus shelters and bus turnouts;

- 1 (C) Kiosks, seating units and skywalks;
- 2 (D) Utilities and utility easements;
- 3 (E) Landscaping required by [21.07.x-ref., *Landscaping*];
- 4 (F) Temporary parking as described in paragraph iv., below;
- 5 (G) Additional parking to that required by this Title;
- 6 (H) Temporary open space and usable yards as described in
7 paragraph iv., below;
- 8 (I) Temporary fences and signs as described in paragraph
9 iv., below;
- 10 (J) Temporary retaining walls as described in paragraph iv.,
11 below;
- 12 (K) Remodeling of or addition to structures existing as of
13 May 19, 1987, so long as it does not further intrude
14 within the setback area after that date; and
- 15 (L) Driveways and vehicular access.
- 16 iii. *Additional Setback Requirements*
17 Applicable setback requirements stated elsewhere in this Title
18 shall be in addition to those stated in this subsection B.2.h., of
19 this Section.
- 20 iv. *Temporary Features*¹⁷
21 As used in this subsection B.2.h., the term "temporary" or
22 "temporarily" means that period of time between the issuance of
23 a building or land use permit and the right of entry conveyed to
24 the Municipality or other government entity for a road project that
25 affects the setback area required by this subsection B.2.h.
26 Parking, open space and usable yards, fences and signs, and
27 retaining walls required by this Title may be provided temporarily
28 within a setback area described in this subsection B.2.h. only if
29 the Director and the traffic engineer first find that:
- 30 (A) The temporary features to be used on the lot conform to
31 all other applicable requirements of this Title;
- 32 (B) An alternate site plan has been submitted with an
33 application for a building or land use permit for
34 permanent required features on the lot, excluding all
35 setback areas thereon, in conformance all applicable
36 requirements of this Title; and

¹⁷ NOTE: This existing section has been broadened, per staff suggestion, to cover more than just temporary parking.

1 (C) An agreement between the owner of the lot and the
2 Municipality has been executed and recorded so as to
3 give notice of the temporary requirements to be applied
4 to the lot and of the date or event by which the
5 temporary features shall be abandoned in favor of the
6 permanent configuration stated in the alternate site plan.

7 i. **Cluster Housing Development Setbacks**
8 Setback requirements for cluster housing developments shall be as
9 specified in [x-ref, existing Section 21.50.210].

10 j. **Sight Distance Triangles**
11 i. *Prohibition*
12 No person may place within a sight distance triangle area any
13 structure between 2 ½ feet and eight feet above the nearest curb
14 or street centerline grade, whichever is higher, except for:

15 (A) A public utility pole;

16 (B) A tree that is trimmed so that the trunk is bare to a height
17 of eight feet measured from the nearest curb or street
18 centerline grade, whichever is higher; or

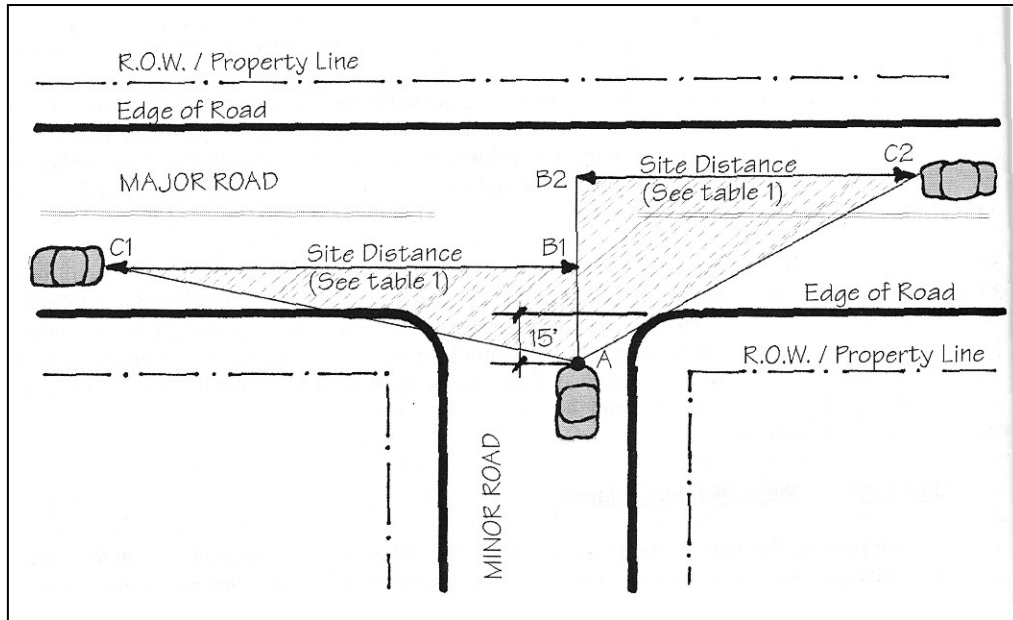
19 (C) A warning sign or signal installed on the lot by a
20 government agency.

21 ii. *Definition*
22 As used in this section, the term "sight distance triangle" refers to
23 the roadway area visible to the driver. The required length is the
24 distance necessary to allow safe vehicular egress from a street,
25 driveway, or alley to a major street. Criteria for required sight
26 distance are given below.

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iii. **Criteria**
 The sight distance triangle is shown in the figure below and described as follows:

(A) Point A is located on the minor approach 15 feet from



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the edge of major road travelway;

- (B) Point B1 is located in the center of lane 1;
- (C) Point B2 is located in the center of lane 2;
- (D) Points C1 and C2 are located based on the design speed of the major road and is the distance shown in table 1; and

Table 21.06---: Required Sight Distances in Sight Distance Triangles	
Design Speed (mph)	Sight Distance (ft)
60	650
50	515
40	415
30	310
20	210

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(E) Point A is connected to Points C1 and C2 by a straight line.

1 k. ***Bulk Regulations and Maximum Lot Coverage for C-2A, C-2B & C-***
2 ***2C Districts***¹⁸

3 Construction of buildings in the C-2A, C-2B and C-2C districts, above
4 three stories in height, shall conform to the following bulk requirements:

5 i. ***Building Tower Design***

6 One tower not exceeding the bulk requirements outlined in
7 paragraphs (A) and (B) below, shall be allowed for a
8 development on a parcel of land containing 13,000 square feet
9 or a fraction thereof, or one tower not exceeding the bulk
10 requirements outlined in paragraphs (C) and (D) below, shall be
11 allowed for a development on a parcel of land containing 19,500
12 square feet. For a development on a parcel of land containing
13 more than 19,500 square feet, one additional tower not
14 exceeding the bulk requirements outlined in paragraphs (A) and
15 (B) below, shall be allowed for every additional 13,000 square
16 feet of land area, or, alternatively, one additional tower not
17 exceeding the bulk requirements outlined in paragraphs (C) and
18 (D) below, shall be allowed for every additional 19,500 square
19 feet of land area.

20 (A) Maximum plan dimension: 130 feet.

21 (B) Maximum diagonal plan dimension: 150 feet.

22 (C) Maximum plan dimension: 130 feet.

23 (D) Maximum diagonal plan dimension: 180 feet.

24 Variances from the specific bulk requirement dimensions listed in
25 this subsection may be granted by the Planning and Zoning
26 Commission on developments covering a land area of more than
27 26,000 square feet, provided that the Commission finds that the
28 spirit and intent of the central business districts are maintained.

29 ii. ***Alternative Structure Designs***

30 Alternative building designs may be submitted in the form of a
31 project development plan to the Director for approval.
32 Alternative design forms may be approved that provide for at
33 least 15 percent more access either to scenic views of adjoining
34 mountains and the Cook Inlet or for solar access¹⁹ as compared
35 to designs allowed under paragraph k.i., above, *Building Tower*
36 *Design*. The percentage amount of additional scenic or solar
37 access shall be based on total building volume of the alternative
38 design compared to a representative tower design. Site
39 development plans submitted under this subsection must include
40 a schematic of a project designed under paragraph 2.a.i. of this
41 subsection, *Tower Design*, a site development plan of the design

¹⁸ NOTE: This existing material is placed here temporarily. As part of Module 3 we will consider moving this section to the district standards in Chapter 21.04 or to the development standards in Chapter 21.07. We also will coordinate the section on bonus height in CBD districts with this section.

¹⁹ NOTE: Staff notes that recent projects under this section have had plazas, but have not increased solar access or scenic views.

utilizing the provisions of this paragraph and calculations to establish the increased scenic or solar access required in this paragraph. Designs using the provisions of this paragraph are allowed an additional one story of base height prior to the utilization of the bonus point requirements of [Section 21.06.\[x-ref\] Height Exceptions for C-2A, C-2B, and C-2C Districts](#).

iii. *Existing Structures*

Notwithstanding the bulk regulations and maximum lot coverage limitations contained in Table 21:06-3, *Table of Dimensional Standards – Commercial and Industrial*, and the requirements of this subsection B.2.a., where a lawful structure existed on September 9, 1974, that is pre-stressed for enlargement by the addition of one or more stories, such structure may be enlarged within the full plan dimensions of the existing structure by the addition of not more than two stories.

C. **Height Measurement and Exceptions**

1. **Definitions**

a. ***Building, Height***

The vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the average height of the highest gable of a pitched or hipped roof as illustrated in Figures “Case 1,” “Case 2,” and “Roof Forms.”²⁰

b. ***Grade (Adjacent Ground Elevation)***

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

2. **Rules for Measuring Height**

a. The reference datum for determination of building height shall be selected by either of the following, whichever yields a greater height of building:

i. The elevation of the highest adjoining sidewalk or ground surface within a five-foot horizontal distance from the exterior wall of the building when such sidewalk or ground surface is not more than ten feet above lowest grade.

ii. An elevation ten feet higher than the lowest grade when the sidewalk or ground described in the paragraph i., above, is more than ten feet above the lowest grade.

b. The height of a stepped or terrace building is the maximum height of any segment of that building.

²⁰ NOTE: Draft illustrations provided by staff.

1 **3. Height Exceptions**

2 **a. Appurtenances**

3 Except as specifically provided elsewhere in this Title, the height
4 limitations contained in this Title do not apply to spires, belfries, cupolas,
5 flagpoles, chimneys, antennas, heating and ventilation equipment,
6 elevator housings, stairwell towers or similar appurtenances; provided,
7 however, the following:

8 i. The appurtenance —does not interfere with Federal Aviation
9 Regulations, Part 77, Objects Affecting Navigable Airspace;

10 ii. The appurtenance does not extend more than 25 feet above the
11 maximum permitted building height, except for flagpoles, church
12 belfries, steeples, and antennas that must be of greater height in
13 order to function;

14 iii. The appurtenance is not constructed for the purpose of providing
15 additional floor area in the building;

16 iv. The appurtenance complies with the screening requirements for
17 mechanical equipment and appurtenances in [21.07.\[x-ref\]](#),
18 Screening.

19 **b. Additional Height Limitations in Airport Height Overlay District**

20 Notwithstanding the height limitations specified in Section 21.06.010,
21 *Dimensional Standards Tables*, all development within the Airport Height
22 Overlay District shall comply with the following height limitations, in
23 addition to all applicable height limitations set forth in Chapter 21.06:

24 i. No structure shall be constructed or maintained so that it
25 exceeds the greater of:

26 **(A)** Thirty-five feet above ground elevation; or

27 **(B)** The maximum height permitted under FAR part 77,
28 subpart C, as depicted on any airport height zone map
29 adopted under Section 21.04.070.C., *Airport Height*
30 *Overlay District*.

31 ii. Any structure within three nautical miles of an airport reference
32 point established by federal regulation, the height of which
33 exceeds the level of that reference point by more than 200 feet,
34 shall present to the Department of Public Works the results of an
35 airspace determination conducted by the Federal Aviation
36 Administration pursuant to its regulations.

37 iii. The height restrictions of this district do not apply to buildings for
38 which building or land use permits were issued prior to June 17,
39 1986.

40 iv. Natural vegetation shall not be affected by the height limitation of
41 this Section.

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c. ***Height Exceptions for C-2A, C-2B, and C-2C Districts***
[RESERVED]²¹

d. ***Conditional Height Incentives***
[RESERVED]²²

D. Measurement of Distances For Separation of Land Uses

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

²¹ NOTE: The existing bonus system will be reviewed, discussed, perhaps revised, and incorporated into the new draft Title during Module 3.

²² NOTE: This is an additional topic to be discussed in Module 3. Staff notes: "Discuss allowing some additional height in certain conditions: Landmark features and buildings on corner lots (e.g., clocktowers, an extra storey for buildings at intersections; sloping rooftops in R-2, R-3, NMU or CMU that shelter usable floor space under a roof of at least 1:2 slope. Sloping roofs create residential ambiance and allow more density with less bulk or solar shadowing. Additional height of an additional storey for nonresidential if the building is a certain distance from residential zone; does not have a long (70 ft +) building frontage along the street; does not block scenic views to Chugach / Inlet; avoids solar shadow impacts."