
Municipality of Anchorage

Title 21 Update

MODULE TWO: DISTRICTS AND USES

Clarion Associates
January 2004

Title 21 Update

Module Two – Districts and Uses

Municipality of Anchorage

Public Draft
January 2004



21.01: General Provisions
21.02: Boards, Commissions, and Municipal Administration
21.03: Review and Approval Procedures

21.04: Zoning Districts
21.05: Use Regulations
21.06: Dimensional Standards and Measurements

21.07: Development and Design Standards
21.08: Subdivision Standards
21.09: Girdwood

21.10: Nonconformities
21.11: Enforcement
21.12: Definitions

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Agenda

- **Work Plan and Schedule**
- **Summary of Module Two: Districts and Uses**
- **General Discussion**



Work Plan and Schedule

Tasks

Completed by

Task 1: Project Initiation	September 2002
Task 2: Diagnosis	December 2002
Task 3: Annotated Outline	May 2003
Task 4: Draft Title 21	April 2004
Task 5: Title 21 Complete Draft	July 2004

Work Plan and Schedule

Drafting Module

*Meetings in Anchorage
To Present/Discuss*

Module 1: Administration

July 2003

- 21.01 General Provisions
- 21.02 Administration
- 21.03 Procedures

Module 2: Districts and Uses

January 2004

- 21.04 Zoning Districts
- 21.05 Use Regulations
- 21.06 Dimensional Standards

Module 3: Development Standards

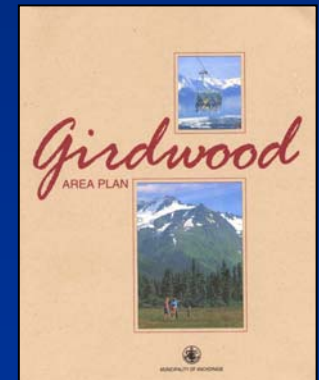
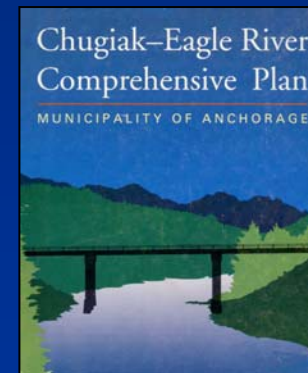
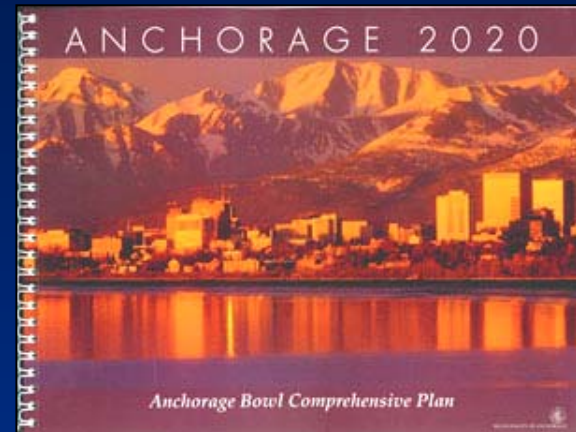
April 2004

- 21.07 Development and Design Standards
- 21.08 Subdivision Standards
- 21.09 Girdwood
- 21.10 Nonconformities
- 21.11 Enforcement
- 21.12 Definitions

CLARION

Diagnosis: Major Themes for Improvement

- Improve organization and format.
- Implement *Anchorage 2020* and other plans, especially regarding zone districts.
- Protect neighborhoods.
- Revise the use classification system.



21.04 – Zoning Districts

CONTENTS

- .010 General Provisions
- .020 Residential Districts**
- .030 Commercial Districts
- .040 Industrial Districts**
- .050 Mixed-Use Districts
- .060 Other Districts**
- .070 Overlay Districts

21.04 – Zoning Districts

HIGHLIGHTS:

- **Creation of new districts**
 - Neighborhood conservation overlay district
 - Mixed-use districts
- **Revision of existing districts**
 - New "General Commercial" district to replace B-3
 - Commercial uses limited in I-1 and I-2 districts
 - Various district consolidations and renamings (example: consolidate R-1 & R-1A = new "R-1 Single Family Residential")
- **Elimination of some districts**
 - R-5, R-7, R-8, R-O, D-2, D-3, B-4, I-3, T, PC

SUMMARY OF ZONING DISTRICTS

District Type	Abbr.	District Name	Source
Residential Districts	R-1	Single-Family Residential	Consolidation of existing R-1 and R-1A
	R-2	Two-Family Residential	Consolidation of existing R-2A and R-2D
	R-3	Mixed Residential	Existing R-2M district
	R-4	Medium- to High-Density Multi-Family Residential	Consolidation of existing R-3 and R-4
	R-5	Residential (Large Lot)	Existing R-5A
	R-6	Suburban Residential (Large Lot)	Existing R-6
	R-9	Rural Residential	Existing R-9
	R-10	Residential Alpine/Slope	Existing R-10
Commercial Districts	C-1	Local and Neighborhood Commercial	Existing B-1A
	C-2A	Central Business District, Core	Existing B-2A
	C-2B	Central Business District, Intermediate	Existing B-2B
	C-2C	Central Business District, Periphery	Existing B-2C
	GC	General Commercial	Existing B-3
	MC	Marine Commercial	Existing MC

SUMMARY OF ZONING DISTRICTS

District Type	Abbr.	District Name	Source
Industrial Districts	I-1	Light Industrial	Existing I-1
	I-2	Heavy Industrial	Existing 1-2
	MI	Marine Industrial	Existing MI
Mixed-Use Districts	NMU	Neighborhood Mixed Use	New
	CCMU	Community Commercial Mixed Use	New
	RCMU	Regional Commercial Mixed Use	New
	RMX	Residential Mixed Use	New
Other Districts	AD	Airport Development	New
	AF	Antenna Farm	Existing AF
	OL	Open Lands	New
	PLI	Public Lands and Institutions	Existing PLI
	TA	Turnagain Arm	Existing R-11
	W	Watershed	Existing W
Overlay Zoning Districts	AHO	Airport Height Overlay	Existing Chapter 21.65
	NCO	Neighborhood Conservation Overlay	New
	FPO	Floodplain Overlay	Existing Chapter 21.60

21.05 – Use Regulations

CONTENTS

.010 Table of Allowed Uses

.020 Generally Applicable Use Standards

.030 Residential Uses: Definitions and Use-Specific Standards

**.040 Public/Institutional Uses: Definitions and Use-Specific
Standards**

.050 Commercial Uses: Definitions and Use-Specific Standards

.060 Industrial Uses: Definitions and Use-Specific Standards

.070 Accessory Uses and Structures

.080 Temporary Uses and Structures

TABLE 21.05-1: TABLE OF ALLOWED USES

P = Permitted Use
C = Conditional Use

S = Administrative Site Plan Review
M = Major Site Plan Review

Use Category	Use Type	Residential Districts								Commercial Districts					Industrial Districts			Mixed Use Districts				Other Districts					Use Specific Stds.		
		R 1	R 2	R 3	R 4	R 5	R 6	R 9	R 10	C 1	C 2 A	C 2 B	C 2 C	G C	M C	M 1	I 1	I 2	N M U	C C M U	R C M U	R M X	A D	A F	O L	P L I		T A	W
RESIDENTIAL USES																													
Household Living	Dwelling, mixed use				P					P	P	P	P	P	P					S	S	S	P					S	
	Dwelling, multiple-family			P	P							P	P						S	S	S	P					S		
	Dwelling, single-family attached		P	P																									
	Dwelling, single-family detached	P	P	P		P	P	P	P													C				P		P	
	Dwelling, townhouse			S	S														S	S	S	S							
	Dwelling, two-family		P	P		P	P	P															C					C	
	Dwelling, mobile home					P																						C	
	Mobile home park			C	C	C																						C	
Group Living	Correctional community residential center										C	C	C	C			C										C		
	Dormitory				S	S	S	S	S																		P	C	
	Quasi-institutional house	C	C	C	C	C	C	C	C		C	C	C	C								C				C	C		

1 maintenance and repair of automobiles and industrial equipment or
2 machinery.

3 **K. Retail (Sales)**

4 This category includes retail establishments involved in the sale of new or used
5 products to the general public. Accessory uses may include offices, parking, storage
6 of goods, and assembly, repackaging, or repair of goods for on-site sale. Specific
7 use types include:

8 **1. Auction House**

9 **a. Definition**

10 A structure or enclosure where goods are sold by auction.

11 **2. Business Service Establishment**

12 **a. Definition**

13 An establishment that, for consideration, provides other businesses with
14 advertising, leased or rented equipment, maintenance, security,
15 management, consulting or technical aid, or copying services.

16 **3. Convenience Store**

17 **a. Definition**

18 An establishment with a gross floor area of less than 5,000 square feet
19 engaged primarily in the sale of convenience goods, such as pre-
20 packaged food items, tobacco, over-the-counter drugs, periodicals, and
21 other household goods.

22 **b. Use-Specific Standards**

23 **i. Assembly Alcohol Approval Process**

24 Any use that involves the retail sale of alcohol is subject to the
25 Assembly Alcohol Approval process; see Section 21.05.020.

26 **ii. R-4 and Mixed-Use Districts**

27 In the R-4 and Mixed-Use districts, a convenience store may be
28 allowed as an ancillary use whose primary purpose is to serve
29 the needs of another principal use that is allowed in Table
30 21.05.010, provided that:

31 **(A)** The convenience store may be located only on the
32 first floor of a building housing the principal use and
33 shall be intended primarily to serve the occupants of
34 the building,

35 **(B)** The maximum size of the convenience store shall be
36 no greater than 3,500 square feet;

37 **(C)** The hours of operation of the convenience store shall
38 be limited to 7:00 am to 10:00 pm; and

39 **(D)** No alcohol shall be sold at the convenience store.

21.05 – Use Regulations

HIGHLIGHTS:

- Define all allowed uses.
- **Review and revise all use-specific regulations.**
- New standards for accessory uses and temporary uses
- **Incorporation of new ordinances and ordinance drafts (adult care, self-storage, ADU, etc.)**

21.06 – Dimensional Standards and Measurements

CONTENTS

.010 Dimensional Standards Tables

.020 Measurements and Exceptions

**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 Accessory garages/carports: 20 Other accessory structures: 12
All other uses	10,000	70			10					
R-2: Two-Family Residential District²										
Dwelling, single-family detached	6000	50	40	20	5	10	N/A	1	N/A	Principal structures: 30 Accessory garages/carports: 20 Other accessory structures: 12
Dwelling, two-family					N/A on common lot line; otherwise 5					
Dwelling, single-family attached	3500	35	35		10					
All other uses	10,000	70	40		10					

21.06 – Dimensional Standards and Measurements

HIGHLIGHTS:

- New organization and formatting (summary tables, etc.) clearly identifies dimensional standards for all uses in all districts
- R-3 district: Smaller lot sizes suggested for single-family attached dwellings to encourage these uses.

Module 3 Contents

- **21.07 Development and Design Standards**
 - Parking, landscaping, natural resource protection, design, etc.
- **21.08 Subdivision Standards**
- **21.09 Girdwood**
- **21.10 Nonconformities**
- **21.11 Enforcement**
- **21.12 Definitions**

Key Issues for Feedback and Further Discussion

- **Agree with suggestions for adding zoning districts?**
 - Neighborhood Conservation Overlay District
 - Mixed use
- **Agree with suggestions for deleting zoning districts?**
- **Other key issues?**

Possible Implementation Strategies

- **Adopt code and comprehensive rezoning map at same time.**
- **Adopt code, followed by grace period (five years?) to adopt new map. After grace period, if no map has been prepared, apply new districts through conversion table (and create nonconformities).**
- **Adopt code and retain existing districts as “obsolete districts.” Scheduled rezonings follow.**
- **** In any case, new development standards and procedures apply.**

Possible Strategy One

- **Adopt code and comprehensive rezoning map at same time.**
 - **PROS:**
 - Ensures immediate implementation of plan.
 - Reduces uncertainty in community.
 - Most efficient for staff resources.
 - **CONS:**
 - Remapping can generate political opposition.
 - Significant staff time and resources in short period.
 - Create some nonconformities.

Possible Strategy Two

- **Adopt code, followed by grace period (five years?) to adopt new map. After grace period, if no map has been prepared, apply new districts through conversion table (and create nonconformities).**
 - **PROS:**
 - Allows code adoption with less controversy.
 - No immediate nonconformities.
 - Sets target date for ultimate implementation.
 - **CONS:**
 - Delays implementation.
 - Creates uncertainty during transition period (race to get permits?).

Possible Strategy Three

- **Adopt code and retain existing districts as “obsolete districts.” Scheduled rezonings follow.**
 - **PROS:**
 - Least controversial.
 - No nonconformities created.
 - **CONS:**
 - Administrative complexity (two zoning codes effectively created).
 - Risk that parts of code never get implemented.
 - Time and expense involved in scheduled rezonings.

Written Feedback

- **WRITTEN feedback is very important!**
- **Please submit any additional feedback in writing to the planning staff at:**

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