

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

TABLE OF CONTENTS

CHAPTER 21.13: RULES OF CONSTRUCTION AND DEFINITIONS..... 538

21.13.010 Interpretations 538

 A. General 538

 B. Record of Interpretations 538

 C. Appeal..... 538

21.13.020 Rules of Construction and Interpretation..... 538

 A. Meanings and Intent 538

 B. Headings, Illustrations, and Text 538

 C. Lists and Examples 538

 D. Computation of Time 538

 E. References to Other Regulations/Publications 539

 F. Delegation of Authority 539

 G. Technical and Non-Technical Terms 539

 H. Public Officials and Agencies 539

 I. Mandatory and Discretionary Terms 539

 J. Conjunctions 539

 K. Tenses, Plurals, and Gender 539

 L. Measurement of Distances For Separation of Land Uses 540

21.13.030 Definitions..... 540

1 **CHAPTER 21.13: RULES OF CONSTRUCTION AND DEFINITIONS**

2 **21.13.010 INTERPRETATIONS¹**

3 **A. General**

4 The Director has final authority to determine the interpretation or usage of terms used
5 in this title, pursuant to this section. Any person may request an interpretation of any
6 term by submitting a written request to the Director, who shall respond in writing within
7 30 days. The Director's interpretation shall be binding on all officers and departments
8 of the Municipality.

9 **B. Record of Interpretations**

10 The Director shall maintain a file of all interpretations made pursuant to this
11 subsection.

12 **C. Appeal**

13 Any person may appeal an interpretation by the Director regarding a term used in this
14 title to the Zoning Board of Examiners and Appeals in accordance with section
15 21.03.210.B.

16 **21.13.020 RULES OF CONSTRUCTION AND INTERPRETATION**

17 The following rules shall apply for construing or interpreting the terms and provisions of this
18 chapter.

19 **A. Meanings and Intent**

20 All provisions, terms, phrases, and expressions contained in this chapter shall be
21 construed according to the general purposes set forth in section 21.01.030 and the
22 specific purpose statements set forth throughout this chapter. When, in a specific
23 section of this chapter, a different meaning is given for a term defined for general
24 purposes in this chapter 21.13, the specific section's meaning and application of the
25 term shall control.

26 **B. Headings, Illustrations, and Text**

27 In the event of a conflict or inconsistency between the text of this chapter and any
28 heading, caption, figure, illustration, table, or map, the text shall control.

29 **C. Lists and Examples**

30 Unless otherwise specifically indicated, lists of items or examples that use terms such
31 as "for example," "including," and "such as," or similar language are intended to
32 provide examples and are not exhaustive lists of all possibilities.

33 **D. Computation of Time**

34 The time in which an act is to be done shall be computed by excluding the first day
35 and including the last day. If a deadline or required date of action falls on a Saturday,
36 Sunday, or holiday observed by the Municipality, the deadline or required date of

1 action shall be the next day that is not a Saturday, Sunday, or holiday observed by the
2 Municipality. References to days are calendar days unless otherwise stated.

3 **E. References to Other Regulations/Publications**

4 Whenever reference is made to a resolution, ordinance, statute, regulation, or
5 document, it shall be construed as a reference to the most recent edition of such
6 regulation, resolution, ordinance, statute, regulation, or document, unless otherwise
7 specifically stated.

8 **F. Delegation of Authority**

9 Any act authorized by this chapter to be carried out by a specific official of the
10 Municipality may be carried out by a designee of such official.

11 **G. Technical and Non-Technical Terms**

12 Words and phrases shall be construed according to the common and approved usage
13 of the language, but technical words and phrases that have acquired a peculiar and
14 appropriate meaning in law or practice shall be construed and understood according
15 to such meaning.

16 **H. Public Officials and Agencies**

17 All public officials, bodies, and agencies to which references are made are those of
18 the Municipality of Anchorage, unless otherwise indicated.

19 **I. Mandatory and Discretionary Terms**

20 The words "shall," "must," and "will" are mandatory in nature, establishing an
21 obligation or duty to comply with the particular provision. The words "may" and
22 "should" are permissive in nature.

23 **J. Conjunctions**

24 Unless the context clearly suggests the contrary, conjunctions shall be interpreted as
25 follows:

- 26 **a.** "And" indicates that all connected items, conditions, provisions or events
27 apply; and
- 28 **b.** "Or" indicates that one or more of the connected items, conditions,
29 provisions or events apply.

30 **K. Tenses, Plurals, and Gender**

31 Words used in the present tense include the future tense. Words used in the singular
32 number include the plural number and the plural number includes the singular
33 number, unless the context of the particular usage clearly indicates otherwise. Words
34 used in the masculine gender include the feminine gender, and vice versa.

1 **L. Measurement of Distances For Separation of Land Uses**

2 Except where stated otherwise, whenever this title requires measurement of distance
3 between use types, development sites, or lots, such measurement shall be made from
4 the nearest property line of the first reference point to the property line of the second
5 reference point.

6 **21.13.030 DEFINITIONS²**

7 When used in this title, the following words and terms shall have the meaning set forth in this
8 section, unless other provisions of this title specifically indicate otherwise.

9 **Abandonment (as used in chapter 21.11, *Nonconformities*)**

10 A situation where a nonconforming use, structure, lot, or sign that has legal nonconforming status is
11 vacated, left, or discontinued for a period of 12 months or longer.

12 **Abutting Lots**

13 Two lots abut when they share a common lot line.

14 **Access**

15 A way or means of approach to provide vehicular or pedestrian physical entrance to a property.

16 **Accessibility**

17 The extent to which a property is easily accessed or approached.

18
19 **Adjacent Lots**

20 Two lots are adjacent where they have a common lot line or where they are separated only by an alley or
21 a street right-of-way not designated as a collector on the official streets and highways plan.

22 **Afforestation**

23 The conversion of land that has not been forested for a period of time to forested land through human
24 activities such as planting and seeding.

25 **Airport Elevation**

26 The highest point of an airport's usable landing area, measured in feet above mean sea level.

27 **Alaska Water Quality Standards**

28 Those standards set forth in title 18, chapter 70, of the Alaska Administrative Code.

29 **Alley**

30 A permanent service right-of-way providing a secondary means of access to abutting properties.

31 **AMC**

32 Anchorage Municipal Code.

33 **Amortization**

34 A process where a legal nonconforming use, characteristic of use, structure, lot or sign is required to be
35 brought into compliance with the requirements of this title over a period of time with sufficient length to
36 allow the owner of the legal nonconformity to realize any reasonable investment-backed expectations
37 regarding the legal nonconformity.

- 1 **Anchorage Metropolitan Area Transportation Solutions (AMATS)**
2 The transportation planning process for the Municipality.
- 3 **Apartment or Apartment Building³**
4 Any building, or portion thereof, which is designed, built, rented, leased, let, or hired out to be occupied,
5 and which contains dwelling units for three or more families living independently of each other.
- 6 **Approach, Transitional, Horizontal, and Conical**
7 Surfaces or zones that are airspace zones defined as set forth in FAR part 77, subpart C, paragraph
8 77.25.
- 9 **Architectural Feature (as used in chapter 21.10, *Signs*)**
10 Any construction attendant to, but not an integral part of the sign, which may consist of landscape,
11 building, or structural forms that enhance the site in general; also, graphic stripes and other architectural
12 painting techniques applied to a structure that serves a functional purpose, or when the stripes or other
13 painting techniques are applied to a building provided such treatment does not include lettering, logos or
14 pictures.
- 15 **Architectural Feature (as used in chapter 21.07, *Development and Design Standards*)**
16 A part, portion, or projection that contributes to the aesthetic quality of a building or structure, exclusive of
17 signs, that is not necessary for the structural integrity of the building structure or to make the building or
18 structure habitable.
- 19 **Architectural Bay**
20 A spatial division of a wall, usually repeated at intervals as part of a series, marked off by vertical
21 supports of a structure.
- 22 **Area, Building**
23 The total of areas taken on a horizontal plane at the main grade level of the principal building and all
24 accessory buildings or structures exclusive of steps.
- 25 **Area Lighting**
26 Light fixtures located on public or private property that are designed to light spaces. Area lighting does
27 not include hardscape, façade, or landscape lighting.
- 28 **Areawide Zoning Map Amendment**
29 A zoning map amendment initiated to implement the comprehensive plan, adjust use district boundaries,
30 or redistrict property throughout a region or neighborhood as distinguished from a single subdivision or
31 tract.
- 32 **Assembly**
33 The Assembly of the Municipality of Anchorage.
- 34 **Assisted Living**
35 Has the same meaning as set forth in Alaska Statutes chapter 47.33.
- 36 **Average**
37 The equaling of an arithmetic mean. As used in section 21.07.080, *Landscaping, Screening, and Fences*,
38 this shall be interpreted to mean the plantings may be grouped together in such a way as the designer
39 may choose so long as the total number of plants meets the standard.

1 **Average Slope**

2 Average slope is calculated by the following formula:

3 $S = (I \times L \times 0.0023) / A$

4 Where:

5 S = Average slope of lot or tract in percent.

6 I = Contour interval (20 feet or less).

7 L = Sum of the length of all contours on lot or tract in feet.

8 A = Area of the lot or tract in acres.

9 **Base Flood (100-Year)**

10 The flood having a one percent chance of being equaled or exceeded in any given year.

11 **Billboard**

12 A sign structure advertising an establishment, merchandise, event, service or entertainment that is not
13 sold, produced, manufactured or furnished at the property on which the sign is located. Any other
14 outdoor advertising prohibited by the provisions of Alaska Statutes sections 19.25.075 – 19.25.180 shall
15 also be considered billboards.

16 **Block**

17 A block is defined by an area of land bounded by streets, or a combination of streets, railroad right-of-
18 way, shorelines of waterways, or municipal boundary lines.

19 **Block Length**

20 The distance between intersections of through streets, such distance being measured along the longest
21 street bounding the block and from right-of-way line to right-of-way line of the two intersecting streets.

22 **Board of Adjustment**

23 The Board of Adjustment of the Municipality of Anchorage.

24 **Board of Examiners and Appeals**

25 The Zoning Board of Examiners and Appeals of the Municipality of Anchorage.

26 **Bollard-Style Lighting**

27 Lighting consisting of short posts that incorporate a lighting element.

28 **Brightness**

29 The human perception of luminance. See *luminance* and *candela*.

30 **Buffer, Perimeter**

31 A unit of land and any plants and structures (i.e., walls, fences) thereon that is used to separate land uses
32 from each other.

33 **Building**

34 Any structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any
35 kind.

- 1 **Building, Accessory**
2 A building or structure that is on the same lot as, and of a nature customarily incidental and subordinate
3 to, a principal building or structure, and the use of which is clearly incidental and subordinate to that of the
4 principal building or structure.
- 5 **Building Coverage**
6 That percentage of the total lot area covered by buildings.
- 7 **Building Envelope**
8 The three-dimensional space within which a structure is permitted to be built on a lot and which is defined
9 by regulations governing setbacks, maximum height and bulk; by other regulations; or any combination
10 thereof.
- 11 **Building, Front Line of**
12 The line of that part of the building nearest the front property line of the lot.
- 13 **Building, Principal**
14 A structure in which is conducted the main use of the lot on which the structure is situated.
- 15 **Building Permit**
16 See **Permit, Building**.
- 17 **Building Wall (as used in chapter 21.10, Signs)**
18 Any vertical surface of a building or structure (other than a pitched roof) that is integral to and could
19 reasonably be constructed as part of the architecture of the building when a sign(s) is not being
20 contemplated. Examples of building walls include but are not limited to: awnings, canopies, marquees,
21 the vertical portion of gable roofs, parapets, mechanical penthouses, etc.
- 22 **Business**
23 An enterprise that for consideration will provide for the sale or the rental of any article, substance, or
24 commodity, including but not limited to business services and personal services.
- 25 **Caliper**
26 The diameter of a tree six inches above the ground.
- 27 **Camper**
28 A portable structure mounted on a truck or truck chassis or a converted hearse, bus, station wagon or
29 panel truck designed for use as a temporary travel dwelling.
- 30 **Candela**
31 A unit measuring luminous intensity of a lighting source. An ordinary candle has a luminous intensity of
32 one candela. See *luminance*.
- 33 **Canopy**
34 A permanent architectural element projecting out from a building façade over a sidewalk or walkway. A
35 canopy shall be at least five feet in horizontal width, and no less than eight feet and no more than 15 feet
36 above grade.
- 37 **Cartway**
38 The paved area of a street between the curbs, including travel lanes and parking areas, but not including
39 shoulders, curbs, sidewalks, or swales. If curbs are lacking and parking is restricted to shoulders, the
40 cartway is defined as the travelway (exclusive of shoulders).

- 1 **CATV**
2 A utility that operates non-broadcast facilities that distribute to subscribers the signals of one or more
3 television broadcast stations.
- 4 **Certificate to Plat**
5 A certificate prepared by a title company authorized by the laws of the state to write the title, showing the
6 names of all persons having any record title interest in the land to be platted, together with the nature of
7 their respective interests therein.
- 8 **Certificate of Occupancy**
9 A Certificate of Zoning Compliance issued by the Municipality allowing the occupancy or use of a building
10 in the Building Safety Service Area, and certifying that the structure or use has been constructed or will
11 be used in compliance with all applicable municipal codes and ordinances.
- 12 **Certificate of Zoning Compliance**
13 A document issued by the Municipality indicating that a structure or use meets the applicable zoning
14 requirements at the time of issuance.
- 15 **Civil Penalty**
16 A fine levied by the Municipality for a violation of this title.
- 17 **Color Rendering Index (of a light source) (CRI)**
18 A measure of the degree of color shift that objects undergo when illuminated by the light source as
19 compared with those same objects when illuminated by a reference source of comparable color
20 temperature.
- 21 **Combination**
22 The elimination of interior lot lines in a subdivision that does not involve the vacation of dedicated streets,
23 easements, or public areas.
- 24 **Commercial Development**
25 A planned commercial center designed specifically for commercial use.
- 26 **Commercial Subdivision**
27 A subdivision, or that part of a subdivision, that is within the AC, CBD-1, CBD-2, CBD-3, MC, MU, or O
28 zoning districts.
- 29 **Commercial Tract Site Plan**
30 A map of a commercial tract depicting building footprints, parking areas, landscaping, driveway access
31 points to the property, site drainage and any fragment lots to be contained within the commercial tract.
- 32 **Common Areas and Facilities**
33 Those areas of a subdivision, building, planned unit development or condominium, including the property
34 upon which it is located, that are for the common use and enjoyment of the owners and occupants of the
35 subdivision, building, planned unit development or condominium. The areas may include the land, roofs,
36 main walls, elevators, staircases, lobbies, halls, parking space, open space, and communal facilities.
37 Common areas are shared by all tenants and are distinguished from space designated for private use.
- 38 **Common Wall**
39 A wall extending from the footing of a building to the roof along a side lot line between two lots on which
40 the building is located.

1 **Community Council**

2 Nonprofit, voluntary, self-governing associations composed of residents, property owners, business
3 owners, and representatives from nonprofit associations and other entities located within geographical
4 areas designated as districts by the assembly. Residents, for the purpose of this chapter, are defined as
5 residents, property owners, and representatives from nonprofit associations and other entities located
6 within geographical areas designated as districts by the assembly.

7 **Comprehensive Plan**

8 The collection of long-range municipal planning documents and maps that serves as the official policy
9 guide for the long-range physical, social, and economic development of Anchorage, including the
10 provision of its public infrastructure and services. The Comprehensive Plan is comprised of a series of
11 distinct plans adopted by the Assembly as elements of the Comprehensive Plan, that each deal with
12 separate aspects of community planning. The term "Comprehensive Plan" as used in this title refers to
13 any or all of these long-range plans that taken together constitute the Comprehensive Plan for the
14 Municipality of Anchorage.

15 **Comprehensive Plan Amendment, Cosmetic**

16 An amendment that affects the appearance, style, wording, or presentation of the Comprehensive Plan,
17 but does not alter its meaning, interpretation, or recommendations. Examples of cosmetic amendments
18 include, but are not limited to: revising map or document style, format, or layout to enhance clarity;
19 revising map or text content to accurately reflect additions to municipal facilities or revisions to adjoining
20 jurisdictions' adopted plans; adding explanatory text or labels; and correcting spelling or grammar.

21 **Comprehensive Plan Amendment, Substantive**

22 An amendment that affects the intent of the Comprehensive Plan. Examples of substantive amendments
23 include, but are not limited to: revising text to address a new policy direction or the addition of a new
24 zoning district.

25 **Construction**

26 Design, engineering, contract administration, work, labor, and materials furnished for an improvement.

27 **CRI**

28 See *Color Rendering Index*.

29 **Critical Root Zone**

30 The area beneath a tree's crown, within the tree's drip line, or one foot distance from the trunk for each
31 one inch in diameter, whichever is greater. The critical root zone is the portion of the root system that is
32 the minimum necessary to maintain the vitality or stability of the tree.

33 **DBH (as used in section 21.07.020, *Natural Resource Protection*)**

34 "Diameter at breast height," or diameter of a tree at four and one-half feet off the ground.

35 **Dedication**

36 The devotion of land to a public use by the owner manifesting the intention that it shall be accepted and
37 used presently or in the future for such public purpose. A dedication by the owner under the terms of this
38 subsection is a conveyance of an interest in property, which shall be deemed to include the warranties of
39 title listed in AS 34.15.030. The dedication of streets, alleys, sidewalks, or public open space shall
40 convey a fee interest in the area dedicated. The dedication of all other public rights-of-way, including
41 utility rights-of-way, shall be deemed to create an easement in gross to perform the indicated function in
42 the area depicted.

1 **Defined Bank**

2 The usual boundaries, not the flood boundaries, of a stream channel.

3 **Density, Gross**

4 The number of dwelling units per acre in any residential development.

6 **Density, Net**

7 The total number of dwelling units on a particular tract or parcel of land, not taking into account portions of
8 the tract or parcel that contain rights-of-way for streets, lakes, other water bodies, wetlands falling under
9 the regulatory jurisdiction of the U.S. Army Corps of Engineers, or other areas restricted from developed
10 by this title.

11 **Department**

12 Unless otherwise indicated in the text of this Code, the Planning Department of the Municipality of
13 Anchorage.

14 **Developer**

15 That person or entity improving or developing land, who may or may not be the owner of the property.

16 **Development**

17 The initiation, construction, change, or enlargement of any use or structure, the disturbance of land, or the
18 division of land into two or more parcels. "Development" shall include, but not be limited to, the following:

- 19 • Construction or enlargement of a building or structure;
- 20 • Change in the type of use of a building, structure, or land;
- 21 • Material increase in the intensity of use of land, such as an increase in the number of businesses,
22 offices, manufacturing establishments, or dwelling units located in a building or structure or on the
23 land;
- 24 • Commencement or expansion of resource extraction, agricultural, horticultural, or forestry activities on
25 a parcel of land;
- 26 • Demolition of a structure or the removal of vegetation from a parcel of land;
- 27 • Deposition of refuse, solid or liquid waste, or fill on a parcel of land;
- 28 • Alteration, either physically or chemically, of the shore, bank, or channel of any stream, lake, or other
29 body of water or alteration of any wetland; and
- 30 • Any land-disturbing activity that adds to or changes the amount of impervious or partially impervious
31 cover on a land area or which otherwise decreases the infiltration of precipitation into the soil.

32 **Disability (or Handicap)**

33 Has the same meaning as "disability," pursuant to the Americans with Disabilities Act of 1990, as
34 amended, 42 U.S.C. 126.

35 **Distribution Substation**

36 A utility facility where the electric voltage is transformed for distribution through a substation transformer.

-
- 1 **Director**
2 The Director of the Planning Department or designee.
- 3 **Dwelling**
4 A building or portion of a building designed or used exclusively as the living quarters for one or more
5 families.
- 6 **Dwelling, Mobile Home**
7 A dwelling constructed and fabricated after July 13, 1994, into one or more sections at a factory and
8 designed to be joined at the location of use on a permanent foundation.
- 9 **Easement**
10 An interest in land owned by another that entitles the easement holder to a specified limited use or
11 enjoyment.
- 12 **Encroachment**
13 The projection or intrusion of a building, structure, or other land-disturbing activity into an area where
14 such projections or intrusions are typically prohibited.
- 15 **Engineer**
16 A registered professional civil engineer authorized to practice engineering in the State of Alaska.
- 17 **Entitlement**
18 Any permit or approval granted under this title, including, but not limited to zoning map amendments,
19 conditional use permits, preliminary or final plat approval, site plan approval, and variances. For
20 purposes of administering and enforcing this title, the term also includes building and land use permits.
- 21 **Erosion**
22 The wearing away of land surface by the action of wind, water, gravity, or any combination thereof.
- 23 **Erosion Control**
24 A measure, structure, or device that controls the soil material within the land area under responsible
25 control of the person conducting a land-disturbing activity.
- 26 **Existing Vegetation**
27 Vegetation that predates a development application by at least two years.
- 28 **Ex Parte Contact**
29 A communication involving a municipal official and a member of the public or a municipal consultant
30 regarding a pending quasi-judicial matter or appeal, such that the municipal official may be exposed to
31 only one perspective or part of the evidence with regard to a quasi-judicial matter pending before the
32 commission or board on which the municipal official serves. Ex parte communications occur at other than
33 a public meeting of the commission or board on which the municipal official serves at which the quasi-
34 judicial matter discussed has been publicly noticed.
- 35 **Extent Reasonably Feasible**
36 Under the circumstances, reasonable efforts have been undertaken to comply with the regulation, that the
37 costs of compliance clearly outweigh the potential benefits to the public, or would unreasonably burden
38 the proposed project, and reasonable steps have been undertaken to minimize any potential harm or
39 adverse impacts resulting from noncompliance with the regulation.

1 **Family**

2 One or more persons occupying premises and living as a single housekeeping unit, as distinguished from
3 a group occupying a roominghouse, club, fraternity house or hotel.

4 **FAR**

5 See **Floor Area Ratio**.

6
7 **Feature, Architectural**

8 See **Architectural Feature**.

9 **Fence**

10 An artificially constructed barrier which is erected to enclose, screen, buffer, enhance or separate areas.

11
12 **Fence, Open**

13 A fence constructed with openings between materials used in its construction, such that three-fourths
14 (75%) or more of a visual image or light source may be seen through the fence.

15 **Fence, Semi-Open**

16 A fence constructed with openings between materials used in its construction, such that less than 75% of
17 a visual image or light source may be seen through the fence.

18 **Fence, Screening (Opaque)**

19 A fence, including any gates, constructed of solid material, wood or masonry, through which no visual
20 images or light sources may be seen.

21 **Final Acceptance**

22 Acceptance by the Municipality, at the completion of construction, of a public improvement, constructed
23 under terms of a subdivision agreement.

24 **Flag**

25 Any fabric, banner or bunting containing distinctive colors, patterns or symbols, used as a symbol of a
26 government, political subdivision, corporate or commercial entity, or institution. A corporate or
27 commercial, or institutional flag may only display the name, trademark, or logo of the business or
28 institution on the parcel and such flag may not be used for other business or advertising purposes.

29 **Flag Lot**

30 An irregularly shaped lot in which the buildable section typically has no street frontage, but has an arm
31 that provides street access, called the "flag pole." The width of the arm does not meet the minimum lot
32 width standards in the zoning district in which it is located.

33 **Flood and Flooding**

34 A general and temporary condition of partial or complete inundation of normally dry land areas from:

- 35
- The overflow of inland or tidal waters.
- 36
- The unusual or rapid accumulation or runoff of surface waters from any source.
- 37
- Mudslides that are proximately caused or precipitated by accumulations of water on or under the
38 ground.
- 39
- The collapse or subsidence of land along the shore of a lake or other body of water as a result of
40 erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or

1 suddenly caused by an unusually high water level in a natural body of water, accompanied by a
2 severe storm, or by an unanticipated force of nature, such as a flash flood or an abnormal tide surge,
3 or by some similarly unusual or unforeseeable event which results in flooding as defined in this
4 subsection.

5 **Flood Insurance Rate Map (FIRM)**

6 The official map on which the Federal Insurance Administration has delineated both areas of special flood
7 hazards and the risk premium zones applicable to the community.

8 **Flood Insurance Study**

9 The official report provided by the Federal Insurance Administration that includes flood profiles, the flood
10 boundary/floodway map, and the water surface elevation of the base flood.

11 **Flood Hazard Area**

12 Land adjacent to a watercourse that includes the streambed, floodway, flood fringe, and the floodplain.

13 **Floodplain**

14 That area of land adjoining the channel of a river, stream or other similar body of water which may be
15 inundated by a flood that can reasonably be expected to occur. The floodplain, shall include all the land
16 within the limits of the 100-year flood, and the floodway within it if such floodway is delineated.

17 **Floodproofing**

18 Any combination of structural and nonstructural additions, changes or adjustments to structures which
19 reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities,
20 structures and their contents.

21 **Floodway, Regulatory**

22 The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to
23 discharge the base flood without cumulatively increasing the water surface elevation more than one foot.
24 The boundaries of this area shall be established on the basis of the maps and reports adopted by section
25 21.04.070.E, *Flood Hazard Overlay District*.

26 **Floodway Fringe**

27 That area of land lying between the outer limit of the regulatory floodway and the outer limit of the base
28 flood elevation. The boundaries of this area shall be established on the basis of the maps and reports
29 adopted by section 21.04.070.E, *Flood Hazard Overlay District*.

30 **Floor Area Ratio (FAR)**

31 The maximum gross floor area of all buildings on a lot or parcel, divided by the area of the lot or parcel.
32 (A floor area ratio of 2.0 provides for 23,000 gross square feet of building area on a lot with an area of
33 11,500 square feet.)

34 **Footcandle**

35 A unit of measure of the intensity of light falling on a surface, equal to one lumen per square foot and
36 originally defined with reference to a standardized candle burning at one foot from a given surface.

37 **Fragment Lot**

38 A division of a commercial tract for purposes of facilitating construction or financing of a commercial
39 development requiring multiple phases of construction. The term "fragment lot" does not include
40 properties outside of the boundaries of an approved commercial tract. Fragment lots may be described in
41 metes and bounds descriptions.

1 **Front Parking Area**

2 The portion of a site's parking areas that are between the façade of the principal building and an abutting
3 street. The Front Parking Area shall be determined by drawing a line from the front corners of the
4 building to the nearest property corners. If any such line, when connected to the plane of the front façade
5 of the building, creates an angle that is greater than 180 degrees, then the line shall be adjusted to create
6 an angle of 180 degrees. If any such line, when connected to the plane of the front façade of the building,
7 creates an angle that is less than 90 degrees, then the line shall be adjusted to create an angle of 90
8 degrees when connected to the plane of the front façade of the building. The front parking area includes
9 all parking spaces that fall at least halfway into the boundaries of the front parking area, and all parking
10 spaces associated with any pad sites located within the front parking area boundaries.
11 [ILLUSTRATIONS]

12 **Full Cut-Off**

13 A fixture that conforms to the Illuminating Engineer Society of North America (IESNA) criteria for full cut-
14 off fixtures, that is, no significant amount of the fixture's total output may be emitted above a vertical cutoff
15 angle of 90 degrees. Any structural part of the fixture providing this cutoff angle must be permanently
16 affixed.

17 **General Area of a Zoning Map Amendment**

18 The area within one mile of the property subject to the zoning map amendment.

19 **Geotechnical Advisory Commission**

20 The Geotechnical Advisory Commission of the Municipality of Anchorage.

21 **Glare**

22 Light that makes it uncomfortable or difficult to see, causing a loss of visual performance.

23 **Grade (Adjacent Ground Elevation)**

24 The lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area
25 between the building and the property line, or, when the property line is more than five feet from the
26 building, between the building and a line five feet from the building.

27 **Greenbelt**

28 A linear open space established along either a natural corridor, such as a riverfront, stream valley, or
29 ridge line, or over land along a railroad right-of-way converted to recreational use, a canal, a scenic road,
30 or other route.

31 **Grid**

32 The 100-scale grid designation as established by the Municipality.

33 **Gross Area**

34 The total site area, excluding bodies of water, to be included within a proposed development as indicated
35 on a site plan.

36 **Gross Floor Area**

37 The total horizontal area of all of the floors of a building, measured from exterior to exterior, including
38 interior balconies, mezzanines, stairwells, elevator shafts and ventilation shafts, etc.

39 **Ground Cover**

40 Grasses or other low-growing plants and landscaping.

-
- 1 **Guest**
2 Any person hiring or occupying a room for living or sleeping purposes.
- 3 **Guestroom**
4 A room intended or designed to be used for sleeping purposes.
- 5 **Health Authority Certificate**
6 A written confirmation signed by an engineer and the department of Health and Human Services
7 certifying that the on-site sewer and water system serving a single-family dwelling is functional and
8 complies with all state and local regulations and codes.
- 9 **Height (as used in section 21.04.070.C., Airport Height Overlay District)**
10 For the purpose of the airport height map, the distance above mean sea level, unless otherwise specified.
- 11 **Height, Building**
12 The vertical distance above a reference datum measured to the highest point of the coping of a flat roof or
13 to the deck line of a mansard roof, or to the midpoint of the highest gable of a pitched or hipped roof.
- 14 **Hospital**
15 Has the same meaning as set forth in Alaska Statutes chapter 18.20.
- 16 **Illuminance**
17 The measure of light intensity striking a surface, measured in footcandles.
- 18 **Impervious Surface**
19 An area of ground that, by reason of its physical characteristics or the characteristics of materials
20 covering it, does not absorb rain or surface water. All parking areas, driveways, roads, sidewalks and
21 walkways, whether paved or not, and any areas covered by buildings or structures, concrete, asphalt,
22 brick, stone, wood, ceramic tile or metal, shall be considered to be impervious surfaces.
- 23 **Improvement Areas**
24 Portions of the Municipality divided up into geographic areas for the purposes of determining public
25 improvement requirements.
- 26 **Improvements**
27 Any construction incident to servicing or furnishing facilities for a subdivision, such as grading, street
28 surfacing, curb and gutter, driveway approaches, sidewalks, crosswalks, water mains and lines, sanitary
29 sewers, storm sewers, culverts, bridges, utilities, waterways, lakes, bays and other appropriate items with
30 an appurtenant construction.
- 31 **Industrial**
32 An activity including manufacturing, processing, warehousing, storage, distribution, shipping and other
33 related uses.
- 34 **Industrial Development**
35 A planned industrial area designed specifically for industrial use.
- 36 **Industrial Subdivision**
37 A subdivision, or that part of a subdivision, that is within the I-1, I-2, IC, or MI zoning district.

- 1 **Information, Piece of**
2 A word, whole number, telephone number, price, logo, picture, exclamation point, or similar separately
3 identifiable unit on a sign.
- 4 **Joint Trench**
5 A trench excavated for the underground placement of utility distribution lines owned or operated by two or
6 more utilities.
- 7 **Junk**
8 Any worn-out, wrecked, scrapped, partially or fully dismantled, discarded tangible material, or
9 combination of materials or items, including junk vehicles as defined in section 15.20.010. Also included
10 are machinery, metal, rags, rubber, paper, plastics, chemicals and building materials which cannot,
11 without further alteration and reconditioning, be used for their original purpose.
- 12 **Land-Disturbing Activity**
13 Any use of the land by any person for any activity that results in a change in the natural cover or
14 topography and that may cause or contribute to sedimentation. Within watershed management areas,
15 land-disturbing activity shall include the clear cutting of trees unless specifically exempted by this title.
- 16 **Landmark Tree**
17 A tree or group of trees designated as such by the municipal arborist because of its exceptional value to
18 the residents of the community.
- 19 **Landing Area**
20 The area of the airport or airstrip used for landing, takeoff, or taxiing by aircraft.
- 21 **Landowner**
22 Any owner of a legal or equitable interest in real property, including the heirs, devisees, successors,
23 assigns, and agent or personal representative of the owner. The person shown on the records at the
24 Anchorage Recording District shall be presumed to be the person in control of the property.
- 25 **Landscaping**
26 Trees, shrubs, ground covers, and related improvements, including furniture and other facilities intended
27 to enhance public activity spaces both within and outside the affected development. This definition shall
28 include spaces of varying degrees of enclosure from interior spaces to transitional spaces and outdoor
29 spaces.
- 30 **Landscaping Maintenance**
31 Includes but is not limited to appropriate watering, pruning, weeding, insecticide spraying, fertilizing, plant
32 replacement and other necessary functions as required to keep all plant materials in a vigorous healthy
33 growing condition.
- 34 **Legal Access**
35 Having legal access means being contiguous to a roadway as described in AMC section 9.04.010.
- 36 **Legal Nonconforming Status**
37 A state or condition where a documented nonconforming use, structure, lot, or sign is allowed to remain
38 and be maintained until it is damaged beyond 50 percent of its value, redeveloped, or abandoned.
- 39 **Light Emitting Diode (LED)**
40 A semiconductor device that emits visible light when an electric current passes through it.

- 1 **Light, Spill**
2 Lighting from a lighting installation that falls outside of the boundaries of the property on which the
3 installation is sited.
- 4 **Light Trespass**
5 Spill light that because of quantitative, directional, or spectral content causes annoyance, discomfort, or
6 loss of visual performance and visibility.
- 7 **Lighting, Temporary**
8 Lighting installed with temporary wiring and operated for less than 60 days in any calendar year.
- 9 **Loading Space, Off-Street**
10 A space located on premises for pickup and delivery at the premises.
- 11 **Lot**
12 A parcel of land shown as an individual unit on the most recent plat of record. The term "lot" includes
13 "plot," "parcel," or "tract."
- 14 **Lot Area**
15 The amount of horizontal land area contained inside the lot lines of a lot or site.
- 16 **Lot Coverage**
17 That percentage of the total lot area covered by buildings, except as provided in section B.2.b,
18 *Projections into Required Setbacks*
- 19 **Lot, Corner**
20 A lot located at the intersection of two or more streets. A lot abutting on a curved street shall be
21 considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost
22 point of the lot meet at an interior angle of less than 135 degrees.
- 23 **Lot, Depth of**
24 The mean horizontal distance between the front and rear property lines of a lot, measured in the general
25 direction of its side property lines between the midpoint of such lines, except that such measurement shall
26 not extend outside the lot lines of the lot being measured.
- 27 **Lot, Front**
28 The front of a lot shall be construed to be the portion nearest the street. For the purposes of determining
29 setback requirements on corner lots and double-frontage lots, all sides of a lot adjacent to streets shall be
30 considered frontage, and setbacks shall be provided as required in the schedule of district regulations.
- 31 **Lot Frontage**
32 All property abutting the right-of-way of a dedicated street, private street, or road easement, measured
33 along the right-of-way between side lot lines of a lot. In no case shall the line along an alley be
34 considered as lot frontage.
- 35 **Lot, Interior**
36 A lot other than a corner lot, with frontage only on one street.
- 37 **Lot Line**
38 The fixed boundaries or property lines of a lot described by survey located on a plat filed for record.

- 1 **Lot Line, Front**
2 That boundary of a lot measured along the edge of the right-of-way of a dedicated street, private street or
3 road easement that abuts that line. In the case of a corner lot, all lines that meet this description are front
4 lot lines.
- 5 **Lot Line, Rear**
6 That boundary of a lot that is most parallel to the front lot line and does not intersect the front lot line. In
7 the case of a triangular lot, the rear lot line is a line 20 feet in length within the lot parallel to and at the
8 maximum distance from the front lot line.
- 9 **Lot Line, Side**
10 That boundary of a lot that is neither a front or rear lot line.
- 11 **Lot, Nonconforming**
12 A lot that met all legal requirements when it was platted or otherwise recorded but that does not comply
13 with the minimum lot area or minimum lot dimensions of this title, or a subsequent amendment hereto, for
14 the zoning district in which it is located.
- 15 **Lot of Record**
16 A lot that is recorded by the District Recorder's Office.
- 17 **Lot, Through and Double-Frontage Lot**
18 A lot other than a corner lot with frontage on more than one street.
- 19 **Lot, Townhouse**
20 A lot subdivided for the purposes of accommodating attached single-family residential dwelling units.
21 Such lots may or may not include additional area not covered by the structure.
- 22 **Lot, Transverse**
23 A lot that is approximately at right angles to the general pattern of other lots in the same city block.
- 24 **Lot Width**
25 The distance between straight lines connecting the front and rear lot lines at each side of the lot,
26 measured between the midpoints of such lines, provided that such measurement shall not extend beyond
27 the lot lines of the lot being measured. Flag-shaped lot width shall be measured at the midpoint of the lot
28 excluding the flagpole area of the lot.
- 29 **Lowest Floor**
30 The lowest floor of the lowest enclosed area, including basement. An unfinished or flood resistant
31 enclosure, usable solely for parking of vehicles, building access or storage, in any area other than a
32 basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as
33 to render the structure in violation of the application nonelevation design requirements of section
34 21.04.070.E.
- 35 **Lumen**
36 The unit of luminous flux (radiant energy): a measure of the amount of light emitted by a lamp. See also
37 *illuminance*.
- 38 **Luminaire**
39 A complete lighting unit consisting of one or more electric lamps, the lamp holder, reflector, lens, ballast,
40 and/or other components and accessories.

- 1 **Luminaire, Cut-off**
2 A luminaire emitting a light distribution where the candela per 1000 lamp lumens does not numerically
3 exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of
4 80 degrees above nadir. This applies to all lateral angles around the luminaire.
- 5 **Luminaire, Full Cut-off**
6 A luminaire emitting a light distribution where zero candela intensity occurs at or above an angle of 90
7 degrees above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100
8 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the
9 luminaire.
- 10 **Luminaire, Non Cut-off**
11 A luminaire emitting a light distribution where there is no candela limitation in the zone above maximum
12 candela. The luminaire may emit light in any direction.
- 13 **Luminaire, Semi Cut-off**
14 A luminaire emitting a light distribution where the candela per 1000 lamp lumens does not numerically
15 exceed 50 (5 percent) at an angle of 90 degrees above nadir, and 200 (20 percent) at a vertical angle of
16 80 degrees above nadir. This applies to all lateral angles around the luminaire.
- 17 **Luminaire, Side Shielding**
18 A vertical shield that blocks light in the direction of a sensitive land use or adjacent property, such as a
19 house.
- 20 **Luminance**
21 The luminous intensity (photometric brightness) of a light source or reflecting surface, measured in
22 candelas per square meter.
- 23 **M.A.S.S.**
24 An abbreviation for the “Municipality of Anchorage Standard Specifications,” which is a manual that
25 identifies the approved common construction practices associated with subdivision development and
26 public works projects.
- 27 **Maintenance Easement**
28 An easement appurtenant to a lot or parcel permitting entry upon another lot or parcel for the purpose of
29 maintaining, repairing or reconstructing a structure on the former lot or parcel.
- 30 **Mobile Home Park**
31 A parcel, or contiguous parcels, of land divided into two or more mobile home lots for rent or sale.
- 32 **Mean Sea Level**
33 The average height of the sea for all states of the tide. Datum is Greater Anchorage Area Borough, Post
34 Quake, U.S. Geodetic Survey of 1972.
- 35 **Maximum Extent Feasible**
36 That no feasible and prudent alternative exists, and all possible efforts to comply with the regulation or
37 minimize potential harm or adverse impacts have been undertaken.
- 38 **Minor Amendment**
39 An amendment to an approved permit or other form of approval granted under this title that involves a
40 relatively smaller amount of change from the original approval. Specific rules for granting minor
41 amendments are set forth in chapter 21.03, *Review and Approval Procedures*.

- 1 **Minor Modification**
2 A minor deviation from otherwise applicable standards of this title approved under section 21.03.180.
- 3 **Monument**
4 A permanent survey control point.
- 5 **Mounting Height**
6 The vertical distance between the lowest part of the luminaire and the ground surface directly below the
7 luminaire.
- 8 **Municipal Attorney**
9 The official legal representative for the Municipality.
- 10 **New Structures (as used in section 21.04.070.E., FHO: Flood Hazard Overlay District)**
11 Structures for which the start of construction commenced on or after September 25, 1979. The start of
12 construction means the first placement of a permanent foundation and appropriate structural framing.
- 13 **Nonconforming Use**
14 A use that was valid when brought into existence but by subsequent regulation becomes no longer
15 conforming.
- 16 **Nonconformity**
17 Any legally approved structure, lot, sign, object of natural growth, or use of land that no longer conforms
18 with the requirements of this title.
- 19 **Nonresidential Lot**
20 A lot that is not zoned for residential use.
- 21 **Nursing Facility**
22 Has the same meaning as set forth in Alaska Statutes chapter 18.20.
- 23 **Obstruction**
24 Any dam, wall, embankment, levee, dike, pile, abutment, projection, excavation, channel modification,
25 bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure or matter in, along, across
26 or projecting into any channel, watercourse or regulatory flood hazard area which may impede, retard or
27 change the direction of the flow of water, either in itself or by catching or collecting debris carried by such
28 water, or that is placed where the flow of water might carry the material downstream to the damage of life
29 or property.
- 30 **On-Site Remediation**
31 Removal of volatile and semi-volatile contaminants from soils, sediments, slurries and filter cakes within
32 300 feet of the location where the material was originally contaminated.
- 33 **Open Space, Common**
34 Open space for the common use and enjoyment of the owners and occupants of the subdivision, building,
35 planned unit development or condominium. Common means shared by all tenants and is distinguished
36 from space designated for private use.
- 37 **Open Space, Usable**
38 Open space within a proposed development site, excluding areas devoted to roadways and parking. The
39 space may be common or private.

1 **Ornamental (Decorative) Fence**

2 An artificially constructed barrier of any material or combination of materials erected primarily for its
3 beauty or decorative purposes rather than for enclosure or screening.

4 **Overlay District**

5 A unique set of zoning regulations that are superimposed on one or more established zoning districts and
6 shown on the zoning map, and subsequently impose in addition to or in place of the regulations of the
7 underlying district. The overlay district may be used to impose supplemental restrictions on uses in these
8 districts, permit uses otherwise disallowed, or implement some form of site or architectural design
9 program. Developments within an overlay district must conform to the requirements of the underlying
10 district as modified by the overlay district and as set forth in the enacting ordinance.

11 **Parcel**

12 See *Lot*

13 **Parking Space, Off-Street**

14 A space located outside of any right-of-way that is adequate for parking an automobile, meeting the
15 dimensional requirements of this title.

16 **Permeable Surface**

17 An area of ground that, by reason of its physical characteristics and the characteristics of materials
18 covering it, is able to absorb rain or surface water at a rate equal or greater than that of lawn turf.
19 Examples include natural vegetation, lawn turf, landscape beds, gardens, mulch, decorative gravel, and
20 some types of porous pavements.

21 **Permit, Building**

22 A land use permit issued by the Municipality of Anchorage pursuant to the Municipal Code and the State
23 building code authorizing the erection, construction, reconstruction, restoration, alteration, enlargement,
24 conversion, remodeling, demolition, moving, or repair of a building or structure within the Building Safety
25 Service Area.

26 **Permit, Land Use**

27 An official document issued by the Municipality of Anchorage pursuant to this title required for the
28 erection, construction, establishment, moving, alteration, enlargement, repair, placement, or conversion of
29 any building, structure, or land in any district established under this title.

30 **Permit, Sign**

31 An official document issued by the Municipality of Anchorage pursuant to this title required for the
32 construction, installation, maintenance, and operation of signs within the Municipality.

33 **Permit, Special Flood Hazard**

34 An official document issued by the Municipality of Anchorage pursuant to this title for uses, structures, or
35 activities listed in the floodplain regulations.

36 **Person**

37 Any individual, lessee, firm, partnership, association, joint venture, corporation, or agent of the
38 aforementioned groups, or the State of Alaska or any agency or political subdivision thereof.

39 **Physical Access**

40 Having physical access means being adjacent to a road suitable for travel by passenger automobiles that
41 is connected to the publicly dedicated and improved transportation network of the municipality.

-
- 1 **Pillow**
2 A sleeping accommodation for one person.
- 3 **Survey, As-Built**
4 A plan showing the true and actual location and nature of buildings, structures, plant materials, utility
5 easements, and other features or improvements that have been installed on or off the property pursuant
6 to a site and/or subdivision plan approved under this title, to be used to determine compliance with the
7 requirements of this title.
- 8 **Plan, Concept**
9 A graphical depiction of one or more potential development alternatives for one or more parcels of land
10 which includes less detail than a site plan, but which is intended to convey information such as, but not
11 limited to: various general types of land uses or use classifications, their general arrangement, and their
12 general appearance within the plan's boundary.
- 13 **Plan, Landscaping**
14 A plan, drawn to scale, showing dimensions and details of the portion of a site devoted to planting
15 materials and their maintenance.
- 16 **Plan, Master**
17 The maps, illustrations, and supporting text associated with a planned development which conveys the
18 allowable uses, densities, non-residential intensities, and arrangement of uses within the boundaries of
19 the planned development along with any associated conditions, phasing schedules, and other
20 agreements.
- 21 **Plan, Plot**
22 A map identifying the outer extents of a single unit or parcel of land that can be referenced to a recorded
23 plat or map.
- 24 **Plan, Site**
25 A plan depicting the proposed development of a property, in terms of the location, scale, and
26 configuration of buildings, uses, and other features containing all the information required by this title. A
27 site plan may include but is not limited to lot lines, adjacent lots and streets, building sites, reserved open
28 space, buildings, interior vehicular and pedestrian access, parking lot design (calculations and layout),
29 signage, lighting and screening devices, existing and proposed landscaping, topography, drainage, and,
30 depending on requirements, floor plans, building elevations and locations of proposed utility services and
31 lines, and any other information that reasonably may be required in order that an informed decision can
32 be made by the approving authority.
- 33 **Plan, Sketch**
34 An informal plan or sketch drawn to scale, and in pencil, if desired, showing the existing features of a site
35 and its surroundings and the general layout of a proposed subdivision.
- 36 **Plan, Subdivision**
37 A proposed plan of development to establish a subdivision that contains all information such as lot lines,
38 streets, easements, and other features required by this title.
- 39 **Planning Commission**
40 The Planning and Zoning Commission of the Municipality of Anchorage.

- 1 **Plat**
2 A map document prepared by a registered surveyor representing a tract of land showing the boundaries
3 and location of individual properties, streets, and other related items for identifying property.
- 4 **Plat, Final**
5 A map of a subdivision of land made up in final form ready for approval and recording.
- 6 **Plat, Preliminary**
7 A map showing the salient features of a proposed subdivision of land submitted to the platting authority
8 for purposes of preliminary consideration and approval.
- 9 **Platting Authority**
10 The Municipal Platting Board, or any other board so designated by the Assembly.
- 11 **Platting Officer**
12 A member of the Planning Department who has been assigned primary responsibilities for reviewing plats
13 and making recommendations to the Platting Authority, and who has been so designated by the Director
14 of the Planning Department.
- 15 **Plot**
16 See *Lot*
- 17 **Pre-Application Conference**
18 A meeting between an applicant and the municipal staff intended to familiarize both parties with
19 conceptual plans or proposals presented by the applicant.
- 20 **Prisoner**
21 The same meaning as defined in AS 33.30.901 as to state prisoners, and includes persons convicted of a
22 felony described in AS 11.41, *Offenses Against the Person*, in Alaska or of an offense with the same or
23 substantially similar elements in another jurisdiction until they have successfully completed all conditions
24 of parole and probation and are no longer under the supervision of the court, the Alaska Department of
25 Corrections, another state or municipal agency, or contractor to those entities. The term "prisoner" also
26 includes federal offenders in the custody, control or under the care of supervision of the United States
27 attorney general or the bureau of prisons.
- 28 **Private Enforcement Action**
29 A process by which a private individual, homeowner's association, or Community Council can request
30 that the Administrative Hearings Officer hear and investigate charges that another person or owner of
31 land has violated the requirements of this title.
- 32 **Profession**
33 An occupation, such as law, medicine, or engineering, which requires considerable training and
34 specialized study.
- 35 **Property Line**
36 A demarcation limit of a lot dividing it from right-of-way, or other lots or parcels of land.
- 37 **Public Enforcement Action**
38 An action brought by the Municipality against owners or users of land for violating the provisions of this
39 title.

1 **Public Facility**

2 Any of the following buildings and structures (including streets and highways) owned, or leased for no
3 less than ten years, including all options to extend or renew, by a government agency not exempt by law
4 from municipal land use regulation:

5 ◆ Any newly constructed building or buildings in which government operations or activities occupy
6 more than a total of 4,000 square feet on the site, and any existing building acquired by purchase
7 or lease in which government operations or activities occupy more than 15,000 square feet;

8 ◆ Any use of land over five acres in area;

9 ◆ Any regional trail alignment as shown in the areawide trails plan; and

10 ◆ Any public snow disposal site.

11 **Public Facility Project**

12 The construction or significant alteration of a public facility.

13 **Public Open Space**

14 Land dedicated or reserved for the use by the public, including but not limited to parks, greenbelts,
15 recreation areas, and school sites.

16 **Public Utility**

17 Any person or organization subject to regulation under AS 42.05.

18 **Record of Survey Map**

19 A map prepared by a professional land surveyor that reestablishes survey controls, boundaries, locations
20 of improvements, or the alignment of right-of-ways for recording

21 **Recreational Vehicle**

22 A vehicular type unit primarily designed as temporary living quarters for travel, camping, recreational or
23 vacation usage, which either has its own motive power or is mounted on or drawn by another vehicle.
24 The basic entities are travel trailer, camping trailer, pickup truck camper, fifth-wheel and motor home.

25 **Redevelopment**

26 The removal and replacement, rehabilitation, or adaptive reuse of an existing structure or structures, or of
27 land from which previous improvements have been removed.

28 **Regulatory Floodway**

29 See **Floodway, Regulatory**.

30 **Reinforcement**

31 Repair, replacement, or addition of a crossarm, guy, pole, stub, or conductor for a utility distribution
32 facility.

33 **Relocation**

34 A change in alignment of more than six spans.

35 **Reserve Strips**

36 Narrow strips of land adjacent to a street that are privately owned and are used to retain access to
37 flagpole lots.

1 **Residential**

2 Activity involving the occupation of buildings for living, cooking, sleeping, and recreation.

3 **Residential Cluster Development**

4 A development design technique that concentrates buildings in specific areas on the site in a manner that
5 would not otherwise be permitted in the underlying zoning district.

6 **Residential Subdivision**

7 A subdivision, or that part of a subdivision, that is within an R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-9, R-10,
8 RMX, or TA zoning district.

9 **Rezoning (Map Amendments)**

10 An amendment to the map and/or text of this title to effect a change in the boundaries of any zoning
11 district or the zone classification of any parcel of land in the Municipality.

12 **Right-of-Way**

13 Streets, avenues, ways, boulevards, drives, circles, courts, alleys, sidewalks, walkways, trails, and other
14 such areas granted or dedicated for the use of the public for the placement of utilities and/or for the
15 passage of vehicles and/or pedestrians, including the space above and beneath such areas.

16 **Runway**

17 A defined area on land or water prepared for use for landing and takeoff of aircraft.

18 **Salvageable Improvements**

19 As used in section 21.08.080, *Subdivision Agreements*, and describes those portions of street
20 improvements constructed within a dedicated right-of-way that are usable as a part of the finally
21 constructed street. Salvageable improvements include such items of work as clearing and grubbing,
22 removal of unsuitable material and placement of classified backfill, but do not include temporary surfacing
23 and other work that would not be usable or beneficial to final street construction. This definition applies
24 only to those streets that are not, during their initial construction, improved to the final paved standard of
25 the municipality.

26 **Screening Structure**

27 A decorative fence four feet to six feet high.

28 **Secondary Building**

29 A building detached from a principal building located on the same lot and customarily incidental and
30 subordinate to the principal building or use.

31 **Setback**

32 The minimum distance required between any building or structure and a street right-of-way or lot line, or
33 from some other feature or object from which a separation distance is required.

34 **Setback, Front**

35 A setback that extends across the full frontage of a lot or tract on a public or private street. The front
36 setback is defined by the front lot line.

37 **Setback, Rear**

38 A setback that extends across the full rear of a lot or tract. The rear setback is defined by the rear lot
39 line. Corner lots, through lots, and three-sided lots do not have rear setbacks.

- 1 **Setback, Side**
2 Any setback that is not a front or rear setback. Generally, side setbacks extend from the inner boundary
3 of the front setback (or from the front property line of the lot or tract where no front setback is required) to
4 the inner boundary of the rear setback (or to the rear property line of the lot or tract where no rear setback
5 is required.) For corner and through lots, setbacks remaining after front setbacks have been established
6 shall be considered side setbacks.
- 7 **Service Canopy**
8 A permanent roofed shelter such as fuel station pump island canopies and bank drive-through canopies.
9 A point of service canopy is a canopy under which a business provides some service to a customer, such
10 as food service, a bank transaction, or the like.
- 11 **Service Connection**
12 Conductors transmitting utility service from a utility distribution line to a customer's riser or service
13 entrance.
- 14 **Shadow Platting**
15 The platting of property in such a way as to provide for future subdivision into smaller lots.
- 16 **Shrub**
17 A woody perennial plant having more than one main stem at the ground, usually attaining a height of less
18 than 15 feet.
- 19 **Sidewalk**
20 An improved right-of-way for pedestrian circulation that is part of the street right-of-way.
- 21 **Sight Distance Triangle**
22 Refers to the roadway area visible to the driver. The required length is the distance necessary to allow
23 safe vehicular egress from a street, driveway, or alley to a street.
- 24 **Sign**
25 Any visual communication display, object, device, graphic, structure or part, situated indoors or outdoors,
26 or attached to, painted on or displayed from a building or structure, in order to direct or attract attention to,
27 or to announce or promote, an object, product, place, activity, person, institution, organization, or
28 business or the like, by means of letters, words, model, banner, flag, pennant, insignia, device, designs,
29 colors, symbols, fixtures, images, illuminations or representation used as, or which is in the nature of an
30 announcement, direction, or advertisement.
- 31 **Sign, Animated**
32 A sign that contains animation or animated effects, changeable copy, flashing, or moving parts.
- 33 **Sign, Banner**
34 A sign made of lightweight fabric or similar material with no enclosing framework that is mounted to a
35 building or other structure at one or more edges.
- 36 **Sign, Building**
37 Any sign attached to any part of a building and including wall, awning, canopy, and projecting signs. A
38 wall sign is a building sign that is parallel to and does not extend from the wall more than 12 inches.
- 39 **Sign, Changeable Copy**
40 A portion of a sign with letters, characters, or graphics that are not permanently affixed to the structure,
41 framing, or background allowing the letters, characters or graphics to be modified from time to time

1 manually or by electronic or mechanical devices, such as a bulletin board or electronic message board.
2 Changeable copy signs may not be used to display commercial messages relating to products or services
3 that are not offered on the property.

4 **Sign, Construction**

5 A temporary sign identifying a project or facility during the time of construction. Such signs typically
6 include the name of an architect, engineer, and/or contractor for a building or project located on the
7 parcel.

8 **Sign, Converted**

9 A sign that was temporary or portable that was subsequently affixed to the ground or a building so as to
10 become permanent.

11 **Sign, Entrance or Exit**

12 A sign located at the driveway entrance or exit and intended to provide for safe ingress and egress.

13 **Sign, Freestanding**

14 A sign supported from the ground and not attached to any building. A freestanding sign may be
15 supported by one or more poles or a solid base. Pole signs are considered freestanding signs.

16 **Sign, Historic**

17 Any sign that has been designated as historic by the Urban Design Commission.

18 **Sign, Ideological or Political**

19 Any temporary sign displaying or advocating an idea, opinion, or position on any social, cultural, religious,
20 or political issue and containing no commercial message.

21 **Sign, Illuminated**

22 Any sign which is partially or entirely illuminated internally or externally so as to make the sign more
23 visible.

24 **Sign, Inflatable**

25 Any inflatable shape or figure designed or used to attract attention to a business event or location.
26 Inflatable promotional devices shall be considered to be temporary signs under the terms of this chapter
27 and, where applicable, subject to the regulations thereof.

28 **Sign, Instructional**

29 A sign that has a purpose secondary to the use on the lot and that is intended to instruct employees,
30 customers, or users as to matters of public safety or necessity such as specific parking requirements, the
31 location or regulations pertaining to specific activities on the site or in the building, and including a sign
32 erected by a public authority, utility, public service organization, or private industry that is intended to
33 control traffic; direct, identify or inform the public; or provide needed public service as determined by the
34 rules and regulations of governmental agencies or through public policy.

35 **Sign, Nonconforming**

36 A sign which was legally erected, but which is no longer in compliance with the requirements of this title.

37 **Sign, Off-Premises**

38 See *Billboard*.

- 1 **Sign Plate**
2 A building sign which does not exceed two square feet indicating the street number, the name of the
3 person, business, profession or activity occupying the lot, building, or part thereof; or other information
4 pertaining to the use on the lot.
- 5 **Sign, Portable**
6 Any sign that is not permanently attached to the ground or other permanent structure, or a sign designed
7 to be transported on wheels, skids, a bench, runners, brackets, or has a frame to which wheels, skids,
8 runners, brackets, or similar mechanical devices can be attached to or support the sign. A portable sign
9 also includes inflatable devices and mobile signs such as parked trailers or vehicles, which include signs
10 which are visible from the public right-of-way unless such vehicle is used in the normal day-to-day
11 operations of the business.
- 12 **Sign, Pole**
13 A sign that is mounted on a freestanding pole or poles, or other support structure that is visible.
- 14 **Sign, Projecting**
15 A sign that is attached to a building wall and extending perpendicular to (or approximately perpendicular
16 to) the building wall and 12 inches or more beyond the face of the wall.
- 17 **Sign, Roof**
18 A sign, or any portion thereof, erected, constructed, painted, placed, or projecting upon or over the roof or
19 parapet wall of any building whether the principal support for the sign is on the roof, wall or any other
20 structural element of the building.
- 21 **Sign, Temporary**
22 A sign that is designed to be used only temporarily and is not intended to be permanently attached to a
23 building, structure or permanently installed in the ground. These include, but are not limited to, political
24 signs, special event signs, and for sale or leasing signs. Mobile and portable signs are temporary signs.
25 Temporary signs may be displayed as window signs.
- 26 **Sign, Traffic**
27 A sign indicating federal, state, or municipal regulations for automobile, truck, bicycle, and/or pedestrian
28 movement.
- 29 **Sign, Window**
30 A sign that is applied or attached to a window or door, or a sign located near a window within a building
31 for the purpose of being visible to and read from the outside of the building except for signs that are not
32 legible from a distance of more than three feet beyond the building in which such sign is located.
- 33 **Significant Alteration⁴**
34 An alteration costing more than \$500,000.00 or 20 percent of the value of the public facility, whichever is
35 less.
- 36 **Site Condominium**
37 [RESERVED]
- 38 **Site Plan**
39 See **Plan, Site**.

1 **Site Plan Review**

2 The process whereby the reviewing authority reviews the site plans and maps of a developer to ensure
3 that they meet the stated purposes and standards of the zone, provide for the necessary public facilities
4 such as roads and schools, and protect and preserve topographic features and adjacent properties
5 through appropriate siting of structures and landscaping.

6 **Site Selection**

7 The process by which the Municipality shall review and decide the selection of a site for a public facility.

8 **Slope**

9 The vertical elevation of a land area divided by the horizontal distance, expressed as a percentage.

10 **Space**

11 As used in section 21.05.030, *Mobile Home Parks*, a defined land area in a mobile home park on which a
12 mobile home may be placed and which is described by boundary lines measured in terms of:

13 Its depth expressed as a mean distance between the front and rear of the space, measured in the general
14 direction of the side space lines.

15 Its width expressed as a mean distance between the side lines of the space, measured in the general
16 direction of the front and rear space lines.

17 **Special Hazard Area**

18 An area having special flood, mudslide, or flood-related erosion hazards.

19 **Special Limitation**

20 A provision adopted by ordinance which restricts the permitted principal uses and structures otherwise
21 allowed in a zoning district or which requires compliance with design standards not otherwise required by
22 zoning district regulations or other sections of this title.

23 **Start of Construction**

24 Includes substantial improvement, and means the date the building permit was issued, provided the
25 actual start of construction, repair, reconstruction, placement or other improvement was within 180 days
26 of the permit date. The actual start means either the first placement of permanent construction of a
27 structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of
28 columns or any work beyond the stage of excavation; or the placement of a manufactured home on a
29 foundation. Permanent construction does not include land preparation, such as clearing, grading and
30 filling; nor does it include the installation of streets or walkways; nor does it include excavation for a
31 basement, footings, piers or foundation, or the erection of temporary forms; nor does it include the
32 installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling
33 units or not part of the main structure.

34 **State Highway Project**

35 A highway project that has received design authorization from the Federal Highway Administration or
36 legislative approval from the state legislature.

37 **Station**

38 As used in connection with a drive-in bank, a location which is adequate to accommodate a single vehicle
39 at any one time for the purpose of allowing occupants of that vehicle to receive automated or personal
40 service from a financial institution while remaining in the vehicle.

1 **Steep Slope**

2 A slope that is 20 percent or greater.

3 **Stormwater**

4 Surface water runoff originating from surface water, rain, snowmelt, wash waters, street wash, subsurface
5 drainage, or other drainage but excludes wastewater as defined in title 15 of the Anchorage Municipal
6 Code.

7 **Story**

8 That portion of a building between any floor and the next floor above, except that the topmost story shall
9 be that portion of a building between the topmost floor and the ceiling or roof above it. If the finished floor
10 level directly above a basement, cellar, or unused floorspace is more than six feet above grade for more
11 than 50 percent of the total perimeter or is more than 12 feet above grade at any point, such basement,
12 cellar, or unused floorspace shall be considered a story.

13 **Story, Half**

14 A story under a gable, hip, gambrel or mansard roof, the wall plates of which on at least two opposite
15 exterior walls are not more than two feet above the floor of such story.

16 **Stream**

17 Any natural conveyance of water flowing in a definite course or channel and possessing a bed and banks.
18 This includes any reaches of natural streams that have been modified or channeled that still convey
19 flows. A natural stream conveys more flow than can be attributed to a single snowmelt or rainfall event.

20 **Stream Bed**

21 That portion of a stream utilized for water flow during nonflood periods, normally extending from the
22 thalweg (low point) to each bank.

23 **Street**

24 A right-of-way improved for vehicular and pedestrian travel permanently open to general use that affords
25 the principal means of access to abutting property, such as an avenue, place, drive, boulevard, highway
26 and any other similar public thoroughfare, except an alley.

27 **Street, Access**

28 A street constructed to provide physical access to a subdivision.

29 **Street, Alley**

30 A public right-of-way providing secondary access to abutting properties.

31 **Street, Arterial**

32 Higher order streets with controlled access that are intended for through or regional traffic moving
33 between urban centers and not intended for local or residential neighborhood traffic. These streets have
34 multiple travel lanes, provide access to regional travelways, and carry high volumes of traffic.

35 **Street, Collector**

36 Streets that penetrate various land use classifications to provide both land access and mobility within
37 neighborhoods and commercial areas. Their primary function is traffic service, collecting traffic from
38 intersecting streets and funneling it to major thoroughfares. A major collector roadway/street has limited
39 direct access from individual lots/parcels. A minor collector roadway/street allows direct access of
40 individual lots/parcels.

- 1 **Street, Commercial**
2 An interior street in a commercial subdivision.
- 3 **Street, Cul-de-Sac**
4 A street having only one outlet, with provision for a turnaround at its termination, and which is not
5 intended to be extended or continued to serve future subdivisions or adjacent land.
- 6 **Street, Dead End**
7 A right-of-way that terminates without a cul-de-sac or a temporary turnaround and the terminus of which
8 has the same width as the width of the right-of-way.
- 9 **Street, Frontage**
10 A street adjacent to an arterial or higher order street that is intended to serve lots adjacent to the arterial.
- 11 **Street, Half**
12 A portion of a right of way, including the street pavement that is directly adjacent to a lot's frontage as
13 measured from the ultimate street centerline.
- 14 **Street, Interior**
15 A street contained entirely within the boundaries of a subdivision.
- 16 **Street, Loop**
17 A street that originates and terminates at intersections with the same street.
- 18 **Street, Peripheral**
19 A street parallel to the boundary of a subdivision and whose right-of-way abuts that boundary.
- 20 **Street, Residential**
21 An interior street in a residential subdivision designed and intended to serve local areas. Residential
22 streets feed traffic into collector and arterial street systems.
- 23 **Street, Stub**
24 A dead-end interior street provided for eventual extension onto unplatted land.
- 25 **Strip Commercial Area**
26 A developed business frontage along a street and no more than 200 feet in depth from the front property
27 line.
- 28 **Structure**
29 Anything that is constructed or erected and located on or under the ground, or attached to something
30 fixed to the ground, including a walled and roofed building, and/or a gas or liquid storage tank that is
31 principally above ground.
- 32 **Subdivider**
33 A person, firm, association, partnership, corporation, governmental unit, or combination of any of these
34 that may hold any recorded or equitable ownership interest in land being subdivided. The terms shall
35 also include all heirs, assigns, or successors in interest, or representatives of the subdivider, owner,
36 proprietor, or developer.

1 **Subdivision**

2 The division of a tract or parcel of land into two or more lots, sites or other divisions for the purpose,
3 whether immediate or future, of sale, lease or building development, including any resubdivision, and,
4 when appropriate to the context, the process of subdividing or the land subdivided.

5 **Subdivision Agreement**

6 A document which is approved by the Department of Project Management and Engineering which
7 specifies the tentative location, construction schedule, and estimated costs of public improvements to be
8 constructed as part of subdivision development.

9 **Subdivision, Minor**

10 The division of a tract or parcel of land into no more than three tracts or eight lots, which can be approved
11 administratively.

12 **Submission Date with Platting Authority**

13 That date when the Planning Department accepts a fee for the submission of a plat.

14 **Surveyor**

15 A land surveyor who is registered in the state.

16 **Substantial Improvement**

17 Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent
18 of the market value of the structure either:

19 Before the improvement or repair is started; or

20 If the structure has been damaged and is being restored, before the damage occurred. For the purposes
21 of this definition, substantial improvement is considered to occur when the first alteration of any wall,
22 ceiling, floor or other structural part of the building commences, whether or not that alteration affects
23 the external dimensions of the structure. The term does not, however, include either:

- 24 1. Any project for improvement of a structure to comply with existing state or local health,
25 sanitary or safety code specifications which are solely necessary to ensure safe living
26 conditions; or
- 27 2. Any alteration of a structure listed on the National Register of Historic Places or a state
28 inventory of historic places.

29 **Substation Transformer**

30 A utility facility that transforms electric voltage to the level supplied to the distribution system.

31 **Surrounding Development**

32 Immediately adjacent development on the same block face or on facing blocks as the subject site, as well
33 as prevalent patterns established in the existing neighborhood located within one-quarter mile of the
34 subject development site.

35 **Surrounding Neighborhood of a Zoning Map Amendment**

36 The land whose owners are entitled to notice of the zoning map amendment under chapter 21.03.

37 **Target Area**

38 An area designated under section 21.08.070 as a location in which overhead distribution lines are to be
39 placed underground as provided in this chapter.

- 1 **Tax Parcel**
2 An area of land shown as a unit or as continuous units on the current municipal real property tax roll.
- 3 **Thread of a Stream**
4 A line following the thalweg (low point) of a stream.
- 5 **Through Lot**
6 See *Lot, Through*
- 7 **Topographic Map**
8 A map showing the landform by the use of contour lines.
- 9 **Townhouse Unit**
10 One of three or more attached dwelling units where each unit is on its own lot.
- 11 **Tract**
12 A unit, or contiguous units, of land under single ownership.
- 13 **Traffic Control Device**
14 Includes all physical, mechanical and electrical equipment that directs, channelizes, commands or
15 controls traffic movement. These devices include but are not limited to signs, channelization, signals, and
16 striping.
- 17 **Trail**
18 A way designed for and used by equestrians, pedestrians, and cyclists using non-motorized transport.
19
- 20 **Travel Trailer**
21 A motor vehicle, or portable vehicular structure capable of being towed on the highways by a motor
22 vehicle, designed and intended for casual or short-term human occupancy for travel, recreational and
23 vacation uses, identified by a model number, serial number and vehicle registration number, equipped
24 with limited water storage and other self-contained living facilities.
- 25 **Tree**
26 A woody perennial plant having a single main stem.
- 27 **Tree, Deciduous**
28 A tree that loses its leaves annually.
- 29 **Tree, Evergreen**
30 A tree that retains its leaves.
- 31 **Tree Retention Area**
32 An area in which measures have been taken to protect existing trees from damage or loss during
33 construction and development.
- 34 **Tributary**
35 Any branch, fork, or channel that flows into and connects to a stream and also meets the basic definition
36 of a stream.
- 37 **Unified Sign Plan**
38 [RESERVED]

- 1 **Urban Design Commission**
2 The Urban Design Commission of the Municipality of Anchorage.
- 3 **Usable Open Space**
4 See **Open Space, Usable**.
- 5 **Use, Accessory**
6 As applied to a use, building, or structure, customarily subordinate or incidental to and located on the
7 same lot with a principal use, building, or structure.
- 8 **Use, Conditional**
9 A use or occupancy of a structure, or a use of land, permitted only upon issuance of a conditional use
10 permit and subject to the limitations and conditions specified therein.
- 11 **Use, Principal**
12 Any main activity permitted by this title.
- 13 **Use, Temporary**
14 Those land uses and structures that are needed or are in place for only short periods of time.
- 15 **Use District**
16 See **Zoning District**.
- 17 **Utility**
18 A public utility as defined in Alaska Statutes title 42.
- 19 **Utility Distribution Line**
20 All or any part of a conductor and supports owned or operated by a utility and used:
21 To transmit no more than 69 kilovolts of energy; or
22 To transmit messages, impressions, pictures, or signals by means of electricity or electromagnetic waves;
23 between a distribution substation or central office and the lot line of a customer's premises, excluding
24 auxiliary equipment such as aboveground transformers, switching devices, pad-mounted distribution
25 facilities, and CATV power supplies.
- 26 **Vacation**
27 The act of making legally void any right-of-way, easement, public area, or other public interest.
- 28 **Variance**
29 A grant of relief from the requirements, or a relaxation of the strict application of the terms of this chapter
30 that permits construction in a manner that would otherwise be prohibited by this chapter. This definition
31 shall not be construed to permit a use in any district which use is prohibited therein.
- 32 **Verification of Nonconforming Status**
33 A document issued by the Municipality confirming the legal nonconforming status of a use, structure, or
34 characteristic of use.
- 35 **Violator**
36 A violator of this title is a person who:

1 Occupies, maintains, alters, constructs, or establishes a structure, or use of land or a structure, in
2 violation of this title;

3 Owns, controls, or has the right to control land or a structure where a structure, or use of land or a
4 structure, is occupied, maintained, altered, constructed, or established in violation of this title; or

5 As principal or agent, violates this title under section 21.12.030, *Violations*.

6 **Walkway**

7 A right-of-way, dedicated to public use, which crosses within a block to facilitate pedestrian access to
8 adjacent streets and properties.

9 **Wall**

10 The vertical exterior surface of a building or structure.

11 **Warranty Period**

12 The period for which a subdivider's warranty remains in effect under section 21.08.080.

13 **Water Body**

14 A pond, lake, or other natural or artificial collection of water, whether permanent or temporary, not
15 including wetlands or watercourses.

16 **Watercourse**

17 A channel in which a flow of water occurs with some degree of regularity. Watercourses may be either
18 natural or artificial and may occur either on the surface or underground.

19 **Water-Dependent**

20 Any use or activity whose primary purpose requires direct access to a water body, or which can be carried
21 out on, in or adjacent to a water body only. The activity or use would not be possible if located away from
22 water sites or without direct water access.

23 **Water-Related**

24 Any use or activity which is not directly dependent upon access to a water body, but which provides
25 goods or services that are directly associated with water dependence or provide direct physical or visual
26 public access or use of the municipal waterfront, and which, if not located adjacent to a water body, would
27 result in a public loss of quality in goods or services offered or public access to the waterfront.

28 **Where Physical Conditions Permit**

29 That the development application must comply with the regulation unless the applicant can demonstrate
30 that it is not physically possible to do so due to land form, sight line requirements, existing trees, utilities,
31 drainage requirements, access requirements or other constraints on the land.

32 **Yard, Usable**

33 One or more of the following located on the same lot or tract as the principal structure, for use by the
34 residents thereof for outdoor activities:

35 Well-drained open areas covered with lawn grass or other suitable cover material;

36 Paved areas such as sidewalks, recreation areas, patios, and the like, that are designed for the specific
37 use and enjoyment of the residents;

38 Private balconies or decks;

1 Roofs available for outdoor activity.

2 **Zoning Board of Examiners and Appeals**

3 The Zoning Board of Examiners and Appeals of the Municipality of Anchorage.

4 **Zoning District**

5 A specifically delineated area or district within which uniform standards govern the use, placement,
6 spacing, size, and form of land and buildings.

7 **Zoning Map**

8 The map or maps that are a part of this title and that delineate the boundaries of all mapped zoning
9 districts within the physical boundaries of the Municipality.

ⁱ NOTE: This subsection includes a suggested new process to ensure that the Director's interpretation binds employees in other departments (e.g., BS zoning plan reviewers, ROW enforcement officers, DHHS child care reviewers) who deal with title 21.

² 2005 NOTE: Dozens of changes have been made to this section based on comments – new definitions added, some deleted, some revised, etc.

³ Term is used in 21.05, but no definition is included in that chapter.

⁴ NOTE: Does this definition apply only to public facilities?