
Municipality of Anchorage

Rewrite of *Title 21: Land Use Planning Code*

ANNOTATED OUTLINE



Agenda

- **Work Plan and Schedule**
- Major Themes for Improvement from Diagnosis
- **Summary of Annotated Outline**
- General Discussion



Work Plan and Schedule

Tasks

Completed by

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

Work Plan and Schedule

Drafting Module

*Meetings in Anchorage
To Present/Discuss*

Module 1: Administration

July 2003

- 21-1 General Provisions
- 21-2 Administration
- 21-3 Procedures
- 21-9 Nonconformities
- 21-10 Enforcement

Module 2: Districts and Uses

September 2003

- 21-4 Zoning Districts
- 21-5 Use Regulations
- 12-6 Dimensional Standards

Module 3: Development Standards

December 2003

- 21-7 Development and Design Standards
- 21-8 Subdivision Standards
- 21-11 Definitions

Diagnosis: Major Themes for Improvement

- **Improve organization and format.**

- Index
- Table of Contents
- Flowcharts
- Illustrations
- Section Locators
- Easy-to-Read Page Layout
- Tables

9. Off-Street Parking Area Screening

Off-street parking areas shall be screened in accordance with the standards of Sec. 19.9.2.

O. Loading Area Design

Required off-street loading spaces (See Sec. 19.9.1-B and 19.9.1-D) shall not be located within a building, but shall be on the site of the use served or on an adjoining site. On a site adjoining an alley, a required loading space shall be accessible from the alley unless alternative access is approved by the Traffic Engineer. A required loading space shall be accessible without backing a truck across a street property line unless the Traffic Engineer determines that provision of turn-around space is infeasible and approves alternative access. An occupied loading space shall not prevent access to a required off-street parking space. A loading area shall not be located in a required setback. In addition, street side loading docks shall be set back at least 70 feet from the street property line or 110 feet from the street center line, whichever is greater. No loading bay may intrude into any portion of a required aisle or access dimension. Loading areas visible from a street shall be screened on 3 sides by a solid, decorative fence, wall, or hedge at least 6 feet in height.

Sec. 19.9.2/ Landscaping and Screening

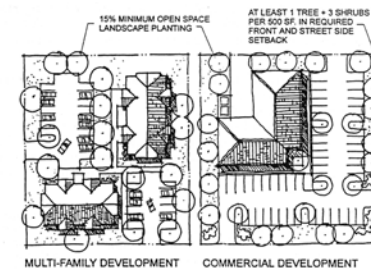
This section sets out the minimum landscaping, buffering and screening requirements for development within the City of Henderson.

A. Open Space Landscaping

1. Landscape Planting Area

Open Space Landscape planting area shall be provided in accordance with the following schedule of requirements:

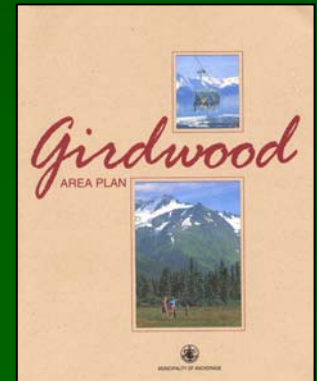
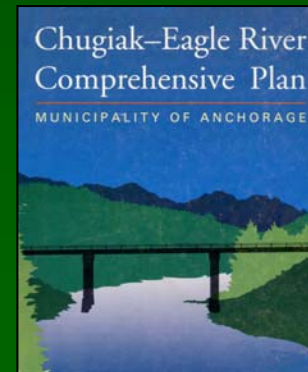
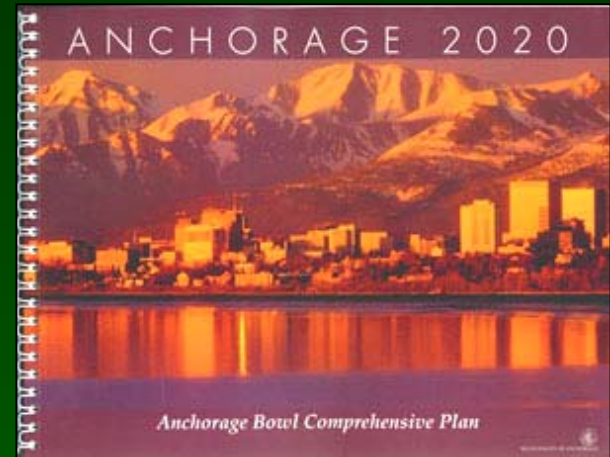
Minimum Open Space Landscaping Requirement by Zoning District (Percent of Lot)										
CN	CO	CC	CH	CT	CA	IL	IG	IP	SP	Multi-Family and Nonresidential Uses in R Districts
15	15	15	15	20	15	15	15	15	15	15



Open Space Landscaping Requirements

Diagnosis: Major Themes for Improvement

- Implement *Anchorage 2020* and other plans, especially regarding zone districts.



Diagnosis: Major Themes for Improvement

- **Protect neighborhoods.**
- **Revise and update standards to improve the overall quality of development.**



Diagnosis:

Major Themes for Improvement

- **Make the planning process efficient and consistent, while maintaining development quality.**
- **Promote economic development.**
 - (Example: Facilitate town centers)
- **Preserve industrial land supply.**
- **Examine enforcement policies and regulations.**



Proposed New T-21 Structure

- 21-1 **General Provisions**
- 21-2 **Boards, Commissions, and Municipal Administration**
- 21-3 **Review and Approval Procedures**
- 21-4 **Zoning Districts**
- 21-5 **Use Regulations**
- 21-6 **Dimensional Standards**
- 21-7 **Development and Design Standards**
- 21-8 **Subdivision Standards**
- 21-9 **Nonconformities**
- 21-10 **Enforcement**
- 21-11 **Definitions**
- 21-12 **Index**

21-1: General Provisions

CONTENTS

A. Title

B. Statutory Authority

C. Purpose of this Title

D. Applicability and Jurisdiction

E. Relationship to Other Regulations

F. Zoning and Planning Maps

G. Comprehensive Plan

H. Transitional Regulations

I. Conflicting Provisions

J. Severability

21-2: Boards, Commissions, and Municipal Administration

CONTENTS

- A. Purpose
- B. **Boards and Commissions Generally**
- C. Summary Table of Decision-Making and Review Roles
- D. **Assembly**
- E. Planning and Zoning Commission
- F. **Platting Board**
- G. **Zoning Board of Examiners and Appeals**
- H. Board of Adjustment
- I. **Administrative Hearing Officer**
- J. Urban Design Commission
- K. **Geotechnical Advisory Commission**
- L. Municipal Staff (devolution of authority)
- M. **Community Councils**

21-2: Boards, Commissions, and Municipal Administration

Procedure	ASSEMBLY	PLANNING AND ZONING COMMISSION	PLATTING BOARD	ZONING BOARD OF EXAMINERS AND APPEALS	BOARD OF ADJUSTMENT	MUNICIPAL STAFF
Title 21 Text Amendment	Review/ Decision	Review/ Recommendation				Review/ Recommendation
Temporary Uses				Appeal		Review/ Decision

21-3: Review and Approval Procedures

SUMMARY OF CONTENTS

A. Common Procedures

- Application Completeness
- Notice
- Etc.

B. Application and Review Procedures and Requirements

- Code Amendments
- Map Amendments
- Conditional Uses
- Etc.

21-3: Review and Approval Procedures

HIGHLIGHTS: User-Friendliness and Efficiency

- Table of Notice Requirements
- Consistent format and flow chart for all procedures.
- Make text match actual practice.
- Streamline procedures where possible
 - Example: Encourage simultaneous processing.
 - Example: Authorize joint hearings between Platting Board and Planning and Zoning Commission.

21-3: Review and Approval Procedures

HIGHLIGHTS: Common Procedures

- Consolidated to eliminate duplication and provide certainty
- New sections to clarify process (*e.g., authority to file applications, application completeness*)
- Pre-application conferences
 - *When required, and what must be covered?*
- Community Council meetings
 - *Mandatory versus optional?*

21-3: Review and Approval Procedures

HIGHLIGHTS: Specific Procedures

- **Rezoning: Tighten criteria.**
- **Separate conditional use (P&Z) and site plan (staff) processes.**
- **New procedures**
 - Title 21 text amendments
 - Minor modifications
 - Temporary use permits+

21-4: Zoning Districts

SUMMARY OF CONTENTS

- A. General Provisions
- B. Residential Districts**
- C. Commercial Districts
- D. Industrial Districts**
- E. Mixed-Use and Planned Development Districts
- F. Other Districts**
- G. Overlay Zoning Districts

21-4: Zoning Districts

HIGHLIGHTS

- **District Consolidations and Renaming**
 - Example: Consolidate R-1 & R-1A = new “R-1 Single Family Residential”
 - Example: Rename R-2M = new “R-3 Mixed Residential”
- **Elimination of Some Districts**
 - R-5, R-7, R-8, R-O, D-2, D-3, B-4, I-3, T
- **New Districts**
 - Airport
 - Airport Height Overlay
 - Neighborhood Conservation Overlay
 - Transit Corridor Overlay
 - Girdwood Area Districts

21-4: Zoning Districts

New Mixed-Use Districts

- Three geographic scales:
Neighborhood, Community,
Regional
- Issues
 - Applicability
 - Approval process
 - Mandatory versus voluntary use mix
 - Site area and development size
 - Mandatory versus voluntary density
 - Parking
 - Compatibility
 - Transportation circulation
 - Attractive pedestrian environment
 - Leveling the playing field

21-5: Use Regulations

SUMMARY OF CONTENTS

- A. Table of Permitted Uses
- B. Use-Specific Standards**
- C. Accessory Uses or Structures
- D. Temporary Uses or Structures**

21-5: Use Regulations

TABLE OF PERMITTED USES								
P=PERMITTED S=SPECIAL								
USE CATEGORY	USE TYPE	R 80	R 40	R 20	C T	O R D	I	USE-SPECIFIC STANDARDS
Group Living	Dormitory	P	P	P				
	Group Home				P	P	P	5.2.3(E)
	Life Care Community					P		5.2.3(C)
Household Living	Boarding House		S	S	S			5.2.3(B))
	Caretaker's Residence			P	P	P		5.2.3(D)
	Single-Family Dwelling	P	P	P				

21-6: Dimensional Standards and Measurements

TABLE OF DIMENSIONAL STANDARDS						
USE	MINIMUM LOT DIMENSIONS		MINIMUM SETBACKS (ft)			MAXIMUM HEIGHT (ft)
	Area (sq ft)	Width (ft)	Front	Side	Rear	
<i>R1 District</i>						
Single Family Dwellings	5,000	50	20	10	30	35
Multi-Family Dwellings	8,000	50	20	10	30	35

21-7: Development and Design Standards

SUMMARY OF CONTENTS

A. Purpose

B. Off-Street Parking and Loading

C. Landscaping, Buffering, Screening, and Fences

D. Natural Resource Conservation

- Stream protection
- Hillside/steep slopes
- Wildfire
- Wildlife habitat

E. Land Clearance/Vegetation Protection

F. Drainage, Stormwater Runoff, Erosion Control

G. Open Space

21-7: Development and Design Standards

SUMMARY OF CONTENTS

H. Neighborhood Protection/Transitions

I. Retail Design

J. Transportation and Access

K. Underground Utilities

L. Lighting

M. Signs

N. Northern Climate Design

- Solar access
- Wind protection
- Falling/accumulated precipitation

21-8: Subdivision Standards

SUMMARY OF CONTENTS

- A. General Provisions
- B. Dedication**
- C. Design Standards
- D. Improvements**
- E. Subdivision Agreements
- F. Conservation Subdivisions**

21-9: Nonconformities

SUMMARY OF CONTENTS

- A. General**
- B. Nonconforming Uses of Land
- C. Nonconforming Structures**
- D. Nonconforming Lots of Record
- E. Nonconforming Signs**
- F. Other Nonconformities

21-10: Enforcement

SUMMARY OF CONTENTS

A. Purpose

B. Compliance Required

C. Violations

D. Inspections; Right of Entry

E. Enforcement Actions, Remedies, and Penalties

21-11: Definitions

SUMMARY OF CONTENTS

- A. General Rules of Construction**
- B. Interpretations**
- C. Definitions**

HIGHLIGHTS

- Remove substantive or procedural requirements.
- Add new definitions as necessary.
- Illustrate key concepts.

Additional Feedback

- Please submit any additional feedback in writing to the Planning Department.

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