

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 | gI 1 | gI 2 | gR ST1 | gR ST2 | G A | G O S | | G W | |
| | Nursery, commercial | | | | | | | | | ② | ⑤ | ③ | | | | | | | | | | | | | | |
| Vehicle and Equipment | Gasoline service station | | | | | | | C | C | | | | | | | | | | | | S | | | | | 21.45.280 21.50.060 |
| | Heavy equipment sales and rental | | | | | | | | | | | | | | | | | | P | | | | | | | |
| | Impound yard | | | | | | | | | | | | | | | | | | C | | | | | | | |
| | Parking lot or structure, private (10 or fewer spaces) | | | | | | | S | S | S | | S | S | | S | S | | | | S | S | S | | | | |
| | Parking lot or structure, private (11+ spaces) | | | | | | | M | M | M | | M | M | | M | M | | | | M | M | | | | | |
| | Vehicle parts and supplies | | | | | | | | ④ | | | ⑤ | ③ | | | | | | P | | | | | | | |
| | Vehicle-large, sales and rental | | | | | | | | | | | | | | | | | | P | | | | | | | |
| | Vehicle-small, sales and rental | | | | | | | P | | | | | | | | | | | P | ④ | ④ | | | | | |
| | Vehicle service and repair, minor | | | | | | | P | P | | | | | | | | | | P | | | | | | | |
| | Vehicle storage yard | | | | | | | | | | | | | | | | | | P | | | | | | | |
| Visitor Accommodations | Hostel (small) | M | | | M | M | | M | | M | M | M | | M | M | M | | | | M | M | | | | | |
| | Hostel (large) | C | | | | C | | C | | M | C | M | M | | M | M | C | | | M | M | | | | | |
| | Hotel | | | | | | | C | C | C | | M | C | | C | C | C | | | C | C | | | | 21.09.050B.1.a | |
| | Inn | M | | | M | | | M | | M | M | M | M | M | M | M | M | | | M | M | | | | 21.09.050B.1.a | |

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| 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 | | | |
| | Lodging Reservations/ Auto Rental Check-In | | | | | | | ④ | ④ | ① | ② | ⑤ | ③ | ① | ③ | ② | ③ | | | | ④ | ④ | | | | | |
| | Motel | | | | | | | C | C | C | | | | | | | | | | | | | | | | | |
| INDUSTRIAL | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Industrial Service | General industrial service | | | | | | | | | | | | | | | | | | C | | | | | | | | |
| Manufacturing and Production | Cottage crafts | | | | | | | ④ | ④ | ① | ⑤ | ⑤ | ③ | ① | ③ | ② | | | | | | | | | 21.09.050B.5.a | | |
| | Land reclamation | C | C | C | M | C | C | C | C | C | C | M | C | C | C | C | C | C | C | C | C | C | | | | | |
| | Manufacturing, light | | | | | | | | | | | | | | | | | P | | | | | | | | | |
| | Manufacturing, heavy | | | | | | | | | | | | | | | | | C | P | | | | | | | | |
| | Natural resource extraction, inorganic and/or organic | | | | M | | | | | | | | | | | | | | C | | | | | | | | |
| Marine Facility | Boat storage facility | | | | | | | | | | | | | | | | | | C | | | | | | | | |
| | Cold storage and ice processing for marine products | | | | | | | | | | | | | | | | | | C | | | | | | | | |
| Warehouse, Storage, and Freight Movement | Bulk storage of hazardous materials | | | | | | | | | | | | | | | | | | C | | | | | | | | |
| | Self-storage facility | | | | | | | | | | | | | | | | | | S | | | | | | 21.45.290 | | |
| | Storage yard | | | | | | | | | | | | | | | | | | P | | | | | | | | |

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| 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 | gI 1 | gI 2 | gR ST1 | gR ST2 | G A | G O S | | G W | | |
| | Warehouse | | | | | | | | | | | | | | | | | | P | | | | | | | | |
| | Wholesale establishment | | | | | | | | | | | | | | | | | | P | | | | | | | | |
| Waste and Salvage | Composting facility | | | | | | | | | | | | | | | | | | C | | | | | | | | |
| | Snow disposal site | | | | | M | | | | | | | | | | | | | C | C | | | | | C | | 21.50.270 |
| | Solid waste transfer facility | | | | | | | | | | | | | | | | | | C | | | | | | | | |
| <p>① Gross floor area; permit/review required: Permitted (P): < 2,000 sf Administrative Site Plan Review (S): 2,000-4,000 sf Major Site Plan Review (M): 4,001-6,500 sf Prohibited: > 6,500 sf</p> <p>② Gross floor area; permit/review required: Permitted (P): < 2,000 sf Administrative Site Plan Review (S): 2,000-4,000 sf Major Site Plan Review (M): 4,001-7,500 sf Prohibited: > 7,500 sf</p> <p>③ Gross floor area; permit/review required: Permitted (P): < 2,000 sf Administrative Site Plan Review (S): 2,000-4,000 sf Major Site Plan Review (M): 4,001-10,000 sf Prohibited: > 10,000 sf</p> | | | | | | | | | | <p>④ Gross floor area; permit/review required: Permitted (P): < 2,000 sf Administrative Site Plan Review (S): 2,000-4,000 sf Major Site Plan Review (M): 4,001-20,000 sf Prohibited: > 20,000 sf</p> <p>⑤ Gross floor area; permit/review required: Permitted (P): < 2,000 sf Administrative Site Plan Review (S): 2,000-4,000 sf Major Site Plan Review (M): 4,001-30,000 sf Prohibited: > 30,000 sf</p> <p>(sf = square feet)</p> | | | | | | | | | | | | | | | | | |

B. Use-Specific Definitions and Standards

The following use-specific standards apply regardless of whether the use type is permitted as a matter of right, subject to an administrative or major site plan review process, or subject to the conditional use process.

The use-specific standards of this section apply in place of any use-specific standards established in chapter 21.45, unless otherwise specified. If this section does not establish use standards for a certain use, then the use standards, including any generally applicable use standards, established in other sections of title 21 shall apply in Girdwood. Except where stated otherwise in this section 21.09.050, chapter 21.45 standards for accessory and temporary uses shall apply.

1. Generally Applicable Use-Specific Standards

a. *Uses Involving the Retail Sale of Alcoholic Beverages*

Any use that involves the retail sale of alcoholic beverages is subject to section 21.50.160, *Conditional use standards—Uses involving sale of alcoholic beverages*. This process shall apply to any such use regardless of whether it is listed in Table 21.05.090-1 as being permitted as a matter of right or subject to site plan review or the conditional use process. The applicant shall be required to obtain approval through both section 21.50.160, *Conditional use standards—Uses involving sale of alcoholic beverages*, and the separate process referenced in Table 21.09.050-1.

b. *Premises Containing Uses Where Children are Not Allowed*

Any premise containing uses where children are not allowed shall comply with section 21.45.240.

2. Residential Uses

a. *Dwelling, Mixed Use*

i. *Definition*

A dwelling that is located on the same lot or in the same building as a non-residential use, in a single environment in which both residential and non-residential amenities are provided.

b. *Dwelling, Multi-Family*

i. *Definition*

A residential building designed for or occupied by three (3) or more families, with the number of families in residence not exceeding the number of dwelling units provided. The definition includes the terms “apartment” or “apartment building.”

ii. *Use-Specific Standards*

Children’s Play Space: Multiple-family projects of more than ten (10) dwelling units shall provide a play space of at least 1,000 square feet.

c. *Dwelling, Single-Family Attached*

i. *Definition*

One (1) dwelling unit in a building on its own lot, with one (1) wall abutting the wall of another single-family dwelling unit on an adjacent lot.

- ii. *Use-Specific Standards (also applies to "Dwelling, Townhouse")*
- (A) *Purpose*
The purpose of permitted attached single-family and townhouse dwelling unit projects is to preserve significant areas of natural landscape, or to prevent physical development of hazardous and wetlands areas unsuitable for development, by shifting the density allowed within an application area to a smaller development area within the application area.
- (B) *Applicability*
The following standards shall apply to all attached single-family and townhouse development projects in Girdwood gR-1, gR-3, and gR-5 districts.
- (C) *Development Standards*
- (1) Site size: Two (2) acres minimum.
 - (2) Site width: 150 feet minimum.
 - (3) Lot width for individual dwellings: twenty-eight (28) feet minimum.
 - (4) Residential density within development area: Eight (8) dwelling units per acre maximum.
 - (5) Slopes within development area: fifteen percent (15%) maximum.
 - (6) Building height: thirty-five (35) feet maximum.
 - (7) Development area: forty percent (40%) maximum (see subsection (D). below).
 - (8) Natural open space: sixty percent (60%) minimum.
 - (9) Parking requirements may be met on the lots and/or on common areas within the development area.
 - (10) Public sewers shall be available or provided for an attached single-family dwelling unit project.
- (D) *Development Area*
A maximum of forty percent (40%) of the area included in the proposed project may be developed. The development area includes all private lots, all portions of the common area developed with driveways, parking or other common facilities. The development area shall be located to retain a minimum thirty (30) foot wide section of natural open space around the perimeter, except as needed for public access to the development area.

(E) *Common Area*
A homeowners' association or other governance entity acceptable to the Municipality shall be formed for the purpose of establishing covenants or restrictions, and providing joint responsibility for maintenance of the dwelling structures, and for maintenance and construction within common areas. Common area includes natural open space areas and all shared facilities within the development area, such as parking, storage, drives, trails, walks, play areas, and similar areas.

(F) *Natural Open Space Requirement*
A minimum of sixty percent (60%) of the area included in the proposed project shall be retained as natural open space, and no part shall have a dimension of less than thirty (30) feet. The retained natural open space shall include a minimum thirty (30) foot wide buffer, exclusive of utilities and utility easements, around the perimeter of the application area. A minimal number of common access driveways to the lots shall be permitted to cross the buffer, but the driveways shall be counted as part of the development area. Natural open space used to meet minimum requirements shall be located only within common areas and shall not be located on private lots.

d. ***Dwelling, Single-Family Detached***

i. *Definition*
One (1) detached building on its own lot, erected on a permanent foundation, designed for long-term human habitation exclusively by one (1) family, having complete living facilities, and constituting one (1) dwelling unit.

e. ***Dwelling, Townhouse***

i. *Definition*
A building containing more than two (2) single-family dwelling units erected in a single row, on adjoining lots, with each unit having its own separate entrance.

ii. *Use-Specific Standards*
"Dwelling, Townhouse" must comply with the use-specific standards of "Dwelling, Single-Family Attached."

f. ***Dwelling, Two-Family***

i. *Definition*
One (1) detached building on one (1) lot designed for or occupied exclusively by two (2) families and constituting two (2) dwelling units. The definition includes the term "duplex."

3. **Public/Institutional Uses**

a. ***Active Outdoor Recreation***

i. *Definition*
Those outdoor activities with minimal environmental impact, no motors, and use of trails. Activities using trails include dog sledding, Nordic skiing, and trail hiking. Horseback riding and/or

mountain biking are only allowed on trails suitable for intensive use and designated for those types of activities. For activities using trails, motorized equipment or tools may be used for trail construction and maintenance.

b. Community Buildings and Uses

i. Definition

Structures and land uses owned, leased, or operated by a municipal or state agency to serve a public purpose, such as community centers, public schools (elementary, middle, and high), public parking lots, and offices, but excluding private schools, transportation, maintenance, police and fire stations, and utility facilities or substations.

ii. Use-Specific Standards

(A) Intent

Community buildings frequently used by the general public, such as a school or library, are community landmarks. It is intended for landmark public buildings to set a high architectural standard for the community.

(B) Development and Design Standards

Community buildings shall meet or exceed the site and building development design standards of sections 21.09.070 and 21.09.080 pertaining to commercial buildings.

c. Passive Outdoor Recreation

i. Definition

Those outdoor activities with low environmental impact, are not intrusive, do not use motors and may not require trails. Activities not necessarily requiring trails include backcountry skiing, dog sledding, snowshoeing, off trail hiking, paragliding, blueberry picking, birding, and picnicking. This definition does not include activities involving vehicles or games such as paint ball.

d. Private School

i. Definition

Any building or group of buildings used for academic education for students between the kindergarten and 12th grade level, without major funding from any government agency.

e. Visitor and Information Center

i. Definition

A facility providing information, interpretation, and educational services for visitors.

4. Commercial Uses

a. Alpine Ski Facility

i. Definition

A facility and related terrain utilized for alpine skiing and uses and facilities typically associated with the use and operation of such facility including, but not limited to:

- i. Ski and snowboard runs and trails;

- ii. Ski lifts and tows, including towers and structures, related to skiing and snowboarding patrons;
- iii. Snow making equipment/facilities;
- iv. Ski patrol facilities;
- v. Ski area administrative and ticketing offices;
- vi. Special events directly associated with ski areas, such as ski races, snowboard races, snowmachine races, bicycle races, and concerts;
- vii. Alpine slide;
- viii. Nordic ski trails and facilities;
- ix. Tubing hills;
- x. Ski and equipment rental facilities and ski instruction facilities;
- xi. Ice skating rinks;
- xii. Ski bridges; and
- xiii. Supporting accessory structures.

Alpine Ski Facility shall not include uses such as lodges, hotels, dwelling units, restaurants, retail shops, outdoor carts and vending areas, clinics, day care centers, offices, or high impact recreational uses such as go carts, golf courses and driving ranges, paint ball games, rifle ranges, waterslides, and stables.

b. Camper Park—Girdwood Only

i. *Definition*

A lot or parcel of land, or portion thereof, temporarily occupied or intended for temporary occupancy by recreational vehicles for travel, recreational, or vacation usage for short periods of stay. These establishments may provide laundry rooms, recreation halls, and playgrounds. These uses shall not include vehicle storage.

ii. *Use-Specific Standards*

(A) *Interior Roads*

One-way roads shall be at least fifteen (15) feet wide.
Two-way roads shall be at least twenty (20) feet wide.
The turning radius in loops and turns shall be at least thirty (30) feet.

(B) *Length of Stay*

The occupants of space shall remain in the camper park a period a maximum of thirty (30) days.

(C) *Amenities*

(1) Toilet facilities shall be provided as follows: A minimum of one (1) restroom/outhouse per twelve (12) campsites. Each restroom/outhouse facility shall contain at least two (2) toilets, separated for each sex.

(2) A water outlet shall be provided in conjunction with each toilet facility. All water taps or outlets serving campsites shall be of a type compatible with garden hose connections.

(3) One (1) trash receptacle shall be provided for every four (4) campsites. The receptacles shall be bear-proof.

(D) *Campsite Specifications*

(1) Each recreational vehicle campsite shall contain a minimum of 2,000 square feet.

(2) No campsite shall have direct vehicular access to a public road.

(3) There shall be a vegetated buffer of at least fifteen (15) feet between each campsite.

(4) Each campsite shall contain at least one (1) reinforced surface parking space, level from side to side and with sufficient crown to provide adequate drainage. The dimensions of the parking space shall be at least ten (10) feet wide by forty (40) feet long.

(5) Each campsite shall have a picnic table.

c. **Hostel**

i. *Definition*

An overnight lodging facility containing between six (6) and nineteen (19) guest rooms or up to sixty (60) pillows. Sleeping accommodations may be dormitory-style and shared kitchen facilities may be available to the guests. A **Small Hostel** contains between six (6) and ten (10) guestrooms and up to thirty (30) pillows. A **Large Hostel** contains between eleven (11) and nineteen (19) guestrooms and up to sixty (60) pillows.

d. **Inn**

i. *Definition*

A building or group of buildings containing between six (6) and nineteen (19) guest rooms or up to sixty (60) pillows for overnight lodging for compensation, where at least one meal per day is provided to guests, there is a central meeting room or lounge available to all guests, and there are no shared kitchen facilities.

e. **Lodging Reservations/Auto Rental Check-In**

i. *Definition*

An office where lodging reservations may be made or where a person may check-in and pay for lodging when the lodging is not on site, or an office where an auto may be rented, when the auto is not stored on site.

- f. **Tent Campground**
 - i. *Definition*

A lot or parcel of land occupied or intended for temporary occupancy by tents only for travel, recreational, or vacation usage for short periods of stay. A potable water source is not required. No recreational vehicles are allowed.
 - ii. *Location*

Tent campgrounds are a conditional use only in the GCR-3 and GIP districts.
 - iii. *Use Specific Standards*
 - (A) Each tent site shall contain a minimum of 800 square feet, with no dimension less than twenty (20) feet.
 - (B) To maintain an aesthetic camping atmosphere, density shall not exceed twenty (20) sites per acre.
 - (C) Each tent site shall contain at least one (1) automobile parking space; the dimensions shall be at least ten (10) feet wide by twenty (20) feet long.
 - (D) There shall be a vegetated buffer of at least fifteen (15) feet between each tent site.
 - (E) Each tent site shall have a picnic table.
 - (F) Toilet facilities shall be provided as follows: A minimum of one (1) restroom/outhouse per twelve (12) campsites. Each restroom/outhouse facility shall contain at least two (2) toilets, separated for each sex.
 - (G) One (1) trash receptacle shall be provided for every six (6) campsites. The receptacles shall be bear-proof.

5. **Industrial Uses**

- a. **Cottage Crafts**
 - i. *Definition*

An establishment engaged in small-scale assembly and arts-and-crafts production by hand manufacturing, involving the use of hand tools and small-scale equipment. Examples include, but are not limited to, candle making, artisan woodworking, art studio/gallery, artisan pottery and jewelry production, and similar establishments. Cottage crafts are less intensive, and do not have the off-site impacts often associated with general industrial uses.
 - ii. *Use-Specific Standards*
 - (A) *Production and Sale of Cottage Crafts*

Cottage crafts shall only be produced within a wholly-enclosed permanent structure. Cottage craft production may occupy up to 1,500 square feet of gross building area, and an additional 150 square feet minimum gross building area on the same lot shall be devoted to the display and retail sale of the crafts produced. The

retail/display area shall be located on the ground floor and in the front part of the building facing the primary street on where the lot is located.

(B) Prohibitions

The outdoor storage of materials related to the production and sale of cottage crafts is prohibited. The use of equipment, materials, or processes creating hazards, noise, vibration, glare, fumes, or odors detectable to the normal senses off-site is prohibited.

b. Land Reclamation

i. Definition

An operation engaged primarily in increasing land-use capability by changing the land's character or environment through fill or regrading. Land reclamation shall only include operations of more than one year, at a scale involving 5,000 cubic yards or more of fill material. Site preparation as part of the development of a subdivision under a subdivision agreement is not included in this definition. Reclamation plans that may be required for other activities, such as mining, are not included in this definition.

c. Natural Resource Extraction, Inorganic and/or Organic

i. Definition

The development or extraction of organic and/or inorganic material from its natural occurrences on affected land. This use includes placer mining operations where rock byproduct is removed from the premises. This shall also include commercial or industrial operations involving removal of timber, native vegetation, peat, muck, topsoil, fill, sand, gravel or rock, or any other mineral and other operations with similar characteristics. This use includes only multi-year operations of a scale involving 50,000 cubic yards or more of fill material. Site preparation as part of the development of a subdivision under a subdivision agreement is not included in this definition. Mining activity under the auspices of federal patents to mineral estate and/or valid state and federal mining claims is not included in this definition.

C. Accessory Uses

1. Table of Allowed Accessory Uses

Table 21.09.050-2 below lists the accessory uses allowed within all base zoning districts.

a. Explanation of Table Abbreviations

i. Permitted Uses

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

ii. Administrative Site Plan Review

"S" in a cell indicates the accessory 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*.

- iii. *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*.
- iv. *Conditional Use*
“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*.
- v. *Prohibited Uses*
A blank cell indicates the accessory use is prohibited in the respective zoning district.
- vi. *Use-Specific Standards*
Regardless of whether an accessory use is allowed by right or subject to administrative site plan review, additional standards may be applicable to the use. The existence of use-specific standards is noted through a section reference in the last column of the table.
- vii. *Unlisted Accessory Uses or Structures*
An accessory use or structure not listed in Table 21.09.050-2 may be permitted, subject to compliance with all applicable regulations of this title.

b. Table of Allowed Accessory Uses

| TABLE 21.09.050-2: TABLE OF ACCESSORY USES | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|-------------|---------|------------------|---------|---------|------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------|---------|---------|---------------|---------------|--------|-------------|------------------------|--------|-----------------------------|
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| Accessory Uses | Residential | | | | | Commercial | | | | | | | | | | Ind. | | Resort | | Other | | | Use Specific Standards | | |
| | gR 1 | gR 2 | g R 2 A | 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 ST 1 | gR ST 2 | G A | G O S | | G W | |
| Accessory dwelling unit (ADU) | P | P | P | P | P | | | | P | P | P | | | | | | | | | | | | | | 21.45.035 21.09.050C.2.a |
| Bed and breakfast (up to 3 guestrooms) | P | P | P | P | P | | | | S | S | S | | | | S | | | | | | | | | | 21.45.250 |
| Bed and breakfast (4 or 5 guestrooms) | M | M | M | M | M | | | | S | S | S | | | | | | | | | | | | | | 21.45.255 |
| Beekeeping | P | P | P | P | P | | | | | | | | | | | | | | | | | | | | |
| Dormitory | | | | | | | | | | | | | | | | | P | C | C | | | | | | |
| Drive-through service | | | | | | | C | C | | | C | | | | | | | | | | | | | | 21.09.050C.2.b |
| Garage or carport, private residential | P | P | P | P | P | P | | | P | P | P | P | P | P | P | P | | | P | P | | | | | |
| Home- and garden-related use | P | P | P | P | P | P | | | P | P | P | P | P | P | P | P | | | P | P | | | | | |
| Home occupation | P | P | P | P | P | P | | | P | P | P | P | P | P | P | P | | | P | P | | | | | 21.45.150 |
| Outdoor keeping of household pets | P | P | P | P | P | P | | | P | P | P | | | | | | | | | | | | | | |
| Paddock, stable or barn | | | P | | | | | | | | | P | | | | | | | | | | | | | |
| Private storage of non-commercial equipment | P | P | P | P | P | P | | | P | P | P | P | | | | | | | | | | | | | |
| Vehicle repair/rebuilding, outdoor, hobby | | | P | | | | | | | | | | | | | | | | | | | | | | |

2. Use-Specific Standards for Accessory Uses

a. Accessory Dwelling Units

Except as set forth below, the generally applicable Accessory Dwelling Unit regulations contained in section 21.45.035., *Accessory dwelling units (ADUs)* shall apply. The regulations set forth below shall apply in addition to those contained in section 21.45.035. except, in case of conflict, the regulations below shall govern.

i. Maximum Number of Accessory Units

Except as provided in subsection ii., below, only one (1) accessory dwelling unit or bed and breakfast unit, as defined in chapter 21.35.020, shall be allowed on any single-family residential lot. The accessory dwelling unit may be a rental unit.

ii. Accessory Dwelling Unit as Bed and Breakfast

The accessory dwelling unit may be used as a bed and breakfast room, but the bed and breakfast facility is then limited to only one (1) guestroom, the accessory dwelling unit.

iii. Location

An accessory dwelling unit shall be on the same lot as the primary dwelling unit. An accessory dwelling unit shall be attached to the single-family dwelling unit; if the lot is at least 16,800 sq. ft., the accessory dwelling unit may be detached from the primary dwelling unit.

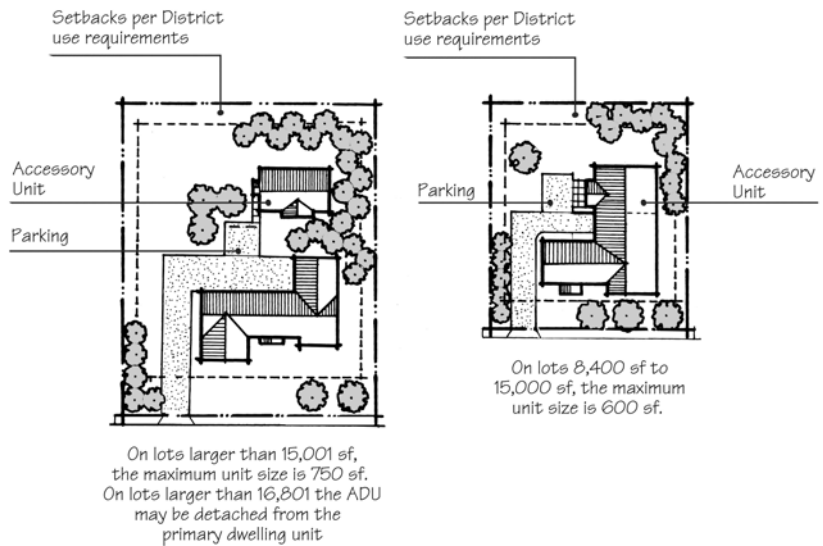


Figure 21.09-2: Accessory Dwelling Unit

iv. Maximum Square Footage

The minimum square footage for an accessory dwelling unit is 300 sq. ft. The maximum square footage for an accessory dwelling unit is 600 sq. ft., on a lot up to and including 15,000 sq. ft. and 750 sq. ft., on a lot over 15,000 sq. ft. The accessory dwelling unit shall not, however, exceed fifty percent (50%) of the gross floor area of the primary dwelling unit.

- v. ***Floor Area Ratio; Density***
The floor area of the accessory dwelling unit is included, along with the floor area of the primary dwelling unit, in calculating the floor area ratio on the lot, but the accessory dwelling unit is not included in calculating the average density for a new single-family subdivision.
 - vi. ***Parking***
In addition to the parking requirements for the primary dwelling unit, one (1) off-street parking space shall be provided for each accessory dwelling unit of 600 sq. ft. or less, and two (2) off-street parking spaces shall be provided for an accessory dwelling unit larger than 600 sq. ft.
 - vii. ***Owner Occupancy***
Either the principal dwelling or the accessory unit on any site shall be occupied by the owner of the principal dwelling or owner of the lot where the accessory unit is located.
 - viii. ***Architectural Compatibility***
An accessory dwelling unit, whether attached to or detached from the primary dwelling unit, shall be compatible in style and materials with the primary dwelling unit.
 - ix. ***New Accessory Dwelling Unit Where Single-Family Dwelling Unit Already in Existence***
A new accessory dwelling unit to be constructed on a lot with an existing single-family dwelling unit shall conform to all development and dimensional standards in the applicable zone district regulations.
- b. ***Drive-Through Service***
 - i. ***Definition***
The physical facilities of an establishment that encourage or permit customers to receive services, obtain goods, or be entertained while remaining in their motor vehicles.
 - ii. ***Use-Specific Standards***
Restaurants with drive-through service are only permitted in the gC-2 district.
 - c. ***Private Outdoor Storage of Non-Commercial Equipment***
 - i. ***Definition***
The private storage of non-commercial equipment, including non-commercial trucks, recreational vehicles, boats, aircraft, off-road vehicles, or travel trailers.
3. **Prohibited Accessory Uses and Structures**
Connex trailers, railroad box cars, and the like are prohibited in residential districts.

D. Definitions

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

1. **Building Envelope:** The developable space within any lot defined by the setbacks.
2. **Channel Sign:** A sign consisting of letters, symbols, or other shapes, where only such letters, symbols, or other shapes are illuminated.
3. **Commercial Vehicle:** A vehicle with a Gross Vehicle Weight Rating (GVWR) of 11,000 pounds or more.
4. **Floor Area Ratio (FAR):** The maximum gross floor area of all buildings on a lot or parcel, divided by the area of the lot or parcel.

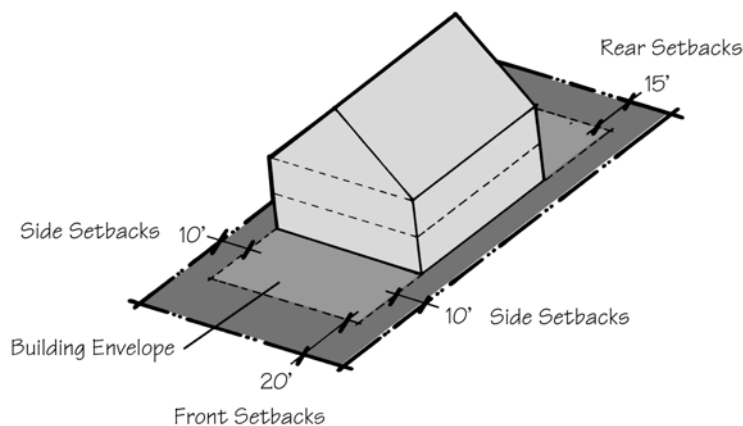


Figure 21.09-3: Floor Area Ratio (FAR) Example

Lot Size: 10,400 square feet

FAR: 0.5

Maximum Gross Building Area: 5,200 square feet

Illustration assumes no useable space under the eaves (in the attic).

5. **Permeable Surface:** An area of ground, by reason of its physical characteristics and the characteristics of materials covering it, able to absorb rain or surface water at a rate equal or greater than lawn turf. Examples include natural vegetation, lawn turf, landscape beds, gardens, mulch, decorative gravel, and some types of porous pavements.
6. **Pillow:** A sleeping accommodation for one (1) person.
7. **Sight Distance Triangle:** The roadway area visible to the driver; the required length is the distance necessary to allow safe vehicular egress from a street, driveway, or alley to a major street. The criteria for determining required sight distance is set forth below.

The sight distance triangle is shown in figure 21.09-4 and described as follows:

- Point A is located on the minor approach fifteen (15) feet from the edge of a major road travelway.
- Point B₁ is located in the center of lane 1.
- Point B₂ is located in the center of lane 2.

- Points C_1 and C_2 are located based on the design speed of the major road.
- Point A is connected to points C_1 and C_2 by straight lines.

| Table 21.09.050-3 | |
|-------------------|----------------|
| Design Speed | Sight Distance |
| 60 mph | 650 ft. |
| 50 mph | 515 ft. |
| 40 mph | 415 ft. |
| 30 mph | 310 ft. |
| 20 mph | 210 ft. |

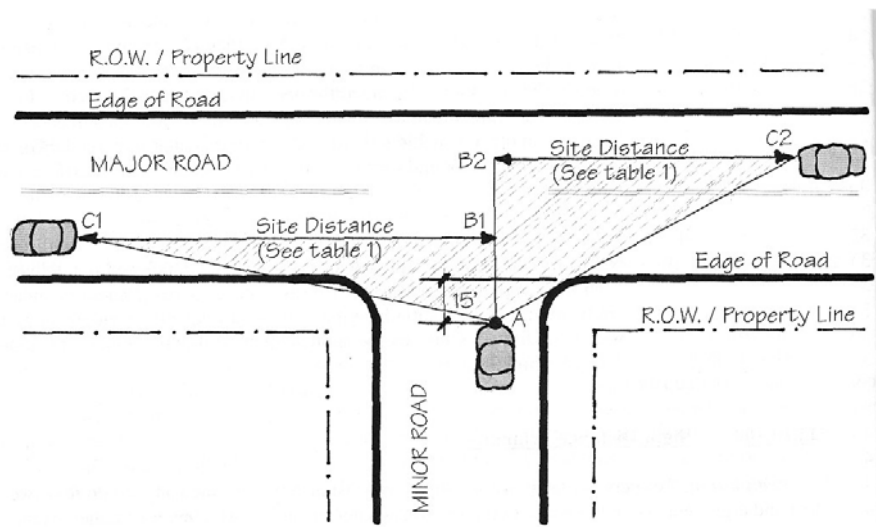


Figure 21.09-4: Sight Distance Triangle

8. **Sno-Cat Skiing:** Skiing in remote areas where access is provided by sno-cats or similar vehicles.
9. **Storage:** Items placed in substantially the same location for more than ten (10) days.
10. **Tree:** A woody perennial plant with a single main stem. In Girdwood, a large tree is eighteen (18) inches in diameter or more at breast height (DBH).
11. **Tree Canopy:** The area, in square feet, of a tree's spread. Existing tree canopy is determined by measuring the ground's surface area covered by the branch spread of a single tree or clump or grove of trees.

21.09.060 DIMENSIONAL STANDARDS

A. Applicability

All structures that legally exist on [date of passage] shall be considered conforming with respect to setbacks. Any additions to the footprint of those structures, including but not limited to cantilevers, decks over thirty (30) inches, and overhangs, shall conform to this title.

B. Dimensional Standards Tables

All primary and accessory structures are subject to the dimensional standards set forth in the following tables. Bracketed numbers refer to additional specific standards at the bottom of each table. These general standards may be further limited or modified by other applicable sections of title 21.

1. Table of Dimensional Standards: Residential Districts

| TABLE 21.09.060-1: TABLE OF DIMENSIONAL STANDARDS GIRDWOOD RESIDENTIAL DISTRICTS | | | | | | | | |
|---|--|------------|------------------|-------------|---|--------------------------|--|--|
| Uses | Lot Dimensions | | Minimum Setbacks | | | Building Bulk and Height | | |
| | Min Area (sq ft) | Min. Width | Front | Side | Rear | Max Height | Max Lot Coverage (%) | Max Floor Area Ratio |
| gR-1: Alyeska Highway mixed residential district | | | | | | | | |
| Dwelling, multi-family | 19,800 for 3 units, add 4,000 for each additional unit | 70 feet | 20 feet [1] | 10 feet [2] | 15 feet; or 20 feet for lots > 1 acre [2] | 35 feet | 25% for lots larger than 15,000 sq ft; 30% otherwise | 0.45 for lots > 12,500 sq. ft., or 6,250 sq. ft., whichever is greater 0.50 for lots ≤ 12,500 sq ft |
| Dwelling, single-family attached | See 21.09.050B.2.c. | | | | | | | |
| Dwelling, single-family detached | 10,400 | 70 feet | 20 feet [1] | 10 feet [2] | 15 feet; or 20 feet for lots > 1 acre [2] | 35 feet | 25% for lots larger than 15,000 sq ft; 30% otherwise | 0.45 for lots > 12,500 sq. ft., or 6,250 sq. ft., whichever is greater 0.50 for lots ≤ 12,500 sq ft |
| Dwelling, townhouse | See 21.09.050B.2.c. | | | | | | | |
| Dwelling, two-family | 16,800 | 70 feet | 20 feet [1] | 10 feet [2] | 15 feet; or 20 feet for lots > 1 acre [2] | 35 feet | 25% for lots larger than 15,500 sq ft; 30% otherwise | 0.45 for lots > 12,500 sq. ft., or 6,250 sq. ft., whichever is greater 0.50 for lots ≤ 12,500 sq ft |
| Roominghouse | 19,800 | 70 feet | 20 feet [1] | 10 feet | 15 feet; or 20 feet for lots > 1 acre | 35 feet | 25% for lots larger than 15,000 sq ft; | 0.45 for lots > 12,500 sq. ft., or 6,250 sq. ft., whichever is |
| Community buildings and uses | 10,400 | | | | | | | |

**TABLE 21.09.060-1: TABLE OF DIMENSIONAL STANDARDS
 GIRDWOOD RESIDENTIAL DISTRICTS**

| Uses | Lot Dimensions | | Minimum Setbacks | | | Building Bulk and Height | | |
|---|-------------------------------------|---------------------------------|---|-------------|---|--------------------------|--|--|
| | Min Area (sq ft) | Min. Width | Front | Side | Rear | Max Height | Max Lot Coverage (%) | Max Floor Area Ratio |
| Religious assembly | 20,800 | | | | | | 30% otherwise | greater |
| Hostel or inn | 1.5 acres | | | | | | | 0.50 for lots ≤ 12,500 sq ft |
| All other allowed uses | 10,400 | | | | | | | |
| gR-2: Single-family/two-family residential district | | | | | | | | |
| gR-2A: Single-family/two-family residential district (Crow Creek Road) | | | | | | | | |
| Dwelling, single-family detached | 10,400; or 50,000 without sewer | 70 feet; 100 feet without sewer | 20 feet [1] | 10 feet [2] | 15 feet; or 20 feet for lots > 1 acre [2] | 35 feet | 25% for lots larger than 15,000 sq ft; 30% otherwise | 0.45 for lots > 12,500 sq. ft., or 6,250 sq. ft., whichever is greater |
| Dwelling, two-family | 16,800; or 50,000 without sewer | 70 feet; 100 feet without sewer | 20 feet [1] | 10 feet [2] | 15 feet; or 20 feet for lots > 1 acre | 35 feet | 25% for lots larger than 15,000 sq ft; 30% otherwise | 0.50 for lots ≤ 12,500 sq ft |
| Community buildings and uses | 10,400 | 70 feet; 100 feet without sewer | 20 feet [1] | 10 feet | 15 feet; or 20 feet for lots > 1 acre | 35 feet | 25% for lots larger than 15,000 sq ft; 30% otherwise | 0.45 for lots > 12,500 sq. ft., or 6,250 sq. ft., whichever is greater |
| Religious assembly | 20,800 | 70 feet; 100 feet without sewer | 20 feet [1] | 10 feet | 15 feet; or 20 feet for lots > 1 acre | 35 feet | 25% for lots larger than 15,000 sq ft; 30% otherwise | 0.50 for lots ≤ 12,500 sq ft |
| All other allowed uses | 10,400 | 70 feet; 100 feet without sewer | 20 feet [1] | 10 feet | 15 feet; or 20 feet for lots > 1 acre | 35 feet | 25% for lots larger than 15,000 sq ft; 30% otherwise | 0.50 for lots ≤ 12,500 sq ft |
| gR-3: Single-family/two-family residential district | | | | | | | | |
| Dwelling, single-family attached | See 21.09.050B.2.c. | | | | | | | |
| Dwelling, single-family detached | 8,400; or 50,000 without sewer | 70 feet; 100 feet without sewer | (same as "Dwelling, two-family" below) | | | 35 feet | 25% for lots larger than 15,000 sq ft; 30% otherwise | 0.45 for lots > 12,500 sq. ft., or 6,250 sq. ft., whichever is greater |
| Dwelling, townhouse | See 21.09.050B.2.c. | | | | | | | |
| Dwelling, two-family | 16,800; or 50,000 without sewer | 70 feet; 100 feet without sewer | For lots ≤ 21,780 sq ft: front: 20 feet side: 10 feet rear: 15 feet | | | 35 feet | 25% for lots larger than 15,000 sq ft; 30% otherwise | 0.45 for lots > 12,500 sq. ft., or 6,250 sq. ft., whichever is greater |
| Community buildings and uses, except educational facilities | 8,400; or 50,000 without sewer | 70 feet; 100 feet without sewer | For lots 21,781-43,560 sq ft: front: 25 feet side: 15 feet rear: 20 feet | | | 35 feet | 25% for lots larger than 15,000 sq ft; 30% otherwise | 0.50 for lots ≤ 12,500 sq ft |
| Religious assembly | 20,800 | 70 feet; 100 feet without sewer | For lots > 43,560 sq ft: front: 30 feet side: 20 feet rear: 30 feet | | | 35 feet | 25% for lots larger than 15,000 sq ft; 30% otherwise | 0.50 for lots ≤ 12,500 sq ft |
| Private schools | 16,800 | 70 feet; 100 feet without sewer | For lots > 43,560 sq ft: front: 30 feet side: 20 feet rear: 30 feet | | | 35 feet | 25% for lots larger than 15,000 sq ft; 30% otherwise | 0.50 for lots ≤ 12,500 sq ft |
| Inn | 1.5 acres; or 5 acres without sewer | 70 feet; 100 feet without sewer | For lots > 43,560 sq ft: front: 30 feet side: 20 feet rear: 30 feet | | | 35 feet | 25% for lots larger than 15,000 sq ft; 30% otherwise | 0.50 for lots ≤ 12,500 sq ft |

**TABLE 21.09.060-1: TABLE OF DIMENSIONAL STANDARDS
 GIRDWOOD RESIDENTIAL DISTRICTS**

| Uses | Lot Dimensions | | Minimum Setbacks | | | Building Bulk and Height | | |
|---|--------------------------------|------------|------------------|-------------|-------------|--------------------------|----------------------|----------------------|
| | Min Area (sq ft) | Min. Width | Front | Side | Rear | Max Height | Max Lot Coverage (%) | Max Floor Area Ratio |
| All other allowed uses | 8,400; or 50,000 without sewer | | | | | | | |
| gR-4: Multi-family residential district | | | | | | | | |
| Dwelling, multi-family | 12,500 | 70 feet | 20 feet [1] | 10 feet [2] | 10 feet [2] | 35 feet | 40% | n/a |
| Roominghouse | 10,400 | 70 feet | 20 feet [1] | 10 feet | 10 feet | 35 feet | 40% | n/a |
| Community buildings and uses | 10,400 | | | | | | | |
| Religious assembly | 20,800 | | | | | | | |
| All other allowed uses | 10,400 | | | | | | | |
| gR-5: Multi-family residential district | | | | | | | | |
| Dwelling, multi-family | 20,000 | 100 feet | 25 feet | 15 feet | 20 feet | 35 feet | 40% | n/a |
| Dwelling, single-family attached | See 21.09.050B.2.c. | | | | | | | |
| Dwelling, single-family detached [3] | 50,000 | 100 feet | 25 feet | 15 feet | 20 feet | 35 feet | 40% | n/a |
| Dwelling, townhouse | See 21.09.050B.2.c. | | | | | | | |
| Religious assembly | 20,800 | 80 feet | 25 feet | 15 feet | 20 feet | 35 feet | 40% | n/a |
| All other allowed uses | 10,400 | | | | | | | |
| ADDITIONAL SPECIFIC STANDARDS: | | | | | | | | |
| [1] <u>Alyeska Highway Setbacks</u> : Minimum setback of twenty-five (25) feet is required from any property line abutting the Alyeska Highway, but if the property extends into the road, the twenty-five (25) foot setback shall be measure from the edge of the road easement. | | | | | | | | |
| [2] <u>Side and rear setback flexibility</u> : Side setbacks may be reduced by 5 feet on one side of the lot, but the amount of setback reduction shall be added to the opposite side setback. Rear setbacks may be reduced by 5 feet, but the amount of reduction shall be added to the front setback. | | | | | | | | |
| [3] <u>Single-family dwellings in gR-5</u> : Single-family detached dwellings in the gR-5 are subject to the provisions of 21.09.040B.f.iii.(B). | | | | | | | | |

2. Table of Dimensional Standards: Commercial Districts

| TABLE 21.09.060-2: TABLE OF DIMENSIONAL STANDARDS GIRDWOOD COMMERCIAL DISTRICTS | | | | | | | | |
|--|------------------|------------|-----------------------|--------|---|-------------------------------|--|---------------------------|
| Uses | Lot Dimensions | | Minimum Setbacks (ft) | | | Bulk, Height and Density | | |
| | Min Area (Sq Ft) | Min. Width | Front | Side | Rear | Max. Height | Max. Lot Coverage | Max Dwelling Units / Acre |
| gC-1: Seward Highway/West Alyeska Highway Commercial District | | | | | | | | |
| All uses | 6,000 | 50 ft | 20 [2] | 20 [3] | 20 | 2 stories not to exceed 35 ft | 70% | n/a |
| gC-2: Girdwood Station/Seward Highway Commercial District | | | | | | | | |
| All uses | 6,000 | 50 ft | 13 [2] | 10 [3] | 20 [4] | 2 stories not to exceed 35 ft | 70% | n/a |
| gC-3: Old Townsite Commercial/Residential District | | | | | | | | |
| All uses | 6,000 | 50 ft | 13 [2] | 10 [3] | 10 [4] | [1] | 2,500 square feet or 50%, whichever is greater | n/a |
| gC-4: Lower Alyeska Highway Commercial District | | | | | | | | |
| All uses, ≤ 21,780 Sq Ft | 10,400 | 80 ft | 25 [2] | 10 [3] | 15 if lot size < 1 acre; 20 if lot size is ≥ 1 acre | 35 ft | 40% | 20 |
| All uses, > 21,781 Sq Ft | | | | 10 [3] | | | | |
| gC-5: New Townsite South Commercial District | | | | | | | | |
| All uses, ≤ 21,780 Sq Ft | 8,400 | 80 ft | 16 [2] | 10 [3] | 20 | 35 ft | 50% | 20 |
| All uses, 21,781 Sq Ft – 5 acres | | | 16 [2] | 20 [3] | 25 | | | |
| All uses, > 5 acres | | | 16 | 30 [3] | 30 | | | |

**TABLE 21.09.060-2: TABLE OF DIMENSIONAL STANDARDS
 GIRDWOOD COMMERCIAL DISTRICTS**

| Uses | Lot Dimensions | | Minimum Setbacks (ft) | | | Bulk, Height and Density | | |
|--|--------------------------------|------------|-----------------------|--|------|--------------------------|-------------------|---------------------------|
| | Min Area (Sq Ft) | Min. Width | Front | Side | Rear | Max. Height | Max. Lot Coverage | Max Dwelling Units / Acre |
| gC-6: Crow Creek Road Commercial/Residential District | | | | | | | | |
| All uses | 8,400; or 50,000 without sewer | 70 ft | 18 | 10; or 15 if lot size > 21,781 sq ft [3] | 15 | 35 ft | 40% | 20 |
| gC-7: Townsite Square Commercial District | | | | | | | | |
| All uses | 6,000 | 50 ft | 16 min; 20 max [5] | Zero setback permitted on one side [3] and in accordance with 21.09.040C. 2.g.iii.(D). if applicable; otherwise 10 | 15 | [1] | 70% | 20 |
| gC-8: New Townsite North Commercial District | | | | | | | | |
| All uses | 6,000 | 50 ft | 16 min; 20 max [5] | 10 [3] | 10 | 35 ft | 60% | 20 |
| gC-9: East Hightower Commercial/Residential District | | | | | | | | |
| All uses | 6,000 | 50 ft | 16 min; 20 max [5] | 10 [3] | 10 | 35 ft | 60% | 20 |
| gC-10: Upper Alyeska Highway Commercial District | | | | | | | | |
| All uses, ≤ 21,780 Sq Ft | 8,400 | 60 ft | 20 [2] | 15 [3] | 20 | 35 ft | 70% | 20 |
| All uses, 21,781 Sq Ft – 5 acres | | | 20 [2] | 20 [3] | 20 | | | |
| All uses, > 5 acres | | | 30 [2] | 30 [3] | 30 | | | |

| TABLE 21.09.060-2: TABLE OF DIMENSIONAL STANDARDS GIRDWOOD COMMERCIAL DISTRICTS | | | | | | | | |
|--|------------------|------------|-----------------------|------|------|--------------------------|-------------------|---------------------------|
| Uses | Lot Dimensions | | Minimum Setbacks (ft) | | | Bulk, Height and Density | | |
| | Min Area (Sq Ft) | Min. Width | Front | Side | Rear | Max. Height | Max. Lot Coverage | Max Dwelling Units / Acre |
| ADDITIONAL SPECIFIC STANDARDS: | | | | | | | | |
| [1]: For structures with only commercial uses: Two (2) stories not to exceed thirty-five (35) feet. For structures with only residential uses: thirty-five (35) feet. For structures with commercial uses on the ground level and residential uses above: second (2 nd) story may include loft space not a separate dwelling unit and maximum height is thirty-five (35) feet. | | | | | | | | |
| [2]: <u>Alyeska Highway Setbacks</u> - Minimum setback of twenty-five (25) feet is required from any property line abutting the Alyeska Highway, but if the property extends into the road, the twenty-five (25) foot setback shall be measured from the edge of the road easement. | | | | | | | | |
| [3]: <u>Zero Lot Line Setbacks</u> - Where adjoining property owners agree to connect buildings or cooperate in the design of a public passageway or courtyard between them, a zero lot line side set-back is allowed on one side. | | | | | | | | |
| [4]: <u>Alley Exemption</u> - Where a platted alley right-of-way abuts a parcel, there shall be no required setback along the property line. | | | | | | | | |
| [5]: <u>Maximum Front Setback Exception</u> – Limited portions of building frontage may, subject to administrative site plan review, be allowed to step back further than the maximum allowed front setback to create small usable public spaces in the front of a building. | | | | | | | | |

3. Table of Dimensional Standards: Industrial Districts

| TABLE 21.09.060-3: TABLE OF DIMENSIONAL STANDARDS GIRDWOOD INDUSTRIAL DISTRICTS | | | | | | | |
|---|------------------|------------|-----------------------|------|------|--------------------------|----------------|
| Use | Lot Dimensions | | Minimum Setbacks (ft) | | | Building Bulk and Height | |
| | Min Area (Sq Ft) | Min. Width | Front | Side | Rear | Maximum Lot Coverage | Maximum Height |
| gl-1: Ruane Road Industrial District [1] | | | | | | | |
| All uses, ≤ 1 acre | 10,400 | 80 ft | 20 | 10 | 10 | Unrestricted | 25 feet |
| All uses, > 1 acre | | | 25 | 15 | 15 | | |
| gl-2: Upper Crow Creek Industrial District [1] | | | | | | | |
| All uses | 50,000 | 150 ft | 25 | 15 | 15 | Unrestricted | 35 feet |
| ADDITIONAL SPECIFIC STANDARDS: | | | | | | | |
| [1]: Minimum setback along any property line contiguous with the GOS district is twenty (20) feet for lots less than or equal to one (1) acre in gl-1 and thirty (30) feet for all other lots in gl-1 and gl-2 districts. | | | | | | | |

4. Table of Dimensional Standards: Resort Districts

| TABLE 21.09.060-4: TABLE OF DIMENSIONAL STANDARDS GIRDWOOD RESORT DISTRICTS | | | | | | | | |
|--|------------------|------------|------------------|--|---------|--------------------------|-------------------|--------------------------|
| Use | Lot Dimensions | | Minimum Setbacks | | | Building Bulk and Height | | |
| | Min Area (Sq Ft) | Min. Width | Front | Side | Rear | Max. Height | Max. Lot Coverage | Maximum Floor Area Ratio |
| gRST-1: Original Mountain Base Resort District | | | | | | | | |
| All uses | 8,400 | 60 feet | 13 feet [1] | 10 feet; or 20 feet if lot size > 0.5 acre [2] | 20 feet | 40 feet | 50% | 0.7 [3] |
| gRST-2: New Base Resort District | | | | | | | | |
| All uses | 8,400 | 80 feet | 13 feet [1] | 10 feet; or 20 feet if lot size > 0.5 acre [2] | 20 feet | 75 feet | 50% | 0.7 [3] |
| ADDITIONAL SPECIFIC STANDARDS: | | | | | | | | |
| [1]: <u>Arlberg Road Setbacks</u> - The minimum setback along any property line abutting Arlberg Road is thirty (30) feet. | | | | | | | | |
| [2]: <u>Zero Lot Line Setbacks</u> - Where adjoining property owners agree to connect buildings or cooperate in the design of a public passageway or courtyard between them, a zero lot line setback is allowed on one side. Buildings connecting on the property line shall appear on the exterior to be two different buildings. | | | | | | | | |
| [3]: <u>FAR Incentives for Structured Parking</u> - Maximum FAR may be increased from .7 to 1.35 for uses in where structured or underground parking is provided. | | | | | | | | |

5. Table of Dimensional Standards: Other Districts

| TABLE 21.09.060-5: TABLE OF DIMENSIONAL STANDARDS OTHER GIRDWOOD DISTRICTS | | | | | | | |
|---|------------------|------------|-----------------------|--------|--------|--------------------------------|-------------------|
| Use | Lot Dimensions | | Minimum Setbacks (ft) | | | Building Bulk and Height | |
| | Min Area (Sq Ft) | Min. Width | Front | Side | Rear | Max. Height | Max. Lot Coverage |
| GA: Girdwood Airport District | | | | | | | |
| All uses, ≤ 1 acre | 10,400 | 80 ft | 20 | 10 [1] | 10 [1] | 25 feet | Unrestricted |
| All uses, > 1 acre | | | 25 | 15 [1] | 15 [1] | | |
| GOS: Girdwood Open Space District | | | | | | | |
| All uses | 10,400 | 70 ft | 25 | 25 | 25 | 2 stories, not to exceed 35 ft | 10% |

**TABLE 21.09.060-5: TABLE OF DIMENSIONAL STANDARDS
 OTHER GIRDWOOD DISTRICTS**

| Use | Lot Dimensions | | Minimum Setbacks (ft) | | | Building Bulk and Height | |
|---|------------------------------|------------|-----------------------|------|------|--------------------------------|-------------------|
| | Min Area (Sq Ft) | Min. Width | Front | Side | Rear | Max. Height | Max. Lot Coverage |
| GIP: Girdwood Institutions and Parks District | | | | | | | |
| All uses | 8,400 | 70 ft | 25 | 25 | 25 | 2 stories, not to exceed 35 ft | 30% |
| GCR-1: Commercial Recreation (Lower Valley Development Reserve) District | | | | | | | |
| All uses | All dimensions same as gR-2. | | | | | | |
| GCR-2: Commercial Recreation (Glacier-Winner Creek) District | | | | | | | |
| All uses | 50,000 | 100 ft | 25 | 25 | 25 | 2 stories, not to exceed 35 ft | 10% |
| GCR-3: Commercial Recreation (Crow Creek Historic Mine) District | | | | | | | |
| All uses | 50,000 | 100 ft | 25 | 25 | 25 | 2 stories, not to exceed 35 ft | 10% |
| GDR: Development Reserve District | | | | | | | |
| All uses | 10,400 | 70 ft | 25 | 25 | 25 | 2 stories, not to exceed 35 ft | 10% |
| GRR: Recreation Reserve District | | | | | | | |
| All uses | 10,400 | 70 | 25 | 25 | 25 | 2 stories, not to exceed 35 ft | 10% |
| GW: Girdwood Watershed District | | | | | | | |
| All uses | 50,000 | 100 ft | 25 | 25 | 25 | 2 stories, not to exceed 35 ft | 10% |

ADDITIONAL SPECIFIC STANDARDS:

[1]: In the Girdwood Airport district, the minimum setback along any property line contiguous with the GOS district shall be twenty (20) feet, if the lot is less than or equal to one acre, and shall be thirty (30) feet, if the lot area is greater than one (1) acre.