

or small commercial and craft-oriented businesses to retain the unique scale and visual quality of this district.

iii. *District-Specific Standards*

(A) *Residential Character*

To maintain overall neighborhood integrity, new nonresidential development in the old townsite shall have a residential character, even though the zoning permits commercial uses. Elements of residential character in the old townsite include predominantly pitched roofs, porches and protected entryways, rectangular and vertically oriented windows recessed into the exterior wall or window trim, no blank walls, and special attention to the detailing of windows, doors, porches and protected entries on the ground floor. Siding and trim shall be traditional residential in appearance, and avoid materials associated with industrial uses.

(B) *Parking*

On-street parking may satisfy parking requirements; excessive on-site parking is discouraged. Up to fifty percent (50%) of the width of the front setback may be used for parking, provided parking areas allow for sidewalks so pedestrians may comfortably and safely walk by parking stalls.

(C) *Accessory Structures and Outdoor Storage*

Uses shall adhere to residential district standards for outdoor storage and accessory structures.

d. ***gC-4 (Lower Alyeska Highway Commercial) District***

i. *Location*

The gC-4 district consists of three commercially developed lots located on the west side of Alyeska Highway, south of Crow Creek Road, surrounded by residential uses.

ii. *Intent*

This district permits continued commercial use or a variety of residential uses. Use and redevelopment of the lots in this district shall protect the visual quality of the Alyeska Highway corridor by maintaining and enhancing the predominantly natural character of views along the highway.

iii. *District-Specific Standards*

Removal of existing vegetation shall be in accordance with section 21.09.070D.4.b.

e. ***gC-5 (New Townsite South Commercial) District***

i. *Location*

The gC-5 district consists of previously-platted land between Glacier Creek and California Creek, south of Alyeska Highway, owned, at the time this chapter is adopted, by the Municipality. Although this district is identified as a commercial district, it also includes park, open space, and institutional lands, with

boundaries proposed to be modified through a detailed master plan process.

ii. *Intent*

This district is the southern extension of the new townsite. Development in this district is intended to include a blending of commercial, institutional and park uses, with new and modified access routes established. Small commercial lots are anticipated along the extension of south Hightower, where a main street character, similar to the north townsite area, is intended. This may differ from larger lot commercial development at the south end of the commercial district, where a larger structure (grocery store) is anticipated. Although buildings are likely to be larger than in new townsite areas north of the Alyeska Highway, the desired character is expected to be compatible with Girdwood's mining town origins, using elements such as human-scale building massing; varied rooflines; protected entries; traditional window forms; well-detailed retail frontages; and use of natural materials.

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 forth in sections 21.09.060, 21.09.070, and 21.09.070, respectively. Area master planning shall not change those standards.

f. ***gC-6 (Crow Creek Road Commercial/Residential) District***

i. *Location*

The gC-6 district is located north of Alyeska Highway, along both sides of lower Crow Creek Road, and along Hightower Road north of the new Townsite.

ii. *Intent*

The intent for this district is to continue the existing pattern of mixed residential and commercial uses, while allowing expansion of the new townsite core.

g. ***gC-7 (Townsite Square Commercial) District***

i. *Location*

The gC-7 district is a square block located north of the Alyeska Highway, bounded by Hightower Road, Lindblad Avenue, Holmgren Place, and Girdwood Place. This district presently consists of small lots developed with commercial uses.

- ii. *Intent*

This district is intended to be the commercial core of Girdwood, with commercial uses developed at street level, although residential dwelling units may be constructed over the ground floor commercial uses. Buildings shall be at human scale and relate strongly to both the street front and to the town square park, in order to support the park as a public amenity. Site development shall provide strong pedestrian connections to neighboring lots.

- iii. *District-specific Standards*
 - (A) *Building Orientation*

Buildings shall be oriented perpendicular to, or parallel with, public streets and to other buildings.

 - (B) *Double-Loaded or Double-Sided Commercial*

Buildings with frontage on Town Square Park shall be designed and constructed so ground floor commercial, retail and/or restaurant establishments shall have public/customer spaces and a public entrance facing Town Square Park, as well as on the front side.

 - (C) *Rear Setbacks and Relationship to Town Square Park*

Uses allowed in the rear setback, facing Town Square Park, shall focus on public activity rather than being fully private or service areas. Outdoor spaces and structures, such as terraces, porches, and decks, may encroach into the rear setback. Service areas or mechanical equipment in the rear are discouraged and, if unavoidable, shall be screened from the park.

 - (D) *Side Setbacks along Public Rights-of-Way Accessing Town Square Park*

Building or structural improvements are allowed within the side setback if related to the public space, under the following standards:

 - (1) No blank building walls or sight-obstructing fences are allowed.

 - (2) There shall be at least one building public entry facing the public access right-of-way, with a connecting walkway.

 - (3) The side of the building facing the public access right-of-way shall meet the design standards for store fronts in subsection 21.09.080F.2.f.

 - (4) Non sight-obscuring fences, such as picket fences, and garden gates no higher than forty-two (42) inches in height are allowed.

 - (E) *Fences*

Privacy walls or fences, that shall match the materials of the principal building on the lot, are permitted only

around private terraces on the ground floor, or to screen service areas. Fences bordering the public rights-of-way into Town Square Park are permitted subject to subsection (D), above.

(F) *Snow Storage Areas*
Snow storage areas in the side and rear setbacks shall be designated to not interfere with or damage public spaces or passageways between buildings.

(G) *Parking*
In addition to the more generally applicable standards for parking, development in the gC-7 district is subject to the new townsite parking provisions of subsection 21.09.070K.3. Driveways are prohibited along side setbacks adjoining the public rights of way accessing Town Square Park.

h. gC-8 (New Townsite North Commercial) District

i. *Location*

The gC-8 district is located north of Lindblad Avenue, on both sides of Hightower Road. This district includes the Girdwood Post Office and neighboring lots to the north, east, and west.

ii. *Intent*

The intent of this district is for northward commercial and residential expansion of the new townsite core. Buildings shall continue the human scale and physical character of the new townsite core, and maintain a strong relationship to the street. Properties along Hightower Road shall express a visible transition from the built-up environment around town square to a more forested landscape along the northern extension of Hightower Road. Residential dwelling units are permitted on upper floors above ground-floor commercial uses.

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

i. *Location*

The gC-9 district is located north of Alyeska Highway, east of Hightower Road and west of Glacier Creek. This district presently is a mix of commercial and residential uses.

ii. *Intent*

It is intended to provide expansion area for the new townsite core, continuing a mixture of multiple-family residential and commercial uses. Buildings shall be at human scale. Site development shall have strong street orientation and provide pedestrian connections to neighboring lots.

j. gC-10 (Upper Alyeska Highway Commercial) District

i. *Location*

The gC-11 district is an undeveloped portion of a residentially developed subdivision. This district is located on the south side of Alyeska Highway, west of Timberline Drive.

- ii. *Intent*
The intent of this district is to permit development of a limited range of non-retail commercial uses along with residential uses in a manner compatible with the surrounding residential land use.

3. District-Specific Standards for Commercial Districts

The following standards shall apply to commercial districts.

a. *Ground-floor Residential*

In the gC-2, gC-5, gC-7, and gC-8 commercial districts, residential uses are permitted only on an upper story above the ground floor. Commercial and/or other non-residential uses shall occupy the ground floor.

b. *Arcades and Covered Walkways in the New Girdwood Townsite*

In the gC-5, gC-7, gC-8 and gC-9 districts, arcades or roofed walkways are required along the street face of all new buildings and as part of any application for modification or redevelopment. In the gaps between buildings within these districts, privately maintained walkways are required. Development standards for arcades and walkways on building frontages are established in subsection 21.09.080E.5.d.

c. *Use of Setbacks in Commercial Districts*

- i. Service facilities, such as trash dumpsters, storage sheds, fuel tanks, and similar facilities, shall not be placed within setback areas.
- ii. No parking spaces are permitted within required setbacks, except in the gC-3 district with its small lots and existing businesses, where up to fifty percent (50%) of the width of the front setback may be used for parking.
- iii. Business signs, walkways, snow protection over walkways and landscape plantings may be placed within, and driveways may cross, setback areas.
- iv. Except for arcaded or roofed walkways, no architectural elements attached to a building, such as roofed decks or terraces, roof overhangs, attached exterior stairs and upper-story balconies, shall project more than two (2) feet into a setback area. On lots smaller than 5,000 sq. ft., however, where parking access is only from the rear service alley, the garage and its roof overhang may encroach into the setback to within five (5) feet of the property line.
- v. Walkways and terraces may use up to fifty percent (50%) of the side and rear setback, and may occupy all of the front setback area not required for snow dumping from roofs and for snow storage from paved areas.

D. Industrial Districts

1. General Description

There are two industrial districts in Girdwood, labeled gl-1 and gl-2. The gl-1 district, the Ruane Road industrial area, permits a varied range of commercial and industrial uses. The gl-2 district, encompassing the existing industrial mining area along Upper Crow Creek Road, primarily permits continuation of the existing use, along with a limited number of other uses. Girdwood-specific site and building design standards are contained in sections 21.09.070 and 21.09.080.

2. Districts

a. *gl-1 (Ruane Road Industrial) District*

i. *Location*

The gl-1 district consists of the Ruane industrial area east of lower Alyeska Highway.

ii. *Intent*

This largely undeveloped area is intended to contain the industrial uses necessary for the future development of Girdwood. In addition, commercial uses requiring large areas for storage, or with potentially more substantial visual and noise impacts than appropriate for the Girdwood commercial districts, are permitted in this district.

b. *gl-2 (Upper Crow Creek Industrial) District*

i. *Location*

The gl-2 district is an active commercial mine at the upper end of Crow Creek Road.

ii. *Intent*

The intent for this district is to permit continuation of existing mining activities and accessory activities thereto.

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.

E. Resort Districts

1. General Description

There are two resort districts in Girdwood, labeled gRST-1 and gRST-2, focused on tourism and alpine skiing. The gRST-1 district consists of the area around the existing day lodge, referred to as the original mountain base resort. The gRST-2 district consists of the Alyeska Resort ski slopes, the Alyeska Prince Hotel area, and undeveloped property for future resort expansion. The resort districts permit a varied range of commercial uses and the development of multi-family 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.

2. Districts

a. GRST-1 (Original Mountain Base Resort) District

i. Location

The gRST-1 district consists of the original Alyeska Resort base area, currently in multiple ownership, and already largely developed with commercial uses generally related to the alpine ski facility.

ii. Intent

The intent of this district is to continue its use as an alpine ski resort base area, particularly for day skiers.

iii. Development Master Planning Required

(A) Prior to any development of over 20,000 square feet gross floor area, development master planning is required pursuant to section 21.09.030F.

(B) Uses allowed in this district are set forth in Table 21.09.050-1. Development 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) Subject to section 21.09.030F., the development master plan may change the dimensional standards, site development and design standards, and building design standards for this district set forth in sections 21.09.060, 21.09.070, and 21.09.080, respectively.

(D) Development proposals that are part of an approved development master plan are exempted from the review and approval requirements of table 21.09.050-1, except when required as a condition of approval.

b. GRST-2 (New Base Resort) District

i. Location

The gRST-2 district consists of the Alyeska Resort ski slopes, the Alyeska Prince Hotel and adjoining parking area, the undeveloped area between the original mountain base area and the Alyeska Prince Hotel, and an undeveloped area lying north of the Alyeska Prince Hotel, across Moose Meadows Creek. The latter area is suitable for a future resort base development.

ii. Intent

The intent of this district is to maintain and expand upon the current development for alpine skiing and tourism.

- iii. *Area Master Planning and Development Master Planning Required*
 - (A) *Area Master Planning*
 - (1) Prior to any development of over 20,000 square feet gross floor area, area master planning is required pursuant to section 21.09.030E.
 - (2) 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.
 - (B) *Development Master Planning*
 - (1) Prior to any development of over 20,000 square feet gross floor area, development master planning is required pursuant to section 21.09.030F.
 - (2) Uses allowed in this district are set forth in Table 21.09.050-1. Development 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.
 - (3) Subject to section 21.09.030F., the development master plan may change the dimensional standards, site development and design standards, and building design standards for this district set forth in sections 21.09.060, 21.09.070, and 21.09.080, respectively.
 - (4) Development proposals that are part of an approved development master plan are exempted from the review and approval requirements of table 21.09.050-1, except when required as a condition of approval.

F. Other Districts

1. General Description

There are nine miscellaneous districts in this section covering the majority of the land governed by this chapter. Several districts consist of discrete, relatively small areas. For instance, the GA (Girdwood Airport) district consists of State of Alaska property presently used for the Girdwood Airport, and the GCR-3 Commercial Recreation (Crow Creek Historic Mine) district consists of property operated as historic Crow Creek mine commercial/recreational development. On the other hand, some of the districts cover extensive areas of land and/or are located in a variety of areas within Girdwood. For instance, the GIP (Girdwood Institutional and Parks) district includes Girdwood School, U.S. Forest Service ranger station and visitor center, State of Alaska highway maintenance yard, and municipal sewage treatment plant, along with both dedicated and undedicated existing and future parks. Many of the districts are based on intended general

uses specified in the Girdwood Area Plan, but require master planning to identify specific uses and development standards, as well as circulation, subdivision and utility requirements. It is anticipated, as required master plans for land in many of the districts in this chapter are completed, the specific district provisions may be refined or the district may be completely redefined.

2. GA (Girdwood Airport) District

a. Location

The GA district consists of State of Alaska-owned property where the Girdwood airport is currently located. The airport property is located north of Alyeska Highway and straddles Glacier Creek. The airport facility itself is on the east side of Glacier Creek, but much of the airport property is either wetlands or river floodway

b. Intent

The intent of this district is for continuation of uses that are primarily aviation related, but also for wetlands and river floodway to be minimally disturbed by development within this district.

3. GOS (Girdwood Open Space) District

a. Location

The GOS district consists of those areas of Girdwood Valley depicted in the Girdwood Area Plan as open space because of generally physically unsuitable or unsafe for development, and/or generally environmentally sensitive with functions or attributes to be protected. The GOS district is located throughout the valley, taking in several types of land area, including wetlands and floodplains, steep slopes and hazardous lands, as well as recommended creek greenbelt areas.

b. Intent

The intent of the open space district is to protect lands left predominantly natural.

c. District-Specific Standards

Development shall be prohibited, except as related to a recreational use listed in Table 21.09.050-1, or if authorized in an approved master plan. Transportation rights of way and utility easements may cross GOS lands.

4. GIP (Girdwood Institutions and Parks) District

a. Location; Parks Designation

The GIP (Girdwood Institutions and Parks) district consists of land in public use, or projected to be in public use, during the duration of the Girdwood Area Plan. Among other uses, the Girdwood school, the U.S. Forest Service ranger station and visitor center, State of Alaska highway maintenance yard, and municipal sewage treatment plant, along with both dedicated and undedicated existing and future parks, are located in this district.

Within the GIP district, parks, whether dedicated or undedicated, existing or future, are designated on the district map by "GIP-p."

b. Intent

The GIP district is intended to include areas of public and quasi-public institutional uses and activities.

c. Federal Patents to Mineral Estate and Valid State and Federal Mining Claims

Some 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.

d. Uses

i. Permitted Uses

The following uses are allowed subject to the stated limitations:

- (A) Park facilities and playgrounds.
- (B) Community fairs and special events, subject to obtaining any required temporary use permits.
- (C) Concession facilities not larger than 500 square feet, primarily serving users of the park or open space where located.

ii. Conditional Uses

- (A) Gallery/ museum/art studio/information center.
- (B) Community buildings and uses.
- (C) Tent campgrounds; only in California Creek Park.
- (D) Communication structures (as listed in Table 21.09.050-1).
- (E) Utility facilities and utility substations.
- (F) Non-motorized general outdoor recreation, commercial.
- (G) Snow disposal site.

e. District-specific Standards

- i.** The provisions of subsection 21.09.030D.1., *minor modifications for site constraints*, apply to the GIP district.
- ii.** The provisions of subsection 21.09.040C.3.c., *use of setbacks in commercial districts*, apply to the GIP district.

5. GCR-1 Commercial Recreation (Golf Course/Nordic Ski Course) District

a. Location

The area encompassed by this district is located in lower Girdwood Valley near Glacier, California, and Virgin Creeks.

b. Intent

The primary use envisioned for the district is an eighteen-hole resort golf course and facilities normally associated with a golf course, including a clubhouse, driving range, pro/retail shop, restaurant/food service, and similar supporting services. A Nordic ski course is also a permitted use. Other uses associated with the course development may include limited

related commercial and/or other recreational activities. Residential development may also be allowed as a secondary use, along with other outdoor recreational uses and facilities. While this district provides for commercial recreation development with related residential, the intent is to also maintain the scenic and natural beauty of the area, and to ensure development impacts are minimized. No housing or commercial development shall be constructed until after the golf course is constructed.

c. Area Master Planning and Development Master Planning Required

i. Area Master Planning

Except for uses listed in subsection d., below, no subdivision or other development of land within this district shall occur before an area master plan is approved pursuant to section 21.09.030.E. The plan shall address protection of important environmental features and natural habitat.

ii. Development Master Planning

(A) Except for the three privately owned lots in this district and the uses listed in subsection d., below, the uses allowed in the district, as well as the design and character of the development permitted within the district, shall be established through development master planning pursuant to section 21.09.030F.

(B) Subject to section 21.09.030F., the development master plan may change the dimensional standards, site development and design standards, and building design standards for this district set forth in sections 21.09.060, 21.09.070, and 21.09.080, respectively.

d. Uses

i. Permitted Uses

The following uses are permitted, prior to area and/or development master plan approval, subject to compliance with all development and design standards and other applicable regulations:

(A) Public recreational trails.

(B) Single family dwelling on Lots 1 and 13, Block 7, and Lot 1, Block 10, First Addition New Girdwood Townsite Alaska Subdivision.

ii. Conditional Uses:

The following uses may be permitted as conditional uses, prior to area and/or development master plan approval:

(A) Community buildings and uses.

(B) Utility facilities and utility substations.

6. **GCR-2 Commercial Recreation (Glacier – Winner Creek) District**

a. ***Location***

The area encompassed by this district is located in the upper portion of Girdwood Valley and includes municipal, as well as state-owned and selected land, in the Glacier and Winner Creek drainages and mountain massif between the two creeks. This undeveloped area is mountainous and heavily forested.

b. ***Intent***

The primary use permitted for this area is outdoor commercial recreational use, including associated resort development. While the intent of this district is to provide for commercial recreation and resort development, the emphasis is to maintain the scenic and natural beauty of the area, and to ensure development impacts are balanced with environmental concerns.

c. ***Area Master Planning and Development Master Planning Required***

i. ***Area Master Planning***

Except for uses listed in subsection d., below, no subdivision or other development of land within this district shall occur before an area master plan is approved pursuant to section 21.09.030E. The plan shall address protection of important environmental features and natural habitat.

ii. ***Development Master Planning***

(A) Except for the uses listed in subsection d., below, the uses allowed in the district, as well as the design and character of the development permitted within the district shall be established through development master planning pursuant to section 21.09.030F.

(B) Subject to section 21.09.030F., the development master plan may change the dimensional standards, site development and design standards, and building design standards for this district set forth in sections 21.09.060, 21.09.070, and 21.09.080, respectively.

iii. ***Master Plan Standards***

Both area and development master planning standards for resort areas shall take into consideration the following:

(A) *Traffic into the Four Corners area shall be minimized, and preferably restricted to some form of mass transit, such as shuttle bus, or ultimately an automated system.*

(B) Any road into the Four Corners area shall be curvilinear and aesthetically designed and landscaped.

(C) Removal of trees and vegetation shall be kept to a minimum.

(D) Development shall be hidden and designed to fit in with the area.

- (E) As much buffer/open space as possible shall be retained between the development and the creeks.

d. **Uses**

i. *Additional Development and Design Standards*

Due to the remote location and natural undeveloped features of this district, all permitted and conditional uses may be subject to additional design and development standards to ensure compatibility with the natural environment.

ii. *Permitted Uses*

The following uses are permitted, prior to area and/or development master plan approval, subject to compliance with all development and design standards and other applicable regulations:

(A) Passive and Active Outdoor Recreation.

(B) Sno-cat skiing.

iii. *Conditional Uses*

The following uses may be permitted as conditional uses, prior to area and/or development master plan approval:

(A) Community buildings and uses.

(B) Small scale lodging or shelters, not to exceed an aggregate total of 5,000 square feet gross building area.

(C) Utility facilities and utility substations.

7. **GCR-3 Commercial Recreation (Crow Creek Historic Mine) District**

a. ***Location***

This district is located along the lower portion of Crow Creek a short distance upstream from its confluence with Glacier Creek, in the upper portion of Girdwood Valley. The area encompassed by this district contains the remains of the historic Crow Creek Mine and surrounding environs.

b. ***Intent***

The intent for this district is to allow the current uses to continue. This district contains several restored historic structures being used in a variety of ways, including historical/cultural exhibit, gift shop, overnight accommodations, social/recreational activities and owners' residences. Residences are allowed customary accessory uses, including the keeping of pets and/or livestock. Along with recreational and small commercial mining and overnight camping, these uses make this district a multi-faceted visitor attraction.

c. ***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.

- d. **Area Master Planning and Development Master Planning Required**
 - i. **Area Master Planning**

Except for the uses listed in e. below, subdivision, new development, or major expansions of existing operations are permitted only in accord with area master planning approval pursuant to section 21.09.030E.
 - ii. **Development Master Planning**
 - (A) Prior to additional development, development master planning approval, pursuant to section 21.09.030F, is required in order to ensure high-quality, environmentally sensitive development in keeping with the intent of this chapter 21.09 and the character of Girdwood.
 - (B) Subject to section 21.09.030F, the development master plan may change the dimensional standards, site development and design standards, and building design standards for this district that are set forth in sections 21.09.060, 21.09.070, and 21.09.080 respectively.
 - e. **Uses**
 - i. **Permitted Uses**

The following uses are permitted subject to compliance with all development and design standards and other applicable regulations:

 - (A) Restoration of existing structures for uses already established on site.
 - (B) Three additional single-family dwellings constructed after the effective date of this chapter.
 - (C) Utility substations.
 - ii. **Conditional Uses**

The following uses may be permitted as conditional uses:

 - (A) Community buildings and uses.
 - (B) Utility facilities.
 - f. **District-Specific Standards**
 - i. **Additional Development and Design Standards**

The single-family structures, community buildings and uses, and utility facilities shall comply with the dimensional standards for the gR-2 District (Single-Family/Two-Family Residential). Restoration of existing structures shall be based upon original design. For other new structures, development standards shall be determined through the development master plan process.
- 8. GDR Development Reserve District**
- a. **Location**

This district consists of municipally-owned land located on the eastern side of lower Girdwood Valley, between Virgin Creek and the Seward Highway, municipally-owned land located in the upper Girdwood Valley,

between Crow Creek Road and Glacier Creek, and two areas north of Glacier Creek and east of Crow Creek.

- b. ***Intent***
The intent of this district is to hold lands in reserve for future development.
- c. ***Prerequisites to Development***
Prior to any development in this district, other than the uses permitted in subsection e., below, this district shall be revised on the Girdwood Area Plan Land Use Plan Map from development reserve to an active classification. In addition, this section shall be amended to either move the land into another district classification, or adopt specific uses and standards for development of the land in this district.
- d. ***Area Master Planning and Development Master Planning Required***
 - i. ***Area Master Planning***
Except for the uses permitted in subsection e., below, no subdivision or other development of land within this district shall occur before an area master plan is approved pursuant to section 21.09.030E.
 - ii. ***Development Master Planning***
 - (A) Except for the uses listed in subsection e., below, the uses allowed in the district, as well as the design and character of the development permitted within the district, shall be established through development master planning, pursuant to section 21.09.030F.
 - (B) Subject to section 21.09.030F., the development master plan may change the dimensional standards, site development and design standards, and building design standards for this district set forth in sections 21.09.060, 21.09.070, and 21.09.080, respectively.
- e. ***Uses***
 - i. ***Permitted Uses prior to Master Planning Approval***
Public trails, as depicted in an adopted trails or open space master plan.
 - ii. ***Conditional Uses prior to Master Planning Approval***
The following uses may be permitted as conditional uses:
 - (A) Community buildings and uses.
 - (B) Utility facilities and utility substations.

9. **GRR (Recreation Reserve) District**

a. ***Location***

This district consists of municipally-owned land located in upper Girdwood Valley, between Glacier Creek on the west and the lower slope of Mount Alyeska on the east. This district is located south of the Four Corners Park and north of the areas designated for resort development. This district is generally a mixed spruce/hemlock-forested upland interlaced with extended, open, wet meadows. Because of its close

proximity to current and proposed resort development areas, this district is well located to provide recreational opportunities for visitors, as well as local residents.

b. Intent

The intent of this district is to hold lands in reserve for future development of recreational opportunities.

c. Prerequisites to Development

Prior to any development in this district, other than the uses permitted in subsection e., below, this district shall be revised on the Girdwood Area Plan Land Use Plan Map from recreation reserve to an active classification. In addition, this section shall be amended to either move the land into another district classification, or adopt specific uses and standards for development of the land in this district.

d. Area Master Planning and Development Master Planning Required

i. Area Master Planning

Except for the uses permitted in subsection e., below, no subdivision or other development of land within this district shall occur before an area master plan is approved pursuant to section 21.09.030E.

ii. Development Master Planning

(A) Except for the uses listed in subsection e., below, the uses allowed in the district, as well as the design and character of the development permitted within the district, shall be established through development master planning pursuant to section 21.09.030F.

(B) Subject to section 21.09.030F., the development master plan may change the dimensional standards, site development and design standards, and building design standards for this district set forth in sections 21.09.060, 21.09.070, and 21.09.080, respectively.

e. Uses

i. Permitted Uses prior to Master Planning Approval

Public trails, as depicted in an adopted trails or open space master plan.

ii. Conditional Uses prior to Master Planning Approval

The following uses may be permitted as conditional uses:

(A) Community buildings and uses.

(B) Utility facilities and utility substations.

10. GW (Girdwood Watershed) District

a. Location

The GW district consists of federally owned, state-selected land within the Crow Creek and Winner Creek watersheds.

- b. ***Intent***
The intent of the watershed district is to identify remote lands generally to be left natural. The primary use of watershed land is water supply protection and recreation.

- c. ***Federal Patents to Mineral Estate and Valid State and Federal Mining Claims***
Some federal patents to mineral estate and/or valid state and federal mining claims exist in this district. Mining activity under the auspices of those patents and/or claims shall comply with relevant federal and state regulations.

21.09.050 USE REGULATIONS

A. Table of Allowed Uses

Table 21.09.050-1 below lists the uses allowed within the base zoning districts in Girdwood. When the uses in a district are determined through a master planning process per subsections 21.09.030E. and F., this table shall not apply.

1. Explanation of Table Abbreviations

a. Permitted Uses

“P” in a cell indicates the use is allowed by right in the respective zoning district. Permitted uses are subject to all other applicable regulations of title 21.

b. Administrative Site Plan Review

“S” in a cell indicates the use requires administrative site plan review in the respective zoning district in accordance with the procedures of section 21.15.030., *Approval of site plans and conditional uses*.

c. Major Site Plan Review

“M” in a cell indicates the use requires major site plan review in the respective zoning district. Until the provisions for major site plan review are adopted, an “M” in a cell indicates that the use is allowed only if reviewed and approved as a conditional use in accordance with the procedures of section 21.15.030, *Approval of site plans and conditional uses*.

d. Conditional Uses

“C” in a cell indicates, in the respective zoning district, the use is allowed only if reviewed and approved as a conditional use in accordance with the procedures of section 21.15.030, *Approval of site plans and conditional uses*. Throughout title 21, the term “conditionally allowed” means approval through the conditional use process is required.

e. O (with # inside)

A circle with a number inside references uses with a different review and approval procedure, depending on the gross floor area of the building, or of the largest building in a multi-building development. The explanation of the sizes and associated review and approval procedures is located at the end of the table.

f. Prohibited Uses

A blank cell indicates the use is prohibited in the respective zoning district.

g. Use-Specific Standards

Regardless of whether a use is allowed by right, subject to major or administrative site plan review, or permitted as a conditional use, there may be additional standards applicable to the use. The existence of most use-specific standards is noted through a cross-reference in the last column of the table, but there may be other applicable non-referenced portions of Municipal code as well. Cross-references include, but are not limited to, references to sections 21.45, *Supplementary District Regulations*; section 21.50, *Standards for Conditional Uses and*

Site Plans; or section 21.09.050B., *Use-Specific Standards* for Girdwood. These standards shall apply in all districts unless otherwise specified.

2. Table Organization

In Table 21.09.050-1, land uses and activities are classified into general “use categories” and specific “use types”, based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning districts. This classification does not list every use or activity appropriate within the categories, and specific uses may be listed in one category when they may reasonably have been listed in one or more other categories. The use categories are intended merely as an indexing tool and are not regulatory.

3. Unlisted Uses

When application is made for a particular use category or use type not specifically listed in Table 21.09.050-1, the procedure set forth in section 21.40.015 shall be followed.

4. Use for Other Purposes Prohibited

Approval of a use listed in Table 21.09.050-1, and compliance with the applicable use-specific standards for the use, authorizes the specific use only. Development or use of a property for any other use not specifically allowed in Table 21.09.050-1 and approved under the appropriate process is prohibited.

TABLE 21.09.050-1: TABLE OF ALLOWED USES

*P = Permitted; C = Conditional; S = Administrative Site Plan Review; M = Major Site Plan Review; O (with # inside) = see end of table
For GIP, GCR-1, GCR-2, GCR-3, GDR, and GRR districts, see Section 21.09.040, Zoning Districts*

Use Category	Use Type	Residential						Commercial										Ind.		Resort		Other			Use Specific Standards	
		gR 1	gR 2	gR 2A	gR 3	gR 4	gR 5	gC 1	gC 2	gC 3	gC 4	gC 5	gC 6	gC 7	gC 8	gC 9	gC 10	gl 1	gl 2	gR ST1	gR ST2	G A	G O S	G W		
	Adult care facility, 9+ adults	C					C			C	C	M	C			C	C			C	C					
Child Care	Child care facility, 1-8 children	P	P	P	P	P	P			P	P	P	P			P	P			P	P					
	Child care facility, 9+ children	C					C			C	C	M	C			C	C			C	C					
Community Buildings and Uses	All uses	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	21.09.050B.3.b
Community Service	Religious Assembly	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			S	S				21.45.235	
	Cemetery	C	C	C	M	C	C	C	C	C	C	M	C	C	C	C	C			C	C		C			
Cultural Facility	Botanical Gardens				S															S	S					
	Museum or cultural center						④	④	①	②	⑤	③	①	③	②	③			④	④						
	Visitor and information center						④	④	①	②	⑤	③	①	③	②	③			④	④		C				
Educational Facility	Boarding school	C			M					C	C	M	C		C	C	C									
	Private school	C			M					C	C	M	C		C	C			C	C						
	Vocational or trade school																C					C				
Government Facility	Governmental Service						C										S	S			C					
	Police/fire station						P	P	P	P	P	P	P	P	P	P			P	P	C					
Health Care Facility	Health care facility							④	①	②	⑤	③	①	③	②	③			④	④						
Park and Open Area	Park, public	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			S	S	S	C	C			
	Passive and active recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C		

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		gR 1	gR 2	gR 2A	gR 3	gR 4	gR 5	gC 1	gC 2	gC 3	gC 4	gC 5	gC 6	gC 7	gC 8	gC 9	gC 10	gl 1	gl 2	gR ST1	gR ST2	G A	G O S	G W			
Transportation Facility	Airport																							C			
	Bus transit center							C				S	S		S	S				S	S						
	Heliport																				P	P					
	Railroad passenger terminal							C													C						
	Aircraft repair																							P			
	Aircraft storage hangar																							P			
	Aviation services																							P			Must be aviation related
Utility Facility	Utility facility																	P	P								
	Utility substation	C	C	C	M	C	C	C	C	C	C	M	C	C	C	C	C	P	P	C	C	C	C	C			
Communication Structures	Type 1 tower structure	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P			C	C	21.45.265 21.50.280	
	Type 2 tower structure	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P			C	C	21.45.265 21.50.280	
	Type 3 tower structure	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P			C	C	21.45.265 21.50.280	
	Type 4 tower structure	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P			C	C	21.45.265 21.50.280	
	Antenna and/or tower on existing structure	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P					21.45.265	
COMMERCIAL																											
Animal Sales, Service & Care	Animal grooming service								④	①	②	⑤	③	①	③	②											

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	Kennel																	P	P			P				
	Pet shop									①	②	⑤	③	①	③	②										
	Veterinary clinic								④	①	②	⑤	③	①	③	②	③									
Assembly	Club/lodge/ meeting hall								④	①		⑤	③	①	③	②				④	④					21.09.050B.1.a
Entertainment, Indoor	Amusement establishment							④	④	①		⑤	③	①	③	②				④	④					21.09.050B.1.a
	Fitness and recreational sports center							④	④	①		⑤	③	①	③	②	③			④	④					
	Nightclub, licensed							④	④	①		⑤	③	①	③	②				④	④					21.09.050B.1.a
	Theater company or dinner theater							④	④	①		⑤	③	①	③	②				④	④					
Entertainment/ Recreation, Outdoor	Alpine ski facility																			C	C				C	
	Non-motorized general outdoor recreation, commercial												M							C	C					
	Golf driving range																				S					
Financial Institutions	Financial institution							④	④	①		⑤	③	①	③	②				④	④					
Food and Beverage Service	Bar or tavern							④	④	①		⑤	③	①	③	②				④	④					21.09.050B.1.a
	Brew pub									①		⑤	③	①	③	②				④	④					21.09.050B.1.a
	Food and beverage kiosk							S	S	S		S	S													

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		gR 1	gR 2	gR 2A	gR 3	gR 4	gR 5	gC 1	gC 2	gC 3	gC 4	gC 5	gC 6	gC 7	gC 8	gC 9	gC 10	gl 1	gl 2	gR ST1	gR ST2	G A	G O S		G W
	Restaurant						④	④	①		⑤	③	①	③	②					④	④				21.09.050B.1.a
Office	Office, business or professional						④	④	①	②	⑤	③	①	③	②	③				④	④				
	Broadcasting and recording facility							④	①	②	⑤	③	①	③	②										
Retail (Personal Service)	Dry cleaning, drop-off site							④	①	②	⑤	③	①	③	②		P			④	④				
	General personal services						④	④	①	②	⑤	③	①	③	②					④	④				
	Instructional services							④	①	②	⑤	③	①	③	②										
Retail (Repair and Rental)	Small equipment rental						④	④	①	②	⑤	③	①	③	②		P			④	④				
	Repair shop						④	④	①	②	⑤	③	①	③	②					④	④				
Retail (Sales)	Business service establishment						④	④	①	②	⑤	③	①	③	②					④	④				
	Convenience store						④	④	①	②	⑤	③	①	③	②					④	④				
	General retail						④	④	①	②	⑤	③	①	③	②					④	④				
	Grocery or food store						④	④	①	②	⑤	③	①	③	②					④	④				
	Liquor store							④			⑤	③	①	③	②					④	④				21.09.050B.1.a
	Lumber yard/building materials store							④	①		⑤	③	①	③	②		P								
	Meat/seafood processing, storage, and sales																P								