

Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For reading: November 1, 2005

CLERK'S OFFICE

APPROVED

Date: 11-1-05

GIRDWOOD LAND USE REGULATIONS WERE  
AMENDED AND APPROVED 11-1-05 ANCHORAGE, ALASKA  
AO No. 2005-81(S)

1 AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 TO ADD A NEW  
2 CHAPTER 21.09 FOR GIRDWOOD LAND USE REGULATIONS, AND AMENDING  
3 CHAPTER 21.40 TO ADD GIRDWOOD USE DISTRICTS AND AMEND THE ZONING MAP.

4  
5 THE ANCHORAGE ASSEMBLY ORDAINS:

6  
7 **Section 1:** Anchorage Municipal Code is hereby amended to add a new chapter 21.09, Girdwood  
8 Land Use Regulations, as set forth in **Attachment [Exhibit]A**, attached hereto.

9  
10 **Section 2:** Anchorage Municipal Code section 21.40.010B. is hereby amended to add the new  
11 chapter 21.09 Girdwood use districts (*the remainder of the section is not affected and is therefore not*  
12 *set out*):

13  
14 **21.40.010 Zoning map; districts designated.**

15 \*\*\* \*\*

16  
17 B. Districts. The municipality is hereby divided into the following use districts:

18  
19 \*\*\* \*\*

20 36. gR-1 (Alyeska Highway Mixed Residential) District

21 37. gR-2 (Single-Family/Two-Family Residential District

22 38. gR-2A (Single-Family/Two-Family Residential—Crow Creek Road) District

23 39. gR-3 (Single-Family/Two-Family Residential) District

24 40. gR-4 (Multiple-Family Residential) District

25 41. gR-5 (Multiple-Family Residential) District

26 42. gC-1 (Seward Highway/Alyeska Highway Commercial) District

27 43. gC-2 (Girdwood Station/Seward Highway Commercial) District

28 44. gC-3 (Old Townsite Commercial/Residential) District

29 45. gC-4 (Lower Alyeska Highway Commercial) District

30 46. gC-5 (New Townsite South Commercial) District

31 47. gC-6 (Crow Creek Road Commercial/Residential) District

32 48. gC-7 (Townsite Square Commercial) District

33 49. gC-8 (New Townsite North Commercial) District

34 50. gC-9 (East Hightower Commercial/Residential) District

35 ~~51.gC-10 (Northeast Hightower Commercial/Residential) District~~

36 51.[52.]gC-10[41] (Upper Alyeska Highway Commercial) District

37 52.[53.]gI-1 (Ruane Road Industrial) District

38 53.[54.]gI-2 (Upper Crow Creek Industrial) District

39 54.[55.]GRST-1 (Original Mountain Base Resort) District

40 55.[56.]GRST-2 (New Base Resort) District

41 56.[57.]GA (Girdwood Airport) District

- 1                    57.~~58.~~IGOS (Girdwood Open Space) District
- 2                    58.~~59.~~GIP (Girdwood Institutions and Parks) District
- 3                    59.~~60.~~GCR-1 Commercial Recreation (Golf Course/Nordic Ski Course) District
- 4                    60.~~61.~~GCR-2 Commercial Recreation (Glacier—Winner Creek) District
- 5                    61.~~62.~~GCR-3 Commercial Recreation (Crow Creek Historic Mine) District
- 6                    62.~~63.~~GDR[~~-1 (Lower Valley)~~] Development Reserve~~] District~~
- 7                    164.GDR 2 (Upper Valley Development Reserve) District
- 8                    65.GDR 3 (Glacier Creek Development Reserve) District
- 9                    63.~~66.~~GRR (Recreation Reserve) District
- 10                   64.~~67.~~GW (Girdwood Watershed) District

11  
12                   \*\*\*        \*\*\*        \*\*\*

13                   (GAAB 21.05.040; AO No. 79-13; AO No. 80-84; AO No. 81-97; AO No. 82-49; AO No.  
14                   82-162; AO No. 83-52; AO No. 84-14; AO No. 84-63; AO No. 85-18; AO No. 85-23; AO  
15                   No. 85-173, 3-17-86; AO No. 91-90(S); AO No. 92-144)

16  
17 **Section 3:**     Anchorage Municipal Code chapter 21.40 is amended to add the new Girdwood  
18 zoning districts (from Anchorage Municipal Code subsections 21.09.040B.2., .040C.2., .040D.2.,  
19 .040E.2., and .040F.2. through .040F.12.) All zoning district references in (new) chapter 21.09 to  
20 these sections shall be considered references to the following sections (*the remainder of the section*  
21 *is not affected and is therefore not set out*):

22  
23                   **Chapter 21.40**                   **ZONING DISTRICTS\***

24  
25                   \*\*\*        \*\*\*        \*\*\*

26                   21.40.290           gR-1 (Alyeska Highway Mixed Residential) District  
27                   (*text of 21.09.040B.2.a. to follow*)

28  
29                   21.40.300           gR-2 (Single-Family/Two-Family Residential) District  
30                   (*text of 21.09.040B.2.b. to follow*)

31  
32                   21.40.310           gR-2A (Single-Family/Two-Family Residential—Crow Creek Road) District  
33                   (*text of 21.09.040B.2.c. to follow*)

34  
35                   21.40.320           gR-3 (Single-Family/Two-Family Residential) District  
36                   (*text of 21.09.040B.2.d. to follow*)

37  
38                   21.40.330           gR-4 (Multiple-Family Residential) District  
39                   (*text of 21.09.040B.2.e. to follow*)

40  
41                   21.40.340           gR-5 (Multiple-Family Residential) District  
42                   (*text of 21.09.040B.2.f. to follow*)

43  
44                   21.40.350           gC-1 (Seward Highway/West Alyeska Highway Commercial) District  
45                   (*text of 21.09.040C.2.a. to follow*)

46  
47                   21.40.360           gC-2 (Girdwood Station/Seward Highway Commercial) District  
48                   (*text of 21.09.040C.2.b. to follow*)

1  
2 21.40.370 gC-3 (Old Townsite Commercial/Residential) District  
3 *(text of 21.09.040C.2.c. to follow)*  
4

5 21.40.380 gC-4 (Lower Alyeska Highway Commercial) District  
6 *(text of 21.09.040C.2.d. to follow)*  
7

8 21.40.390 gC-5 (New Townsite South Commercial) District  
9 *(text of 21.09.040C.2.e. to follow)*  
10

11 21.40.400 gC-6 (Crow Creek Road Commercial/Residential) District  
12 *(text of 21.09.040C.2.f. to follow)*  
13

14 21.40.410 gC-7 (Townsite Square Commercial) District  
15 *(text of 21.09.040C.2.g. to follow)*  
16

17 21.40.420 gC-8 (New Townsite North Commercial) District  
18 *(text of 21.09.040C.2.h. to follow)*  
19

20 21.40.430 gC-9 (East Hightower Commercial/Residential) District  
21 *(text of 21.09.040C.2.i. to follow)*  
22

23 ~~21.40.440 gC-10 (Northeast Hightower Commercial/Residential) District~~  
24 ~~*(text of 21.09.040C.2.j. to follow)*~~  
25

26 21.40.440 ~~21.40.450~~ gC-10 [H] (Upper Alyeska Highway Commercial) District  
27 *(text of 21.09.040C.2. [j/k]. to follow)*  
28

29 21.40.450 ~~21.40.460~~ gI-1 (Ruane Road Industrial) District  
30 *(text of 21.09.040D.2.a. to follow)*  
31

32 21.40.460 ~~21.40.470~~ gI-2 (Upper Crow Creek Industrial) District  
33 *(text of 21.09.040D.2.b. to follow)*  
34

35 21.40.470 ~~21.40.480~~ GRST-1 (Original Mountain Base Resort) District  
36 *(text of 21.09.040E.2.a. to follow)*  
37

38 21.40.480 ~~21.40.490~~ GRST-2 (New Base Resort) District  
39 *(text of 21.09.040E.2.b. to follow)*  
40

41 21.40.490 ~~21.40.500~~ GA (Girdwood Airport) District  
42 *(text of 21.09.040F.2. to follow)*  
43

44 21.40.500 ~~21.40.510~~ GOS (Girdwood Open Space) District  
45 *(text of 21.09.040F.3. to follow)*  
46

47 21.40.510 ~~21.40.520~~ GIP (Girdwood Institutions and Parks) District  
48 *(text of 21.09.040F.4. to follow)*

1  
2 21.40.520 [21.40.530] GCR-1 Commercial Recreation (Golf Course/Nordic Ski Course)  
3 District (text of 21.09.040F.5. to follow)

4  
5 21.40.530 [21.40.540] GCR-2 Commercial Recreation (Glacier—Winner Creek) District  
6 (text of 21.09.040F.6. to follow)

7  
8 21.40.540 [21.40.550] GCR-3 Commercial Recreation (Crow Creek Historic Mine) District  
9 (text of 21.09.040F.7. to follow)

10  
11 21.40.550 [21.40.560] GDR-[1 (Lower Valley) Development Reserve] District  
12 (text of 21.09.040F.8. to follow)

13  
14 [21.40.570 GDR-2 (Upper Valley Development Reserve) District  
15 (text of 21.09.040F.9. to follow)

16  
17 21.40.580 GDR-3 (Glacier Creek Development Reserve) District  
18 (text of 21.09.040F.10. to follow)]

19  
20 21.40.560 [21.40.590] GRR (Recreation Reserve) District  
21 (text of 21.09.040F. 9[H]. to follow)

22  
23 21.40.570 [21.40.600] GW (Girdwood Watershed) District  
24 (text of 21.09.040F. 10[H2]. to follow)

25  
26 **Section 4:** All references in title 21 to the R-11 district, as applied to Girdwood only, are hereby  
27 superseded by chapter 21.09.

28  
29 **Section 5:** Use district boundaries within the area referenced herein are revised in accordance  
30 with maps 21.09-A through 21.09-K at the end of **Attachment [Exhibit] A.**

31  
32 **Section 6:** This ordinance shall become effective immediately upon its passage and approval by  
33 the Assembly.

34  
35 PASSED AND APPROVED by the Anchorage Assembly this 1<sup>st</sup> day of November  
36 2005.

37  
38  
39 Anna J. Fairclough  
40 Chair

41 ATTEST:

42  
43  
44 Robert S. [Signature]  
45 Municipal Clerk  
46

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## **CHAPTER 21.09: GIRDWOOD LAND USE REGULATIONS**

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### **21.09.010 PURPOSE**

The purposes of this chapter 21.09 are to provide standards and regulations to implement the comprehensive plan elements for Girdwood, preserve and enhance the distinctive mountain-resort character and natural environment of the Girdwood area, and avoid overlap with standards and regulations applicable in other districts of the Municipality.

### **21.09.020 APPLICATION OF CHAPTER 21.09**

#### **A. Applicability**

These regulations and standards shall apply only to the Girdwood area of the Municipality as further delineated below.

#### **B. Relationship to Other Title 21 Provisions**

To the extent any provision in this chapter conflict with other provisions of title 21, the provisions of this chapter shall govern. If certain provisions overlap but are not in conflict, then the provisions of this chapter shall be considered to supplement title 21 requirements and are additional requirements.

#### **C. Girdwood Defined**

This chapter applies to, and the term Girdwood in this chapter refers to, the land in Girdwood Valley shown on the Girdwood map in section 21.09.020D. and having the following real property description:

Those lands lying within the boundary of the Municipality of Anchorage, within the Anchorage Recording District, Third Judicial District, State of Alaska; including all private, municipal and state land and those lands under state selection in Chugach National Forest; more particularly described as follows:

- 1. Township 10 North, Range 2 East, Seward Meridian, Alaska**
  - a. All of Sections 1, 2, 3, 4, 9, 10, 11, 12, 15, 16, 17, 19, 20, 21, 28, 29, 30, 32, 33
  - b. All of Sections 5, 7, 8, 18, excluding Chugach State Park
  - c. W2 of Section 14; and
  - d. N2N2 of Section 22
- 2. Township 10 North, Range 3 East, Seward Meridian, Alaska**
  - a. All of Section 5, excluding the NE4 within Chugach National Forest
  - b. All of Section 6
  - c. All of Section 7, excluding the SE4 within Chugach National Forest
  - d. NW4 of Section 8
  - e. N2NW4 of Section 18

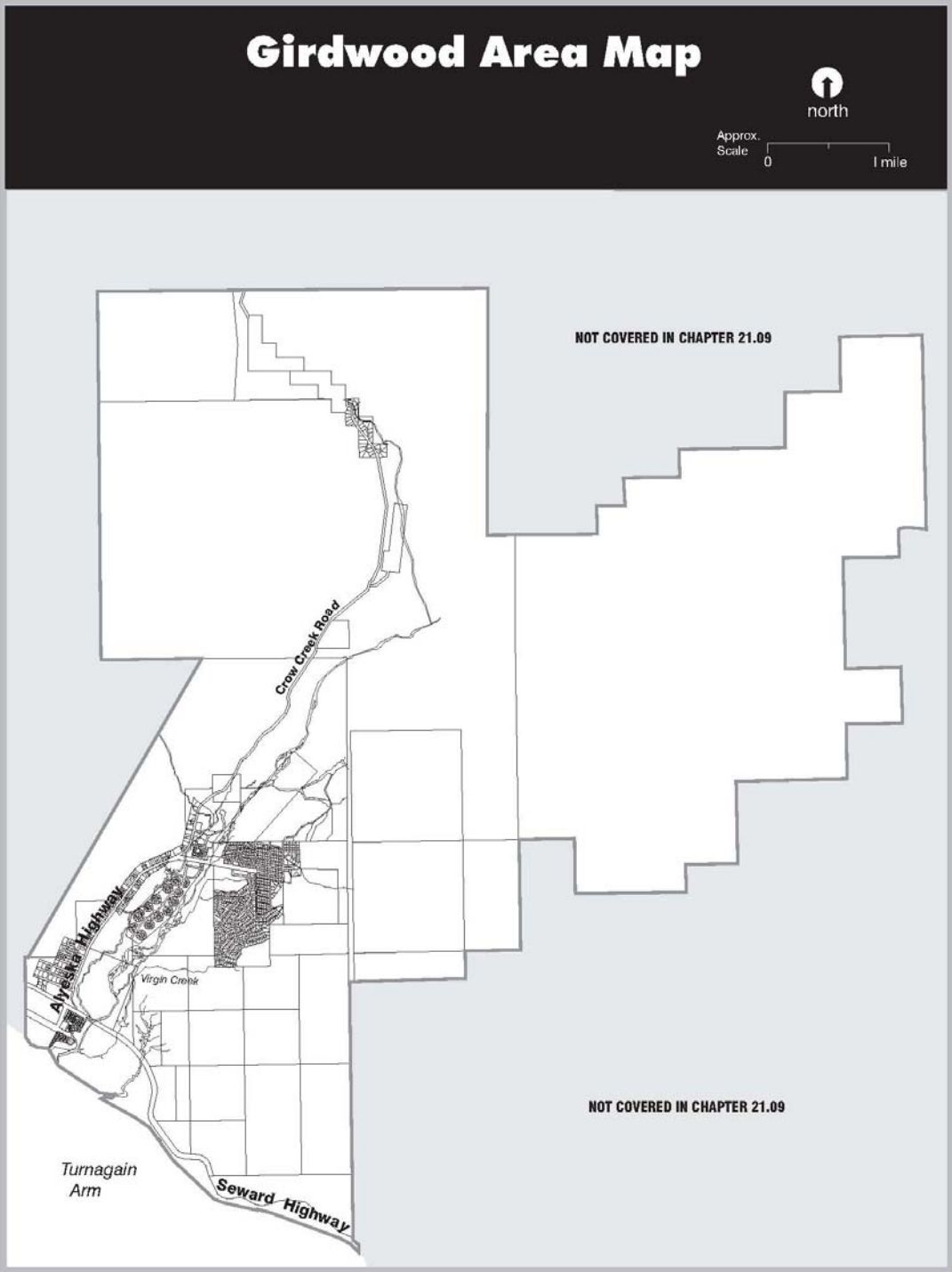
3. **Township 11 North, Range 3 East, Seward Meridian, Alaska**
  - a. All of Sections 29, 31
  - b. SE4 of Sections 20, 30
  - c. W2SW4 of Section 21
  - d. W2W2 of Section 28
  - e. NE4 of Section 32
  - f. NW4NW4 of Section 33
  
4. **Township 11 North, Range 2 East, Seward Meridian, Alaska**
  - a. All of Sections 20, 21, 22, 27, 28, 29, 32, 33, 34
  - b. E2E2 of Sections 19, 30, 31
  - c. W2W2 of Sections 23, 26
  - d. All of Section 35, excluding the N2NE4 and NE4NW4 within Chugach National Forest
  - e. All of Section 36, excluding the NW4NW4 within Chugach National Forest
  - f. Excluding all lands within the boundaries of Chugach State Park and non-state-selected lands with Chugach National Forest

**D. Nonconformity Determinations**

Nonconformity determination fees relating to property in Girdwood that has become nonconforming with the adoption of this chapter shall be waived for one year after January 1, 2006.



E. Chapter 21.09 Area Map



### 21.09.030 ADMINISTRATION AND REVIEW PROCEDURES

#### A. Title 21 Administrative Provisions and Procedures Apply

Except as provided specifically in this chapter, all development in Girdwood shall be subject to and reviewed pursuant to the generally applicable administrative and review procedures set forth in chapters 21.10, *Boards and Commissions; Administrative Officers*; 21.15, *Variances, Conditional Uses, Subdivision Approval and Other Special Land Use Permits*; and 21.20, *Zoning Map Amendments*.

#### B. Pre-Application Meetings

A pre-application meeting with the director is required for all applications for rezonings, subdivisions, conditional uses, and master plans, unless waived by the director.

#### C. Use Area and Use District Boundaries to be Established During the Master Planning Process

Where specific boundary lines need to be established between lands in different ownerships, or lands within the same ownership with different land uses as defined by a master plan, the Girdwood Area Plan, or the Table of Allowed Uses in this chapter, and no adequate boundaries exist to serve this purpose, the boundaries shall be defined as outlined below. These steps make explicit the intent of a boundary line (for example, to correspond with a stream setback). By clearly defining the intent of these boundaries, the lines may be correctly located during subsequent field surveys. These steps are particularly important in the delineation of areas to remain in the Open Space district.

1. The master plan process is used to identify the basis for boundaries separating land uses and lands in different ownerships (e.g., boundary between lands to remain in public ownership and lands sold for development). This includes both defining boundaries *within* the overall master plan area, and refining the *external* boundaries of the master plan area, particularly important where external boundaries are based on generalized environmental data associated with the Girdwood Area Plan.
2. Boundaries shall be based on at least one of the references listed below, suitable for final determination of the boundary at such time as subdivision and the associated survey occurs.
  - a. A surveyed or otherwise readily observed geographic reference point or line (such as a public street, property line or boundary, centerline of a stream channel, etc.);
  - b. A describable environmental condition (such as change in vegetative cover type or slope); or
  - c. A land use objective, including those adopted in the Girdwood Area Plan (such as the boundary between an area of low and moderate density residential use, controlled in large part by the total number of residential uses allowed within the master plan area).
3. The master plan process is an appropriate tool to refine the external boundaries of land use districts set by the Girdwood Area Plan. In making these refinements, the total amount of land intended for the Open Space district shall not be less than the Girdwood Area Plan Open Space acreage identified within

the particular area covered by a specific, single Master Plan. However the boundaries with the adjoining Open Space may be shifted to create a more efficient and logical land use pattern.

This tool does not preclude requesting a zoning map amendment for a change of use (see chapter 21.20) over a larger area than may be accommodated through the boundary refinement process.

4. The written and mapped description of boundaries of all applicable land use districts shall be determined by master plan analyses and shall be included in the materials submitted as part of the master plan. These boundaries shall not be modified substantially at the time of subsequent development review without a show of cause by the applicant, and following review and approval by the approving agency.

#### **D. Minor Modifications for Site Constraints**

It is the intent of this subsection to allow special consideration to those lots adversely affected by their existing conditions and/or the setbacks set forth in this subsection. The director is authorized to consider and grant the following minor modifications:

##### **1. Physical Features**

If, on lots  $\leq$  15,000 square feet in the residential, commercial, and resort districts, or on lots less than 80 feet wide in residential districts, site constraints, such as stands of mature trees, rock outcroppings, slopes over 30%, wetlands, highway setbacks, or other permanent obstacles, are present within the building envelope defined by the setbacks, the building envelope may be shifted on the lot by reducing the rear setback to a minimum of ten (10) feet, and the side setback to a minimum of five (5) feet on one side, but the total area of the building envelope shall remain the same. However, the front setback shall not be reduced.

##### **2. Lot Shape, Residential Districts**

For wedge-shaped lots  $\leq$  15,000 square feet, if the difference in lot width is greater than twenty (20) feet from front to back, the ten (10) foot side setback in section 21.09.060A.1. shall apply in the wider half of the lot. In the narrower half of the lot, the side setback shall be five (5) feet. For purposes of this subsection, the boundary between the two halves of the lot shall be determined by locating a line midway between the front and rear lot boundaries. The five (5) foot setback in the front half of the lot shall transition into the ten (10) foot setback in the rear half of the lot as shown in Figure 21.09-1. This provision supercedes the Side and Rear Setback Flexibility in Note [2] of Table 21.09.060-1.

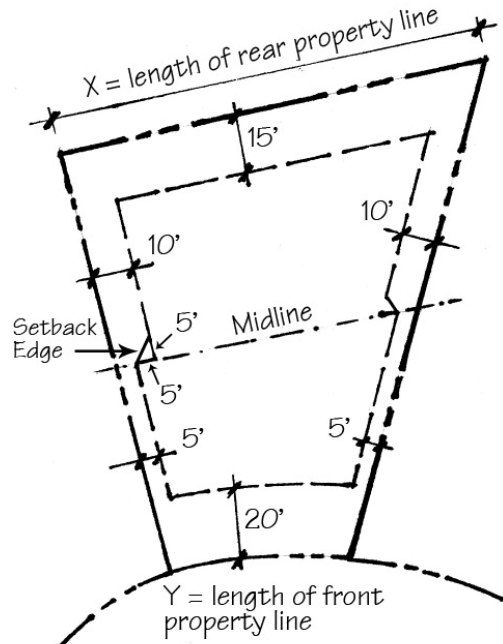


Figure 21.09-1: Wedge-shaped Lots

Side Setbacks for Wedge-Shaped Lots  
When  $X - Y =$  more than 20 feet

**3. Narrow Lots, Commercial Districts**

On narrow lots, where side setbacks result in a building envelope width of less than twenty-five (25) feet, the building envelope may be expanded into one or more side setback(s), as needed to provide a twenty-five (25) foot wide building envelope, but a side setback(s) shall not be reduced to less than five (5) feet, except as provided in the dimensional standards in Table 21.09.060-2, nor shall the adjusted building envelope width be greater than twenty-five (25) feet.

**4. Corner Lots, Commercial Districts**

On corner lots where the secondary front setback reduces the building envelope to less than twenty-five (25) feet in width, the secondary front setback may be reduced to no less than equal to the side yard setback requirement for the district, as needed to increase the building envelope to no more than twenty-five (25) feet wide.

**E. Area Master Planning**

**1. Purpose**

An area master plan is intended to facilitate the planned development of large tracts of land under unified ownership or control, prior to subdivision or development of entire tracts or parcels within large tracts, in order to provide for land use compatibility and development responding to site-specific environmental constraints and opportunities. The area master plan shall establish the general arrangement of land uses, circulation and infrastructure systems for the identified development areas.

2. **Applicability**
  - a. ***Mandatory: Girdwood***

An area master plan review is required prior to development in any of the following Girdwood zoning districts: gR-3, gC-5, GRST-2, GCR-1, GCR-2, GCR-3, GDR, GRR.
  - b. ***Optional***

In addition to the criteria listed above, any other area in joint or single ownership may opt to use the area master plan process on a voluntary basis.
3. **Procedures**
  - a. ***Pre-Application Conference***

Before filing an application, an applicant shall request a pre-application conference with the director.
  - b. ***Community Meeting***

A community meeting may be required.
  - c. ***Initiation***

An application for approval of an area master plan shall be initiated by the owner of the property.
  - d. ***Application Filing***

Applications for approval of an area master plan shall be submitted to the director and shall contain all information and supporting materials specified in subsection e., below.
  - e. ***Submittal Requirements***

Submittal requirements are set out below, and shall be in either narrative or illustrative form. The director may waive submittal requirements not relevant to the proposed area master plan. The planning and zoning commission and/or the director may require the submission of other information as may be necessary for the informed exercise of judgment under the criteria for the review of the plan, as set out in subsection 4., below.

    - i. The legal description, boundaries, and acreage of the petition area, and an explanation of boundary delineation, pursuant to subsection 21.09.030C, if applicable;
    - ii. The present land use classification of the petition area and abutting property;
    - iii. The current use, if any, of the petition area and abutting property, including roads, utilities, drainage systems, trails, parks, parking areas, and any structures;
    - iv. The general topography of the petition area (contours lines shall be shown at intervals of ten (10) feet or less), including any unique natural or historical features. Mapping shall be at a scale of one inch (1") equals 200 feet, or less;
    - v. A general description of the existing vegetation, soils, and habitat in the petition area;

- vi. The location of streams, waterbodies, wetlands, drainage courses, and flood plains;
- vii. The planning objectives and design considerations used to determine the use and configuration of the proposed development;
- viii. A conceptual site plan showing the various existing and proposed types of land uses, depicting the relationship to each other and to surrounding uses, proposed acreage, character, and densities/intensity of development for each type of use, and proposed open spaces. The site plan shall be in the form of a “bubble map” locating these “development areas” and other required elements in an approximate fashion;
- ix. A general description of the traffic and pedestrian circulation system proposed for the petition area, showing connections between land uses, neighborhoods, and proposed public schools, parks, open space areas, and trails/bikeways;
- x. A traffic study to determine the impacts of the proposed development on the transportation system;
- xi. A general description of the utility system layout;
- xii. An explanation of any unique features of the proposed development;
- xiii. An analysis of offsite impacts to utilities and public services, including schools and fire and police services;
- xiv. A detailed discussion of conformance with the Girdwood Area Plan, the Girdwood Commercial Areas and Transportation Master Plan, the Areawide Trails Plan, and other applicable Girdwood area planning documents;
- xv. A general development schedule and phasing plan, if any, and approximate date for commencement of construction; and
- xvi. If the petition area contains wetlands designated in the Anchorage Wetlands Management Plan, the applicant shall submit:
  - (A) A wetlands delineation study based on the evaluation techniques contained in the Corp of Engineers Wetlands Delineation Manual;
  - (B) Hydrologic information specifying the quality, amount and direction of flow of surface and subsurface water, as well as information on the drainage impacts of the development on adjacent property;
  - (C) Vegetation information indicating the distribution of wetland, coniferous and deciduous species; and

- (D) Habitat information on the type, number, and species of animals, including birds.

- f. ***Director Review, Report, and Recommendation***

The director shall review the proposed area master plan in light of the approval criteria of subsection 4., below, and shall distribute the application to other reviewers as necessary. Based on the results of the reviews, the director shall provide a report and recommendation to the planning and zoning commission.

- g. ***Public Hearing***

Published, written, and posted notice of public hearings on area master plans shall be provided in accordance with section 21.15.005.

- h. ***Review and Action by Planning and Zoning Commission***

The planning and zoning commission shall hold a public hearing on the proposed area master plan and, at the close of the hearing, act to approve the plan as submitted, approve the plan subject to conditions or modifications, remand the plan to the applicant for modifications, or deny the plan, based on the approval criteria of subsection 4., below.

- 4. **Approval Criteria**

An area master plan may be approved if the planning and zoning commission finds all of the following criteria have been met:

- a. The area master plan substantially conforms to the principles and objectives of the Girdwood Area Plan, any approved neighborhood, district, or area plans, and the general purposes of this chapter as stated in section 21.09.010;
- b. The streets, roads, and other transportation elements are in conformance with applicable transportation plans;
- c. The development has no substantial adverse fiscal impact on the Municipality;
- d. The development provides significant community benefits in terms of design, community facilities, open space, and other community amenities;
- e. The development is compatible with the character of the surrounding area and minimizes any potential adverse impacts to surrounding areas to the maximum extent feasible; and
- f. Sufficient public safety, transportation, and utility facilities and services are available to serve the subject property at the proposed level of development, while maintaining sufficient levels of service to existing and anticipated development in surrounding areas.

- 5. **Effect of Area Master Plan Approval**

No development rights are granted by the approval of an area master plan. An approved area master plan allows the applicant to file applications for development within the plan area including, but not limited to, site plans, conditional use permits, or preliminary subdivision plans. An approved area

master plan also creates a presumption that design density, uses, and site layout set forth in the plan are acceptable to the municipality, subject to further review and application of relevant regulations in the review of subsequent applications. However, approval of the area master plan shall not guarantee such density and uses are attainable.

**6. Modification of Area Master Plan Approval**

**a. *Modification without Public Hearing***

By request of the applicant or subsequent landowner, an approved area master plan may be modified by the planning and zoning commission, without a public hearing, if the modification proposes:

- i. A change to the development schedule or phasing plan of not more than seven (7) years (applicable only if a development master plan is not also required);
- ii. Changes of ten percent (10%) or less to the number of dwelling units or the total combined floor area of commercial and industrial uses;
- iii. A shift between development areas of ten percent (10%) or less of the number of dwelling units or the total combined floor area of commercial and industrial uses;
- iv. A change to the acreage of any development area of ten percent (10%) or less; or
- v. A change the planning and zoning commission determines does not change the impacts on the surrounding neighborhood and public infrastructure and services.

**b. *Modification with Public Hearing***

By request of the applicant or subsequent landowner, an approved area master plan may be modified by the planning and zoning commission, only after a public hearing, if the modification proposes:

- i. A change to the development schedule or phasing plan of more than seven (7) years (applicable only if a development master plan is not also required);
- ii. A reduction of acreage of open space;
- iii. Changes to the number of dwelling units or the total combined floor area of commercial and industrial uses of more than ten percent (10%) but less than twenty-five percent (25%);
- iv. A shift between development areas of more than ten percent (10%) but less than twenty-five percent (25%) of the number of dwelling units or the total combined floor area of commercial and industrial uses;
- v. A change to the acreage of any development area of more than ten percent (10%) but less than twenty-five percent (25%);



- vi. A change to any conditions of approval imposed by the planning and zoning commission at the time of area master plan approval; or
- vii. A change the planning and zoning commission determines changes the type and/or amount of impact on the surrounding neighborhood and public infrastructure and services.

**c. *New Application Required***

The planning and zoning commission shall not consider an application for modification of an area master plan, and the applicant shall be directed to file a new application for area master plan approval, if the modification proposes:

- i. Changes to the number of dwelling units or the total combined floor area of commercial and industrial uses of twenty-five percent (25%) or more;
- ii. A shift between development areas of twenty-five percent (25%) or more of the number of dwelling units or the total combined floor area of commercial and industrial uses;
- iii. A change to the acreage of any development area of twenty-five percent (25%) or more; or
- iv. A change the planning and zoning commission determines substantially changes the types of uses, the intensity of use, or the area of the area master plan.

**7. *Abandonment of Area Master Plan***

An area master plan approval shall expire if:

- a. Implementation of the area master plan schedule is delayed for more than seven (7) years without a request for a schedule modification as outlined in subsections 21.09.030E.6.a. or .030E.6.b. (applicable only if a development master plan is not also required); or
- b. The property owner notifies the planning and zoning commission of the abandonment of the area master plan approval.

**F. *Development Master Planning***

**1. *Purpose***

A development master plan is intended to shape and manage future growth of a site and provide certainty to the community by stating a clearly articulated vision for the character, layout, and design of the development of the site. At a minimum, the development master plan shall establish specific circulation systems; specific land uses; site dimensional, design, and development standards; and building design standards for the identified development areas. The intent of this process is for master planned areas to result in development meeting or exceeding the standards of this chapter, reflecting the character of Girdwood and the purposes of this chapter and title 21.

2. **Applicability**

a. ***Mandatory: Girdwood***

An approved development master plan is required prior to development in any of the following Girdwood zoning districts: gC-1, GRST-1, GRST-2; GCR-1, GCR-2, GCR-3.

b. ***Optional***

A development master plan may be developed through this process for any multi-building development within the Municipality.

3. **Procedures**

a. ***Pre-Application Conference***

Before filing and application, an applicant shall request a pre-application conference with the director.

b. ***Community Meeting***

A community meeting may be required.

c. ***Initiation***

An application for approval of a development master plan shall be initiated by the owner of the subject property.

d. ***Application***

Applications for approval of a development master plan shall be submitted to the director and shall contain all information and supporting materials specified in subsection e., below.

e. ***Submittal Requirements***

The design standards proposed in the development master plan may differ from the standards of sections 21.09.060, 070, and 080, but shall meet or exceed those standards, as described in subsection 4.g., below.

Submittal requirements are listed below and shall be in either narrative or illustrative form. The director may waive submittal requirements not relevant to the proposed development. The planning and zoning commission and/or the director may require the submission of other information as necessary for the informed exercise of judgment under the criteria for the review of the plan, as set out in subsection 4., below.

- i. The legal description, acreage, and boundaries of the proposed petition area, an explanation of boundary delineation, pursuant to subsection 21.09.030C, if applicable, and a depiction of the area surrounding the petition area;
- ii. A site plan of any existing development, including buildings, roads, utilities, drainage systems, trails, and a general description of existing vegetation;
- iii. The topography of the petition area, with contours lines shown at intervals of four (4) feet or less, including any unique natural or historical features;
- iv. The location of existing streams, waterbodies, wetlands, drainage courses, and flood plains;

- v. A grading plan;
  - vi. A proposed site plan, showing roads, trails, building locations and uses, parking areas, open space, and any other proposed development. The site plan shall include the total number and type of dwelling units, and the total combined floor area of commercial and industrial uses;
  - vii. A landscape plan, including vegetation retention areas;
  - viii. Floor plans, building elevations, and renderings for all buildings;
  - ix. Road cross-sections;
  - x. Details of any other development proposed; and
  - xi. An implementation schedule.
- f. ***Director Review, Report, and Recommendation***  
The director shall review the proposed development master plan in light of the approval criteria of subsection 4., below, and shall distribute the application to other reviewers as necessary. Based on the results of the reviews, the director shall provide a report and recommendation to the planning and zoning commission.
- g. ***Public Hearing***  
Published, written, and posted notice of public hearings on development master plans shall be provided in accordance with section 21.15.005.
- h. ***Review and Action by Planning and Zoning Commission***  
The planning and zoning commission shall hold a public hearing on the proposed development master plan and, at the close of the hearing, act to approve the plan as submitted, approve the plan subject to conditions or modifications, remand the plan to the applicant for modifications, or deny the plan, based on the approval criteria of subsection 4., below.

**4. Approval Criteria**

A development master plan may be approved if the planning and zoning commission finds all of the following criteria have been met:

- a. The development master plan substantially conforms to the principles and objectives of the Girdwood Area Plan, any approved neighborhood, district, or area plans, and the general purposes of this chapter, as stated in section 21.09.010;
- b. The streets, roads, and other transportation elements are in conformance with applicable transportation plans;
- c. The development has no substantial adverse fiscal impact on the Municipality.
- d. The development provides significant community benefits in terms of design, community facilities, open space, and other community amenities.

- e. The development minimizes any potential adverse impacts to surrounding residential areas to the maximum extent feasible.
- f. Sufficient public safety, transportation, and utility facilities and services are available to serve the subject property at the proposed level of development, while maintaining sufficient levels of service to existing and anticipated development in the surrounding areas.
- g. The design standards are equivalent to or exceed the generally applicable development standards of sections 21.09.060, .070, and .080, and result in high-quality, environmentally sensitive development in keeping with the Girdwood Area Plan, the intent of this chapter, and the character of Girdwood.

**5. Modification of Development Master Plan**

The planning and zoning commission shall determine whether a proposed modification to an approved development master plan may be approved without a public hearing, may be approved with a public hearing, or is significant enough to require a new development master plan.

**6. Abandonment of Development Master Plan**

A development master plan approval shall expire if:

- a. Implementation of the development master plan schedule is delayed for more than seven (7) years without a request for a schedule modification as outlined in section 21.09.030F.5.; or
- b. The property owner notifies the planning and zoning commission of the abandonment of the development master plan.

**21.09.040 ZONING DISTRICTS**

This section establishes the zoning districts and contains basic information pertaining to zoning districts, primarily general descriptions and district-specific regulations. The following sections 21.09.050 through 21.09.080 set forth the uses allowed within the districts and the dimensional, development, and design standards applying to development in the districts.

**A. Zoning Districts Established**

Girdwood is divided into the following zoning districts:

<b>TABLE 21.09.040-1: GIRDWOOD ZONING DISTRICTS ESTABLISHED</b>		
<b>District Type</b>	<b>District Name</b>	<b>District Description</b>
Residential Districts	gR-1	Alyeska Highway Mixed Residential
	gR-2	Single-Family/Two-Family Residential
	gR-2A	Single-Family/Two-Family Residential (Crow Creek Road)
	gR-3	Single-Family/Two-Family Residential
	gR-4	Multiple-Family Residential
	gR-5	Multiple-Family Residential
Commercial Districts	gC-1	Seward Highway/Alyeska Highway Commercial
	gC-2	Girdwood Station/Seward Highway Commercial
	gC-3	Old Townsite Commercial/Residential
	gC-4	Lower Alyeska Highway Commercial
	gC-5	New Townsite South Commercial
	gC-6	Crow Creek Road Commercial/Residential
	gC-7	Townsite Square Commercial
	gC-8	New Townsite North Commercial
	gC-9	East Hightower Commercial/Residential
	gC-10	Upper Alyeska Highway Commercial
Industrial Districts	gl-1	Ruane Road Industrial
	gl-2	Upper Crow Creek Industrial
Resort Use Districts	GRST-1	Original Mountain Base Resort
	GRST-2	New Base Resort
Other Districts	GA	Girdwood Airport
	GOS	Girdwood Open Space
	GIP	Girdwood Institutions and Parks
	GCR-1	Commercial Recreation (Golf Course/Nordic Ski Course)
	GCR-2	Commercial Recreation (Glacier – Winner Creek)
	GCR-3	Commercial Recreation (Crow Creek Historic Mine)
	GDR	Development Reserve
	GRR	Recreation Reserve
GW	Girdwood Watershed	

**B. Residential Districts**

**1. General Description**

There are six residential districts in Girdwood. The residential districts primarily permit the development of residential dwelling units of various intensities,

although some also permit the development of overnight lodging, child care, religious assembly, community buildings and uses, noncommercial parks, private academic schools and utility facilities. Girdwood-specific site and building design standards are contained in sections 21.09.070 and 21.09.080.

**2. Districts**

**a. gR-1 (Alyeska Highway Mixed Residential) District**

**i. Location**

The gR-1 district is located in two sections along Alyeska Highway from just north of the railroad to just past the junction with Crow Creek Road and encompasses already-sewered, established and largely developed residential neighborhoods characterized generally by single-family detached and two-family development.

**ii. Intent**

The intent of this district is to continue the existing pattern of development as dwelling units are constructed on the remaining undeveloped lots, and to permit development of hostels, inns and multiple-family housing.

**b. gR-2 (Single-Family/Two-Family Residential) District**

**i. Location**

The gR-2 district is located in the following three areas:

**(A)** The Mine Roads area west of Alyeska Highway, just north of the railroad;

**(B)** South of Alyeska Highway, west of Timberline Drive; and

**(C)** Alyeska Basin Subdivision, lying north and south of Alyeska Highway, at the base of Mt. Alyeska.

**ii. Intent**

These are established and largely developed residential neighborhoods characterized by single-family detached and two-family development. The intent is to allow development to continue in a manner consistent and compatible with existing development patterns.

**iii. District-Specific Standards**

Nonresidential uses may be allowed as provided in Table 21.09.050-1, but shall be allowed only on central sewer, not septic systems.

**c. gR-2A (Single-Family/Two-Family Residential—Crow Creek Road) District**

**i. Location**

The gR-2A district is located on both sides of Upper Crow Creek Road in Crow Creek Valley, just south of the Girdwood Mine.

**ii. Intent**

This area consists of an established, sparsely-developed residential neighborhood characterized by single-family detached development. The intent of this district is to allow development

to continue in a manner consistent and compatible with existing development patterns.

iii. *Federal Patents to Mineral Estate and Valid State and Federal Mining Claims*

The properties in this district have federal patents to mineral estate and/or valid state and federal mining claims. Mining activity under the auspices of those patents and/or claims shall comply with relevant federal and state regulations.

iv. *District-Specific Standards*

In spite of section 3.a. below, commercial vehicles, shipping containers, construction equipment, and the like may be stored outdoors in this district.

d. **gR-3 (Single-Family/Two-Family Residential) District**

i. *Location*

Discrete areas of the gR-3 district are located in the following areas:

(A) West of Alyeska Highway, west of the gR-1 district and west of the Mine Roads portion of the gR-2 district; and

(B) Both east and west of Crow Creek Road.

ii. *Intent*

The gR-3 district is found in a number of areas and consists of undeveloped land designated primarily for single-family detached and two-family development, although other types of residential uses and visitor accommodations may be allowed pursuant to the master planning process and Table 21.09.050-1.

iii. *Area Master Planning Required*

(A) Prior to subdivision or development of any portion of this district, area master planning is required pursuant to section 21.09.030E.

(B) Uses allowed in this district are set forth in Table 21.09.050-1. Area master planning shall not change the allowed uses in this district, unless the master plan is adopted concurrently with amendments to the Girdwood Area Plan and this chapter.

(C) Dimensional standards, site development and design standards, and building design standards for this district are set out in sections 21.09.060, 21.09.070, and 21.09.070, respectively. Area master planning shall not change those standards.

e. **gR-4 (Multiple-Family Residential) District**

i. *Location*

The district consists of two already-developed areas at the base of Mt. Alyeska, two, small already-developed areas on the west side of Alyeska Highway, and an area south of Alyeska Highway, just east of Glacier Creek.

- ii. *Intent*  
The intent for the gR-4 district is to continue the existing pattern of multiple-family development on sewers. Single-family and two-family development is allowed on existing lots of less than 20,000 square feet.
  - f. ***gR-5 (Multiple-Family Residential) District***
    - i. *Location*  
The gR-5 district consists of two areas which are:
      - (A) West of Crow Creek Road, just north of California Creek; and
      - (B) East of Crow Creek Road, west of Glacier Creek.
    - ii. *Intent*  
This district is intended for multiple-family development on sewers.
    - iii. *District-Specific Standards*
      - (A) *Minimum Density*  
The minimum density for residential development where public sewer is available, shall be five dwelling units per acre.
      - (B) *Single-Family Development in gR-5*  
One (1) single-family structure is allowed on a parcel only where public sewer is not available. Minimum lot size shall be 50,000 square feet. Subdivision is prohibited for the purpose of providing single-family development.
3. **District-specific Standards for All Residential Districts**
- a. ***Prohibited Uses and Structures***  
Vehicles, shipping containers, construction trailers, and similar items, shall not be used for habitation or storage. Commercial vehicles, shipping containers, construction equipment, and similar items, shall not be stored outdoors in residential districts.
  - b. ***Use of Setbacks***
    - i. Structures, including but not limited to fences, trash dumpsters, and storage sheds, shall not be placed within any setback area, except as otherwise provided in this chapter.
    - ii. Private vehicles, trailers, boats, snow machines, recreational vehicles, other non-commercial vehicles, and similar items, may be stored in the front setback only in the driveway, but shall not be stored closer than five (5) feet to the side or rear property lines.
    - iii. Architectural elements, such as roof overhangs, eaves, and awnings, shall not project more than two (2) feet into a required setback area.



- iv. Decks, unroofed porches, exterior steps, terraces, and similar items, shall not project into setback areas, except exterior steps necessary for site access may project into setback areas.
- v. Walkways may be constructed within setback areas.
- vi. Bed and breakfast signs and project identification signs may be placed in the front setback area.

## C. Commercial Districts

### 1. General Description

There are ten commercial districts in Girdwood, labeled gC-1 through gC-10. The commercial districts permit a varied range of commercial uses, and some of the commercial districts also permit the development of residential dwelling units.

In order to provide adequate review of larger projects, to protect the public interest, prohibit the development of structures out of scale with the character of different parts of Girdwood, and provide flexibility and simplicity of development, certain uses have different review and approval requirements, depending on the size of the use. The sizes and approval requirements are delineated in Table 21.09.050-1.

Girdwood-specific site and building design standards are contained in sections 21.09.070 and 21.09.080.

### 2. Districts

#### a. ***gC-1 (Seward Highway/West Alyeska Highway Commercial) District***

##### i. *Location*

The gC-1 district consists of land located north of the Seward Highway, west of the Alyeska Highway, and south of the railroad at the entrance to Girdwood Valley, containing approximately 23 acres.

##### ii. *Intent*

The overall design goal for this district shall be to create a mix of rail, bus, trail, and highway-related commercial uses. This district may be a possible site for a passenger terminal, trailhead for the Iditarod trail and/or a transfer point between private autos and carpools, buses, or other forms of transportation. The district contains intertidal and high value freshwater wetlands, and also has high visibility. Consequently, the master plan for this district needs to carefully consider both environmental and community aesthetics. This district shall become an attractive gateway to Girdwood Valley, with visual character appropriate to the entry to a mountain resort community. Landmark-quality elements are encouraged in any development visible from the highways, and the design of larger buildings shall make every effort to reduce the perception of building mass and make the building appear to be an aggregation of smaller, simple forms.

##### iii. *Development Master Planning Required*

**(A)** Prior to subdivision or development of any portion of this district, development master planning is required pursuant to section 21.09.030F.