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CHAPTER 21.05: USE REGULATIONS

21.05.010 TABLES OF ALLOWED USES

Tables 21.05-1 and 21.05-2 below list the uses allowed within all base zoning districts. Each of the listed uses is defined in sections 21.05.030 through 21.05.060.

A. Explanation of Table Abbreviations

1. Permitted Uses

“P” in a cell indicates that the use is allowed by right in the respective zoning district. Permitted uses are subject to all applicable regulations of this title, including the use-specific standards set forth in this chapter and the development and design standards set forth in chapter 21.07.

2. Administrative Site Plan Review

“S” in a cell indicates that the use requires administrative site plan review in the respective zoning district in accordance with the procedures of section 21.03.080.B, *Administrative Site Plan Review*. The site plan review process is intended to determine compliance with the development standards of this title, not to review the appropriateness of the use itself.

3. Major Site Plan Review

“M” in a cell indicates that the use requires major site plan review in the respective zoning district, in accordance with the procedures of section 21.03.080.C, *Major Site Plan Review*. The site plan review process is intended to determine compliance with the development standards of this title, not to review the appropriateness of the use itself.

4. Conditional Uses

“C” in a cell indicates that, in the respective zoning district, the use is allowed only if reviewed and approved as a conditional use in accordance with the procedures of section 21.03.070, *Conditional Uses*. Throughout this title, the term “conditionally allowed” means that approval through the conditional use process is required.

5. Multiple Abbreviations¹

Where Table 21.05-1 or Table 21.05-2 indicates more than one abbreviation for a particular use, such as “P/M” or “S/M,” then the applicable review procedure is determined by size, geographic location, or other characteristic of the use as specified in this Code. For commercial uses, see section 21.05.020.C., which applies special standards and procedures for commercial uses over 25,000 square feet. For other uses with multiple abbreviations, the procedure shall be as specified in the applicable use-specific standards.

6. Prohibited Uses

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

7. Use-Specific Standards

Regardless of whether a use is allowed by right, subject to major or administrative site plan review, or permitted as a conditional use, there may be additional standards that are applicable to the use. The existence of these

1 use-specific standards is noted through a cross-reference in the last column
2 of the table. These standards apply in all districts unless otherwise specified.

3 **B. Table Organization**

4 In Tables 21.05-1 and 21.05-2, land uses and activities are classified into general “use
5 categories” and specific “use types” based on common functional, product, or physical
6 characteristics, such as the type and amount of activity, the type of customers or
7 residents, how goods or services are sold or delivered, and site conditions. This
8 classification provides a systematic basis for assigning present and future land uses
9 into appropriate zoning districts. This classification does not list every use or activity
10 that may appropriately exist within the categories, and specific uses may be listed in
11 one category when they may reasonably have been listed in one or more other
12 categories. The use categories are intended merely as an indexing tool and are not
13 regulatory.

14 **C. Unlisted Uses**

15 When application is made for a use category or use type that is not specifically listed
16 in Tables 21.05-1 and 21.05-2, the procedure in section 21.03.210, *Use Classification*
17 *Requests*, shall be followed.

18 **D. Use for Other Purposes Prohibited**

19 Approval of a use listed in Tables 21.05-1 and 21.05-2, and compliance with the
20 applicable use-specific standards for that use, authorizes that use only. Development
21 or use of a property for any other use not specifically allowed in the tables and
22 approved under the appropriate process is prohibited.

23

1

E. Table of Allowed Uses – Residential Districts²

TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL DISTRICTS												
		P = Permitted Use			S = Administrative Site Plan Review							
		C = Conditional Use			M = Major Site Plan Review							
Use Category	Use Type	R 1	R 2	R 3	R 4	R 5	R 6	R 7	R 9	R 10	Use-Specific Standards	
RESIDENTIAL USES												
Household Living	Dwelling, mixed-use				P						21.05.030.A.1.	
	Dwelling, multiple-family			P	P			P			21.05.030.A.2.	
	Dwelling, single-family attached		P	P							21.05.030.A.3.	
	Dwelling, single-family detached	P	P	P		P	P	P	P	P	21.05.030.A.4.	
	Dwelling, townhouse			S	S						21.05.030.A.5.	
	Dwelling, two-family		P	P		P	P	P	P		21.05.030.A.6.	
	Dwelling, mobile home					P					21.05.030.A.7.	
	Mobile home park			C	C	C						21.05.030.A.8.
Group Living	Correctional community residential center										21.05.030.B.1.	
	Habilitative care facility	C	C	C	C	C	C	C			21.05.030.B.2.	
	Residential care (8 or fewer residents)	P	P	P	P	P	P	P	P		21.05.030.B.3.	
	Residential care (9 or more residents)	C	C	P	P	P	C	C			21.05.030.B.3.	
	Roominghouse			C	P						21.05.030.B.4.	
	Transitional living facility				P							
PUBLIC / INSTITUTIONAL USES												
Adult Care	Adult care (9 to 15 persons)	C	C	C	C	C					21.05.040.A.	
	Adult care (16 or more persons)	C	C	C	C	C					21.05.040.A.	
Child Care	Child care facility (9 or more children)	C	C	C	C	C	C	C	C		21.05.040.B.	
Community Service	Cemetery or mausoleum										21.05.040.C.1.	
	Community center	C	C	S	S	C	C		C		21.05.040.C.2.	
	Crematorium										21.05.040.C.3.	

TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL DISTRICTS												
		P = Permitted Use C = Conditional Use			S = Administrative Site Plan Review M = Major Site Plan Review							
Use Category	Use Type	R 1	R 2	R 3	R 4	R 5	R 6	R 7	R 9	R 10	Use-Specific Standards	
	Government administration and civic buildings											
	Homeless and transient shelter											
	Neighborhood recreation center	S	S	S	S	S	S	S	S			
	Religious assembly	S	S	S	S	S	S	S	S		21.05.040.C.7.	
Cultural Facility	Aquarium											
	Botanical gardens					S	S	S	S	S		
	Library											
	Museum or cultural center											
	Planetarium											
	Zoo											
Educational Facility	Boarding school			M	M						21.05.040.E.1.	
	College or university											
	Education and research center											
	Elementary school	M	M	M	M	M	M	M			21.05.040.E.4.	
	High school or middle school	M	M	M	M	M	M	M			21.05.040.E.5.	
	Vocational or trade school										21.05.040.E.6.	
Health Care Facility	Health care facility or nursing facility (1-16 patients)			C	C						21.05.040.F.1.	
	Health care facility or nursing facility, 17+ patients				C						21.05.040.F.1.	
	Health services										21.05.040.F.2.	
Parks and Open Area	Community garden	P	P	P	P	P	P	P	P	P		
	Park and open space, public or private	S	S	S	S	S	S	S	S	S		

TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL DISTRICTS												
		P = Permitted Use C = Conditional Use			S = Administrative Site Plan Review M = Major Site Plan Review							
Use Category	Use Type	R 1	R 2	R 3	R 4	R 5	R 6	R 7	R 9	R 10	Use-Specific Standards	
Public Safety Facility	Community or police substation			P	P						21.05.040.H.1.	
	Correctional institution										21.05.040.H.2.	
	Police/fire station											
Transportation Facility	Airport											
	Airstrip, private	C	C			C	C	C	C	C	21.05.040.I.2.	
	Bus transit center											
	Heliport											
	Railroad freight terminal											
	Railroad passenger terminal											
	Rail yard											
Utility Facility	Governmental service										21.05.040.J.1.	
	Utility facility											
	Utility substation	S	S	S	S	S	S	S	S	S	21.05.040.J.3.	
Telecommunication Facilities	Antenna collocation on existing tower	P	P	P	P	P	P	P	P	P	21.05.040.K.	
	Concealed antennae and towers	P	P	P	P	P	P	P	P	P	21.05.040.K.	
	Non-concealed building-mounted antennae and towers	C	C	C	C	C	C	C	C	C	21.05.040.K.	
	Non-concealed freestanding towers	C	C	C	C	C	C	C	C	C	21.05.040.K.	
COMMERCIAL USES												
This table shows only those commercial uses allowed in the residential districts. All other commercial uses not shown are prohibited.												
Agricultural Uses	Farming, animal husbandry					P	P		P		21.05.050.A.1.	
	Farming, horticultural					P	P		P			
Animal Sales, Service & Care	Animal grooming service					S/M	S/M	S/M	S/M		21.05.050.B.2. 21.07.130	

TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL DISTRICTS												
		P = Permitted Use C = Conditional Use			S = Administrative Site Plan Review M = Major Site Plan Review							
Use Category	Use Type	R 1	R 2	R 3	R 4	R 5	R 6	R 7	R 9	R 10	Use-Specific Standards	
	Kennel, commercial					S/M	S/M	S/M	S/M		21.05.050.B.3. 21.07.130	
	Paddock or stable, commercial					S/M	S/M	S/M	S/M		21.05.050.B.4. 21.07.130	
Assembly	Club / lodge / meeting hall				C						21.05.020.A.	
Entertainment/ Recreation, Outdoor	Skiing facility, alpine									C		
Retail (Sales)	Nursery, commercial	C	C			C	C				21.07.130	
Visitor Accommodations	Camper park				C						21.05.050.M.1.	
	Extended-stay lodgings				C						21.05.050.M.2.	
	Inn				C						21.05.020.A. 21.05.050.M.5.	
	Recreational and vacation camp					C	C		C	C		
INDUSTRIAL USES												
This table shows only those industrial uses allowed in the residential districts. All other industrial uses not shown are prohibited.												
Manufacturing and Production	Natural resource extraction, organic and inorganic	S/C	S/C	S/C		S/C	S/C	S/C	S/C		21.05.060.B.5.	
Waste and Salvage	Land reclamation	S/C	S/C	S/C	S/C	S/C	S/C	S/C	S/C	S/C	21.05.060.E.3.	

1

1 F. Table of Allowed Uses – Commercial, Industrial, Mixed-Use, and Other Districts³

TABLE 21.05-2: TABLE OF ALLOWED USES – COMMERCIAL, INDUSTRIAL, MIXED-USE, AND OTHER DISTRICTS																								
		P = Permitted Use					S = Administrative Site Plan Review																	
		C = Conditional Use					M = Major Site Plan Review																	
Use Category	Use Type	COMMERCIAL					MIXED-USE					INDUSTRIAL				OTHER					Use-Specific Standards			
		A C	B D 1	B D 2	B D 3	M C	O	R M X	N M U 1	N M U 2	C C M U	R C M U	M M U	I C	I 1	I 2	M I	A F	O L	P R		P L I	T A	W
RESIDENTIAL USES																								
Household Living	Dwelling, mixed-use	P	P	P	P	P	P	P	P	S	S	S	S									S		21.05.030.A.1.
	Dwelling, multiple-family			P	P		S	P		S	S	S	S								S			21.05.030.A.2.
	Dwelling, single-family attached																							21.05.030.A.3.
	Dwelling, single-family detached							C											P			P		21.05.030.A.4.
	Dwelling, townhouse							S		S	S	S	S											21.05.030.A.5.
	Dwelling, two-family							C														C		21.05.030.A.6.
	Dwelling, mobile home																					C		21.05.030.A.7.
	Mobile home park																					C		21.05.030.A.8.
Group Living	Correctional community residential center	P/C	C	C	C						P/C	P/C	P/C		P						P			21.05.030.B.1.
	Habilitative care facility	C	C	C	C		C	C													C			21.05.030.B.2.
	Residential care (8 or fewer residents)	P						C	P													P		21.05.030.B.3.

TABLE 21.05-2: TABLE OF ALLOWED USES – COMMERCIAL, INDUSTRIAL, MIXED-USE, AND OTHER DISTRICTS																								
		P = Permitted Use					S = Administrative Site Plan Review					C = Conditional Use					M = Major Site Plan Review							
Use Category	Use Type	COMMERCIAL					MIXED-USE					INDUSTRIAL				OTHER						Use-Specific Standards		
		A C	B D 1	B D 2	B D 3	M C	O	R M X	N M U 1	N M U 2	C C M U	R C M U	M M U	I C	I 1	I 2	M I	A F	O L	P R	P L I		T A	W
	Residential care (9 or more residents)	P	P	P	P		P													C	C		21.05.030.B.3.	
	Roominghouse	P	P	P	P		P	S	P	S	S	S	S									C		21.05.030.B.4.
	Transitional living facility	P																						
PUBLIC / INSTITUTIONAL USES																								
Adult Care	Adult care (9 to 15 persons)	P	P	P	P		P	P													C		21.05.040.A.	
	Adult care (16 or more persons)	P	P	P	P		P		P											P	C		21.05.040.A.	
Child Care	Child care facility (9 or more children)	P	P	P	P		P	P						C	C					P	C		21.05.040.B.	
Community Service	Cemetery or mausoleum																			P	C		21.05.040.C.1.	
	Community center							S			S	S	S						C	S	S		21.05.040.C.2.	
	Crematorium														C	P				C	C		21.05.040.C.3.	
	Government administration and civic buildings	C	S	S	S	P	P			S	S	S	S			P				M	M			
	Homeless and transient shelter																			C				

TABLE 21.05-2: TABLE OF ALLOWED USES – COMMERCIAL, INDUSTRIAL, MIXED-USE, AND OTHER DISTRICTS																						
		P = Permitted Use					S = Administrative Site Plan Review					C = Conditional Use					M = Major Site Plan Review					
Use Category	Use Type	COMMERCIAL					MIXED-USE					INDUSTRIAL				OTHER						Use-Specific Standards
		A C	C B D 1	C B D 2	C B D 3	M C	O	R M X	N M U 1	N M U 2	C C M U	R C M U	M M U	I C	I 1	I 2	M I	A F	O L	P R	P L I	
	Neighborhood recreation center							S	S	S											S	
	Religious assembly	S	S	S	S		S	S	S	S	S	S								S	S	21.05.040.C.7.
Cultural Facility	Aquarium					M					M	M								C		
	Botanical gardens																	P	S	S		
	Library		S/M	S/M	S/M				S	S/M	S/M	S/M								S/M	S/M	
	Museum or cultural center	C	S/M	S/M	S/M	C				S/M	S/M	S/M								S/M	C	
	Planetarium																			P		
	Zoo																			C	C	
Educational Facility	Boarding school				M			M			M	M	M							M	C	21.05.040.E.1.
	College or university	C	M	M	M			M			M	M	M							M	C	
	Education and research center		P	P	P	P	P				S	S	S	P	P		P			P	C	
	Elementary school	M						M			M	M	M							M	M	21.05.040.E.4.
	High school or middle school	M						M			M	M	M							M	C	21.05.040.E.5.
	Vocational or trade school	P	P	P	P	P	P				S	S	S	P	P		P			C		21.05.040.E.6.

TABLE 21.05-2: TABLE OF ALLOWED USES – COMMERCIAL, INDUSTRIAL, MIXED-USE, AND OTHER DISTRICTS																								
		P = Permitted Use					S = Administrative Site Plan Review					C = Conditional Use					M = Major Site Plan Review							
Use Category	Use Type	COMMERCIAL					MIXED-USE					INDUSTRIAL				OTHER						Use-Specific Standards		
		A C	B D 1	B D 2	B D 3	M C	O	R M X	N M U 1	N M U 2	C C M U	R C M U	M M U	I C	I 1	I 2	M I	A F	O L	P R	P L I		T A	W
Health Care Facility	Health care facility or nursing facility (1-16 patients)	P						P	C	S	S	S	S									C		21.05.040.F.1.
	Health care facility or nursing facility (17+ patients)	C									S	S	S								C	C		21.05.040.F.1.
	Health services	P	P	P	P		P	P	S	S	S	S									C	C		21.05.040.F.2.
Parks and Open Area	Community garden	P	P	P	P			P	P	P	P	P							P	P	P			
	Park and open space, public or private	S	S	S	S	S		S	S	S	S	S	S	S	S	S	S	S	P	S	S	S		
Public Safety Facility	Community or police substation	P	P	P	P			P	P	P	P	P	P								P	C		21.05.040.H.1.
	Correctional institution																			C				21.05.040.H.2.
	Police/fire station	M	M	M	M						M	M	M								M	C		
Transportation Facility	Airport																							
	Airstrip, private													C	C	C					C	C		21.05.040.I.2.
	Bus transit center	S	S	S	S	S					S	S	S								S			

TABLE 21.05-2: TABLE OF ALLOWED USES – COMMERCIAL, INDUSTRIAL, MIXED-USE, AND OTHER DISTRICTS																						
		P = Permitted Use					S = Administrative Site Plan Review					C = Conditional Use					M = Major Site Plan Review					
Use Category	Use Type	COMMERCIAL					MIXED-USE					INDUSTRIAL				OTHER					Use-Specific Standards	
		A C	B D 1	B D 2	B D 3	M C	O	R M X	N M U 1	N M U 2	C M U	R C M U	M M U	I C	I 1	I 2	M I	A F	O L	P R		P L I
	Heliport	C	C	C									C	C	C					C	C	
	Railroad freight terminal													C	P	P					C	
	Railroad passenger terminal			M	M	M				M	M	M		P	P					M	C	
	Rail yard													C	P	P					C	
Utility Facility	Governmental service												P	S	P	P				S		21.05.040.J.1.
	Utility facility												C	C	C	C				C		C
	Utility substation	S	S	S	S	S	S	S	S	S	S	S	P	P	P	S				S	S	S
Telecom- munication Facilities	Antenna collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21.05.040.K.
	Concealed antennae and towers	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21.05.040.K.
	Non-concealed building-mounted antennae and towers	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S	S
	Non-concealed freestanding towers	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	C	S/ C	C	C	C	C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	P	S/ C	S/ C

TABLE 21.05-2: TABLE OF ALLOWED USES – COMMERCIAL, INDUSTRIAL, MIXED-USE, AND OTHER DISTRICTS																							
		P = Permitted Use					S = Administrative Site Plan Review					C = Conditional Use					M = Major Site Plan Review						
Use Category	Use Type	COMMERCIAL					MIXED-USE					INDUSTRIAL				OTHER					Use-Specific Standards		
		A C	B D 1	B D 2	B D 3	M C	O	R M X	N M U 1	N M U 2	C C M U	R C M U	M M U	I C	I 1	I 2	M I	A F	O L	P R		P L I	T A
COMMERCIAL USES																							
Agricultural Uses	Farming, animal husbandry																						21.05.050.A.1.
	Farming, horticultural													P								C	
Animal Sales, Service & Care	Animal control shelter	S/ M											S/ M							S/ M			21.05.020.C. 21.05.050.B.1. 21.07.120
	Animal grooming service	P/ M			P/ M			S/ M	P	P/ M	P/ M	P/ M	P/ M								S/ M		21.05.020.C. 21.05.050.B.2. 21.07.120
	Kennel, commercial	P/ M	P/ M	P/ M	P/ M					P/ M	P/ M	P/ M	P/ M	P/ M	P/ M						S/ M		21.05.020.C. 21.05.050.B.3. 21.07.120
	Paddock or stable, commercial																						21.05.050.B.4.
	Pet shop	P/ M	P/ M	P/ M	P/ M				P	P/ M	P/ M	P/ M	P/ M									C	21.05.020.C. 21.05.050.B.5. 21.07.120
	Veterinary clinic	P/ M			P/ M			P/ M		P/ M	P/ M	P/ M	P/ M	P/ M	P/ M						C	21.05.020.C. 21.05.050.B.6. 21.07.120	
Assembly	Civic / convention center		C	C	C						S	S	S							C		21.05.020.A. 21.05.020.C.	
	Club / lodge / meeting hall	P	P	P	P				C	S	S	S	S							S	C	21.05.020.A. 21.05.020.C.	
Entertainment, Indoor	Amusement establishment	P/ M		P/ M	P/ M						S/ M	S/ M								C		21.05.020.A. 21.05.020.C. 21.07.120	
	Entertainment facility, major	C	C	C	C														C	C		21.05.020.A. 21.05.020.C. 21.07.120	

TABLE 21.05-2: TABLE OF ALLOWED USES – COMMERCIAL, INDUSTRIAL, MIXED-USE, AND OTHER DISTRICTS																							
		P = Permitted Use					S = Administrative Site Plan Review					C = Conditional Use					M = Major Site Plan Review						
Use Category	Use Type	COMMERCIAL					MIXED-USE					INDUSTRIAL				OTHER						Use-Specific Standards	
		A C	C B D 1	C B D 2	C B D 3	M C	O	R M X	N M U 1	N M U 2	C C M U	R C M U	M M U	I C	I 1	I 2	M I	A F	O L	P R	P L I		T A
	Fitness and recreational sports center		P/M	P/M	P/M			P/M		S/M	S/M	S/M	S/M							S/M			21.07.120
	Movie theater		P/M	P/M	P/M					S/M	S/M	S/M								C			21.05.020.A. 21.05.020.C. 21.07.120
	Nightclub, licensed	P/M	P/M	P/M	P/M					S/M	S/M	S/M									P/M		21.05.020.A. 21.05.020.C. 21.05.050.D.5. 21.07.120
	Nightclub, unlicensed	P/M	P/M	P/M	P/M					S/M	S/M	S/M									P/M		21.05.020.A. 21.05.020.C. 21.05.050.D.6. 21.07.120
	Theater company or dinner theater		P/M	P/M	P/M					S/M	S/M	S/M									P/M		21.05.020.A. 21.05.020.C. 21.07.120
Entertainment/ Recreation, Outdoor	General outdoor recreation, commercial	C			P					S	S	S							C	C			21.05.050.E.1.
	Golf course																		C	C			
	Golf driving range	C																		C			
	Motorized sports facility													C	C				C	C			21.05.050.E.4. 21.05.020.A.
	Shooting range, outdoor																			C			21.05.050.E.5.
	Skiing facility, alpine																		C	C	C		
Financial Institution	Financial institution	S	P	P	P			S	P	P	S	S	S										21.05.050.F.

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Food and Beverage Service	Bar or tavern	P/M	P/M	P/M	P/M				P	S/M	S/M	S/M	S/M	P/M							P/M			21.05.020.A. 21.05.020.C. 21.07.120
	Brew pub	P/M	P/M	P/M	P/M					S/M	S/M	S/M	S/M											21.05.020.A. 21.05.020.C. 21.07.120
	Food and beverage kiosk	P	P	P	P	P	P		P	S	S	S	S	P	P					P				21.05.020.A. 21.05.020.C. 21.05.050.G.3.
	Restaurant	P/M	P/M	P/M	P/M	P/M	P/M	S/M	P	S/M	S/M	S/M	S/M	P/M						P/M	C			21.05.020.A. 21.05.020.C. 21.07.120
Office	Office, business or professional	P	P	P	P	C	P	P	P	S	S	S	S	S								C		
	Broadcasting and recording facility	P	P	P	P		P					S	S		P					P	P			
Retail (Personal Services)	Dry cleaning establishment	P/M													P/M									21.05.020.C. 21.07.120
	Dry-cleaning, drop-off site	P	P	P	P		P	P	P	P	P	P	P									P		21.05.020.C.
	Funeral services	P/M			P/M						S/M	S/M												21.05.020.C. 21.07.120
	General personal services		P/M	P/M	P/M		P	P/M	P	P/M	P/M	P/M	P/M	P								P/M		21.05.020.C. 21.07.120
	Instructional services	P/M	P/M	P/M	P/M			P/M	P	P/M	P/M	P/M	P/M									P/M		21.05.020.C. 21.07.120
Retail (Repair and Rental)	Small equipment rental	P/M													P/M									21.05.020.C. 21.05.050.J.1. 21.07.120

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	Repair shop	P/ M		P/ M	P/ M					P/ M	P/ M	P/ M	P	P/ M									21.05.020.C. 21.07.120	
Retail (Sales)	Auction house	P/ M											P	P/ M									21.05.020.C. 21.07.120	
	Building materials store	S/ M									C	C	P	S/ M									21.05.020.C. 21.07.120	
	Business service establishment	P/ M	P/ M	P/ M	P/ M		P		P	P/ M	P/ M	P/ M	P										21.05.020.C. 21.07.120	
	Convenience store	P/ M	P/ M	P/ M	P/ M		P	P/ M	P	P/ M	P/ M	P/ M	P										21.05.020.A. 21.05.020.C. 21.05.050.K.4. 21.07.120	
	Farmers market		P	P	P					P	P	P								P	P		21.05.020.C.	
	Fueling station	P/ M								C	S/ M	S/ M	S/ M	P	P/ M								C	21.05.020.A. 21.05.020.C. 21.07.120
	Meat and seafood processing, storage, and sales	P/ M													P/ M							C	21.05.020.C. 21.07.120	
	General retail	P/ M	P/ M	P/ M	P/ M		P			P/ M	P/ M	P/ M	P											21.05.020.C. 21.07.120
	Grocery or food store		P/ M	P/ M	P/ M			S/ M	P	S/ M	S/ M	S/ M	S/ M	P								C		21.05.020.A. 21.05.020.C. 21.07.120
	Liquor store		P/ M	P/ M	P/ M					P/ M	P/ M	P/ M	P/ M	P										21.05.020.A. 21.05.020.C. 21.07.120
	Nursery, commercial	P/ M										C	C								C	C		21.05.020.C. 21.07.120

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	Pawnshop	P/ M			C								P									21.05.020.C. 21.07.120	
	Plumbing, heating, and electrical equipment dealer	P/ M										P/ M	P/ M	P	P/ M							21.05.020.C. 21.07.120	
Vehicles and Equipment	Aircraft and marine vessel sales	P				P									P								
	Heavy equipment sales and rental												P	P	P								
	Impound yard													C	P					C			
	Parking lot or structure (50+ spaces)	S	M	M	M		S				M	M	M	S	C		C				C		
	Parking lot or structure (less than 50 spaces)	P		S	S	C	S				S	S	S	S	C		C				P	S	
	Vehicle parts and supplies	P									C	P	P	P	P							C	21.05.050.L.6.
	Vehicle-large, sales and rental	P/ M													P/ M								21.05.020.C. 21.05.050.L.7.
	Vehicle-small, sales and rental	P/ M									C	S/ M	S/ M		P/ M								21.05.020.C. 21.05.050.L.8.

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	Vehicle service and repair, major													P	P	P						C		
	Vehicle service and repair, minor	P												C	S	S	P	P					C	21.05.050.L.10.
	Vehicle storage yard	C														P	P					C	21.05.050.L.11.	
Visitor Accommodations	Camper park	C																				C	C	21.05.050.M.1.
	Extended-stay lodgings	C		P	P		S	S			P	P	P											21.05.050.M.2.
	Hostel			P	P					P	P	P												
	Hotel	P	P	P	P	C	S				S	S	S											21.05.020.A.
	Inn		P	P	P			S		P	P	P	P										C	21.05.050.M.5. 21.05.020.A.
	Motel	P					S																C	21.05.020.A.
	Recreational and vacation camp																						C	
INDUSTRIAL USES																								
Industrial Service	Data processing facility						S									P	P	P						

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	General industrial service																						
	Research laboratory						S						C	C	P	P	P				C	C	
Manufacturing and Production	Cottage crafts				P			P	P	P	P											P	21.05.060.B.1.
	Food service contractor or caterer	P										C	C	P	P	P							
	Manufacturing, heavy														C	P							
	Manufacturing, light														P	P							
	Natural resource extraction, organic and inorganic	S/ C	S/ C	S/ C	S/ C	S/ C		S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C				S/ C	S/ C	21.05.060.B.5.
	Natural resource extraction, placer mining																				C	C	21.05.060.B.6.
Marine Facility	Aquaculture					C								C	C	C	C						
	Boat storage facility					P								P	P	P	P						

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	Cold storage and ice processing for marine products					C										P								
	Facility for combined marine and general construction															C								
	Marine operations, general														P	P								
	Marine operations, limited					P									P	P								
	Marine wholesaling														P	P								
Warehouse and Storage	Bulk storage of hazardous materials														C	C								21.05.060.D.1.
	Motor freight terminal														P	P								21.05.060.D.2.
	Self-storage facility	M												P	P									21.05.060.D.3.
	Storage yard													P	P	P	P							21.05.060.D.4.
	Warehouse													P	P	P	P				C			21.05.060.D.5.

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	Wholesale establishment													P	P	P								
Waste and Salvage	Composting facility															P					C			21.05.060.E.1.
	Junkyard															C								21.05.060.E.2.
	Land reclamation	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C	S/ C		S/ C	S/ C		21.05.060.E.3.	
	Landfill															C					C			21.05.060.E.4.
	Snow disposal site														P	P					C	C		21.05.060.E.5.
	Solid waste transfer facility														S	S					M	C		21.05.060.E.6.

21.05.020 GENERALLY APPLICABLE USE STANDARDS

A. Uses Involving the Retail Sale of Alcoholic Beverages

Any use that involves the retail sale of alcoholic beverages is subject to the Assembly Alcohol Approval review process in section 21.03.220, *Assembly Alcohol Approval*. That process shall apply to any such use regardless of whether it is listed in Tables 21.05-1 or 21.05-2 as being permitted as a matter of right or subject to site plan or conditional use review. The applicant shall be required to obtain approval through both the Assembly Alcohol Approval process and the separate process referenced in Tables 21.05-1 or 21.05-2. A cross-reference to this section 21.05.020 in Tables 21.05-1 or 21.05-2 is not required for the operator of a use to request approval under section 21.03.220.

B. Premises Containing Uses Where Children are Not Allowed⁴

Premises containing uses where children are not allowed are defined in AMC section 10.40.050. Any premises containing uses where children are not allowed, regardless of whether it is listed in Tables 21.05-1 or 21.05-2 as being permitted as a matter of right or subject to site plan or conditional review, shall comply with the requirements of this subsection 21.05.020.B. The applicant shall be required to obtain approval through the process referenced in Tables 21.05-1 or 21.05-2 and also to comply with the standards of this subsection 21.05.020.B.

1. Purpose

Certain types of enterprises are places where children unaccompanied by an adult guardian or parent are prohibited. These enterprises have been determined, by court-accepted independent studies, to produce secondary impacts on surrounding land uses. The impacts include a decline in property values, and increase in the level of criminal activity, including prostitution, rape and assaults, in the vicinity of these types of enterprises, and the degradation of the community standard of morality by inducing a loss of sensitivity to the adverse effect of pornography upon children, upon established family relations, and upon respect for marital relationships. The purpose of this section is to segregate such enterprises from places frequented by minors in order to reduce the influence of these enterprises on minors.

2. Minimum Distance from Certain Uses

Except as provided in subsection 3. below, permitted principal uses, accessory uses, or conditional uses that are prohibited by law from having minors or unaccompanied minors on the premises for reasons other than sale of liquor, shall be located so that all portions of the lot on which the use is located shall be 1,000 feet or more from the property line of:

- a. A school;
- b. A public park;
- c. A religious assembly;
- d. Property zoned residential, including RMX, except in the TA district;

- 1 e. Property in the TA district designated as “residential” in the Turnagain
2 Arm Comprehensive Plan;
- 3 f. Public recreational facilities;
- 4 g. Care facilities; or
- 5 h. Public libraries.

6 **3. Compliance with State Standards**

7 Where the state has provided specific standards for determining an
8 enterprise's permissible location, the state's means of measurement shall
9 apply. Such enterprises shall also comply with subsection 2. above if the
10 enterprise engages in other activities not regulated by the state for which title
11 8 prohibits the presence of minors or unaccompanied minors on the premises.

12 **4. Administrative Permit Required**

13 An administrative permit shall be on display in a prominent place. This permit
14 shall certify that the enterprise is in compliance with subsection 2. or 3. of this
15 section, as applicable. This permit shall be obtained from the Director,
16 pursuant to section 21.03.230, *Administrative Permits*. This permit shall
17 remain valid so long as the enterprise remains in continuous operation at that
18 location and does not physically expand. In addition, a permit granted under
19 subsection 3. shall remain valid so long as the enterprise does not engage in
20 an activity regulated by this section B.

21 **5. Premises Without Permit**

22 An enterprise not in possession of a permit must immediately cease all
23 activities for which a permit pursuant to this section is required.

24 **C. Large Commercial Uses⁵**

25 Where Table 21.05-1 or Table 21.05-2 indicates more than one abbreviation for a
26 particular commercial use, such as “P/M” or “S/M,” then the size of the proposed use
27 shall determine the applicable review procedure. All such commercial uses of less
28 than 25,000 square feet shall be reviewed through the process indicated by the first
29 abbreviation, and all such uses of 25,000 square feet or more shall be reviewed
30 through the process indicated by the second abbreviation. All such commercial uses
31 which have a use-specific standard reference to section 21.07.120, shall, when they
32 are 25,000 square feet or more, be subject to the large commercial standards in
33 section 21.07.120, *Large Commercial Establishments*, in addition to the generally
34 applicable development standards of chapter 21.07.

35 **21.05.030 RESIDENTIAL USES: DEFINITIONS AND USE-SPECIFIC STANDARDS**

36 This section defines the general residential use categories and specific residential use types
37 listed in Tables 21.05-1 and 21.05-2. This section also contains use-specific standards that
38 apply to specific use types. The use-specific standards apply regardless of whether the use
39 type is permitted as a matter of right, or subject to a site plan or conditional use review
40 process.

1 **A. Household Living**

2 This category is characterized by residential occupancy of a dwelling unit by a
3 “household,” which is defined in chapter 21.13. Tenancy is arranged on a month-to-
4 month or longer basis. Common accessory uses include recreational activities,
5 raising of pets, gardens, personal storage buildings, hobbies, and parking of the
6 occupants’ vehicles. Specific use types include:

7 **1. Dwelling, Mixed-Use⁶**

8 **a. Definition**

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

12 **b. Use-Specific Standards**

13 Buildings containing mixed-use dwellings in the R-4 and RMX districts
14 shall comply with the applicable residential design standards in
15 section 21.07.100, *Residential Building Standards*. Buildings
16 containing mixed-use dwellings in the mixed-use districts shall comply
17 with the mixed-use development standards in section 21.04.040.H.

18 **2. Dwelling, Multiple-Family**

19 **a. Definition**

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

24 **b. Use-Specific Standards**

25 Multiple-family dwellings shall comply with the applicable residential
26 design standards in section 21.07.100, *Residential Building*
27 *Standards*.

28 **3. Dwelling, Single-Family Attached**

29 **a. Definition**

30 One dwelling unit in a building on its own lot, with one or more walls
31 abutting the wall or walls of another single-family dwelling unit on an
32 adjacent lot.

33 **b. Use-Specific Standards⁷**

34 **i. Residential Design Standards**

35 Single-family attached dwellings shall comply with the
36 applicable residential design standards in section 21.07.100,
37 *Residential Building Standards*.

38 **ii. Common Party Wall Agreement**

39 A common party wall agreement shall be recorded. The
40 agreement shall provide for maintenance of the uniformity
41 and common appearance of the exterior of all structures and
42 landscaping. The paint and trim colors for both units of each
43 structure shall be the same and landscaping shall be installed
44 and maintained as a common design for both units of each
45 structure.

- 1
2
3
- iii. *Access; No Vertical Stacking*
Each unit shall have its own access to the outside, and no unit may be located over another unit in whole or in part.
- 4
5
6
7
- iv. *Side Setback Requirement*
Detached accessory structures shall comply with the side setback requirement of the underlying zoning district on the common lot line between attached residential units.
- 8
9
4. **Dwelling, Single-Family Detached**
- 10
11
12
13
14
- a. **Definition**
One detached building on its own lot, erected on a permanent foundation, designed for long-term human habitation exclusively by one family, having complete living facilities, and constituting one dwelling unit. This use type includes, but is not limited to, the following:
- 15
16
17
18
19
20
- i. *Dwelling, Factory-Built*
A detached single-family dwelling designed for long-term human habitation, and having complete living facilities, being at least 900 square feet in size, constructed and fabricated into one or more sections at a factory, and designed to be joined at the location of use on a permanent foundation.
- 21
22
23
24
25
- ii. *Dwelling, Prefabricated*
A detached single-family dwelling designed for long-term habitation, and having complete living facilities, fabricated at a factory into component parts that are assembled at the location of use on a permanent foundation.
- 26
27
28
29
- b. **Use-Specific Standards**
Single-family detached dwellings shall comply with the applicable residential design standards in section 21.07.100, *Residential Building Standards*.
- 30
31
5. **Dwelling, Townhouse**
- 32
33
34
- a. **Definition**
A building containing three or more single-family dwelling units erected in a single row, on adjoining lots, with each unit having its own separate entrance.
- 35
36
37
- b. **Use-Specific Standards**
- i. Townhouse dwellings shall comply with the use-specific standards for "Single-Family Attached Dwellings" above.
- 38
39
40
41
42
- ii. Each dwelling shall be separated from the adjoining unit or units by one-hour fire resistant property line walls, extending from the basement or crawl space floors to 30 inches above the roof (or parapet exception) on each side of the common lot line.⁸

1 shall not be construed to mean tourist facilities for parking of travel
2 trailers or campers, which are classified under “Camper Park.”

3 **b. Use-Specific Standards⁹**

4 All mobile home parks within the Municipality shall be constructed,
5 operated, and maintained in accordance with these general
6 standards:

7 **i. Compliance with Applicable Regulations**

8 Mobile home parks shall be constructed, operated, and
9 maintained in conformance with all applicable state statutes
10 and regulations and local ordinances; provided, however, that
11 the provisions of chapter 21.11, *Nonconformities*, of this title
12 shall not be applied to prohibit the removal and replacement
13 of a mobile home on a space within a mobile home park
14 subject to that chapter.

15 **ii. Responsibility for Compliance**

16 Complete responsibility for standards established by this
17 subsection and for construction within a mobile home park
18 shall rest with the owner of such park.

19 **iii. Minimum Site Size**

20 Mobile home parks in the R-3, R-4, and R-5 districts shall be
21 on sites of at least five acres.¹⁰

22 **iv. Maximum Site Density**

23 Gross density for mobile home parks shall not exceed eight
24 units per acre.

25 **v. Mobile Home Spaces**

26 **(A) Occupancy**

27 No mobile home space shall contain more than one
28 mobile home or duplex mobile home. No other
29 dwelling unit shall occupy a mobile home space.

30 **(B) Minimum Size**

31 All single mobile home spaces shall have a minimum
32 of 3,500 square feet of land area. A duplex mobile
33 home space shall have a minimum of 5,000 square
34 feet of land area.¹¹

35 **(C) Mobile Home Separation**

36 **(1)** No part of any mobile home, accessory
37 building, or its addition shall be placed closer
38 than 15 feet from any other mobile home or
39 its addition, or no closer than ten feet if that
40 mobile home, accessory building, or its
41 addition being placed meets NFPA 501A and
42 HUD #24CFR328O standards.

43 **(2)** The requirements of sections 21.06.020.A.2.,
44 *Projections into Required Setbacks* and

21.05.070, *Accessory Uses and Structures*, shall not apply to mobile home parks. All mobile homes and accessory structures shall be placed at least five feet from the front space line. Steps shall not be considered in determining the separations required by this subsection.

(D) *Access*
Each mobile home space shall have direct access to an internal street. Direct access to exterior public streets shall be discouraged.

vi. *Streets and Drainage Facilities*

(A) *Street Surface*
All streets within a mobile home park shall be surfaced with all-weather materials, such as gravel, asphalt, or concrete, to a minimum surface width of 34 feet.

(B) *Right-of-Way Width*
Any street within a mobile home park that services 100 spaces or more shall be classified as a major street. Major streets shall have a minimum right-of-way width of 50 feet. All other streets shall have a minimum right-of-way width of 40 feet. Streets within mobile home parks are not required to be dedicated as public rights-of-way.

(C) *Cul-De-Sac Streets*
No street within a mobile home park shall dead end except for cul-de-sac streets that are no more than 650 feet in length and have a minimum turning radius of 50 feet at the termination point of the cul-de-sac.

(D) *Intersections*
No street within a mobile home park shall extend more than 650 feet in length between street intersections. Intersecting streets shall cross at 90-degree angles from an alignment point 100 feet from the point of intersection. No street intersection shall be closer than 125 feet to any other street intersection.

(E) *Street Frontage*
Double-frontage spaces are prohibited, except that reverse-frontage lots may back against streets bordering the mobile home park.

(F) *Street Layout*
Streets shall be laid out so that their use by through traffic will be discouraged.

- 1 (G) *Street Grades*
2 Street grades shall not exceed six percent. Street
3 grades within 100 feet of intersections shall not
4 exceed four percent.
- 5 (H) *Street Curves and Visibility*
6 The radius of street curves (between intersections)
7 shall exceed 100 feet. Streets shall be constructed to
8 provide clear visibility as measured along a centerline
9 of the street for a minimum distance of 150 feet.
- 10 (I) *Crosswalks*
11 Pedestrian crosswalks not less than ten feet in width
12 may be required in blocks longer than 330 feet when
13 deemed essential to provide reasonable circulation or
14 access to schools, playgrounds, shopping centers,
15 convenience establishments, service buildings or
16 other community facilities.
- 17 vii. *Water and Sewage Systems*
18 All mobile homes in mobile home parks shall be connected to
19 water and sewage systems approved by the Municipality
20 before they may be occupied.
- 21 viii. *Additions to Mobile Homes; Accessory Buildings*
22 (A) *Generally*
23 Additions or other accessory buildings or structures
24 shall not exceed 120 square feet gross floor area.
25 Additions and accessory buildings shall not exceed
26 the height of the mobile home by more than 12
27 inches. All additions and accessory buildings shall
28 be subject to the spacing and setback requirements
29 for mobile homes. Any addition or accessory building
30 shall be constructed in accordance with building
31 safety code regulations pertaining to temporary
32 structures, provided that additions will not be required
33 to have a permanent foundation.
- 34 (B) *Exits*
35 The number of exterior exits from additions shall be
36 equal to or greater than the number of exits leading
37 from the mobile home to the addition. When two
38 exterior exits are required from additions, they shall
39 be placed a distance apart equal to one-fifth of the
40 total perimeter of the addition.
- 41 ix. *Refuse Collection*
42 A mobile home park operator shall provide adequate refuse
43 collection facilities. Refuse collection facilities shall be
44 constructed and maintained in accordance with all municipal
45 health regulations and shall be designed to bar animals from
46 access to refuse. Refuse shall be removed from refuse

1 collection sites at least once a week. Refuse facilities shall
2 be screened pursuant to section 21.07.080.E., *Screening*.

3 **x.** *Fuel Tanks*

4 Fuel oil supply tanks shall be placed in compliance with
5 applicable building and fire codes. Liquefied gas containers
6 shall be securely anchored to a permanent and stable holding
7 structure or adequately secured to a mobile home.

8 **xi.** *Campers and Travel Trailers*

9 Occupied campers and travel trailers are not subject to
10 paragraphs 8.b.v., *Mobile Home Spaces*, and 8.b.vii., *Water*
11 *and Sewage Systems*, of this subsection. Any permitted
12 spaces intended for occupied campers and travel trailers
13 shall be placed in an area segregated from permanent mobile
14 home spaces. Any area within a mobile home park that is
15 occupied by campers and travel trailers shall be served by a
16 service building containing public toilet facilities and water
17 supply.

18 **xii.** *Animals in Mobile Home Parks*¹²

19 The keeping of poultry and other livestock is prohibited in
20 mobile home parks.

21 **xiii.** *Convenience Establishments in Mobile Home Parks*

22 Convenience establishments of a commercial nature,
23 including stores, coin-operated laundry and dry cleaning
24 establishments and laundry and dry cleaning agencies,
25 beauty shops and barbershops, may be permitted in mobile
26 home parks subject to the following restrictions. Such
27 establishments and the parking area primarily related to their
28 operations shall not occupy more than ten percent of the area
29 of the park, shall be subordinate to the residential use and
30 character of the park, shall be located, designed and intended
31 to serve frequent trade or service needs of persons residing
32 in the park, and shall present no visible evidence of their
33 commercial character from any portion of any district outside
34 the park. Such convenience areas shall be considered
35 accessory uses to the principal use of mobile homes, may be
36 permitted without a zoning change, and shall be discontinued
37 if the mobile home park is discontinued.

38 **xiv.** *Sites in Flood Hazard Overlay District*

39 All mobile home parks of which all or a portion are within the
40 Flood Hazard Overlay District shall meet the following
41 requirements:

- 42 **(A)** Over-the-top ties shall be provided at each of the four
43 corners of the mobile home and two ties per side at
44 intermediate locations. Mobile homes more than 50
45 feet long shall require one additional tie per side
46 (applicable on mobile homes constructed earlier than
47 1976).

- 1 (B) Frame ties shall be provided at each corner of the
 2 frame, and five ties per side at intermediate points.
 3 Mobile homes more than 50 feet long shall require
 4 four additional ties per side.
- 5 (C) All components of the anchorage system shall be
 6 capable of carrying a force of 4,800 pounds.
- 7 (D) Any additions to the mobile home shall be similarly
 8 anchored.
- 9 (E) All applications for a conditional use for a mobile
 10 home park shall include an evacuation plan indicating
 11 alternate vehicular access and escape routes during
 12 times of flooding.
- 13 xv. *Sites in Floodplain*
 14 No mobile homes shall be placed within the regulatory
 15 floodplain, except that mobile home parks existing before
 16 September 25, 1979, shall be permitted to place mobile
 17 homes within existing unit spaces.
- 18 xvi. *Nonconforming Mobile Home Parks*
 19 (A) Those mobile home parks situated within the
 20 boundaries of the former City of Anchorage which
 21 existed prior to August 30, 1977, are not subject to
 22 paragraphs 8.b.v., *Mobile Home Spaces*, and 8.b.vii.,
 23 *Water and Sewage Systems*, of this subsection,
 24 provided that such parks meet the standards set forth
 25 in the former City of Anchorage Municipal Code
 26 sections 6.60.010 through 6.60.110.
- 27 (B) Those mobile home parks situated in any area of the
 28 Municipality other than that described in paragraph i.
 29 above, which existed prior to 1966, are not subject to
 30 the requirements of paragraphs 8.b.v., *Mobile Home*
 31 *Spaces*, 8.b.vi., *Streets and Drainage Facilities*, and
 32 8.b.viii., *Additions to Mobile Homes, Accessory*
 33 *Buildings*, of this subsection, within the area and to
 34 the extent that it was constructed, operated or
 35 maintained prior to that date.
- 36 (C) Any mobile home park exempt from certain
 37 requirements of this subsection 21.05.030.A.8.,
 38 *Mobile Home Park*, as provided in paragraphs (A)
 39 and (B) above, shall conform to all provisions of this
 40 subsection 21.05.030.A.8. within any area first
 41 constructed, operated, or maintained after the
 42 specified date or within any area that is substantially
 43 altered, remodeled, reconstructed or rebuilt after that
 44 date.

1 **B. Group Living**

2 This category is characterized by residential occupancy of a structure by a group of
3 people who do not meet the definition of “Household Living.” The size of the group
4 may be larger than a family. Generally, structures have a common eating area for
5 residents. The residents may receive care, training, or treatment, and caregivers may
6 or may not also reside at the site. Accessory uses commonly include recreational
7 facilities and vehicle parking for occupants and staff. Specific use types include:

8 **1. Correctional Community Residential Center**

9 **a. Definition**

10 A community residential facility, other than a correctional institution,
11 for the short-term or temporary detention of people in transition from a
12 correctional institution, performing restitution, or undergoing
13 rehabilitation and/or recovery from a legal infirmity. This does not
14 include people who pose a threat or danger to the public for violent or
15 sexual misconduct or who are imprisoned or physically confined
16 under guard or 24-hour physical supervision.

17 **b. Use-Specific Standards¹³**

18 **i. Standards for Centers Established After January 1, 1995**

19 The following standards apply to all correctional community
20 residential centers established after January 1, 1995:

21 **(A)** No new correctional community residential center
22 may be located within one mile of an existing center
23 or within 500 feet of an existing school or park.

24 **(B)** Program occupancy limits shall be as determined by
25 the State Department of Corrections.

26 **(C)** Maximum resident occupancy at a center shall be
27 determined by requiring a minimum of 150 square
28 feet of building area per resident. This measurement
29 shall be calculated by including all bedroom, kitchen,
30 bathroom, living, recreation, and other areas within
31 the facility intended for common use by the residents.

32 **(D)** Each center shall have a minimum of 50 square feet
33 of outdoor recreation area per maximum resident
34 occupancy.

35 **(E)** In the AC, CCMU, RCMU, and MMU zoning districts,
36 correctional community residential centers that house
37 only residents convicted of misdemeanors are a
38 permitted use. Centers that house felons are a
39 conditional use in those districts.

40 **(F)** No additional correctional community residential
41 centers may be located in the CBD zoning districts or
42 in an AC zoning district in the area bounded on the
43 north by Ship Creek, on the south by Chester Creek,

1 on the east by Orca Street extended, and on the west
2 by Cook Inlet.

3 ii. *Existing Centers Established Under Quasi-Institutional House*
4 *Provisions*

5 The three correctional community residential centers that
6 were established under the quasi-institutional house
7 provisions of title 16 and title 21 of this Code and that existed
8 as of January 1, 1995, may continue to operate under the
9 terms of their existing conditional use permits and at the
10 occupancy level permitted as of that date. No other beds
11 may be added to these centers.

12 2. **Habilitative Care Facility¹⁴**

13 a. **Definition**

14 A residential facility, other than a correctional center or transitional
15 living facility, the principal use or goal of which is to serve as a place
16 for persons seeking rehabilitation or recovery from any physical,
17 mental, or emotional infirmity, or any combination thereof, that does
18 not qualify as a disability as defined in this title, in a family setting as
19 part of a group rehabilitation and/or recovery program utilizing
20 counseling, self-help or other treatment or assistance. The term
21 "habilitative care facility" replaces the term "quasi-institutional house"
22 previously used in this title.

23 b. **Use-Specific Standard**

24 The following standard applies to habilitative care facilities (previously
25 called "quasi-institutional houses) established prior to August 8, 1995:

26 i. An habilitative care facility that establishes or maintains a
27 contractual relationship with an adult corrections agency to
28 accept persons in correctional custody and for which the
29 contractual relationship did not exist at the same location and
30 at the same or higher number of beds before June 2, 1992,
31 shall not:

32 (A) Be located in a residential use district; and

33 (B) House residents convicted of a felony as set forth in
34 A.S. 11.41, offenses against the person, in this state
35 or of an offense with the same or substantially similar
36 elements in another jurisdiction, unless that person
37 has successfully completed all conditions of parole
38 and probation and is no longer under supervision of
39 any federal, state or local authority.

40 3. **Residential Care Facility¹⁵**

41 a. **Definition**

42 A facility that provides assisted living to three or more persons over
43 the age of 15 on a residential basis. A *large residential care facility*
44 has nine or more residents; a *small residential care facility* has eight
45 or fewer residents. Residential care provided to two or fewer clients

1 is permitted in any zoning district where a residential dwelling
2 allowed, and is not subject to this definition.

3 **b. Use-Specific Standards for Small Residential Care Facilities (Up**
4 **to Eight Clients)**

5 Residential care facilities with up to eight clients may be allowed as
6 an accessory use; see section 21.05.070, *Accessory Uses and*
7 *Structures*.

8 **c. Use-Specific Standards for Large Residential Care Facilities**

9 All large residential care facilities shall comply with the use-specific
10 standards set forth below for "Adult Care (Nine or More Clients)."

11 **4. Roominghouse**

12 **a. Definition**

13 Any dwelling or establishment in which four or more guestrooms are
14 available for compensation that is paid on a daily, weekly, or monthly
15 basis. A roominghouse may offer dining services only to its tenants
16 and their guests. This definition does not include bed-and-breakfast
17 establishments, which are classified in this title as an accessory use
18 under section 21.05.070.

19 **b. Use-Specific Standards**

20 **i. Administrative Permit**

21 Roominghouses shall require an administrative permit issued
22 in accordance with section 21.03.230. An application for a
23 roominghouse shall not be complete unless it is accompanied
24 by proof of a current business license, health inspection for
25 25 occupants or more, a health authority approval certificate
26 (for on-site systems only), and a site plan and building floor
27 plans meeting the requirements of this title.

28 **ii. General Standards¹⁶**

29 **(A)** In residential zones (including RMX), the design
30 standards for multi-family residential buildings shall
31 apply.¹⁷

32 **(B)** L2 buffer landscaping is required when abutting
33 residential lots in a residential zone.

34 **(C)** The number of guestrooms shall be limited to 8
35 guestrooms or 12 pillows.¹⁸

36 **(D)** Cooking facilities are prohibited in guestrooms.

37 **(E)** The roominghouse shall be limited to a single
38 structure, and only one roominghouse shall be
39 allowed per lot.

40 **(F)** Public ingress and egress to the roominghouse shall
41 be limited to one primary entrance; guestroom
42 entrances shall be from a shared interior hall rather
43 than individual exterior doors.

- (G) In residential zones (including RMX), the owner or operator of the roominghouse shall reside on site.

5. **Transitional Living Facility¹⁹**

a. **Definition**

A supervised residential facility, other than a correctional center or habilitative care facility, for adults and dependent children in transition from rehabilitation, recovery, or homelessness into independent living.

21.05.040 PUBLIC/INSTITUTIONAL USES: DEFINITIONS AND USE-SPECIFIC STANDARDS

This section defines the general public/institutional use categories and specific public/institutional use types listed in Tables 21.05-1 and 21.05-2. This section also contains use-specific standards that apply to specific use types. The use-specific standards apply regardless of whether the use type is permitted as a matter of right, subject to an administrative or major site plan review process, or subject to the conditional use process.

A. Adult Care

1. **Definition**

A facility that provides assisted living to three or more persons over the age of 15, and such care is provided on a non-residential basis only.

2. **Use-Specific Standards**

a. **Adult Care (Up to Eight Clients)**

Adult care facilities with up to eight clients may be allowed as an accessory use; see section 21.05.070, *Accessory Uses and Structures*.

b. **Adult Care (Nine or More Clients); (also applies to “Child Care (Nine or More Children)”;** **“Health Care Facilities”;** **and “Large Residential Care Facilities”²⁰**

i. **Applicability**

The standards in this subsection shall apply to adult care and child care facilities designed or proposed to serve nine or more persons/children; health care facilities; and large residential care facilities.

ii. **Traffic Access**

The site shall provide for direct access from a street constructed to Class A standards.

iii. **Minimum Lot Size**

In addition to the general dimensional standards of chapter 21.06, the following standards apply:

(A) **Minimum Lot Size for Adult Care Facility or Large Residential Care Facility**

For facilities designed to care for 17 or more persons, the minimum lot size shall be 20,000 square feet.

- 1 (B) *Minimum Lot Size for a Hospital or Psychiatric*
2 *Institution*
3 Unless otherwise authorized by the Planning and
4 Zoning Commission, the minimum lot size for a
5 hospital or psychiatric institution shall be as follows:
- 6 (1) Six to ten beds: One-half acre (21,780
7 square feet).
- 8 (2) Eleven to 20 beds: One acre (43,560 square
9 feet).
- 10 (3) For each additional ten beds or fraction
11 thereof: One-half acre.
- 12 (C) *Minimum Lot Size for Nursing Home, Convalescent*
13 *Center, Rest Home, Residential Care, Adult Care,*
14 *Rehabilitation Center or Sanitarium*
15 Unless otherwise authorized by the Planning and
16 Zoning Commission, the minimum lot size for a
17 nursing home, convalescent center, rest home,
18 rehabilitation center, or sanitarium shall be as follows:
- 19 (1) Six to ten beds: 15,000 square feet.
- 20 (2) More than 11 beds: 20,000 square feet.
- 21 iv. *Maximum Lot Coverage*
22 The maximum lot coverage by all structures shall be in
23 accordance with the zoning district in which the institution is
24 established. However, regardless of the maximum underlying
25 lot coverage, a minimum of 15 percent of the lot shall remain
26 as a planted open area, landscaped area, natural vegetation
27 area or useable yard, to exclude buildings, driveways, parking
28 areas, sidewalks, etc., unless the Director determines that
29 retention of less than 15 percent of the lot as open area, etc.,
30 will allow for sufficient buffering of adjacent uses.
- 31 v. *Setback/Yard Requirements*
32 The minimum setback requirements shall be those permitted
33 in the district in which the site is located or as otherwise
34 authorized by the Planning and Zoning Commission so long
35 as a use within a nonresidential district adjacent to a
36 residential use or district shall provide L2 Buffer landscaping
37 on all sides of the property adjacent to the nonresidential use.
38 The play yard surfacing for a child care facility, as prescribed
39 by Department of Health and Human Services, may be
40 located within this area.
- 41 vi. *On-site Systems*
42 Every facility subject to this subsection and supported by on-
43 site well and wastewater disposal systems shall conform to
44 the requirements of AMC chapter 15.65, pertaining to

wastewater disposal regulations, and shall provide a one-time only health authority certificate. Large residential care facilities shall have an annual field inspection and verification of on-site septic.

B. Child Care Facility²¹

1. Definition

Child care facility has the same meaning as set forth in AMC chapter 16.55. This use includes pre-schools.

2. Use-Specific Standards

a. *Up to Eight Clients*

Child care facilities with up to eight clients may be allowed as an accessory use; see section 21.05.070, *Accessory Uses and Structures*.

b. *Nine or More Children*

Child care facilities with nine children or more shall comply with the use-specific standards set forth above for "Adult Care (Nine or More Clients)."

C. Community Service

This category includes uses of a public, non-profit, or charitable nature providing a local service to people of the community. Generally, such uses provide the service on-site or have employees at the site on a regular basis. The service is ongoing, not just for special events. The use may provide special counseling, education, or training. Accessory uses may include offices, meeting, food preparation, parking, health, therapy areas, and athletic facilities. Specific use types include:

1. Cemetery or Mausoleum²²

a. *Definition*

A graveyard, burial ground, mausoleum, or other place of interment, entombment, or sepulture of one or more human bodies or remains. Crematoria are not permitted unless specifically allowed under this title as a separate principal use.

b. *Use-Specific Standards²³*

i. *Burial of Human Remains in Other Areas Prohibited*

Human remains, other than cremated remains, may not be buried, entombed, or interred, above or below ground, except in an approved cemetery.

ii. *Landscaping*

The site shall contain L2 Buffer landscaping immediately within and along the entire length of its periphery, except at access points to the cemetery. The landscaping shall be maintained by the property owner.

iii. *Platting of Burial Plots*

Burial plots shall be platting in accordance with section 21.03.060.D., *Abbreviated Plat Procedure*.

1 iv. *Density of Burial Plots*
2 Notwithstanding the minimum lot area for any zoning district,
3 there shall be no more than 1,500 burial plots per gross acre.

4 v. *Interment Below Groundwater Table Prohibited*
5 No burial plots shall be established where interment would
6 occur below the groundwater table.

7 vi. *Traffic Access*
8 A cemetery or mausoleum shall have access to a street
9 designated as a collector or greater capacity.

10 vii. *Dimensional Standards*
11 Notwithstanding the general dimensional standards in chapter
12 21.06, the following standards shall apply to all cemeteries
13 and mausoleums.

14 (A) *Minimum Site Area*
15 Five acres.

16 (B) *Minimum Setbacks*
17 (1) Front setback: Ten feet.

18 (2) Side setback: Ten feet.

19 (3) Rear setback: Ten feet.

20 (C) *Maximum Height of Structures*
21 35 feet.

22 viii. *Location of Burial Plots within Setbacks*
23 Graves and burial plots shall not be allowed within setback
24 areas.

25 ix. *Parking, Driveways, and Streets*
26 Parking shall be provided according to section 21.07.090, *Off-*
27 *Street Parking and Loading*, except that the Traffic Engineer
28 may authorize a pavement surface of gravel for drives and
29 streets that provide direct access to graves and burial plots.
30 Internal driveways and streets providing direct access to a
31 public right-of-way or connecting to principal structures shall
32 be paved with asphalt or concrete.

33 2. **Community Center**

34 a. **Definition**
35 A facility that is intended primarily to serve the meeting, cultural,
36 social services, administrative, or entertainment needs of the
37 community as a whole, operated by the government or as a non-profit
38 facility, and generally open to the public.

39 b. **Use-Specific Standards (also apply to "Religious Assembly")**
40 i. *Applicability*

1 The standards of this subsection shall apply to all community
 2 centers and religious assemblies within a residential zoning
 3 district (including RMX).

4 ii. *Minimum Lot Area and Width*

5 Notwithstanding the general standards of chapter 21.06,
 6 community centers and religious assemblies subject to this
 7 subsection shall have a minimum lot area of 14,000 square
 8 feet and a minimum lot width of 100 feet at any point.

9 iii. *Traffic Access*

10 Community centers and religious assemblies shall have at
 11 least one property line of the site that is at least 50 feet in
 12 length, and it shall abut a street designated as a class I
 13 collector or greater on the OSHP. All ingress and egress
 14 traffic shall be directly onto such street.

15 iv. *Buffering Standards*

16 L3 Separation landscaping is required along all property lines
 17 where the community center or religious assembly site abuts
 18 a residential use in a residential zone.

19 3. **Crematorium²⁴**

20 a. ***Definition***

21 A furnace or establishment for the cremation of corpses.

22 b. ***Use-Specific Standard***

23 All facilities shall be maintained within a completely enclosed building,
 24 and shall be sufficiently insulated so that, to the maximum extent
 25 feasible, no noise or odor can be detected off-premises.

26 4. **Governmental Administration and Civic Buildings²⁵**

27 a. ***Definition***

28 An office of a governmental agency or foreign government that
 29 provides administrative and/or direct services to the public, such as,
 30 but not limited to, employment offices, public assistance offices, or
 31 motor vehicle licensing and registration services.

32 5. **Homeless and Transient Shelter**

33 a. ***Definition***

34 A facility designed to provide minimum necessities of life on a limited,
 35 short-term basis for individuals and families during periods of
 36 dislocation or emergency pending formulation of longer-term
 37 planning. Facility elements may include providing the physical care
 38 required, including shelter, food, necessary medical and clothing
 39 needs, directly or by referral to appropriate agency; and planning for
 40 more permanent solution to the problem, including contact with
 41 community resources for housing and employment in the case of
 42 transients.

43 6. **Neighborhood Recreation Center**

44 a. ***Definition***

1 A facility providing recreation/pool facilities and/or meeting rooms,
 2 and typically oriented to the recreational needs of the residents of a
 3 particular subdivision or housing project.

4 **7. Religious Assembly²⁶**

5 **a. Definition**

6 A building or structure, or group of buildings or structures, intended
 7 primarily for the conducting of organized religious services.
 8 Accessory uses may include, without limitation, parsonages, meeting
 9 rooms, and child care provided for persons while they are attending
 10 religious functions. Schools associated with religious assemblies are
 11 not an accessory use.

12 **b. Use-Specific Standards²⁷**

13 **i. Standards**

14 Religious assembly uses shall comply with the use-specific
 15 standards set forth above under "Community Center."

16 **ii. Maximum Height**

17 Except for those elements exempted in subsection
 18 21.06.020E.2., a religious assembly may not exceed the
 19 height permitted in the zoning district in which it is located.
 20 However, in districts where the maximum height is 30 feet,
 21 the maximum height for a religious assembly or a portion
 22 thereof may increase to 40 feet, so long as the building is
 23 setback from any point on the property line at least twice the
 24 maximum actual height.

25 **D. Cultural Facility**

26 This category includes public or nonprofit facilities open to the public that display or
 27 preserve objects of interest or provide facilities for one or more of the arts or sciences
 28 or provision of government services. Accessory uses may include parking, offices,
 29 storage areas, and gift shops. Specific use types include:

30 **1. Aquarium**

31 **a. Definition**

32 An establishment where aquatic collections of living organisms are
 33 kept and exhibited.

34 **2. Botanical Gardens**

35 **a. Definition**

36 A facility for the demonstration and observation of the cultivation of
 37 flowers, fruits, vegetables, native, or ornamental plants.

38 **3. Library**

39 **a. Definition**

40 A facility for the use of literary, musical, artistic, or reference
 41 materials.

42 **4. Museum or Cultural Center**

43 **a. Definition**

1 A building or place serving as a repository for a collection of natural,
 2 scientific, cultural, historic, or literary curiosities or objects of interest,
 3 or works of art, or sites and buildings, and arranged, intended, and
 4 designed to be used by members of the public for viewing, and which
 5 may include demonstrations and teaching.

6 **5. Planetarium**

7 **a. Definition**

8 A building housing an instrument for projecting images of celestial
 9 bodies and other astronomical phenomena onto a domed ceiling, or
 10 for presenting shows or exhibitions about astronomy and the night
 11 sky.

12 **6. Zoo**

13 **a. Definition**

14 An area, building, or structures that contain wild animals on exhibition
 15 for viewing by the public.

16 **E. Educational Facility**

17 This category includes any public and private school at the elementary, middle, junior
 18 high, or high school level. This category also includes colleges and other institutions
 19 of higher learning that offer courses of general or specialized study leading to a
 20 degree. This category also includes vocational or trade schools. Accessory uses at
 21 schools include play areas, meeting areas, cafeterias, recreational and sport facilities,
 22 auditoriums, parking, and before- or after-school day care. Accessory uses at
 23 colleges include offices, food service, laboratories, health and sports facilities,
 24 theaters, meeting areas, parking, maintenance facilities, and ancillary supporting
 25 commercial activities. Specific use types include:

26 **1. Boarding School**

27 **a. Definition**

28 A school where students are provided with on-site meals and lodging.

29 **b. Use-Specific Standards**

30 Boarding schools shall comply with the use-specific standards set
 31 forth below for "Elementary School." Any associated dormitories shall
 32 comply with the use-specific standards for "dormitory" in section
 33 21.05.070, *Accessory Uses and Structures*.

34 **2. College or University**

35 **a. Definition**

36 A degree-granting institution, other than a vocational or trade school,
 37 that provides education beyond the high school level. The use
 38 includes, but is not limited to, classroom buildings, offices,
 39 laboratories, lecture halls, athletic facilities, and dormitories. Colleges
 40 tend to be in campus-like settings or on multiple blocks.

41 **3. Education and Research Center**

42 **a. Definition**

43 Educational facilities, research centers, and laboratories operated by
 44 a government or educational institution and devoted to the study of
 45 natural and applied sciences and/or engineering.

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4. Elementary School

a. Definition

A public, private, parochial, or charter school offering academic instruction for students typically between the kindergarten and sixth grade levels. Pre-school is not included and is categorized in this title as “Child Care Facility.”

b. Use-Specific Standards (also apply to “Boarding School” and “Middle and High School”)²⁸

i. Purpose

The standards of this subsection are intended to ensure the compatibility of schools with surrounding neighborhoods and to minimize the impacts of school uses on adjacent properties.

ii. Applicability²⁹

The standards of this subsection shall only apply to schools with 100 students or more.

iii. Public Schools

Public schools are subject to the facility standards of the Anchorage School District, in addition to the requirements of this title for the zoning district in which they are located. For issues in which the Anchorage School District site development and design criteria are more stringent than the standards of this section, the School District standards shall control.

iv. Minimum Lot Dimensions and Setbacks

All schools are subject to the following standards:

(A) School buildings in residential districts (including RMX) shall: 1) cover not more than 35 percent of their site area; and 2) provide 50-foot side and rear setbacks.

(B) Minimum lot requirements in all districts shall be as follows:

- (1)** Elementary: one acre per 100 students;
- (2)** Middle, High, and Boarding: one and one-half acres per 100 students.

v. Vehicle and Pedestrian Access

(A) All middle and high schools, and schools without an Anchorage School District attendance boundary shall have at least 100 feet of frontage on a Class I or greater classification street.

(B) Paved pedestrian walkways and trails, exclusive of driveways, shall be provided between the principal

1 buildings and each abutting public right-of-way or
2 trail.

3 vi. *Temporary Structures for School Expansion Space*
4 *(Relocatables)*

5 Temporary structures serving as expansion space for schools
6 are allowed in all districts in which schools are allowed,
7 subject to the following standards:

8 (A) To the maximum extent feasible, temporary
9 structures shall not be located between the principal
10 building and a street classified as collector class or
11 greater in the OSHP.

12 (B) The temporary structures are exempt from the
13 general requirements for all temporary uses
14 contained in section 21.05.080, *Temporary Uses and*
15 *Structures*.

16 vii. *Buffering Standards*

17 L3 Separation landscaping is required along all property lines
18 where the school site abuts a residential use in a residential
19 zone.

20 5. **High School or Middle School**

21 a. **Definition**

22 A public, private, parochial, or charter school offering academic
23 instruction for students typically in the seventh through twelfth grades.
24 This classification includes the terms “middle school” and “junior high
25 school.”

26 b. **Use-Specific Standards**

27 High schools and middle schools shall comply with the use-specific
28 standards set forth for “Elementary School” above.

29 6. **Vocational or Trade School**

30 a. **Definition**

31 A secondary or higher education facility teaching skills that prepare
32 students for jobs in a trade to be pursued as an occupation, such as
33 carpentry, welding, heavy equipment operation, piloting boats or
34 aircraft, repair and service of appliances, motor vehicles, boats,
35 aircraft, light or heavy equipment, accounting, data processing, and
36 computer repair. Incidental instruction services in conjunction with
37 another primary use shall not be considered a vocational or trade
38 school.

39 b. **Use-Specific Standard³⁰**

40 i. In the CBD zoning districts, vocational or trade schools shall
41 be prohibited at the ground level.

42 ii. This use includes business schools but excludes
43 establishments providing training in an activity that is not
44 otherwise permitted in the zoning district.

1 **F. Health Care Facility**³¹

2 This category includes uses that provide medical or surgical care to patients.
3 Accessory uses include offices, laboratories, teaching facilities, meeting areas,
4 cafeterias, parking, maintenance facilities, and housing for staff or trainees. Specific
5 uses types include:

6 **1. Health Care Facility**

7 **a. Definition**

8 A facility or institution, whether public or private, principally engaged
9 in providing services for health maintenance, diagnosis or treatment
10 of human disease, pain, injury, deformity or physical condition,
11 including but not limited to a general hospital, special hospital, mental
12 hospital, public health center, diagnostic center, treatment center,
13 rehabilitation center, extended care facility, skilled nursing home,
14 nursing facility, intermediate care facility, tuberculosis hospital,
15 chronic disease hospital, or maternity hospital, but excluding
16 habilitative care facilities and residential care facilities. Training,
17 rehabilitation services, and health services may be permitted as
18 accessory uses, if integral to the facility's function. Central services
19 facilities such as kitchens and laboratories that serve the health care
20 facility are permitted accessory uses.

21 **b. Use-Specific Standards**

22 Health care facilities shall comply with the use-specific standards set
23 forth above for "Large Residential Care Facilities."

24 **2. Health Services**

25 **a. Definition**

26 Establishments primarily engaged in furnishing, on an outpatient
27 basis, chiropractic, dental, medical, surgical or other services to
28 individuals, including the offices of chiropractors, physicians,
29 osteopaths, dentists and other health practitioners, medical and
30 dental laboratories, outpatient care and outpatient care facilities,
31 dispensaries, home health care agencies, blood banks and
32 pharmacies.

33 **b. Use-Specific Standards**

34 In the CBD-2 district, this use is prohibited on the ground floor.

35 **G. Parks and Open Areas**

36 This category includes uses of land focusing on natural areas, large areas consisting
37 mostly of vegetative landscaping or outdoor recreation, community gardens, or public
38 squares. Lands tend to have few structures. Accessory uses may include
39 clubhouses, playgrounds, maintenance facilities, concessions, caretaker's quarters,
40 and parking. Specific use types include:

41 **1. Community Garden**

42 **a. Definition**

43 A private or public facility for the cultivation of fruits, flowers,
44 vegetables, or ornamental plants by more than one individual or
45 family.

1 **2. Park and Open Space, Public or Private³²**

2 **a. Definition**

3 A non-commercial, not-for-profit facility or area designed to serve the
4 recreation needs of the residents of the community. Such facilities or
5 areas include, but are not limited to, playfields, playgrounds, and
6 open space.

7 **H. Public Safety Facility³³**

8 This category includes buildings, storage areas, and other facilities for the public
9 safety operations of local, state, or federal government. Accessory uses include
10 maintenance, storage, fueling facilities, satellite offices, holding cells, and parking
11 areas. Specific uses include:

12 **1. Community or Police Substation**

13 **a. Definition**

14 A subsidiary community services or police station providing public
15 services primarily intended for the immediate geographic area in
16 which the station is located.

17 **b. Use-Specific Standards**

18 In the R-3, R-4, and RMX districts, community or police substations
19 shall be no larger than 3,500 square feet in gross floor area, and shall
20 be architecturally compatible with the surrounding residential
21 neighborhood in terms of building and roofing design and materials
22 and lot placement.

23 **2. Correctional Institution**

24 **a. Definition**

25 A facility, other than a correctional community residential center,
26 providing for the imprisonment or physical confinement of prisoners
27 under guard or 24-hour physical supervision, such as prisons, prison
28 farms, jails, reformatories, penitentiaries, houses of detention,
29 detention centers, honor camps, and similar facilities.

30 **b. Use-Specific Standards³⁴**

31 **i. Traffic Access**

32 A site more than one-half acre in size shall provide for direct
33 access from a street of collector or greater capacity.

34 **ii. Dimensional Standards**

35 Notwithstanding the general dimensional standards in chapter
36 21.06, the following specific standards apply to these uses:

37 **(A) Minimum Lot Size for Rural Correctional Institutions**

38 Unless otherwise authorized by the Planning and
39 Zoning Commission, the minimum lot size for rural
40 correctional institutions shall be as follows:

41 **(1)** One to ten beds: One-half acre (21,780
42 square feet).

- 1 (2) Eleven to 20 beds: One acre (43,560 square
2 feet).
- 3 (3) For each additional ten beds or fraction
4 thereof: One-half acre.
- 5 (B) *Minimum Lot Size for Urban Correctional Institutions*
6 Unless otherwise authorized by the Planning and
7 Zoning Commission, the minimum lot size for urban
8 correctional institutions shall be as follows:
- 9 (1) Less than five beds: 6,000 square feet.
- 10 (2) Five to ten beds: 15,000 square feet.
- 11 (3) More than 11 beds: 20,000 square feet
- 12 iii. *Maximum Lot Coverage*
13 The maximum lot coverage by all structures shall be in
14 accordance with the zoning district in which the institution is
15 established. However, regardless of the maximum underlying
16 lot coverage, a minimum of 25% of the lot shall remain as a
17 planted open area, landscaped area, natural vegetation area
18 or useable yard, to exclude buildings, driveways, parking
19 areas, sidewalks, etc., unless the Director determines that
20 retention of less than 25% of the lot as open area, etc., will
21 allow for sufficient buffering of adjacent uses.
- 22 iv. *Screening or Buffering*
23 The Planning and Zoning Commission may require:
- 24 (A) Enclosure of the entire site by a fence, or L3
25 Separation landscaping, or both, in order to prevent
26 casual access to and from the site.
- 27 (B) L3 Separation landscaping along the perimeter of the
28 site.
- 29 (C) L4 Screening landscaping when adjacent to
30 residential zones (including RMX).
- 31 3. **Police/Fire Station**
32 a. **Definition**
33 A station housing a police or fire department, including indoor and
34 outdoor space for administrative offices, storage of equipment,
35 temporary detention facilities, and associated vehicles, equipment,
36 and servicing facilities. Police stations provide services to multiple
37 precincts.

1 **I. Transportation Facility**

2 This category includes facilities that receive and discharge passengers and freight.
3 Accessory uses include freight handling areas, concessions, offices, parking and
4 maintenance, and fueling facilities. Specific use types include:

5 **1. Airport**

6 **a. Definition³⁵**

7 A publicly owned area of land or water that is used or intended for
8 use for the landing and take-off of aircraft, and includes its buildings
9 and facilities, if any.

10 **2. Airstrip, Private**

11 **a. Definition**

12 Privately owned land or water maintained as a runway.

13 **b. Use-Specific Standard**

14 Private airstrips are allowed conditionally in residential districts only if
15 adequate approach and noise buffer areas are provided.

16 **3. Bus Transit Center**

17 **a. Definition**

18 Any premises for the parking of motor-driven buses and the loading
19 and unloading of passengers, but not including transit vehicle repair.
20 Accessory uses may include ticket purchase facilities, restaurants,
21 and stores.

22 **4. Heliport**

23 **a. Definition**

24 An area designed to be used for the landing or takeoff of helicopters,
25 which may include all necessary passenger and cargo facilities,
26 fueling, and emergency service facilities.

27 **5. Railroad Freight Terminal**

28 **a. Definition**

29 A rail facility for the loading and unloading of goods, merchandise,
30 substances, materials, and commodities.

31 **6. Railroad Passenger Terminal**

32 **a. Definition**

33 A railroad facility for the boarding of passengers, but not including
34 freight terminal operations. Accessory uses may include ticketing
35 sales and offices, restaurants and stores.

36 **7. Rail Yard³⁶**

37 **a. Definition**

38 An area for the storage and repair of trains, which may include open
39 storage yards, rail-switching equipment, roundhouses, and
40 workshops.

1 **J. Utility Facility**

2 This category includes both major utilities, which are infrastructure services providing
3 regional or community-wide service, and minor utilities, which are infrastructure
4 services that need to be located in or near the neighborhood where the service is
5 provided. Services may be publicly or privately provided. Accessory uses may
6 include parking and control, monitoring, or data transmission equipment. Specific
7 uses types include:

8 **1. Governmental Service³⁷**

9 **a. Definition**

10 A facility housing government shops, maintenance and repair centers,
11 and equipment storage yards.

12 **b. Use-Specific Standards**

13 L4 Screening landscaping is required where adjacent to residential
14 zones (including RMX).

15 **2. Utility Facility³⁸**

16 **a. Definition**

17 A service of a regional nature that normally entails the construction of
18 new buildings or structures, and that typically has employees at the
19 site. Examples include water works, water or sewage treatment
20 plants, power or heating plants, or steam generating plants.

21 **3. Utility Substation³⁹**

22 **a. Definition**

23 A service that is necessary to support development within the
24 immediate vicinity, and is typically not staffed. Examples include, but
25 are not limited to, electric transformer stations; gas regulator stations;
26 water reservoirs; telephone exchange facilities; and water and
27 sewage collection or pumping stations.

28 **b. Use-Specific Standards**

29 The facility shall be designed and constructed to ensure visual and
30 aesthetic compatibility with the surrounding neighborhood.
31 Compatibility may be achieved either by using similar architectural
32 design and materials as building(s) in the surrounding neighborhood,
33 or by screening the facility with L3 Separation landscaping.

34 **K. Telecommunication Facilities⁴⁰**

35 Telecommunication facilities transmit signals between or among points using
36 electromagnetic waves. The facilities may include towers, antennae, buildings,
37 transformers, transmitters, receivers, equipment cabinets, and parking areas.

38 **1. Definitions**

39 **a. Antenna**

40 Any structure or device used to collect, receive, transmit, or radiate
41 electromagnetic waves. Antennae may be mounted on
42 towers or on buildings, and may be concealed or non-concealed.

1 **b. Co-located installation**
2 An engineered design to accommodate four antennae with a flat plate
3 wind loading of not less than four square feet per antenna, four cable
4 ports at the base and antenna levels of the tower, and sufficient room
5 within or on the tower for four runs of 7/8" coaxial cable from the
6 base of the tower to the antennas.

7 **c. Co-location**
8 The placing of an antenna on a tower that is not owned or operated
9 by the entity that owns or operates the antenna.

10 **d. Concealment**
11 Any man-made tree, clock tower, bell tower, steeple, light pole, power
12 pole, water tower, eave, cornice, gargoyle, or similar structure or
13 architectural feature that camouflages, disguises, or conceals the
14 presence of antennae or towers.

15 **e. Tower**
16 Any structure that is designed and constructed primarily for the
17 purpose of supporting one or more antennae. The term includes but
18 is not limited to lattice towers, guyed towers, and monopole towers.
19 The term does not include a clock tower, bell tower, steeple, light
20 pole, power pole, water tower, or similar structure that incidentally
21 supports antennae. Towers may be freestanding or building-
22 mounted, and may be concealed or non-concealed.

23 **2. Exemptions**

24 **a.** Dish antennae less than two meters in diameter, antennae used
25 exclusively for SCADA (System Control And Data Acquisition)
26 communications in a utility substation or facility, antennae used
27 exclusively as part of a federally licensed amateur radio station,
28 antennae for Citizen’s Band (CB) radios, and antennae less than one
29 foot in greatest dimension are exempt from this section.

30 **b.** Towers used exclusively for SCADA (System Control And Data
31 Acquisition) communications in a utility substation or facility are
32 exempt from this chapter.

33 **c.** Towers that are part of a federally licensed amateur radio station are
34 exempt from this chapter, provided the towers are not used for
35 commercial purposes.

36 **3. Co-location**

37 **a.** Each new tower shall be designed to accommodate one co-located
38 installation for every 25 feet of tower height or fraction thereof above
39 50 feet.

40 **b.** Applicants seeking to erect a tower greater than 50 feet in height
41 within 3,000 feet of any tower greater than 50 feet in height, shall
42 provide evidence that reasonable efforts were made to lease space
43 on an existing or planned tower or that no existing tower will satisfy
44 the applicant’s technological needs.

- 1 c. If an applicant seeking to erect a tower under subsection b provides
 2 evidence that reasonable efforts were made to lease space on an
 3 existing or planned tower and that the owner of that tower
 4 unreasonably refused to lease such space, the owner of that tower
 5 shall, within 180 days, reduce the height of that tower to no more than
 6 50 feet unless the owner demonstrates that the refusal to lease such
 7 space was reasonable or that the tower was not granted any height
 8 bonus for co-location.

9 **4. Tower Height**

- 10 a. The height of a tower, whether freestanding or building-mounted,
 11 shall be measured from the base of the tower to the highest point of
 12 the tower, including any installed antennae and appurtenances.
- 13 b. Tower or antennae shall not exceed the height limits set forth in
 14 section 21.04.070.B., *Airport Height Overlay District*.
- 15 c. The maximum height for towers is 50 feet plus 25 feet for each co-
 16 located installation, or as approved by conditional use in accordance
 17 with Table 21.05-1 or 21.05-2.

18 **5. Use-Specific Standards for Telecommunication Facilities**

19 **a. General Standards**

- 20 i. The exterior appearance of all accessory buildings shall be
 21 similar to other buildings in the surrounding area in terms of
 22 predominant building materials.
- 23 ii. Towers shall not be lighted unless the Federal Aviation
 24 Administration requires or recommends that obstruction
 25 lighting be installed. To prevent direct light reflection on other
 26 property, tower lighting shall be shielded to the extent
 27 permitted by the Federal Aviation Administration.
- 28 iii. Towers and antennae shall be neutral in color unless
 29 obstruction marking is required by the Federal Aviation
 30 Administration.
- 31 iv. No advertising sign or logo shall be permitted on any
 32 telecommunications facility.
- 33 v. In residential districts, accessory buildings shall not be used
 34 as the regular place of employment for any worker. This
 35 provision does not prohibit periodic maintenance or
 36 monitoring of equipment.
- 37 vi. Off-street parking is not required. However if off-street
 38 parking is provided, it shall meet the requirements of section
 39 21.07.090. Any off-street parking space shall be illuminated
 40 only when the parking space is in use.
- 41 vii. Identification placard. An identification placard shall be
 42 attached to the tower structure (if building-mounted) or the
 43 surrounding fence (if free-standing) in a location clearly

1 visible at eye level. The placard shall provide the following
2 information:

- 3 (A) The name and address of the tower owner;
4 (B) The name and address of the tower manager;
5 (C) The name and address of the owner of each antenna
6 on the tower;
7 (D) The latitude and longitude of the tower; and
8 (E) The date of erection of the tower.

9 **b. Concealed Antennae**

10 Concealed antennae may encroach into any required setback. The
11 maximum height of concealed antennae is unlimited except as
12 provided in section 21.04.070.B., *Airport Height Overlay District*.

13 **c. Non-Concealed Building-Mounted Antennae or Towers**

14 The maximum height of non-concealed building-mounted antennae or
15 towers shall be 20 feet plus 10 percent of the building height.

16 **d. Freestanding Towers**

17 i. Freestanding towers shall be set back from the property
18 boundary a distance equal to the height of the proposed
19 tower.

20 ii. Freestanding towers shall be set back from dwellings,
21 schools, child care facilities, and from residential or mixed
22 use districts by at least 200 feet or two times the height of the
23 proposed tower, whichever is greater.

24 iii. Any guy anchor that is 30 inches or less above grade shall be
25 set back from any property line at least 5 feet. Any guy
26 anchor that is more than 30 inches above grade shall meet
27 the setbacks required in the zoning district.

28 iv. Each guy anchor shall be surrounded by a fence or wall to
29 the elevation of the highest portion of the guy anchor.

30 v. Freestanding towers and any building or equipment enclosure
31 accessory thereto shall be surrounded by a fence or wall at
32 least six feet in height. In residential districts, the fence or
33 wall shall be surrounded by L3 Separation landscaping.

34 **6. Outside Experts and Disputes**

35 If an applicant for a telecommunications facility claims that one or more
36 standards of this title are inconsistent with federal law as applied to a
37 particular property, or would prohibit the effective provision of wireless
38 communications within the relevant market area, the decision-making body
39 may require that the application be reviewed by an attorney and/or qualified

1 third-party engineer for a determination of the accuracy of such claims. Any
2 costs for such review shall be charged to the applicant.

3 **7. Abandoned Antennae or Towers**

4 Any antenna or tower that is not operated for a continuous period of 12
5 months shall be considered abandoned, and the owner of such antenna or
6 tower shall remove the same within 180 days of receipt of notice from the
7 Director notifying the owner of such abandonment. Failure to remove an
8 abandoned antenna or tower within said 180 days shall be grounds for the
9 Municipality to remove the tower or antenna at the owner's expense.

10 **8. Concealment**

11 a. Each design for a concealed tower or antenna shall be reviewed by
12 the Director. A proponent of a concealed tower or antenna design
13 shall provide the Director with evidence in the form of construction
14 drawings, photographs, renderings, or other data sufficient for the
15 Director to determine whether the design effectively conceals the
16 tower or antenna. The Director shall disapprove or grant preliminary
17 approval to the design within 30 days of receiving such sufficient
18 data.

19 b. Only one installation may be constructed under a preliminary
20 approval. At completion of the first concealed tower or antenna of a
21 particular design, it shall be reviewed by the Director to confirm that
22 the installation effectively conceals the tower or antenna. If the
23 Director finds that the installation fails to effectively conceal the tower
24 or antenna, that design shall be considered non-concealed. The
25 installation constructed under the Director's preliminary approval
26 shall, however, be considered a concealed tower or antenna.

27 c. If the Director finds that the installation effectively conceals the tower
28 or antenna, the Director shall grant final approval to the design and all
29 other towers or antennae of that design shall be considered
30 concealed.

31 **9. Annual inventory**

32 By January 31 of each year, each tower owner who is regulated by this
33 section shall provide the Department with an inventory of all their existing
34 towers and antennae.

35 **10. Nonconformities**

36 a. Nonconforming towers and antennae shall be allowed to continue
37 until they are removed or destroyed. Routine maintenance shall be
38 permitted on such nonconforming towers and antennae. Antennae
39 may be replaced with antennae of the same or smaller size that serve
40 the same general purpose as was served by the original antennae.
41 Such replacement antennae need not comply with Table 21.05-1 or
42 21.05-2.

43 b. New antennae may be co-located on nonconforming towers that were
44 originally designed to accommodate co-location. Such co-located
45 antennae need not comply with Table 21.05-1 or 21.05-2.

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11. Conditional Use Standards

- a. The following provisions shall govern the issuance of a conditional use for towers:
 - i. Applications for a conditional use under this section shall be subject to the general conditional use procedures and standards, except as modified in this section.
 - ii. In granting a conditional use, the planning and zoning commission may impose conditions to the extent the commission concludes that such conditions are necessary to minimize any adverse effect of a proposed tower on adjoining properties.
 - iii. Any information of an engineering nature that the applicant submits, whether civil, mechanical, or electrical, shall be certified by a licensed professional engineer.
 - iv. An applicant for a conditional use shall submit the information described in this section and a non-refundable fee to reimburse the municipality for the costs of reviewing the application.
- b. Applicants for a conditional use for a tower shall submit the following information:
 - i. A scaled site plan clearly indicating the location, type and height of the proposed tower, on-site land uses and zoning, adjacent land uses and zoning, comprehensive plan land use classification of the site and all properties within 500 feet of the proposed tower, adjacent roadways, proposed means of access, setbacks from property lines, elevation drawings of the proposed tower and any accessory structures, topography, parking, and other information deemed by the Director to be necessary to assess compliance with the standards.
 - ii. Renderings or photographs depicting the tower and accessory structures in place sufficient to assess the visual impact on the surrounding neighborhood.
 - iii. The distance between the tower and the nearest dwelling and the nearest residentially zoned properties.
 - iv. The distance to other tower structures within one mile shall be shown on a site plan or map. The applicant shall also identify the type of construction of the existing towers and the owners and operators of the existing towers, if known.
 - v. A landscape plan showing the proposed landscape materials and any proposed screening fence or wall.

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- vi. A description of the finished color and finish of any accessory structure, screening fence or wall.
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 - vii. A description of any proposed obstruction lighting or obstruction marking, together with the Federal Aviation Administration recommendation or requirement regarding such lighting or marking.
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 - viii. A statement by the applicant as to the number of co-located installations the tower is designed to accommodate.
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 - ix. Evidence the applicant appeared before the community council representing the site.
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- c. In addition to the general standards for a conditional use, the planning and zoning commission shall consider the following factors in determining whether to approve a conditional use:
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 - i. Height of the proposed tower
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 - ii. Proximity of the tower to residential structures and residential district boundaries.
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 - iii. Nature of uses on adjacent and nearby properties.
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 - iv. Surrounding topography.
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 - v. Geotechnical hazards such as area of high or very high seismically induced ground failure susceptibility, avalanche zones, or landslide areas.
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 - vi. Surrounding tree coverage and foliage.
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 - vii. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness.
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 - viii. Proposed ingress and egress.
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- d. Modifications to conditional use towers shall be subject to the following:
- i. Routine maintenance shall be permitted.
 - ii. The replacement, repair or addition of antennae to a tower shall be considered a use contemplated within the original approved or de facto conditional use where the replacement, repair or addition of antennae will serve the same general purpose as was served under the original conditional use, is consistent with the original conditional use, and does not increase the height of the tower.

21.05.050 COMMERCIAL USES: DEFINITIONS AND USE-SPECIFIC STANDARDS

This section defines the general commercial use categories and specific commercial use types listed in Tables 21.05-1 and 21.05-2. This section also contains use-specific standards that apply to specific use types. The use-specific standards apply regardless of whether the use type is permitted as a matter of right, subject to a site plan review process, or subject to the conditional use process.

A. Agricultural Uses

This category includes activities that primarily involve raising, producing, or keeping plants or animals, or cultivation and management of other natural resources. Accessory uses may include dwellings for proprietors and employees, barns, storage of grain, animal raising, feed preparation, and wholesale sales of products produced on-site. Specific use types include:

1. Farming, Animal Husbandry⁴¹

a. Definition

Commercial agricultural uses in general and especially dairy, stock, and poultry farming.

b. Use-Specific Standards⁴²

i. Notwithstanding the dimensional requirements in chapter 21.06, this use requires a minimum lot size of 15 acres.

ii. No livestock pens, fenced corrals, or buildings for the keeping of livestock shall be located within 100 feet the property line. No new dwellings shall be constructed within 100 feet of livestock pens, fenced corrals, or buildings for the keeping livestock.

iii. Waste shall be managed in accordance with AMC title 15.20.020.

2. Farming, Horticultural

a. Definition

An establishment engaged in the raising of vegetables, produce, fruit crops, vines, shrubs, trees (including Christmas trees), sod production, and nursery plants for sale. This use includes, but is not limited to, crop farms, orchards, groves, tree plantations, or a temporary stand for the sale of products grown on the premises. Customers may visit the site, but establishments engaged primarily in the retail sale of nursery plants are classified as “nursery, commercial” below.

B. Animal Sales, Service, and Care

This category includes uses that involve the selling, boarding, training, or care of animals on a commercial basis. Accessory uses may include confinement facilities for animals, parking, and storage areas. Specific use types include:

1. Animal Control Shelter

a. Definition

1 A facility used to house or contain stray, homeless, abandoned, or
 2 unwanted animals and that is owned, operated, or maintained by a
 3 public or nonprofit organization devoted to the welfare, protection,
 4 and humane treatment of animals.

5 **b. Use-Specific Standards (also apply to “Animal Grooming**
 6 **Service” and “Veterinary Clinic”)**

7 **i. General Standards when Use is in a Residential District or**
 8 **Adjacent to a Residential District**

9 All facilities, including all treatment rooms, cages, pens,
 10 kennels, training rooms and exercise runs, shall be
 11 maintained within a completely enclosed, soundproof
 12 building, and shall be sufficiently insulated so that, to the
 13 maximum extent feasible, no noise or odor can be detected
 14 off-premises.

15 **ii. Additional Standards in the I-1 and PLI District**

16 Notwithstanding the above provisions, outdoor exercise runs
 17 may be allowed in the I-1 or PLI districts where all parts of the
 18 use are located 200 feet or more from any non-industrial
 19 district. An outdoor run shall be located on site and shall be
 20 screened from the view of all adjacent streets and properties
 21 by fencing or vegetation. To the maximum extent feasible, no
 22 noise or odor shall be detected off-premises.

23 **iii. Waste shall be managed in accordance with AMC section**
 24 **15.20.020.**

25
 26 **2. Animal Grooming Service**

27 **a. Definition**

28 An establishment where animals are bathed, clipped, or combed for
 29 the purpose of enhancing their aesthetic value, odor, health, and
 30 hygiene. Accessory uses may include animal boarding for no more
 31 than 48 hours.

32 **b. Use-Specific Standards**

33 Animal grooming services shall comply with the use-specific
 34 standards above for “Animal Control Shelter.”

35 **3. Kennel, Commercial**

36 **a. Definition**

37 A commercial establishment where small domestic animals, such as
 38 dogs and cats, are boarded.

39 **b. Use-Specific Standards (also apply to “Paddock or Stable,**
 40 **Commercial”)**

41 **i.** A kennel, paddock, or stable shall be set back at least 100
 42 feet from any residential use or property zoned residential
 43 (including RMX).

44 **ii.** To the maximum extent feasible, no noise or odor shall be
 45 detected off-premises. Waste shall be managed in
 46 accordance with AMC section 15.20.020.

1 iii. In the R-5, R-6, and R-9 districts, the minimum lot size for a
2 kennel, paddock, or stable shall be two acres.⁴³

3 **4. Paddock or Stable, Commercial**

4 **a. Definition**

5 A commercial establishment consisting primarily of a fenced area or
6 enclosed building in which four or more large domestic animals, such
7 as cattle, horses, pigs, and goats, are sheltered and fed. Such
8 facilities have stalls or compartments. Includes riding stable facilities
9 for the care and exercise of horses and related equestrian activities.

10 **b. Use-Specific Standards**

11 Paddocks or stables shall comply with the use-specific standards
12 above for "Kennel (Commercial)."

13 **5. Pet Shop**

14 **a. Definition**

15 An establishment primarily engaged in the sale of domestic animals,
16 such as dogs, cats, fish, birds, and reptiles, excluding exotic animals
17 and farm animals such as horses, goats, sheep, and poultry.
18 Accessory uses may include grooming and overnight stays incidental
19 to the primary use.

20 **6. Veterinary Clinic**

21 **a. Definition**

22 An establishment for the medical care and treatment by a licensed
23 veterinarian of small animals, including household pets.

24 **b. Use-Specific Standards**

25 Veterinary clinics shall comply with the use-specific standards above
26 for "Animal Control Shelter."

27 **C. Assembly**

28 This use includes buildings and facilities owned or operated by associations,
29 corporations, governments, or other persons for social, educational, or recreational
30 purposes. Facilities are primarily for members and their guests, or members of the
31 public paying a fee. Accessory uses may include offices, meeting areas, food
32 preparation areas, concessions, parking, and maintenance facilities. Specific use
33 types include:

34 **1. Civic/Convention Center**

35 **a. Definition**

36 An establishment designed to accommodate 500 or more persons
37 and used for conventions, conferences, seminars, product displays,
38 and entertainment functions. Accessory uses may include temporary
39 outdoor displays, parking, and food and beverage preparation and
40 service for on-site consumption.

41 **b. Use-Specific Standard**

42 Any use that involves the retail sale of alcohol is subject to the
43 Assembly Alcohol Approval process; see section 21.05.020.A.

1 2. **Club/Lodge/Meeting Hall**

2 a. **Definition**

3 An establishment owned or operated by a corporation, association, or
4 persons for a social, educational, or recreational purpose, to which
5 membership may be required for participation. Such establishments
6 typically offer services to the public.

7 b. **Use-Specific Standard**

8 Any use that involves the retail sale of alcohol is subject to the
9 Assembly Alcohol Approval process; see section 21.05.020.A.

10 D. **Entertainment, Indoor**

11 This category includes uses that provide continuous recreation or entertainment
12 activities, primarily indoors. Accessory uses may include concessions, snack bars,
13 parking, and maintenance facilities. Specific use types include:

14 1. **Amusement Establishment**

15 a. **Definition**

16 An establishment offering entertainment, game playing, or similar
17 amusements to the public within a fully enclosed building. This shall
18 include arcades, bowling alleys, billiard parlors, bingo parlors, laser
19 tag parlors, water parks, miniature golf courses, and indoor shooting
20 ranges.

21 b. **Use-Specific Standard**

22 Any use that involves the retail sale of alcohol is subject to the
23 Assembly Alcohol Approval process; see section 21.05.020.A.

24 2. **Entertainment Facility, Major**

25 a. **Definition**

26 Major entertainment facilities uses are designed to accommodate
27 activities that generally draw 1,000 persons or more to specific events
28 or shows. Activities are generally of a spectator nature. Examples
29 include amphitheatres, performing arts centers, stadiums, sports
30 arenas, coliseums, auditoriums, and fairgrounds. Accessory uses
31 may include restaurants, bars, concessions, parking and
32 maintenance facilities.

33 b. **Use-Specific Standard**

34 Any use that involves the retail sale of alcohol is subject to the
35 Assembly Alcohol Approval process; see section 21.05.020.A.

36 3. **Fitness and Recreational Sports Center**

37 a. **Definition**

38 A facility primarily featuring equipment for exercise and other active
39 physical fitness conditioning or recreational sports activities, such as
40 swimming, skating, racquet sports, aerobic dance, gymnasium
41 facilities, yoga, and other kinds of sports and fitness facilities.

42 4. **Movie Theater**

43 a. **Definition**

44 An indoor theater for showing motion pictures.

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5. **Nightclub, Licensed**
- a. **Definition**
An enterprise, that, for consideration, provides entertainment to its patrons in the form of floorshows; dance revues; live, recorded, or electronically enhanced music; patron dancing; or performances by live or recorded professional or amateur entertainers. Discotheques, nightclubs, bars, lounges, dance halls, bistros, and any facility that meets the terms of this definition are often, but not exclusively, open during one or more of the hours between 11:00 p.m. and 7:00 a.m. This definition excludes theaters or auditoriums with fixed seating, facilities used exclusively for nonprofit charitable or nonprofit educational purposes, religious assemblies, adult-oriented establishments as defined by AMC section 10.40.050, publicly owned and operated recreation centers or parks, and public and private schools.
- b. **Use-Specific Standards⁴⁴**
- i. All facilities shall be maintained within a completely enclosed, soundproof building, and shall be sufficiently insulated so that no unreasonable noise can be detected off-premises.
- ii. Notwithstanding the general dimensional standards in chapter 21.06, the minimum setback requirement shall be 25 feet if adjacent to a public right-of-way or to an industrial zoning district, and 50 feet if adjacent to a non-industrial zoning district.
- iii. Any use that involves the retail sale of alcohol is subject to the Assembly Alcohol Approval process; see section 21.05.020A.
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6. **Nightclub, Unlicensed**
- a. **Definition**
An enterprise, that, for consideration, provides entertainment to its patrons in the form of floorshows; dance revues; live, recorded, or electronically enhanced music; patron dancing; or performances by live or recorded professional or amateur entertainers, but does not offer or sell to its patrons either alcoholic beverages, as defined by A.S. 04.21.080 or adult entertainment as defined by AMC section 10.40.050. Teen clubs and cultural performance venues as set forth in AMC chapter 10.55, discotheques, nightclubs, bars, lounges, dance halls, bistros, and any facility that meets the terms of this definition are often, but not exclusively, open during one or more of the hours between 11:00 p.m. and 7:00 a.m. This definition excludes theaters or auditoriums with fixed seating, facilities used exclusively for nonprofit charitable or nonprofit educational purposes, religious assemblies, adult-oriented establishments as defined by AMC section 10.40.050, publicly owned and operated recreation centers or parks, and public and private schools.
- b. **Use-Specific Standards⁴⁵**
- i. **Purpose**
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Certain types of enterprises have been determined to produce secondary impacts on surrounding land uses. The impacts include a perceived decline in property values, and an increase in the level of criminal activity, including unlawful sales and use of drugs and consumption of alcoholic beverages, in the vicinity of these types of enterprises. The purpose of this subsection is to segregate such enterprises from land uses that are likely to be negatively impacted.

ii. *Minimum Distance from Certain Uses*

Except for teen nightclubs and underage dances permitted under AMC chapter 10.55, an unlicensed nightclub shall be located so that all portions of the lot on which the unlicensed nightclub is located shall be 300 feet or more from the lot line of property on which is located:

(A) A public, private, or parochial school;

(B) Property zoned residential (including RMX); or

(C) TA-zoned property designated as residential in the Turnagain Arm Comprehensive Plan.

iii. *Administrative Permit Required*

An administrative permit for each unlicensed nightclub shall be obtained from the Department and be displayed in a prominent place inside the unlicensed nightclub. This permit shall certify that, when granted, the enterprise was in compliance with paragraph ii. of this subsection. This permit shall be obtained from the Director, pursuant to section 21.03.230, *Administrative Permits*. This permit shall remain valid so long as that enterprise remains in continuous operation at that location, and does not physically expand.

7. **Theater Company or Dinner Theater**

a. **Definition**

An establishment for live dramatic, operatic, or dance presentations open to the public, without membership requirements, whose seating capacity does not exceed 500 seats and seating area does not exceed 3,000 square feet, or any area for the rehearsal of such live performances. These establishments may also provide food and beverages for consumption on the premises.

b. **Use-Specific Standard**

Any use that involves the retail sale of alcohol is subject to the Assembly Alcohol Approval process; see section 21.05.020A.

E. **Entertainment/Recreation, Outdoor**

This category includes uses that provide continuous recreation or entertainment activities, primarily outdoors. Accessory uses may include concessions, snack bars, parking, and maintenance facilities. Specific use types include:

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1. **General Outdoor Recreation, Commercial**
 - a. **Definition**
Intensely developed recreational uses such as amusement parks, miniature golf courses, batting cages, skateboard or skate parks or courses, bicycle motocross courses, water parks or slides, drive-in movie theaters, courses for paramilitary games, and archery facilities.
 - b. **Use-Specific Standard**
L3 Separation landscaping shall be provided wherever this use is adjacent to a residential district (including RMX).
 2. **Golf Course**
 - a. **Definition**
A tract of land laid out with a course having nine or more holes for playing the game of golf, including any accessory clubhouse, driving range, office, restaurant, concession stand, picnic tables, pro shop, maintenance building, restrooms, or similar accessory uses or structures. This term shall not include housing or miniature golf courses as a principal or accessory use, nor shall it include driving ranges that are not accessory to a golf course.
 3. **Golf Driving Range**
 - a. **Definition**
An establishment equipped with tee areas, distance markers, and related features for practicing golf, and that may include a pro shop and snack bar, but that does not include miniature golf courses.
 4. **Motorized Sports Facility**
 - a. **Definition**
A facility for the racing of motorcycles, snow machines, race cars, or other motorized vehicles.
 - b. **Use-Specific Standards⁴⁶**
 - i. **Assembly Alcohol Approval Process**
Any use that involves the retail sale of alcohol is subject to the Assembly Alcohol Approval process; see section 21.05.020A.
 - ii. **Hours of Operation**
The maximum hours of operation shall be from 8:00 a.m. to 10:00 p.m. Monday through Saturday, and from 12:00 p.m. to 10:00 p.m. on Sunday.
 - iii. **Additional Site Plan Requirements**
In all districts, as part of the site plan application, the applicant shall comply with the following requirements:
 - (A) If the projected or actual noise level exceeds the standards set at AMC section 15.70.080.A., a noise analysis shall be prepared identifying noise mitigation measures.

- 1 (B) The applicant shall prepare an operation plan to
 2 monitor and enforce:
- 3 (1) Prohibition on consumption of alcoholic
 4 beverage on the premises; and
- 5 (2) Mandatory transportation of racing machines
 6 to the site;
- 7 (C) The applicant shall submit a dust and litter control
 8 plan and describe the methods to be used to collect
 9 trash on the site.
- 10 (D) The applicant shall identify one or more individuals
 11 who shall be responsible for enforcement of the
 12 noise, operation, and dust and litter control plans
 13 developed pursuant to this subsection.
- 14 iv. *Dimensional Standards*
 15 Notwithstanding the general dimensional standards of
 16 chapter 21.06:
- 17 (A) The Planning and Zoning Commission may designate
 18 minimum setback areas around the perimeter of the
 19 site as it deems necessary to minimize glare and
 20 noise impact on adjacent uses, to separate
 21 incompatible uses, and to restrict casual access to
 22 the site.
- 23 (B) The maximum height of structures shall be 35 feet.
- 24 v. *Site Location, Development, and Operation*
 25 (A) No motorized facility shall be located within 500 feet
 26 of any residential or mixed-use district.
- 27 (B) In order to prevent casual access to and from the site
 28 or to mitigate adverse effects of the motorized sports
 29 facility upon adjacent uses, the Planning and Zoning
 30 Commission may require the enclosure of the entire
 31 site by a screening structure and/or landscaping, as
 32 described in section 21.07.080.
- 33 (C) Public sanitation facilities (restrooms) shall be
 34 provided on-site and operated in a manner consistent
 35 with AMC section 15.20.020.
- 36 vi. *I-1 District Standards*
 37 Motorized sports facilities are conditionally allowed in the I-1
 38 district on parcels with a minimum of 20 acres. The
 39 maximum engine size allowed is 250 cc's for wheeled
 40 vehicles and 550 cc's for snow machines.

- 1 **5. Shooting Range, Outdoor**
- 2 **a. Definition**
- 3 An establishment engaged in the use of land for discharging of
- 4 firearms for target practice, skeet, and trap shooting.
- 5 **b. Use-Specific Standards⁴⁷**
- 6 i. Intent
- 7 The intent of the following conditional use standards for
- 8 shooting ranges is primarily safety and buffering for adjacent
- 9 neighborhoods.
- 10 ii. Setbacks
- 11 All shooting areas shall be set back a minimum distance of
- 12 100 feet from any public right-of-way. The setback behind
- 13 the back stops in the line of fire shall be a minimum of 100
- 14 feet. Buildings located ahead of the firing line are allowed to
- 15 be located to the normal zone setback.
- 16 iii. Site Size
- 17 The minimum site size shall be 20 acres.
- 18 iv. Buffering and Screening
- 19 The backstop must be an earth mound or dugout of sufficient
- 20 dimension to stop projectiles. The range shall be screened
- 21 and fenced with gates or outlets except as approved on the
- 22 site plan.
- 23 v. On-site Uses
- 24 An accessory retail store, snack shop, and short-term rental
- 25 of firearms and equipment for use only on the premises are
- 26 permitted. Sale of alcoholic beverages is prohibited.
- 27 **6. Skiing Facility, Alpine⁴⁸**
- 28 **a. Definition**
- 29 A facility and related terrain utilized for alpine skiing, and uses and
- 30 facilities typically associated with the use and operation of such
- 31 facility, including but not limited to:
- 32 i. Ski and snowboard runs and trails;
- 33 ii. Ski lifts and tows, including towers and structures, related to
- 34 skiing and snowboarding patrons;
- 35 iii. Snow-making equipment/facilities;
- 36 iv. Ski patrol facilities;
- 37 v. Ski area administrative and ticketing offices;
- 38 vi. Special events directly associated with ski areas such as ski
- 39 races, snowboard races, snow machine races, bicycle races,
- 40 and concerts;

1 An establishment that prepares and retails alcoholic beverages for
2 consumption on the premises. These establishments may also
3 provide limited food services.

4 **b. Use-Specific Standard**

5 Any use that involves the retail sale of alcohol is subject to the
6 Assembly Alcohol Approval process; see section 21.05.020A.

7 **2. Brew Pub**

8 **a. Definition**

9 An establishment that manufactures malt beverages and sells those
10 malt beverages at retail for consumption on the premises, and also
11 prepares and sells food and other beverages.

12 **b. Use-Specific Standard**

13 Any use that involves the retail sale of alcohol is subject to the
14 Assembly Alcohol Approval process; see section 21.05.020A.

15 **3. Food and Beverage Kiosk**

16 **a. Definition**

17 An establishment in a freestanding building, trailer, or vehicle on an
18 impermanent foundation that sells coffee or other beverages and pre-
19 made bakery goods from a window to customers who are either
20 pedestrians or seated in their automobiles for consumption off the
21 premises and that provides no indoor or outdoor seating.

22 **b. Use-Specific Standards**

23 Kiosks in all districts shall comply with the following standards:

24 **i.** Vehicle stacking spaces shall be provided pursuant to section
25 21.07.0901.

26 **ii.** Kiosks shall be on wheels to facilitate movement onto and off
27 the site, and may not be located on a permanent foundation.
28 The wheels shall be screened with opaque skirting or
29 screening so as to not be visible.

30 **iii.** Kiosks may be located on the same lot as another principal
31 use.

32 **iv.** Kiosks shall comply with the "Drive-Through Service"
33 accessory use standards in section 21.05.070D.9.

34 **4. Restaurant**

35 **a. Definition**

36 An establishment primarily engaged in the preparation and sale of
37 food and beverages, normally for consumption on the premises.

38 **b. Use-Specific Standard**

39 **i.** Any use that involves the retail sale of alcohol is subject to
40 the Assembly Alcohol Approval process; see section
41 21.05.020A.
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- 1 **3. Funeral Services**
- 2 **a. Definition**
- 3 An establishment providing services involving the display of the
- 4 deceased, preparation of the deceased for burial, and rituals
- 5 connected therewith before burial or cremation. Cremation services
- 6 are a separate use.
- 7 **4. General Personal Services**
- 8 **a. Definition**
- 9 An establishment, whether for consideration or not, that provides
- 10 care, advice, aid, maintenance, repair, treatment, or similar semi-
- 11 technical, technical, or experienced assistance, other than the
- 12 practice of a profession and wholesale or retail sale of goods.
- 13 Examples include, but are not limited to: photography studios, shoe
- 14 repair; beauty and barber shops; and tanning salons.
- 15 **5. Instructional Services**
- 16 **a. Definition**
- 17 A specialized instructional establishment that provides on-site training
- 18 of business, artistic, or commercial skills. Examples include, but are
- 19 not limited to, driving schools, fine arts schools, dance, music, and
- 20 computer instructional services. This use does not include
- 21 establishments that teach skills that prepare students for jobs in a
- 22 trade (e.g., carpentry), which are classified under "Vocational or
- 23 Trade Schools."
- 24 **J. Retail (Repair and Rental)**
- 25 This category includes retail establishments involved in the repair, lease, or rent of
- 26 new or used products to the general public. Accessory uses may include offices,
- 27 parking, storage of goods, and assembly, repackaging, or repair of goods for on-site
- 28 sale. Specific use types include:
- 29 **1. Small Equipment Rental**
- 30 **a. Definition**
- 31 The commercial rental of supplies and equipment primarily intended
- 32 for homeowner use and minor residential gardening and construction
- 33 projects, but not including car or truck rentals, or rentals of smaller
- 34 motor vehicles not for home care such as motorcycles or
- 35 snowmobiles. This use does not include the rental, storage, or
- 36 maintenance of large construction or other commercial heavy
- 37 equipment, which are classified under "Industrial Service."
- 38 **b. Use-Specific Standard**
- 39 All maintenance of equipment shall be conducted within an enclosed
- 40 building.
- 41 **2. Repair Shop**
- 42 **a. Definition**
- 43 An establishment primarily engaged in the provision of repair services
- 44 to individuals and households, rather than to business. Examples
- 45 include, but are not limited to, repair of household appliances and
- 46 office machines, and plumbing and heating services. This use

1 excludes maintenance and repair of automobiles and industrial
2 equipment or machinery.

3 **K. Retail (Sales)**

4 This category includes retail establishments involved in the sale of new or used
5 products to the general public. Accessory uses may include offices, parking, storage
6 of goods, assembly, repackaging, and repair of goods for on-site sale. Specific use
7 types include:

8 **1. Auction House**

9 **a. Definition**

10 A structure or enclosure where goods are sold by auction.

11 **2. Building Materials Store**

12 **a. Definition**

13 An establishment primarily engaged in the storage, distribution, and
14 sale of lumber and other building materials such as brick, tile, cement,
15 insulation, floor covering, lighting, roofing materials, and other home
16 improvement materials.

17 **3. Business Service Establishment**

18 **a. Definition**

19 An establishment that, for consideration, provides other businesses
20 with advertising, leased or rented equipment, maintenance, security,
21 management, consulting or technical aid, or copying services.

22 **4. Convenience Store**

23 **a. Definition**

24 An establishment with a gross floor area of less than 5,000 square
25 feet engaged primarily in the sale of convenience goods, such as pre-
26 packaged food items, tobacco, over-the-counter drugs, periodicals,
27 and other household goods.

28 **b. Use-Specific Standards**

29 **i. Assembly Alcohol Approval Process**

30 Any use that involves the retail sale of alcohol is subject to
31 the Assembly Alcohol Approval process; see section
32 21.05.020A.

33 **ii.** In the RMX and NMU-1 district, a convenience store shall not
34 sell alcoholic beverages.

35 **5. Farmers Market**

36 **a. Definition**

37 An occasional, periodic, or seasonal market for offering for sale fresh
38 agricultural, fresh food, or arts and crafts products directly to the
39 consumer at an open-air market, covered structure with multiple
40 stalls, or other pre-designated area, where the vendors are generally
41 individuals who have raised the produce or made the product, or have
42 taken the same on consignment for retail sale.

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6. **Fueling Station⁵¹**
a. **Definition**
An establishment engaged in the retail dispensing or sale of gasoline or other vehicular fuel products. This use definition does not include convenience store or vehicle service and repair uses.
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7. **Meat and Seafood Processing, Storage, and Sales**
a. **Definition**
An establishment primarily engaged in the cold storage and preservation of food in separate and individual compartments that is offered for sale to the public.
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8. **General Retail⁵²**
a. **Definition**
An establishment engaged primarily in the retail sale of goods or merchandise, and rendering services incidental to the sale of such goods. Examples may include, but are not limited to: general merchandise retailers; warehouse and club retailers; superstores; discount stores; catalog showrooms; and specialty retail stores specializing in such goods as clothing, home furnishings, sporting goods, books, stationary, music, video rentals, or flowers.
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9. **Grocery or Food Store**
a. **Definition**
An establishment primarily engaged in the retail sale of food and/or beverages primarily to be consumed outside of the retail establishment's premises. Examples include, but are not limited to: supermarkets, grocery stores, delicatessens, specialty food shops, bakeries, and meat and seafood markets.
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- b. **Use-Specific Standard**
Any use that involves the retail sale of alcohol is subject to the Assembly Alcohol Approval process; see section 21.05.020A.
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10. **Liquor Store**
a. **Definition**
An establishment that is primarily engaged in selling alcoholic beverages for consumption off the premises.
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- b. **Use-Specific Standard**
Any use that involves the retail sale of alcohol is subject to the Assembly Alcohol Approval process; see section 21.05.020A.
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11. **Nursery, Commercial**
a. **Definition**
An establishment primarily engaged in the growth and sale of plants, shrubs, trees, and materials used in indoor and outdoor planting, conducted within or outside an enclosed building.
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12. **Pawnshop**
a. **Definition**
An establishment that loans money on deposit of personal property or deals in the purchase or possession of personal property on condition

1 of selling the same back again to the pledger or depositor, or loans or
2 advances money on personal property by taking chattel mortgage
3 security thereon, and takes or receives such personal property.

4 **13. Plumbing, Heating, and Electrical Equipment Dealer**

5 **a. Definition**

6 An establishment engaged primarily in the sale and service of
7 plumbing, heating, and/or electrical equipment.

8 **L. Vehicles and Equipment**

9 This category includes a broad range of uses for the sale, rental, and/or repair and
10 maintenance of motor vehicles and related equipment. Large parking areas and
11 outdoor storage areas may be included with these uses. Accessory uses may include
12 incidental repair and storage, offices, and sales of parts and/or tires. Specific use
13 types include:

14 **1. Aircraft and Marine Vessel Sales**

15 **a. Definition**

16 An establishment primarily engaged in the display and sale of aircraft
17 and/or marine vessels as well as associated parts and supplies.

18 **2. Heavy Equipment Sales and Rental**

19 **a. Definition**

20 An establishment engaged in the display, sale, leasing, or rental of
21 heavy equipment of 12,000 or more pounds gross vehicular weight
22 (GVW). This category does not include recreational vehicles or larger
23 trucks that typically are sold at automobile dealerships; such vehicles
24 are covered by "Vehicle-Large, Sales and Rental" below.

25 **3. Impound Yard**

26 **a. Definition**

27 An area used for the storage of vehicles for any reason, including but
28 not limited to traffic accidents, improper parking, and abandonment.
29 No dismantling or disassembly of vehicles is permitted in an impound
30 yard. The vehicle so stored may be sold from the impound yard by
31 auction or otherwise, in accordance with state law.

32 **4. Parking Lot**

33 **a. Definition**

34 An off-street, surfaced, ground-level area where motor vehicles are
35 stored for daily, overnight, or temporary parking not to exceed 72
36 hours.

37 **5. Parking Structure**

38 **a. Definition**

39 A structure designed with one or more levels or floors partially or fully
40 enclosed, used for the parking of motor vehicles. The facility may be
41 above, below, or partially below ground. This use does not include
42 private carports or garages.

43 **b. Use-Specific Standards**

44 **i. Ground-Floor Pedestrian-Oriented Uses Required**

1 A ground-floor parking garage in any district or any parking
 2 structure in the CBD, CCMU, RCMU, or MMU districts shall
 3 provide a first-floor space that:

4 (A) Has a minimum depth of 25 feet;

5 (B) Faces on each street, except alleys, for the full length
 6 of the building, except for places necessary for
 7 pedestrian and vehicle entrances and exits; and

8 (C) Is used for retail, restaurant, and other pedestrian-
 9 oriented uses otherwise permitted or approved in the
 10 zoning district.

11 ii. *Upper-Floor Facade*

12 The street-facing façade of second and higher floors of a
 13 parking garage or any parking structure in the CBD, CCMU,
 14 RCMU, or MMU districts shall have a repeating pattern that
 15 includes no less than three instances of either (1) color
 16 change, (2) texture changes, (3) material module changes, or
 17 (4) expression of an architectural or structural bay through a
 18 change in plane no less than 12 inches in width, such as an
 19 offset, reveal, or projecting rib. At least one of these
 20 elements shall repeat at an interval of not more than 30 feet.
 21 This standard may be waived if the applicant can
 22 demonstrate an alternative building design that significantly
 23 articulates a wall plane.

24 iii. *Incentives for Active Uses on Second and Third Floor
 25 Facades*

26 Parking garage projects are encouraged to contribute more
 27 human activity and vitality to the city center by providing
 28 occupied spaces with windows near street level. If the
 29 second and third floor of a parking garage or any parking
 30 structure in the CBD-1 or CBD-2 district has a space that (i)
 31 has a depth of twenty-five feet or more, (ii) faces on all
 32 streets, except alleys, for the entire length of the building, and
 33 (iii) is for any non-parking use otherwise permitted or
 34 approved for the zoning district, then a bonus height of two
 35 additional stories may be added to the parking structure.

36 6. **Vehicle Parts and Supplies**

37 a. ***Definition***

38 The display and sale of new, reconditioned, or rebuilt parts, supplies,
 39 or equipment for automobiles, motorcycles, trucks, vans, trailers,
 40 recreational vehicles, aircraft, boats, mobile homes, or snowmobiles.

41 b. ***Use-Specific Standard***⁵³

42 No dismantling or wrecking of vehicles or machinery may occur on
 43 site. Uses that include dismantling and wreckage are classified by
 44 this title as "junkyards."

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7. **Vehicle-Large, Sales and Rental**
- a. **Definition**
An establishment engaged in the display, sale, leasing, or rental of new or used motor vehicles. Vehicles include, but are not limited to, automobiles, light trucks, vans, trailers, recreational vehicles, and mobile homes.
- b. **Use-Specific Standards**
- i. Vehicles shall be in operable condition, and no repair work shall be done except minor incidental repair and necessary reconditioning of vehicles to be displayed and sold on the premises.
- ii. At any given time, no more than five percent of the vehicle inventory on the lot, not including Class A and C motorhomes, shall have a gross vehicular weight (GVW) of more than 12,000 lbs.⁵⁴
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8. **Vehicle-Small, Sales and Rental**
- a. **Definition**
An establishment engaged in the display, sale, leasing, or rental of small motor vehicles. Vehicles include, but are not limited to: motorcycles, personal watercraft (jet skis), utility trailers, snowmobiles, and all-terrain vehicles (ATVs).
- b. **Use-Specific Standards**
- i. Vehicles shall be in operable condition, and no repair work shall be done except minor incidental repair and reconditioning of vehicles to be displayed and sold on the premises.
- ii. In the CCMU, only motorcycle sales and rentals are permitted.⁵⁵
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9. **Vehicle Service and Repair, Major**
- a. **Definition**
An establishment engaged in the major repair and maintenance of automobiles, motorcycles, trucks, vans, trailers, recreational vehicles, mobile homes, or snowmobiles. Services include engine, transmission or differential repair or replacement; body, fender, muffler, or upholstery work; oil change and lubrication; tire replacement; and painting.
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10. **Vehicle Service and Repair, Minor**
- a. **Definition**
An establishment engaged in light maintenance activities such as engine tune-ups; oil change and lubrication; carburetor cleaning; muffler replacement; brake repair; car washing; seasonal tire shops; and detailing and polishing. Vehicle parts are sold and are ordinarily installed on the premises. Major automotive repairs, including but not limited to engine, transmission or differential repair or replacement, or body and fender work, are prohibited except where specifically permitted by this title or by the terms of a conditional use.

- 1 **b. Use-Specific Standards for Carwash Bays and Vehicle Repair**
2 **Bays⁵⁶**
3 i. In the CCMU and RCMU districts, to the maximum extent
4 feasible, the entrance to a car wash bay or vehicle repair bay
5 shall not face the primary street frontage.
- 6 ii. In the CCMU and RCMU districts, notwithstanding the
7 general setback requirements in chapter 21.06, a 20-foot
8 setback for vehicle service areas, bays, or canopies is
9 required from any adjacent street. The setback shall be
10 landscaped with L3 Separation landscaping, in order to
11 screen the automotive wash, repair, or maintenance facility
12 from view from adjacent streets.
- 13 iii. Vehicle wash or service bays facing a rear or side setback
14 shall be screened from adjacent residential properties
15 (including RMX) by a screening wall or fence of at least six
16 feet in height.
- 17 iv. Outdoor vacuuming facilities must be screened by a sound-
18 mitigating barrier when they are adjacent to residential uses.

- 19 **11. Vehicle Storage Yard⁵⁷**
20 **a. Definition**
21 The outdoor storage for 72 hours or more of vehicles, boats,
22 recreational vehicles, and/or airplanes. For this definition, "vehicles"
23 means cars, trucks, sport utility vehicles, vans, and similar vehicles
24 under 12,000 pounds gross vehicle weight.
- 25 **b. Use-Specific Standards**
26 All vehicle storage yards shall comply with the use-specific standards
27 set forth below for *Self-Storage Facility; Vehicle Storage Yards*.

28 **M. Visitor Accommodations**

29 This category includes visitor-serving facilities that provide temporary lodging in guest
30 rooms or guest units, for compensation, and with an average length of stay of less
31 than 30 days. Accessory uses may include pools and other recreational facilities for
32 the exclusive use of guests, limited storage, restaurants, bars, meeting facilities, and
33 offices. Specific use types include:

- 34 **1. Camper Park**
35 **a. Definition**
36 A lot or parcel of land, or portion thereof, temporarily occupied or
37 intended for temporary occupancy by recreational vehicles or tents for
38 travel, recreational, or vacation usage for short periods of stay, and
39 containing a potable water source and washroom facilities. These
40 establishments may provide laundry rooms, recreation halls, and
41 playgrounds. These uses are not intended for vehicle storage.
- 42 **b. Use-Specific Standards**
43 i. *Location and Access*

1 A camper park shall have a minimum of 40 feet of frontage
 2 upon a collector or street of greater capacity. No entrance to,
 3 or exit from, a camper park shall be through a residential
 4 district or shall provide access to any street other than
 5 collector or street of greater capacity.

6 ii. *Occupancy and Length of Stay*

7 Spaces in camper parks may be used by campers,
 8 recreational vehicles, equivalent facilities constructed on
 9 automobiles, tents, or short-term housing or shelter
 10 arrangements or devices. The occupants of such space shall
 11 remain in the camper park a period not to exceed 30 days.

12 2. **Extended-Stay Lodgings**

13 a. **Definition**

14 A visitor lodging establishment with six or more guest rooms offering
 15 suites with kitchens, business traveler communications conveniences,
 16 and intended primarily for periods of stay of one week or more. This
 17 does not include bed-and-breakfasts, which are classified as an
 18 accessory use under section 21.05.070.

19 b. **Use-Specific Standards⁵⁸**

20 i. A kitchen area separate from the living or sleeping area shall
 21 be provided in all units, and cooking may be done only in the
 22 kitchen area.

23 ii. The facility shall provide a lobby area with a minimum of 750
 24 square feet.

25 iii. Extended-stay lodgings in the R-4 or RMX districts shall be
 26 subject to the applicable multi-family building development
 27 and design standards in section 21.07.100.F. or G., and shall
 28 be subject to the multi-family residential parking standards in
 29 section 21.07.090. In the R-4 and RMX districts, extended-
 30 stay lodgings shall adhere to the maximum floor area ratio
 31 permitted for multi-family dwellings.⁵⁹

32 3. **Hostel**

33 a. **Definition**

34 An overnight lodging facility containing between six and 19 guest
 35 rooms or up to 60 pillows. Sleeping accommodations may be
 36 dormitory-style and shared kitchen facilities may be available to the
 37 guests.

38 4. **Hotel**

39 a. **Definition**

40 Any building containing 20 or more guestrooms accessible primarily
 41 by means of an interior corridor, rented for compensation by the day
 42 or week, and offered for use by the general public in conjunction with
 43 subordinate services and facilities, such as restaurants and meeting
 44 rooms. Meeting facilities designed to accommodate 1,500 or more
 45 persons shall constitute a separate principal use and be classified as
 46 "civic/convention center" under this title.

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- b. ***Use-Specific Standard***
Any use that involves the retail sale of alcohol is subject to the Assembly Alcohol Approval process; see section 21.05.020A.
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5. **Inn**
- a. ***Definition***
A building or group of buildings containing between six and 19 guest rooms, or up to 60 pillows, for overnight lodging for compensation, where at least one meal per day is provided to the guests, there is a central meeting room or lounge available to all of the guests, and there are no shared kitchen facilities.
- b. ***Use-Specific Standards***
- i. Any use that involves the retail sale of alcohol is subject to the Assembly Alcohol Approval process; see section 21.05.020A.
- ii. Inns in the R-4 or RMX districts shall be subject to the applicable multi-family building development and design standards in section 21.07.100.F. or G., and the multi-family building parking standards in section 21.07.090. In the R-4 and RMX districts, inns shall adhere to the maximum floor area ratio permitted for multi-family dwellings.⁶⁰
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6. **Motel**
- a. ***Definition***
An establishment that provides individual sleeping or living room accommodations, containing six or more guestrooms, with the majority of rooms having direct access to the outside without the necessity of passing through the main lobby of the building. This use includes auto courts and motor lodges.
- b. ***Use-Specific Standards***
Any use that involves the retail sale of alcohol is subject to the Assembly Alcohol Approval process; see section 21.05.020A.
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7. **Recreational and Vacation Camp**
- a. ***Definition***
An overnight recreational camp, such as a children's camp, family vacation camp, or outdoor retreat. These establishments provide accommodation facilities, such as cabins and fixed camp sites, and incidental recreational and educational facilities.

21.05.060 INDUSTRIAL USES: DEFINITIONS AND USE-SPECIFIC STANDARDS

This section defines the general industrial use categories and specific industrial use types listed in Tables 21.05-1 and 21.05-2. This section also contains use-specific standards that apply to specific use types. The use-specific standards apply regardless of whether the use type is permitted as a matter of right, subject to a site plan review process, or subject to the conditional use process.

A. Industrial Service

This category includes establishments engaged in the repair or servicing of agricultural, industrial, business, or consumer machinery, equipment, products, or by-products. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site. Accessory activities may include retail sales, offices, parking, and storage. Specific use types include:

1. Data Processing Facility

a. Definition

An establishment where electronic data is processed by employees, including, without limitation, data entry, storage, conversion or analysis, subscription and credit card transaction processing.

2. General Industrial Service⁶¹

a. Definition

Establishments engaged in the repair or servicing of agricultural, industrial, business, or consumer machinery, equipment, products, or by-products. Examples include: welding shops; machine shops; tool repair; electric motor repair; repair of scientific or professional instruments; repair, storage, salvage, or wrecking of heavy machinery, metal, and building materials; heavy truck servicing and repair; aircraft servicing and repair; tire retreading or recapping; exterminators; gas and liquid fuel distributors; large commercial dry cleaning and carpet cleaning plants; and vending machine sales and service. Accessory activities may include retail sales, offices, parking, and storage.

3. Research Laboratory

a. Definition

A facility that is designed or equipped for basic or applied research or experimental study, testing, or analysis in the natural sciences or engineering, including any educational activities associated with and accessory to such research. The use does not include facilities for the manufacture or sale of products except as incidental to the main purpose of the laboratory.

B. Manufacturing and Production

This category includes industrial establishments involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, man-made, raw, secondary, or partially completed materials may be used in the manufacturing process. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers.

1 Such uses may include industries furnishing labor in the case of the refinishing of
 2 manufactured articles. Goods are generally not displayed or sold on site, but if so,
 3 they are a subordinate part of total sales. Accessory activities may include limited
 4 retail sales, offices, cafeterias, parking, employee recreational facilities, warehouses,
 5 storage yards, repair facilities, truck fleets, and caretaker's quarters. Specific uses
 6 types include:

7 **1. Cottage Crafts**

8 **a. Definition**

9 An establishment engaged in small-scale assembly and arts-and-
 10 crafts production by hand manufacturing involving the use of hand
 11 tools and small-scale equipment. Examples include, but are not
 12 limited to: candle making, artisan woodworking, art studio/gallery,
 13 artisan pottery and jewelry production, and the like. Cottage crafts
 14 are less intensive than, and do not have the off-site impacts often
 15 associated with, general industrial uses.

16 **b. Use-Specific Standards⁶²**

17 **i. Production and Sale of Cottage Crafts**

18 Cottage crafts may only be produced within a wholly-
 19 enclosed permanent structure. Cottage crafts production
 20 may occupy up to 1,500 square feet of gross building area,
 21 and may include up to an additional 300 square feet gross
 22 building area on the same lot devoted to the display and retail
 23 sale of the crafts produced. The retail/display area shall be
 24 located on the ground floor and in the front part of the building
 25 facing the primary street on which the lot is located.

26 **ii. Prohibitions**

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

32 **2. Food Service Contractor or Caterer**

33 **a. Definition**

34 An establishment engaged in providing food services at institutional,
 35 governmental, commercial, industrial, and other locations of other
 36 businesses. Examples include airline food services, cafeterias, and
 37 catering companies that prepare food for consumption at an off-
 38 premise customer site.

39 **3. Manufacturing, Heavy⁶³**

40 **a. Definition**

41 An establishment engaged in the manufacture or compounding
 42 process of raw materials. Such activities may involve the storage of
 43 large volumes of highly flammable, toxic matter or explosive materials
 44 needed for the manufacturing process. Examples include, but are not
 45 limited to: refining or initial processing of raw materials; rolling,
 46 drawing, or extruding of metals; asphalt batching plants and hot-mix
 47 plants; sawmills; manufacture or packaging of cement products, feed,
 48 fertilizer, flour, glue, paint, petroleum products, soap, turpentine,

1 varnish, charcoal, or distilled products, or similar industrial uses; and
2 manufacture, service, or repair of railroad equipment.

3 **4. Manufacturing, Light⁶⁴**

4 **a. Definition**

5 An establishment engaged in the manufacture, predominantly from
6 previously prepared materials, of finished products or parts, including
7 processing, fabrication, assembly, treatment and packaging of such
8 products, and incidental storage, sales, and distribution of such
9 products, but excluding basic industrial processing. Examples
10 include, but are not limited to: airplane, automobile, or truck
11 assembly, remodeling, or repair; beverage manufacture, not including
12 brew pubs; boatbuilding; cabinet shops; machine or blacksmith
13 shops; metalworking or welding shops; paint shops; processing
14 and/or dressing of skins; steel fabrication shops or yards; and
15 printing, publishing, and lithography.

16 **5. Natural Resource Extraction, Organic and Inorganic**

17 **a. Definition⁶⁵**

18 The development or extraction of organic and/or inorganic material
19 from its natural occurrences on affected land. This use includes
20 placer mining operations in which rock byproduct is removed from the
21 premises. This use shall also include commercial or industrial
22 operations involving removal of timber, native vegetation, peat, muck,
23 topsoil, fill, sand, gravel, or rock, or any other mineral and other
24 operations having similar characteristics. This use includes only
25 operations of a scale involving 50,000 cubic yards or more of
26 material. Site preparation as part of the development of a subdivision
27 under a subdivision agreement is not included.

28 **b. Use-Specific Standards (also apply to “Natural Resource
29 Extraction, Placer Mining”)⁶⁶**

30 **i. Review and Approval Procedure**

31 If the natural resource extraction operation will be completed
32 within one year, the review and approval procedure shall be
33 an Administrative Site Plan review. If the operation will
34 continue for more than one year, the review and approval
35 procedure shall be the Conditional Use process. If an
36 operation was approved under the Administrative Site Plan
37 review process but is not completed within one year, the
38 operation must then apply for a Conditional Use permit.

39 **ii. General Standards**

40 The following general standards apply in all districts:

41 **(A) Limit on Site Size**

42 Except for placer mining, general natural resource
43 extraction is allowed only on sites of five acres or
44 more.

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- (B) *Water Discharge Permit*
Placer mining operations are subject to a wastewater discharge permit issued by the Alaska Department of Environmental Conservation.
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- (C) *Required Submittals*
In addition to the general submittal requirements applicable to all site plans specified in the title 21 User's Guide, additional submittal requirements are specified in that Guide for natural resource extraction. The site plan shall be subject to review and approval of the Department of Project Management and Engineering for drainage, erosion, and sedimentation control; for conformance with the requirements of the National Pollutant Discharge Elimination System (NPDES) permit and other applicable EPA guidelines; and for compliance with generally accepted sound engineering principles.
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- (D) *Standards for Approval*
In addition to the conditional use standards of approval at 21.03.070E, the planning and zoning commission may approve a natural resource extraction conditional use only if the commission finds that the use also meets the following standards:
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- (1) Principal access to the site shall minimize the use of residential streets, and access roads shall be treated in a manner to make them dust free. Where access roads intersect collectors or arterials, suitable traffic controls shall be established.
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- (2) The extraction operations will not pose a hazard to the public health and safety.
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- (3) The extraction operations will not generate noise, dust, surface water runoff or traffic that will unduly interfere with surrounding land uses.
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- (4) The restoration plan for the site ensures that, after extraction operations cease, the site will be left in a safe, stable and aesthetically acceptable condition.
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- (5) The proposed use meets such additional standards for natural resource extraction conditional uses as the Director may establish by regulation pursuant to AMC chapter 3.40.

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- 6. **Natural Resource Extraction, Placer Mining**
 - a. **Definition⁶⁷**

Natural resource extraction by means of the placer mining method that does not involve the removal of any natural resources other than small quantities of precious metals, such as gold, silver, and platinum, from the premises. Rock byproduct is not removed from the premises.
 - b. **Use-Specific Standards**

Placer mining shall comply with the use-specific standards set forth above for "Natural Resource Extraction, Organic and Inorganic."

 - C. **Marine Facility**

This category includes a mix of commercial and light industrial manufacturing, processing, storage, wholesale, and distribution operations that are water-dependent or water-related. Water-dependent uses are generally permitted, while water-related uses are generally conditional uses. Specific uses include:

 - 1. **Aquaculture**
 - a. **Definition**

An establishment engaged in the hatching, raising and breeding of fish or other aquatic plants or animals for sale.
 - 2. **Boat Storage Facility**
 - a. **Definition**

An enclosed or partially enclosed structure designed for the use and storage of private watercraft and marine equipment.
 - 3. **Cold Storage And Ice Processing for Marine Products**
 - a. **Definition**

An establishment primarily engaged in the manufacture of ice and the cold storage and preservation of marine products, which are offered for wholesale or retail sale.
 - 4. **Facility for Combined Marine and General Construction**
 - a. **Definition**

An establishment engaged in the manufacture, construction, and repair of marine and non-marine related products. This use includes boat manufacture and repair.
 - 5. **Marine Operations, General**
 - a. **Definition**

Establishments engaged in light industrial manufacturing, processing, or storage operations, that are water-dependent and water-related. Examples include, but are not limited to: cargo handling facilities, including docking, loading, and related storage; fabrication, storage, and repair of fishing equipment; facilities for marine construction and salvage; facilities for marine pollution control, petrochemical cleanup, and servicing of marine sanitation devices; facilities for processing of products harvested from the ocean; marine industrial welding and fabricating; seafood packaging, packing, loading, and distribution facilities; shipbuilding and facilities for construction, maintenance, and

1 repair of vessels, and; warehousing and storage of goods that are
2 awaiting shipment via marine cargo carriers.

3 **6. Marine Operations, Limited**

4 **a. Definition**

5 Establishments engaged in limited commercial and light industrial
6 operations that are water-dependent or water-related. Examples
7 include, but are not limited to: marine repair yards, boat fabrication,
8 and marine machine shops; marine transport services, including
9 ferries, public landings and boat launches, commercial vessel
10 berthing, excursion services, hovercraft, and boat rentals; recreational
11 and commercial fishing and boating activities; tugboat, fireboat, pilot
12 boat; coast guard, and similar services; uses that provide pedestrian
13 access to the waterfront; wharves, docks, ramps, and piers; marine
14 police, harbor master, and other marine enforcement agencies; harbor
15 and marine supplies and services, and ship supply, such as fueling
16 and bunkering of vessels; and aids to navigation.

17 **7. Marine Wholesaling**

18 **a. Definition**

19 Establishments engaged in wholesale and distribution operations of
20 marine-related products.

21 **D. Warehouse and Storage**

22 This category includes uses involved in the storage or movement of goods for
23 themselves or other firms. Goods are generally delivered to other firms or the final
24 consumer, except for some will-call pickups. There is little on-site sales activity with
25 the customer present. Accessory uses may include offices, truck fleet parking, and
26 maintenance areas. Specific use types include:

27 **1. Bulk Storage of Hazardous Materials**

28 **a. Definition**

29 An establishment primarily engaged in the bulk storage of hazardous
30 materials, including liquefied petroleum gas, for wholesale sale.

31 **b. Use-Specific Standards**

32 Any new facilities for the storage and/or dispersion of hazardous
33 materials, or expansion of existing facilities for the storage and/or
34 dispersing of hazardous materials, shall occur at least 1,000 feet from
35 a residential or mixed-use district, school, hospital, or place of public
36 assembly.

37 **2. Motor Freight Terminal**

38 **a. Definition**

39 A facility for freight pick-up, distribution, and storage. This may
40 include intermodal distribution facilities for truck or shipping transport.

41 **b. Use-Specific Standards**

42 **i.** Loading, parking, and maneuvering space shall be entirely on
43 private property.

1 ii. No part of any terminal shall be located less than 200 feet
2 from any residential use or property zoned residential
3 (including RMX).

4 3. **Self-Storage Facility⁶⁸**

5 a. **Definition**

6 A completely enclosed structure(s) containing three or more areas or
7 rooms available for lease or rent for the purpose of the general
8 storage of household goods and business or personal property,
9 where the lessee of the unit is provided direct access to deposit or
10 store items. Also known as a “ministorage facility.”

11 b. **Use-Specific Standards (also apply to “Vehicle Storage Yard”)**

12 The standards below are applicable to self-storage facilities and
13 vehicle storage yards in all districts.

14 i. **Size of Site; Traffic Access**

15 The self-storage site shall contain no less than one-half acre
16 and no more than ten acres, and the vehicle storage site shall
17 contain no less than one acre and no more than ten acres.
18 The site shall have direct driveway access from a street
19 constructed to appropriate Municipal standards as described
20 in chapter 21.08, and as required by the Traffic Engineer.

21 ii. **Dimensional Standards**

22 Notwithstanding the general dimensional standards in chapter
23 21.06, the following specific standards apply:

24 (A) **Maximum Lot Coverage By All Buildings**
25 50 percent.

26 (B) **Maximum Height of Structures**
27 35 feet. Structures over 35 feet in height shall
28 require conditional use approval.

29 iii. **Parking**

30 There shall be a minimum on-site queue lane length of 50-
31 feet and 24-feet wide for vehicles entering a security gate.
32 The width of the gate shall be excluded from this requirement.

33 iv. **Paving and Drainage**

34 (A) All driveways, interior aisles, and walkways shall be
35 paved to municipal standards.

36 (B) Provisions shall be made to prevent any
37 contamination of the domestic water supply or to
38 prevent excessive or contaminated surface runoff
39 from the site onto adjoining lands or streams.
40 Drainage flow patterns shall be shown on the site
41 plan or a separate approved map. If plans indicate
42 that surface drainage will be carried off, the site plan
43 shall be subject to the approval of the Department of

1 Project Management and Engineering. If applicable,
2 drainage shall comply with section 21.07.040.

3 v. *Curb Cuts*

4 Access shall be as approved by the Traffic Engineer. The
5 width and distance of any access from any property line or
6 street intersection will be subject to the approval of the Traffic
7 Engineer or the Alaska Department of Transportation and
8 Public Facilities.

9 vi. *Permitted Accessory Uses*

10 The facility may provide two on-site dwelling units for use by
11 an on-site caretaker, manager, or owner of the site.

12 vii. *Outside Storage of Vehicles or Equipment*

13 Any outside vehicle storage is a conditional use in the AC
14 district.

15 viii. *Storage of Hazardous Substances*

16 The storage of explosives, radioactive materials, or any other
17 hazardous chemicals, or flammable materials as defined by
18 municipal code, is prohibited.

19 ix. *Prohibited Uses Within Storage Units*

20 Except for work performed ancillary to the operation of the
21 self-storage facility, the following uses are prohibited from
22 occurring within a self-storage facility or vehicle storage rental
23 unit or space:

24 (A) Any type of servicing, repair, or fabrication of
25 vehicles, boats, trailers, lawn mowers, appliances, or
26 any other equipment.

27 (B) The operation of power tools, spray-painting
28 equipment, table saws, lathes, compressors, welding
29 equipment, kilns, or other similar equipment.

30 (C) Any use that is noxious or offensive because of
31 odors, dust, noise, fumes, or vibrations.

32 x. *Fencing and Landscaping*⁶⁹

33 (A) All site boundaries shall be fenced with a sight-
34 obscuring fence structure at least eight feet high. No
35 fencing shall be required on the portion of site
36 boundaries where a structure, excluding connexes,
37 abuts either side of the lot line. The design of the
38 sight-obscuring structure shall be architecturally
39 compatible with the surrounding properties and shall
40 be approved by the Department.

41 (B) Where a self storage or vehicle storage facility abuts
42 a commercially zoned district, L2 Buffer landscaping
43 shall be required external to the sight-obscuring

- 1 fence. Where lot lines for these facilities abut a
2 residential district (including RMX), 15 feet of
3 landscaping shall be required. No landscaping shall
4 be required on the portion of site boundaries where a
5 structure, excluding connexes, abuts either side of
6 the lot line, unless otherwise required by this title.
- 7 (C) The structure shall be maintained in a safe, sound,
8 and orderly condition, and shall be kept free of any
9 advertising matter other than signs permitted by this
10 title. Security wire, such as concertina or razor wire
11 and barbed wire is permitted, but only if inverted
12 inside the fence, and not visible from outside the
13 fence.
- 14 (D) All areas internal to the site not devoted to building
15 structures, driveways, designated snow storage
16 areas and walkways shall be paved to municipal
17 standards as prescribed by the traffic engineer.
18 Snow storage areas, as designated on a site plan
19 approved by Building Safety Department, shall be
20 provided in accordance with the requirements of
21 Building Safety and Municipal Engineering
22 requirements.
- 23 xi. *Vehicle Storage Yards*
24 The yard may not be used to display or advertise any
25 merchandise for sale, including vehicles. No salvaging,
26 dismantling, or disassembly of vehicles is permitted in a
27 vehicle storage yard.
- 28 xii. *Financial Guarantees*
29 The Department may require a financial guarantee to ensure
30 installation of required landscaping, fencing, paving, or
31 mitigation of any environmental impacts or contamination to
32 the site or surrounding land in accordance with section
33 21.08.060, *Subdivision Agreements*.
- 34 xiii. *Containerized Storage Units in Conjunction with Self-Storage*
35 *Facilities*
36 In the AC district, containerized storage shall be prohibited in
37 conjunction with vehicle storage yards, and shall only be
38 permitted in conjunction with self-storage facilities in
39 accordance with conditional use approval under this
40 subsection. The following standards shall apply to the use of
41 containerized storage units in conjunction with permitted self-
42 storage facilities:
- 43 (A) A containerized storage unit shall be a factory-built
44 shipping container, meeting the standards of the U.S.
45 Department of Transportation.

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- (B) Containerized storage units may be utilized for storage, provided they are limited to one unit in height (no stacking), have uniform roll up doors or swing doors, complimentary and uniform exterior façade materials and colors.

- (C) A containerized storage unit shall be subject to the requirements for any required permitting, as set forth in the Anchorage Municipal Code of Ordinances.

xiv. *Existing Self Storage and Vehicle Storage Operations*
Self-storage and vehicle storage operations existing on or before the date of adoption of this title shall be deemed to be approved site plans and uses and not nonconforming uses or structures. Notwithstanding the provisions of chapter 21.11, *Nonconformities*, where self-storage and vehicle storage operations exist and have been in continuous existence since the date of adoption of this section, that use may continue provided the owner thereof complies with the following:

(A) *Site Enhancement Plan Required*
Any self-storage or vehicle storage operation existing prior to the adoption of this section that does not comply with the requirements of this section related to sight-obscuring fencing, required landscaping external to said fencing, and elimination of security razor or concertina security wire at the top of a fence shall obtain approval by the Director of, and agree to implement, a site enhancement plan for the property. This site enhancement plan shall be submitted to the Director within 10 years of October 26, 2004, or within 24 months of sale or transfer of ownership of the site, whichever comes first. The intent of this site enhancement plan is to bring the property as closely as reasonably possible into compliance with the above noted subsection without impeding existing operations.

(B) *Contents of Site Enhancement Plan*
The site enhancement plan shall include:

- (1) A graphic and legal description of the plan area.

- (2) Existing fencing and fencing types on the site.

- (3) Current vegetation external to perimeter fencing, if any.

- (4) Vehicular access points, including ingress and egress points, and queuing lanes.

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(5) Proposed modifications to bring the property into compliance with the intent of the standards of this section, but only for the following items: sight-obscuring fencing, required landscaping external to said fencing on any side of the property abutting a residential zoning district or a major or minor arterial, if the side is not otherwise obscured from view by other landscaping, naturally-vegetated areas, natural features or buildings located on adjoining properties, and in all instances elimination of barbed, razor and concertina or other security wire, unless the security wire is inverted inside the fence and not visible from outside the fence.

(6) It is the intent of this section that owners of existing facilities not be required to move existing fences or change existing operations.

(C) *Narrative Statement Required*
A narrative statement shall also be submitted with the site enhancement plan. The narrative shall be based on existing conditions and shall detail the following information:

(1) The method of securing the area to prevent casual access.

(2) A proposed schedule that specifies the date and methods by which the owner will come into compliance with the intent of this section.

(3) A description of current operations and uses that take place on the site.

(D) *Implementation of Approved Site Enhancement Plan*
The Director shall set a reasonable period of time for implementation of the approved site enhancement plan. Adequacy of the site enhancement plan shall be based on evidence presented by the owner, which may include the following:

(1) The location and size of the property and the self-storage and/or vehicle storage use, including topography and related physical constraints of the site.

(2) History of the use of the property as a self-storage and/or vehicle storage use, including information about the length of time it has existed as that use and any relevant permits

- 1 or other official regulatory documents related
2 to the use of the property as a self- storage
3 and/or vehicle storage use.
- 4 (3) A map of the subject property indicating the
5 location of all parcels of real property within a
6 distance of 300 feet from the exterior
7 boundary of the subject property, showing
8 the zoning district boundaries.
- 9 (4) The compatibility of the operation with
10 surrounding neighborhoods, and with
11 prevention of noise, dust, safety hazards,
12 traffic congestion, aesthetic deterioration and
13 other adverse environmental effects.
- 14 (5) Any other information the property owner
15 may wish to submit in order to make his or
16 her case.
- 17 (E) *Decision by Director*
18 Upon receipt of a site enhancement plan pursuant to
19 subsection xiv.(A). above, the Director shall make a
20 determination within 60 days of submittal of the site
21 enhancement plan. The decision of the Director shall
22 be in writing and sent by certified mail to the address
23 listed in the owner's application.
- 24 (F) *Appeals*
25 A decision of the Director is final unless appealed
26 within 30 days of its receipt by the owner of the
27 property. Appeal is to the zoning board of examiners
28 and appeals. Only the applicant may appeal the
29 decision of the Director. An appeal from a decision of
30 the zoning board of examiners and appeals may be
31 brought in Superior Court.
- 32 (G) *Abandonment*
33 If the owner of property on which a self-storage or
34 vehicle storage facility subject to this section is
35 located fails, within 10 years, to submit a site
36 enhancement plan for approval, or if an approved site
37 enhancement plan has not been implemented within
38 that period of time, the Director shall send a notice by
39 certified mail to the property owner that the use will
40 be considered abandoned if, within 6 months a site
41 enhancement plan has not been submitted. An
42 owner so notified, who then timely submits a site
43 enhancement plan, shall have 1 year after approval
44 of its site enhancement plan to implement it, and an
45 owner with a previously-approved site enhancement
46 plan shall have 1 additional year to complete the
47 plan's implementation. This section shall not apply to

1 any self- storage and/or vehicle storage operation
2 continuing under a Planning and Zoning
3 Commission-approved site plan or conditional use
4 existing on the date of adoption of this title.

5 **4. Storage Yard**

6 **a. Definition**

7 Any lot or portion of a lot that is used for the sole purpose of the
8 outdoor storage of fully operable motor vehicles, construction
9 equipment, construction materials, or other tangible materials and
10 equipment.

11 **b. Use-Specific Standards (also apply to “Junkyard”)⁷⁰**

12 **i. Location of Site**

13 **(A)** A storage yard shall not be located within 300 feet of
14 any academic school, hospital, governmental facility
15 (except governmental service), or any other place of
16 public assembly.

17 **(B)** A junkyard shall not be located within 500 feet of any
18 academic school, hospital, governmental facility
19 (except governmental service), residential
20 subdivision, or place of public assembly.

21 **ii. Minimum Lot Size and Width**

22 Notwithstanding the general dimensional standards set forth
23 in chapter 21.06, the minimum lot size for a junkyard or
24 storage yard shall be two acres. The minimum lot width shall
25 be 150 feet.

26 **iii. Limits on Outdoor Storage**

27 Outdoor storage shall not exceed 35 feet in height. No
28 outdoor storage shall occur within the required front or side
29 setback as set forth in chapter 21.06.

30 **iv. Screening**

31 L4 Screening landscaping is required where adjacent to
32 residential districts (including RMX).

33 **v. Drainage; Protection of Water Supply**

34 Provisions shall be made to prevent any contamination of the
35 domestic water supply or excessive surface runoff from the
36 property into adjoining lands or streams. The drainage plan
37 that carries water off the site shall be subject to the approval
38 of the Department of Project Management and Engineering.
39 Failure to prevent such contamination of the domestic water
40 supply or to prevent excessive surface runoff from the site
41 onto adjoining lands or streams shall be cause for the
42 conditional use to be rescinded and the junkyard to be
43 removed at the cost of the owner of the land upon which it is
44 located.

- 1 **5. Warehouse**
2 **a. Definition**
3 A structure containing an area available for the purpose of storing raw
4 materials, goods, or property.
- 5 **b. Use-Specific Standard**
6 L3 Separation landscaping is required where adjacent to residential
7 districts (including RMX).

- 8 **6. Wholesale Establishment**
9 **a. Definition**
10 An establishment primarily engaged in the sale or distribution of
11 goods and materials in large quantity to retailers or other businesses
12 for resale to individual or business customers. This shall not include
13 heavy manufacturing, resource extraction, scrap operations, bulk
14 storage of hazardous materials, or salvage operations.

- 15 **E. Waste and Salvage**
- 16 This category includes uses that receive solid or liquid wastes from others for disposal
17 on the site or for transfer to another location; uses that collect sanitary wastes; or uses
18 that manufacture or produce goods or energy from the composting of organic material
19 or processing of scrap or waste material. Waste and salvage uses also include uses
20 that receive hazardous wastes from others. Accessory uses may include recycling of
21 materials, offices, and repackaging and shipment of by-products. Specific use types
22 include:

- 23 **1. Composting Facility**
24 **a. Definition**
25 A facility where organic matter, including leaves, grass, manures, and
26 non-meat, non-biosolids waste that is derived primarily from off-site is
27 processed by composting and/or processing for commercial
28 purposes. Activities may include management, collection,
29 transportation, staging, composting, curing, storage, marketing, or
30 use of compost.

- 31 **b. Use-Specific Standards⁷¹**
32 **i.** Composting facilities shall be set back at least 660 feet from
33 any lot line abutting a residential or and mixed-use district
34 and any residential use (except a residential use occupied by
35 the owner, operator or any employee of such composting
36 facility) as such zone districts or residential uses exist at the
37 time of the establishment of the composting facility.
- 38 **ii.** Composting facilities shall contain and treat on-site, all water
39 run-off that comes into contact with the feedstocks or
40 compost, in such manner that the run-off will not contaminate
41 surface or ground water.
- 42 **iii.** Composting facilities shall not be located in any floodway.
- 43 **iv.** No composting facility shall commence operation until a
44 nuisance condition control plan, specifying all measures to be

1 taken to control nuisance conditions (such as odor, noise,
2 scattered solid waste, dust) has been approved by the
3 Director.

4 **2. Junkyard**

5 **a. Definition**

6 Any lot, or portion of a lot, that is used for the purpose of the outdoor
7 storage, handling, dismantling, wrecking, keeping, or sale of used,
8 discarded, wrecked, or abandoned airplanes, appliances, vehicles,
9 boats, building and building materials, machinery or equipment, or
10 parts thereof, including but not limited to scrap metals, wood, lumber,
11 plastic, fiber or other tangible materials defined under “junk” (see
12 general definitions in chapter 21.13). Auto wrecking yards and
13 salvage or scrap yards are included in this use. This does not include
14 a composting facility.

15 **b. Use-Specific Standards**

16 Junkyards shall comply with the use-specific standards applicable to
17 “Storage Yard” set forth above.

18 **3. Landfill**

19 **a. Definition**

20 The burial of hazardous or non-hazardous agricultural, residential,
21 institutional, commercial, or industrial waste, including areas for the
22 disposal of building and organic material, solid waste processing and
23 transfer facilities, and incinerator facilities. This use does not include
24 land reclamation.

25 **b. Use-Specific Standards⁷²**

26 **i.** Landfills shall be set back at least 660 feet from any non-
27 industrial use, and that required setback shall be planted with
28 L4 Screening landscaping.

29 **ii.** Landfills shall contain and treat on-site all run-off that comes
30 into contact with the waste material, in such manner that the
31 run-off will not contaminate surface or ground water.

32 **iii.** Landfills shall not be located in any floodway.

33 **iv.** No landfill shall commence operation until a nuisance control
34 plan, specifying all measures to be taken to control nuisance
35 conditions (such as odor, noise, scattered solid waste,
36 wildlife) has been approved by the Director.

37 **4. Land Reclamation⁷³**

38 **a. Definition**

39 An operation engaged primarily in increasing land-use capability by
40 changing the land’s character or environment through fill or regrading.
41 Land reclamation shall include only operations at a scale involving
42 5,000 cubic yards or more of fill material. Site preparation as part of
43 the development of a subdivision under a subdivision agreement is
44 not included.

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- b. Use-Specific Standards**
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- i. If the land reclamation operation will be completed within one year, the review and approval procedure shall be an administrative site plan review. If the operation will continue for more than one year, the review and approval procedure shall be the conditional use process. If an operation was approved under the administrative site plan review process but is not completed within one year, the operation must then apply for a conditional use permit.
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- ii. In addition to the submittal requirements in the User's Guide, an applicant for a land reclamation use shall submit the following:
- (A) A site plan showing:
- (1) Drainage.
- (2) Existing and proposed topographical contours (ten-foot contour).
- (3) Water table information.
- (4) Points of vehicular access to the site.
- (B) An erosion and sediment control plan.
- (C) A description of the soil types encountered on the site.
- (D) A landscaping plan for the period of land reclamation operations and for final restoration of the site.
- (E) A security plan to prevent casual trespass.
- (F) Proposed hours of operation.
- (G) A description of land reclamation and processing operations proposed for the site.
- (H) Projected traffic counts for each point of vehicular access to the site.
- (I) An estimate of the quantity of materials to be imported to the site and timetable, with supporting calculations conforming to generally accepted engineering principles.
- (J) A statement of the types of materials that will be accepted at the site.
- (K) Such other materials as the Planning director may require by regulation pursuant to AMC chapter 3.40.

- 1 iii. The site plan and erosion and sediment control plan required
2 in subsection ii. above shall be subject to review and approval
3 for drainage, erosion and sedimentation control; for
4 conformance with the 208 Areawide Water Quality
5 Management Plan; and for compliance with generally
6 accepted sound engineering principles.

- 7 iv. A building permit or land use permit is required for land
8 reclamation.

- 9 v. In addition to the conditional use standards of approval at
10 21.03.070.E, the planning and zoning commission may
11 approve a land reclamation use only if the commission finds
12 that the use also meets the following standards:

- 13 (A) Principal access to the site shall minimize the use of
14 residential streets, and access roads shall be treated
15 in a manner so as to make them dust free. Where
16 access roads intersect arterials, suitable traffic
17 controls shall be established.

- 18 (B) The site will not accept materials that are hazardous
19 or flammable.

- 20 (C) The site will not accept junk as defined in chapter
21 21.13.

- 22 (D) The site will not accept soils contaminated with
23 petroleum products or byproducts.

- 24 (E) The reclamation operations will not pose a hazard to
25 the public health and safety.

- 26 (F) The reclamation operations will not generate noise,
27 dust, surface water runoff, groundwater pollution, or
28 traffic that will unduly impact surrounding land uses.

- 29 (G) The restoration plan for the site ensures that, after
30 reclamation operations cease, the site will be left in a
31 safe, stable and aesthetically acceptable condition.

- 32 (H) The proposed use meets such additional standards
33 for land reclamation conditional uses as the Director
34 may establish by regulation pursuant to AMC chapter
35 3.40.

- 36 vi. The Planning and Zoning Commission may attach such
37 conditions to the approval of a land reclamation conditional
38 use as it finds are necessary to conform the use to the
39 standards set forth for this use.

40 **5. Snow Disposal Site**
41 **a. Definition**

1 An area used for the concentrated storage and disposal of snow
2 transported to that site from other locations.

3 **b. Use-Specific Standards⁷⁴**

4 **i. Location**

5 Snow disposal sites shall be located at least 25 feet from a
6 Class A or Class B wetland, and at least 100 feet from a
7 stream or water body.

8 **ii. Dimensional Standards**

9 Notwithstanding the general dimensional requirements of
10 chapter 21.06, the following specific standards shall apply to
11 this use.

12 **(A) Minimum Lot Size**

13 The minimum lot size shall be 36,000 square feet.

14 **(B) Maximum Height of Structures**

15 The maximum height of snow piles shall be 35 feet.

16 **(C) Minimum Setback Requirement**

17 The minimum setback of snow piles shall be 25 feet if
18 adjacent to a public right-of-way or to an industrial
19 zoning district, and 50 feet if adjacent to a non-
20 industrial zoning district.

21 **iii. Snow Storage Area**

22 The snow storage area shall be well defined on-site in order
23 to prevent storage of snow on adjacent properties or
24 landscaped areas. This may be accomplished through
25 location, landscaping, fencing, and/or signs.

26 **iv. Screening Fence or Berm**

27 An earthen berm or a screening structure, either at least six
28 feet high, shall be constructed within every setback adjacent
29 to a public right-of-way or to a nonindustrial zoning district.
30 Site enhancement landscaping, or another ground cover
31 acceptable to the Planning and Zoning Commission, shall be
32 planted on the berm and within the area between the berm
33 and the lot line for the site. The Planning and Zoning
34 Commission may require construction of a berm or fence
35 within other setback areas in order to restrict casual access,
36 to confine the operations within the site, to reduce noise and
37 glare and to ensure compatibility of the operation with
38 adjacent uses.

39 **v. Drainage and Water Quality Facilities**

40 The on-site and off-site drainage network shall handle water
41 runoff and snow melt without impacting adjacent properties.
42 Drainage and meltwater disposal shall comply with the
43 municipal *Design Criteria Manual* sections regarding snow
44 disposal sites and drainage.

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- vi. *Noise, Dust and Litter*
- (A) *Noise*
If the level of noise from the activity at the snow disposal site, measured at the property line of any residential or noise-sensitive use such as a public building, academic school, or other place of public assembly within one half mile of the snow disposal site, shall exceed the standards stated in AMC subsection 15.70.080.A, then the site plan shall identify mitigation measures.
- (B) *Dust and Litter Control*
A dust control and litter plan shall be established and implemented and trash collection/removal shall be done in a manner so that there are no dust or litter impacts to adjacent properties or public rights-of-way.
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- 16 6. **Solid Waste Transfer Facility**
- 17 a. **Definition**
- 18 An establishment for the processing, transfer and/or disposal of
19 hazardous or non-hazardous solid waste.
- 20 b. **Use-Specific Standards⁷⁵**
- 21 All such uses shall comply with the following standards:
- 22 i. *Location of Site*
- 23 A solid waste transfer facility shall not be located within 500
24 feet of any academic school, hospital, governmental facility
25 (except governmental service), residential subdivision, or
26 place of public assembly.
- 27 ii. *Minimum Lot Size and Width*
- 28 Notwithstanding the general dimensional standards set forth
29 in chapter 21.06, the minimum lot size for a solid waste
30 transfer facility shall be two acres. The minimum lot width
31 shall be 150 feet.
- 32 iii. *Limits on Outdoor Storage*
- 33 Outdoor storage shall not exceed 35 feet in height. No
34 outdoor storage, operations, or donations shall occur within
35 the required front or side setback as set forth in chapter
36 21.06.
- 37 iv. *Screening*
- 38 In addition to any landscaping required under section
39 21.07.080, *Landscaping, Screening, and Fences*, the facility
40 shall be surrounded by a solid, opaque fence that is at least
41 eight feet high, located no less than 100 feet from any public
42 right-of-way, and located no less than 50 feet from an
43 adjacent property.

21.05.070 ACCESSORY USES AND STRUCTURES⁷⁶

A. Purpose

This section authorizes the establishment of accessory uses that are incidental and customarily subordinate to principal uses. An accessory use is “incidental and customarily subordinate” to a principal use if it complies with the standards set forth in this section.

B. General Standards

All accessory uses shall comply with the general standards in this subsection B.

1. Approval of Accessory Uses and Structures

a. All principal uses allowed in a zoning district shall be deemed to include the accessory uses, structures, and activities set forth in this section, unless specifically prohibited.

b. See also sections 21.05.030 through 21.05.060 above, in which incidental or accessory uses are sometimes included in the description of a specific principal use category or use type. When a definition does include permitted accessory or incidental uses, such accessory or incidental uses shall be subject to the general standards set forth in this subsection B., as well as any use-specific standards set forth in subsections D. and E. below.

2. Compliance with Ordinance Requirements

a. All accessory uses and structures shall be subject to the standards set forth in this section, and also the use-specific standards of sections 21.05.030 through 21.05.060 above and the dimensional standards of chapter 21.06. In the case of any conflict between the standards of this section and any other requirement of this title, the standards of this section shall control.

b. Accessory uses shall comply with all standards of this title applicable to the principal use with which they are associated. Parking requirements shall be met for both the principal use, as specified in section 21.07.090, and any additional requirements for the accessory use, if applicable and specified in this section.

3. Dimensional Standards for Accessory Buildings and Structures

a. Same Lot

The accessory use or structure shall be conducted and/or located on the same lot as the principal use.

b. Location of Accessory Structures⁷⁷

No accessory structure shall be erected or maintained in any required setback, except that:

i. Buildings accessory to a residential use and allowed by this section 21.05.070 may be erected in a required rear setback that is adjacent to an alley;

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f. **Unlisted Accessory Uses or Structures**
 An accessory use or structure that is not listed in Tables 21.05-3 and 21.05-4 shall comply with all standards set forth in subsection B. above.

g. **Tables of Permitted Accessory Uses and Structures**

TABLE 21.05-3: TABLE OF ACCESSORY USES – RESIDENTIAL DISTRICTS										
P = Permitted S = Administrative Site Plan Review										
Accessory Uses	R 1	R 2	R 3	R 4	R 5	R 6	R 7	R 9	R 10	Use-Specific Standards
Accessory dwelling unit (ADU)		P	P		P	P	P	P	P	21.05.070.D.1.
Adult care (up to 8 clients)	P	P	P	P	P	P	P	P	P	21.05.070.D.2.
Bed and breakfast (up to 3 guestrooms)	P	P	P	P	P	P	P	P	P	21.05.070.D.3.
Bed and breakfast (4 or 5 guestrooms)	S	S	S	S	S	S	S	S	S	21.05.070.D.3.
Beekeeping	P	P	P	P	P	P	P	P	P	21.05.070.D.4.
Child care (up to 8 children)	P	P	P	P	P	P	P	P	P	21.05.070.D.6.
Computer-aided learning center				P						21.05.070.D.7.
Dormitory				S	S	S	S	S	S	21.05.070.D.8.
Family self-sufficiency Service				P						21.05.070.D.10.
Farm, hobby					P	P	P	P		
Garage or carport, private residential	P	P	P	P	P	P	P	P	P	21.05.070.D.12.
Home- and garden-related use	P	P	P	P	P	P	P	P	P	21.05.070.D.13.
Home occupation	P	P	P	P	P	P	P	P	P	21.05.070.D.14.
Outdoor keeping of animals	P	P	P		P	P	P	P	P	21.05.070.D.16.
Paddock, stable, or barn	P	P	P		P	P	P	P		21.05.070.D.19.
Private outdoor storage of non-commercial equipment accessory to a residential use	P	P	P	P	P	P	P	P	P	21.05.070.D.20.
Residential care (up to 8 clients)	P	P	P	P	P	P	P	P	P	21.05.070.D.210.
Vehicle repair/rebuilding, outdoor, hobby	P	P	P		P	P	P	P	P	21.05.070.D.23.

TABLE 21.05-4: TABLE OF ACCESSORY USES – COMMERCIAL, INDUSTRIAL, MIXED-USE, AND OTHER DISTRICTS

Accessory Uses	P = Permitted						S = Administrative Site Plan Review						C = Conditional Use Review						Use-Specific Standards					
	A C	C B D 1	C B D 2	C B D 3	M C	O	I C	I 1	I 2	M I	R M X	N M U 1	N M U 2	C C M U	R C M U	M M U	A F	O L		P R	P L I	T A	W	
Accessory dwelling unit (ADU)																					P		21.05.070.D.1.	
Adult care (up to 8 clients)		P	P	P							P	P		P	P	P						P		21.05.070.D.2.
Bed and breakfast (up to 3 guestrooms)		P	P	P							P	P		P	P	P						P		21.05.070.D.3.
Bed and breakfast (4 or 5 guestrooms)		S	S	S							S	S		S	S	S						S		21.05.070.D.3.
Beekeeping											P								P	P	P			21.05.070.D.4.
Caretaker's residence							P	P	P	P									P	P	P			
Child care (up to 8 children)		P	P	P							P	P		P	P	P						P		21.05.070.D.6.
Computer-aided learning center											P		P											21.05.070.D.7.
Dormitory								C			S			S	S	S			P	P	C			21.05.070.D.8.
Drive-through service	P					P	P					P			P	P						P		21.05.070.D.9.
Family self-sufficiency Service											P		P											21.05.070.D.10.
Farm, hobby																						P		
Garage or carport, private residential											P		P	P	P	P						P		21.05.070.D.12.
Home- and garden-related use		P	P	P							P	P	P	P	P	P			P	P	P			21.05.070.D.13.

TABLE 21.05-4: TABLE OF ACCESSORY USES – COMMERCIAL, INDUSTRIAL, MIXED-USE, AND OTHER DISTRICTS

Accessory Uses	P = Permitted						S = Administrative Site Plan Review						C = Conditional Use Review						Use-Specific Standards				
	A C	C B D 1	C B D 2	C B D 3	M C	O	I C	I 1	I 2	M I	R M X	N M U 1	N M U 2	C C M U	R C M U	M M U	A F	O L		P R	P L I	T A	W
Home occupation		P	P	P							P	P	P	P	P	P					P		21.05.070.D.14.
Incinerator or thermal desorption unit							C	C	C														21.05.070.D.15.
Outdoor keeping of animals																					P		21.05.070.D.16.
Outdoor display accessory to a commercial use	P				P	P	P	P	P	P											P		21.05.070.D.17.
Outdoor storage accessory to a commercial use	P				P	P	P	P	P	P											P		21.05.070.D.18.
Paddock, stable, or barn																					P		21.05.070.D.19.
Private outdoor storage of non-commercial equipment accessory to a residential use											P										P		21.05.070.D.20.
Residential care (up to 8 clients)		P	P	P							P	P		P	P	P					P		21.05.070.D.21.
Vehicle repair/rebuilding, outdoor, hobby																					P		21.05.070.D.23.

1 **D. Definitions and Use-Specific Standards for Allowed Accessory Uses and**
2 **Structures**

3 This section defines the accessory uses listed in Tables 21.05-3 and 21.05-4 and also
4 contains use-specific standards that apply to those uses. Accessory uses shall
5 comply with the applicable use-specific standards in this subsection, in addition to
6 complying with the general standards in subsection B.

7 **1. Accessory Dwelling Unit (ADU)**

8 **a. Definition**

9 A subordinate dwelling unit added to, created within, or detached
10 from a single-family residence, which provides basic requirements for
11 living, sleeping, cooking, and sanitation.

12 **b. Use-Specific Standards⁷⁸**

13 **i. Purpose and Intent**

14 The purpose and intent of this section is to:

15 **(A)** Fulfill housing policy #15 of *Anchorage 2020:*
16 *Anchorage Bowl Comprehensive Plan*, which
17 provides that accessory housing units shall be
18 allowed in certain residential zones;

19 **(B)** Provide a means for homeowners, particularly the
20 elderly, single parents, and families with grown
21 children, to remain in their homes and
22 neighborhoods, and obtain extra income, security,
23 companionship and services;

24 **(C)** Allow more efficient and flexible use of existing
25 housing stock and infrastructure;

26 **(D)** Respond to changing family needs and smaller
27 households by providing a mix of housing;

28 **(E)** Stabilize homeownership and enhance property
29 values;

30 **(F)** Provide a broader range of accessible and more
31 affordable housing within the Municipality; and

32 **(G)** Protect neighborhood stability, property values, and
33 single-family residential appearance of the
34 neighborhood by ensuring that ADUs are installed
35 under the provisions of this title.

36 **ii. Application, Review, and Approval Procedures**

37 **(A)** Any landowner operating or seeking to establish an
38 ADU shall obtain a building or land use permit from
39 the building official. The permit shall constitute an
40 ADU permit.

- 1 (B) With the permit application, the landowner shall
2 submit an affidavit on a form provided by the
3 Municipality, affirming that at least one landowner will
4 occupy the principal dwelling or the accessory unit,
5 and that the ADU will conform to the requirements of
6 the permit and the requirements of this section.
- 7 (C) The permit and the affidavit shall be filed as a deed
8 restriction with the Anchorage Recording District to
9 indicate the presence of the ADU, the requirement of
10 owner-occupancy, and conformity with the
11 requirements of the permit and the requirements of
12 this chapter.
- 13 (D) The Department shall receive a fee from the
14 applicant pursuant to the Title 21 User's Guide.
- 15 (E) For purposes of securing financing, potential
16 landowners may request and receive a letter of pre-
17 approval from the Municipality indicating the property
18 is eligible for an ADU permit if the potential
19 landowner completes the application process and
20 construction in accordance with this section.

21 iii. *Requirements*
22 All ADUs shall meet the following requirements:

- 23 (A) *Purpose*
24 Requirements for accessory dwelling units address
25 the following purposes:
- 26 (1) Ensure that accessory dwelling units
27 maintain and are compatible with the single-
28 family appearance and character of the
29 principal residence, lot, and neighborhood;
- 30 (2) Ensure that accessory dwelling units are
31 smaller in size than the principal dwelling on
32 the lot, and preserve yards and open space;
- 33 (3) Provide adequate parking while maintaining
34 the single-family residential character of the
35 neighborhood, avoiding negative impacts to
36 on-street parking, and minimizing the amount
37 of paved surface on a site; and
- 38 (4) Provide clear and flexible standards that
39 make it practical and economical to develop
40 accessory dwelling units that are in
41 compliance with this code, and offer an
42 accessible, affordable housing option to the
43 community.

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- (B) *Requirements for Developing an ADU*
ADUs shall be allowed in all residential zoning districts except R-1 and R-4.
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- (1) One ADU may be added to or created within a detached single family dwelling on a lot, tract, or parcel, but only if the detached single-family dwelling is the sole principal structure on that lot, tract, or parcel.
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- (2) One ADU detached from a single-family dwelling is permitted on a lot, tract, or parcel, but only if:
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- (a) The lot, tract, or parcel is 20,000 square feet or greater and the ADU is attached to or above a garage and the detached single-family dwelling is the only principal structure; or
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- (b) The lot, tract, or parcel abuts an alley; the ADU is above a detached garage, the ADU/garage abuts the alley, and the detached single-family dwelling is the only principal structure.
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- (3) *Lot Coverage*
The lot coverage of the principal dwelling unit and all accessory structures combined, including but not limited to the ADU, shall be less than or equal to the maximum lot coverage allowed by the zoning district.
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- (4) *Uses*
- (a) An ADU shall not be permitted on any lot with a bed and breakfast, day care, adult or child care, or residential care.
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- (b) The landowner shall reside in either the principal dwelling unit or the ADU as his or her primary residence for more than six months of each year.
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- (c) No more than two persons may reside in an ADU.
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- (5) *Building Code Requirements*
To ensure that the dwellings meet appropriate health and fire safety standards, the ADU shall be built to the adopted Municipal building code standards for two-family dwellings.
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- (6) *Size*
- (a) The gross floor area of the ADU, not including any related garage, shall be no more than 700 square feet, nor less

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than 300 square feet, nor have more than two bedrooms;⁷⁹

(b) In no case shall the total gross floor area of an ADU be more than 35 percent of the total gross floor area of the principal dwelling unit, excluding the ADU and garages.

(7) *Setbacks*

An ADU shall not encroach into any required setback, except that an ADU may encroach into the rear setback abutting an alley.

(8) *Parking*

One off-street parking space in addition to the parking spaces required for the principal dwelling unit is required for the accessory dwelling unit; but in no event shall there be fewer than three parking spaces per lot. Notwithstanding the provisions of 21.11, *Nonconformities*, all off-street parking deficiencies shall be corrected.

(9) *Design and Appearance*

(a) All ADUs shall be designed to maintain the appearance of the primary unit as a single family dwelling. The accessory dwelling unit shall maintain the architectural style and character of the single-family residence. Exterior siding, roofing, and trim shall match the appearance of the materials on the principal dwelling unit. Roof style shall match the predominant style of the principal dwelling unit. Exterior window trim, window proportions (width to height), patterns, and orientation (horizontal to vertical) shall match those of the principal dwelling unit.

(b) The construction of an additional entry door on the side of a principal structure facing a street for entrance into an accessory dwelling unit is prohibited, unless no other entry door already exists on that side. Entrances are permitted on non-street-facing sides of the principal structure.

(10) *Utilities*

To the extent allowed by law and utility tariff, the ADU shall be connected to the water, sewer, gas, and electric utilities of the single family dwelling unit. However, lots with on-site water

1 or septic systems may have a separate water
2 and/or septic system for the ADU.

3 (C) *Additional Requirements for Detached ADUs*
4 (1) The ADU shall be at least 60 feet from the
5 front lot line, or at least 10 feet behind the
6 façade of the principal dwelling unit.

7 (2) The maximum height of a detached ADU
8 shall be 25 feet.

9 (D) *Density*
10 ADUs are not included in the density calculations for
11 a site.

12 (E) *Expiration of Approval of an ADU*
13 Approval of an ADU expires when:

14 (1) The ADU is altered and is no longer in
15 conformance with this code;

16 (2) The property ceases to maintain all required
17 off-street parking spaces;

18 (3) A landowner of the property does not reside
19 in either the principal or the accessory
20 dwelling unit;

21 (4) The ADU is abandoned by the landowner
22 through written notification to the Municipality
23 on a form provided by the Municipality; or,

24 (5) The property with an ADU changes
25 ownership.

26 (F) *Transfer*
27 An ADU permit is not transferable to any other
28 property or any other person. When a property with
29 an ADU is sold or otherwise transferred, the new
30 landowner shall file an affidavit of owner-occupancy
31 with the Department within 30 days of the transfer,
32 and pay a processing fee. Failure to file an affidavit
33 by the due date constitutes failure to have a permit in
34 violation of this section. Transfers from one
35 landowner to another landowner do not require a new
36 affidavit so long as the recipient landowner signed
37 the original affidavit.

38 (G) *Prior Illegal Use*
39 (1) All structures which meet the definition of
40 *Accessory Dwelling Unit* which are not
41 recognized as legal nonconforming
42 structures or uses of structures under

chapter 21.11 shall comply with this subsection. Such structures may continue in existence provided the following requirements are met:

(a) A permit application for an ADU is submitted to the Building Safety Division within six months of September 30, 2003.

(b) The unit complies with the requirements of this section.

(2) If the unit does not comply with the requirements of this section at the time the permit application is filed, the building official may grant six months to bring the unit into conformance.

(3) In addition to any other remedies provided in this code, failure to legalize an existing unit under this subsection shall result in civil penalties as provided at AMC section 14.60.030. All landowners of illegal units shall also be required to either legalize the unit or remove it.

(4) This subsection does not apply to existing legal nonconforming uses of structures established pursuant to chapter 21.11.

(H) *Variances*

Nothing in this section guarantees any property landowner the right to create an ADU unless it conforms to all provisions in this section. Limitations due to natural features, lot size, lot dimensions, building layout, or other physical or environmental factors shall not be reasons for granting a variance from the standards and provisions of this section. No variances shall be granted from the standards and provisions of this section.

2. **Adult Care (Up to Eight Clients)**

a. ***Definition***

“Adult care” is defined in section 21.05.040.A. above.

b. ***Use-Specific Standards (standards also apply to “Child Care up to 8 children”)⁸⁰***

i. ***Intent***

Adult care facilities and child care facilities with occupancy of eight persons/children or less are intended to be accessory uses. A child care facility or adult care facility shall not detract from the principal allowed use in the district and shall not place an undue burden on any private or public

1 infrastructure greater than anticipated from a permitted
2 development.

- 3 ii. *Location*
4 Adult care facilities shall be located only in a single-family
5 dwelling, excluding detached condominium units and duplex
6 or multi-family structures, when located in any residential or
7 NMU district. These uses shall be prohibited if the only direct
8 street access is from a private street.
- 9 iii. This section shall not apply to any use continuing as a lawful
10 conditional use at the time of adoption of this section.
- 11 iv. Child care facilities not licensed under AMC chapter 16.55
12 must provide outdoor yards. The yard shall be a contiguous
13 yard, which shall be at least 20 feet wide at all points, and at
14 least 75 square feet shall be provided per child.
- 15 v. A child care facility shall not be permitted on any lot with an
16 accessory dwelling unit, bed and breakfast, adult care facility,
17 or residential care facility.

18 3. **Bed and Breakfast**⁸¹

- 19 a. **Definition**
20 A bed and breakfast is a detached single-family dwelling, not
21 including a mobile home, that is occupied by the host, owner, or
22 operator of the establishment, and that offers overnight
23 accommodations for which compensation is paid on a daily or weekly
24 basis for no more than 30 consecutive days, and which offers only
25 one daily meal. No more than five guestrooms may exist in such an
26 establishment.

27 b. **Use-Specific Standards**

- 28 i. *Restriction on Special Events for All Bed and Breakfasts*
29 No bed and breakfast shall hold, for consideration, weddings,
30 parties, or other non-guest events.
- 31 ii. *General Standards*
32 (A) The accessory use shall protect and maintain the
33 integrity of the residential neighborhood. A bed and
34 breakfast shall not detract from the principal use in
35 the district and shall not place a burden on any
36 private or public infrastructure (i.e., streets or utilities)
37 greater than anticipated from permitted development.
- 38 (B) A bed and breakfast shall not be permitted on any lot
39 with an accessory dwelling unit, child or adult care
40 facility, or residential care facility.

- 41 iii. *Residential District Standards*
42 A bed and breakfast located within a residential district
43 (including RMX) shall conform to the requirements of this
44 section.

- 1 (A) No more than the permitted number of guestrooms
2 shall be offered for use at any one time.
- 3 (B) The host-operator of the bed and breakfast enterprise
4 shall establish and maintain the single-family or the
5 bed and breakfast unit of a two-family structure as his
6 or her primary domicile at all times while it is
7 operated as a bed and breakfast.
- 8 (C) Every bed and breakfast shall meet the off-street
9 parking requirements stated in section 21.07.090 and
10 in its administrative permit.
- 11 (D) Every bed and breakfast supported by on-site well
12 and wastewater disposal systems shall conform to
13 the requirements of AMC chapter 15.65, pertaining to
14 wastewater disposal regulations, and shall obtain a
15 one-time only health authority certificate.
- 16 iv. *Administrative Permit*
17 A bed and breakfast shall require an administrative permit
18 pursuant to section 21.03.230. An application for a bed and
19 breakfast shall not be complete unless it is accompanied by
20 proof of a current business license, health inspection for 25
21 occupants or more, a health authority approval certificate (for
22 on-site systems only), and a site plan and building floor plans
23 meeting the requirements of this title.
- 24 4. **Beekeeping**
25 a. **Definition**
26 Keeping honey bees, *Apis mellifera*, for the purpose of education
27 and/or producing honey or other products related to bees.
- 28 b. **Use-Specific Standards⁸²**
29 i. Colonies of *Apis mellifera* shall be managed in such a
30 manner that their flight path to and from the hive will not bring
31 them into contact with people on adjacent property. To
32 accomplish this, colonies shall be:
- 33 (A) At least 25 feet from any lot line not in common
34 ownership; or
- 35 (B) Oriented with entrances facing away from adjacent
36 property; or
- 37 (C) Placed behind a fence at least six feet in height and
38 extending at least ten feet beyond the hive in all
39 directions.
- 40 ii. No more than four hives shall be placed on lots smaller than
41 10,000 square feet.

- 1 5. **Caretaker’s Residence**
2 a. **Definition**
3 A dwelling unit on the site of a non-residential use and occupied only
4 by a guard or the person who oversees the operation of the non-
5 residential facility (and his/her family).
- 6 6. **Child Care (Up to Eight Children)**
7 a. **Definition**
8 “Child care” is defined in section 21.05.040.B.
- 9 b. **Use-Specific Standards**
10 Child care facilities with up to eight children shall comply with the use-
11 specific standards set forth above for “Adult Care (Up to Eight
12 Clients).”
- 13 7. **Computer-Aided Learning Center⁸³**
14 a. **Definition**
15 A facility that provides access to personal computer equipment for
16 use in self-instruction. The use is accessory to housing facilities run
17 by public or non-profit agencies.
- 18 b. **Use-Specific Standard**
19 Computer-aided learning centers shall comply with the use-specific
20 standards set forth below for “Family Self-Sufficiency Service.”
- 21 8. **Dormitory⁸⁴**
22 a. **Definition**
23 A facility intended or used as group living quarters for students,
24 religious orders, employees, and the like directly affiliated with
25 schools, colleges, convents, or similar institutional uses, or directly
26 affiliated with a permitted principal use.
- 27 b. **Use-Specific Standards**
28 i. Dormitories in residential and mixed-use districts shall comply
29 with the applicable multi-family residential design standards in
30 section 21.07.100.F. or G.
- 31 ii. L2 Buffer landscaping is required when dormitories abut
32 residential lots in a residential district (including RMX).
- 33 9. **Drive-Through Service**
34 a. **Definition**
35 The physical facilities of an establishment that encourage or permit
36 customers to receive services, obtain goods, or be entertained while
37 remaining in their motor vehicles.
- 38 b. **Use-Specific Standards**
39 Drive-through services are allowed as accessory uses to the following
40 primary uses: restaurant, pharmacy, financial institution, and food
41 and beverage kiosk. The following standards apply to all drive-
42 through services:

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- i. **Stacking Spaces**⁸⁵
Stacking spaces shall be provided pursuant to section 21.07.090I.
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- ii. **Impact on Adjacent Uses**
- (A) A drive-through shall be located, sized, and designed to minimize traffic, noise, air emissions, and glare impacts on surrounding properties.
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- (B) No drive-through stacking spaces shall be located between the building and an abutting right-of-way.
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- (C) L2 Buffer landscaping is required when drive-through uses abut residential lots in a residential district (including RMX).
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- (D) The noise generated on the site by talk boxes shall be inaudible at the property line.
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10. **Family Self-Sufficiency Service**⁸⁶
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- a. **Definition**
A governmentally operated or sponsored social service agency that provides aide to economically disadvantaged families in finding training, employment, and housing. The use is accessory to housing facilities run by public or non-profit agencies.
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- b. **Use-Specific Standards (also applies to “Computer-Aided Learning Center”)**
- i. **General Standards**⁸⁷
The following general standards apply to these uses in all districts:
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- (A) **Building**
The structure used to house the facility shall maintain at least twenty residential units and devote at least 85 percent of the building's maximum gross floor area to residential use.
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- (B) **Ownership**
The operating agency shall have ownership of the structure. No other entity may rent, lease, buy, or otherwise obtain space in the building for the purposes of operating facilities regulated under this subsection.
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- (C) **Staff**
During the operation hours, there shall be at least one instructor/monitor on-site and responsible to the operating agency.
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- (D) **Clients**
Facility users are not required to be residents of the building housing the facility. The facility users shall

1 be restricted to the tenants of the operating agency or
2 beneficiaries of assisted housing from the operating
3 agency.

4 ii. *District-Specific Standards*

5 The following specific standards apply to the referenced
6 districts:

7 (A) In the R-4, NMU, and RMX districts, computer-aided
8 learning centers may be conditionally allowed if they
9 have a maximum gross floor area of 1,000 square
10 feet.

11 (B) In the R-4, NMU, and RMX districts, family self-
12 sufficiency service facilities may be conditionally
13 allowed if they have a maximum gross floor area of
14 1,500 square feet.

15 11. **Farm, Hobby⁸⁸**

16 a. **Definition**

17 The production of crops for sale on the premises. This may include a
18 temporary stand for sales.

19 12. **Garage or Carport, Private Residential**

20 a. **Definition**

21 A detached accessory or portion of a main building that is used for
22 the parking and storage of vehicles owned and operated by the
23 residents thereof.

24 b. **Use-Specific Standards**

25 i. Garages may encroach into the rear or side setback when
26 that setback abuts an alley.

27 ii. Such accessory uses shall serve only the residents of the
28 property and shall not be used for commercial purposes
29 except as part of a home occupation approved under
30 subsection 14. below.

31 iii. All garages or carports accessory to a single residential use,
32 whether attached or detached to the principal dwelling, shall
33 cumulatively be no larger than 50 percent of the total gross
34 area of the principal dwelling.

35 13. **Home- and Garden-Related Use**

36 a. **Definition**

37 Accessory uses subordinate to the use of a residential dwelling.
38 Examples include, but are not limited to, greenhouses, gardens,
39 storage sheds, garden sheds, toolsheds, private barbeque pits, spas,
40 and hot tubs.

41 b. **Use-Specific Standards**

42 i. No retail sale, wholesale sale, or other commercial use of a
43 greenhouse is allowed.

- 1 ii. All spas and hot tubs shall be set back a minimum of 10 feet
2 from all property lines, and shall not be counted in calculating
3 lot coverage.

4 14. **Home Occupation**⁸⁹

5 a. **Definition**

6 An activity that results in a product or service, carried out for
7 consideration or not, and conducted as a customary, incidental, and
8 accessory use in a dwelling unit. This use expressly does not include
9 bed and breakfasts, hobby farms, small and large residential care, or
10 adult or child care homes.

11 b. **Use-Specific Standards**

12 A home occupation may be conducted in a dwelling unit or in a
13 building accessory to a dwelling unit provided that:

- 14 i. A permanent resident of the dwelling unit is engaged in the
15 home occupation on the premises;

- 16 ii. Only one nonresident may be engaged in the home
17 occupation on the premises;

- 18 iii. The use of a dwelling unit for a home occupation shall be
19 clearly incidental and subordinate to its residential use. This
20 standard is met by and limited to one of the following:

21 (A) No more than the lesser of 25 percent or 500 square
22 feet of the floor area of the principal dwelling is
23 devoted to any home occupation; or⁹⁰

24 (B) No more than 300 square feet of an accessory
25 building is devoted to any home occupation; or

26 (C) No more than 250 square feet of the principal
27 dwelling and 250 square feet of the accessory
28 building are devoted to any home occupation.

- 29 iv. Except for as provided in vii. below and in chapter 21.10,
30 *Signs*, there shall be no change to the outside of the building
31 or premises, nor shall there be other visible evidence of the
32 conduct of such home occupation;

- 33 v. Vehicles making deliveries shall not be parked at the site for
34 a period exceeding one hour;

- 35 vi. No traffic or deliveries shall be generated by such home
36 occupation in greater volume than would normally be
37 expected in a residential neighborhood;

- 38 vii. All vehicles used in connection with the home occupation
39 shall, except for delivery vehicles allowed above, be of the
40 type commonly used for personal non-commercial
41 transportation. Such vehicles may not include boats,

1 motorcycles or similar motor-driven vehicles, all-terrain
2 vehicles (including snow machines), vehicles with more than
3 two axles, box vans, buses, recreational vehicles, motor
4 homes, hauling vehicles including tractor-trailer tractors, or
5 wreckers (including boom-type or tilt-bed). Only one vehicle
6 bearing visible evidence of the home occupation is permitted
7 per home occupation;

8 **viii.** The peace and quiet of the neighborhood shall not be
9 disturbed. No equipment or process shall be used in such
10 home occupation that creates noise, vibration, glare, fumes,
11 or odors detectable to the normal senses at the property line.
12 No equipment or process shall be used which creates visual
13 or audible interference in any radio or television receivers off
14 the premises, or causes a fluctuation in line voltage off the
15 premises. No hazardous or toxic materials shall be stored on
16 the property as part of the home occupation;

17 **ix.** The hours of operation during which an employee or co-
18 worker, clients, or customers are allowed to come to the
19 home in connection with the business activity are limited to
20 between 8:00 a.m. and 8:00 p.m. Monday through Saturday;
21 and

22 **x.** A home occupation shall not be permitted on any lot with an
23 accessory dwelling unit, bed and breakfast, adult or child care
24 facility, or residential care facility.

25 **c. *Uses Prohibited as Home Occupations***

26 A home occupation shall not include, but is not limited to excluding,
27 the following: veterinary or animal hospital; restaurant; and vehicle
28 repair, unless allowed below under "Vehicle Repair/Rebuilding,
29 Outdoor, Hobby."

30 **15. Incinerator or Thermal Desorption Unit**

31 **a. *Definition***

32 An establishment that uses thermal combustion processes to destroy
33 or alter the character or composition of medical waste, hazardous
34 waste, sludge, soil or municipal solid waste (not including animal or
35 human remains). This definition does not include short-term (less
36 than six months) on-site remediation operations.

37 **b. *Use-Specific Standards*⁹¹**

38 Incinerator facilities that alter or destroy medical waste may be
39 permitted by conditional use as an accessory use to research
40 institutes, hospitals, nursing or convalescent facilities, or other uses,
41 for which the applicant shall have the burden of proof to demonstrate
42 that the infectious waste incinerator is an accessory use.

43 **i. *Separation Requirements***

44 Incinerator facilities and thermal desorption units shall meet
45 the following separation distances from residential zoning
46 districts and public, private, and parochial academic schools,

1 or meet the supplemental requirements contained in
2 subsection ii.(B). below:

3 (A) *Separation Distances for Thermal Desorption Units*
4 Facilities with a rated capacity of under 100 tons per
5 hour shall be 400 meters from the nearest emission
6 source. Facilities with a rated capacity of 100 tons
7 per hour or more shall meet the supplemental
8 requirements contained in subsection ii.(B). below.

9 (B) *Separation Distances for Incinerator Facilities*
10 Separation distances for incinerator facilities are as
11 follows:

TABLE 21.05-5: SEPARATION DISTANCES FOR INCINERATOR FACILITIES				
Rated Capacity (lbs./hour)	Distance from Nearest Emission Source (meters)			
	400	700	1,000	1,200
Under 500	X			
500--1,000		X		
1,001--1,500			X	
1,501--2,000				X
Facilities with a rated capacity greater than 2,000 pounds per hour must meet supplemental requirements contained in subsection II.(B).				

12 ii. *Additional Requirements*
13 In addition to standard materials required for all conditional
14 use applications, all applicants for a conditional use for an
15 incinerator facility or thermal desorption unit shall submit the
16 following:
17

18 (A) *Information Pertaining to Incineration Process*
19 The applicant must provide the following information
20 pertaining to the proposed incineration process:

- 21 (1) A description of the incineration operation,
22 including equipment to be used.
- 23 (2) The type and quantity of material that will be
24 processed.
- 25 (3) Operating hours and conditions.
- 26 (4) Plans for storing the material to be burned.
- 27 (5) A disposal plan for waste generated from the
28 incineration process.

- 1 (6) The location of points of vehicular access to
2 the site and projected traffic counts for each.
- 3 (7) A description of the permitting process
4 required for operation of the incinerator.
- 5 (8) Such other materials as the Director may
6 require by regulation pursuant to AMC
7 chapter 3.40.
- 8 (B) *Analysis of Health Risk Required*
9 An analysis of the health risk of the incinerator or
10 thermal desorption unit must be conducted for
11 incinerators that do not meet the separation
12 distances contained in subsection i. above. The
13 intent of the analysis is to provide information
14 regarding the health risks of persons living close to
15 the proposed incineration site. The Municipality shall
16 select a contractor to conduct the analysis and the
17 cost will be billed to the petitioner. The analysis shall
18 meet the following requirements:
- 19 (1) The analysis shall utilize an EPA-approved
20 dispersion model appropriate for the type of
21 facility, and the given terrain, to estimate the
22 ambient annual average concentration of
23 contaminants from the facility. The model
24 shall be run according to EPA modeling
25 guidelines;
- 26 (2) Models shall utilize a full year of local
27 meteorological data (e.g., National Weather
28 Service observations taken at the Anchorage
29 International Airport). If several years worth
30 of meteorological data are obtained, the year
31 providing the highest ambient concentrations
32 shall be used;
- 33 (3) All emission factors used in conjunction with
34 the model shall be documented. Acceptable
35 emission factors may be obtained from either
36 a source test conducted by the manufacturer
37 of the same or similar model as the one
38 proposed to be used or must reference a
39 published report (e.g., an article in a peer
40 review scientific journal or EPA publication);
- 41 (4) The report shall describe the modeling
42 results in terms of the annual concentration
43 of each identified toxic compound at the
44 boundary of the adjacent residential zoning
45 districts as well as the location and
46 magnitude of the maximum annual average

- 1 concentrations found within each adjacent
2 residential district; and
- 3 (5) The report shall also describe the health risks
4 attributable to these concentration levels
5 based on the latest cancer risk values from
6 the EPA's Integrated Risk Information
7 System (IRIS) database. Cancer risks shall
8 be based on the risk of one additional cancer
9 above the background cancer rate per
10 100,000 individuals.
- 11 (C) *Hazardous Waste Prohibited*
12 Incinerators covered under this section shall not
13 accept any materials that meet the definition of
14 hazardous waste as defined by the U.S.
15 Environmental Protection Agency (EPA) or the state
16 department of environmental conservation (ADEC).
- 17 (D) *Standards for Facilities Not Meeting Separation*
18 *Requirements*
19 The Planning and Zoning Commission may approve
20 a conditional use for an incinerator facility or thermal
21 desorption unit that does not meet the separation
22 distance requirement contained in subsection i.
23 above only if the Commission finds that the use
24 meets the following standards:
- 25 (1) As demonstrated by the submitted health risk
26 analysis, the proposed activity will not pose a
27 lifetime health risk greater than one excess
28 cancer case per 100,000 for individuals living
29 within adjacent residentially zoned areas or
30 attending primary or secondary schools; and
- 31 (2) The storage plan for the material to be
32 burned and the waste generated by the
33 incineration activity is adequate to prevent
34 any runoff, groundwater contamination,
35 airborne dust or other means for
36 contaminants to migrate off the site.
- 37 (E) *Minimum Distance Requirements; Exceptions*
38 Notwithstanding the requirements of subsection B of
39 this section, no incinerator facility or thermal
40 desorption unit shall be located less than 400 meters
41 from a residentially zoned district, or primary or
42 secondary school. No new incinerator facility or
43 thermal desorption unit may be located less than 400
44 meters from existing incinerators or thermal
45 desorption units unless:

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- (1) It can be demonstrated that the combined percentage rated capacity of all incinerator facilities and thermal desorption units, existing and proposed, does not exceed 100. The combined percentage rated capacity shall be calculated as follows:

$$((I_1 + I_2 + \dots + I_N) / 500) + (T_1 + T_2 + \dots + T_N) / 100) \times 100 = C$$

Where $I_1 + I_2 + \dots + I_N$ is the sum of the rated capacities of all incinerator facilities, in pounds per hour, within 400 meters of the proposed facility, and $T_1 + T_2 + \dots + T_N$ is the sum of the rated capacities of all thermal desorption units, in tons per hour, within 400 meters of the proposed facility. The proposed incinerator facility or thermal desorption unit shall be included in the calculation of the combined percentage rated capacity, or

- (2) It can be demonstrated, through the procedure described in subsection ii.(B), that the combined risk of all incinerators and thermal desorption units operating within 400 meters of the proposed facility will not pose a lifetime health risk greater than one excess cancer case per 100,000 for individuals living within adjacent residentially zoned areas or attending primary or secondary schools.

- (F) *Conditions of Approval*
The Planning and Zoning Commission shall attach such conditions to the approval of a conditional use for an incinerator as it finds are necessary to conform the use to the standards set forth in subsection B. above. These conditions shall also include the following conditions:

- (1) All conditional uses granted under this subsection are subject to revocation if the Planning and Zoning Commission determines, based on a recommendation by the municipal Department of Health and Human Services, that the operator of the incinerator failed to operate according to the specifications shown in the plans approved by the Planning and Zoning Commission or operate in conformance with the state Department of Environmental Conservation or municipal air quality regulations. In order to determine whether or not this condition is met, the Director of the municipal Health and Human Services Department shall have

1 authority to require monitoring for compliance
2 with the conditional use permit and to
3 annually obtain copies of the operator's
4 monitoring or testing records.

5 (2) The petitioner shall obtain all applicable
6 permits from the U.S. Environmental
7 Protection Agency, state department of
8 environmental conservation, and municipal
9 Department of Health and Human Services.

10 **16. Outdoor Keeping of Animals⁹²**

11 **a. Definition**

12 The outdoor keeping of animals.

13 **b. Use-Specific Standards**

14 i. Structures or enclosures that are utilized for the outdoor
15 keeping of animals other than dogs shall be located at least
16 100 feet from any lot line in the R-1, R-2, and R-3 districts,
17 and at least 25 feet from any lot line in the R-5, R-6, R-7, R-9,
18 R-10, and TA districts.

19 ii. Animals may not be kept outdoors in mobile home parks.

20 **17. Outdoor Display Accessory to a Commercial Use⁹³**

21 **a. Definition**

22 Outdoor display of goods and/or materials for sale, accessory to a
23 commercial principal use. Merchandise may be directly available to
24 the consumer for purchase.

25 **b. Use-Specific Standards**

26 No materials may be displayed in areas intended for vehicular or
27 pedestrian circulation, required parking, or required landscaping.

28 **18. Outdoor Storage Accessory to a Commercial Use⁹⁴**

29 **a. Definition**

30 Outdoor storage, but not display for sale, of goods and/or materials
31 accessory to a commercial principal use. Merchandise shall not be
32 directly available to the consumer without the assistance of an
33 employee.

34 **b. Use-Specific Standards**

35 Outdoor storage of goods and/or materials accessory to a commercial
36 principal use shall be allowed subject to the following standards:

37 i. Each outdoor storage area shall be located at the rear of the
38 principal structure and may not be in the front setback.

39 ii. Goods stored in an approved outdoor storage area shall be
40 limited to those sold or used on the premises as part of an
41 associated primary use.

1 The private outdoor storage of noncommercial equipment, including
2 noncommercial trucks, boats, aircraft, off-road vehicles, recreational
3 vehicles (RVs), or travel trailers.

4 **b. Use-Specific Standard**

5 The private outdoor storage of noncommercial equipment is
6 prohibited in any setback area.

7 **21. Residential Care (Up to Eight Clients)**

8 **a. Definition**

9 “Residential care” is defined in section 21.05.030.B.4.

10 **b. Use-Specific Standards**

11 Residential care facilities with up to eight clients shall comply with the
12 use-specific standards set forth above for “Adult Care (Up to Eight
13 Clients).”

14 **22. Vehicle Repair/Rebuilding, Outdoor, Hobby**

15 **a. Definition**

16 The repair or rebuilding of an inoperative motor vehicle as an
17 accessory use, not for commercial purposes.

18 **b. Use-Specific Standards**

19 **i.** Only one inoperative vehicle may stored outdoors on the site
20 at any given time.

21 **ii.** Any vehicle being rebuilt or repaired shall be the property of
22 the resident of the principal structure.

23 **iii.** Repair or rebuilding work shall take place to the rear of the
24 principal structure and shall be screened from view from all
25 property lines and adjacent rights-of-way by an opaque fence
26 between six and eight feet in height, or by opaque
27 landscaping of an equivalent height.

28 **E. Prohibited Accessory Uses and Structures⁹⁶**

29 **1. Use of an Intermodal Shipping Container (Connex) Trailer**

30 The use of a connex trailer or similar structure for storage of goods,
31 performing services, or conducting other business is only allowed in industrial
32 districts. Self-storage establishments in compliance with the development
33 standards of 21.05.060.D.3., *Self-Storage Facility*, are exempt from this
34 restriction.

35 **2. Outdoor Storage of Inoperative Vehicles**

36 In all zoning districts, the outdoor storage of any vehicle that meets the
37 definition of “junk vehicle” at AMC section 15.20.010⁹⁷ is prohibited except as
38 provided in section 21.05.070.D.23, *Vehicle Repair/Rebuilding, Outdoor,*
39 *Hobby*; section 21.05.060E.2., *Junkyard*; and section 21.05.050L.9 or L.10.,
40 *Vehicle Repair, Major and Minor*.

- 1 **3. Use of Mobile Home, Recreational Vehicle, or Travel Trailer as**
2 **Residence**
3 In all zoning districts, mobile homes, recreational vehicles, and travel trailers
4 may not be used as a permanent or temporary residence as an accessory
5 use.
- 6 **4. Use of Motor Vehicle for Sales**
7 In all zoning districts, the use of any motor vehicle or trailer as a structure in
8 which, out of which, or from which any goods are sold or stored, any services
9 performed, or other businesses conducted is prohibited. However, the
10 following shall not be prohibited by this subsection:
- 11 **a.** The sale of food products at a municipal-approved or -sponsored
12 event;
- 13 **b.** Use of a motor vehicle in connection with an approved recycling
14 operation; and
- 15 **c.** Approved food and beverage kiosks that comply with the use-specific
16 standards in section 21.05.050G.3., *Food and Beverage Kiosk*.
- 17 **5. Commercial Automotive Repair⁹⁸**
18 Commercial automotive repair, including engine, body, or other repair or
19 repainting of more than one vehicle at any one time or owned by a person not
20 residing at that address, is prohibited in all residential districts (including
21 RMX).
- 22 **6. Parking of Business Vehicles, Outdoor**
23 The outdoor storage or parking of a vehicle or trailer is prohibited in all
24 residential districts (including RMX), for a period of one or more nights, if the
25 vehicle or trailer is licensed or regularly used for business purposes, and is
26 either:
- 27 **a.** A vehicle for which a commercial driver's license is required by state
28 law;
- 29 **b.** A vehicle or trailer having more than two axles;
- 30 **c.** Any trailer bearing commercial signage, logo, or actually then carrying
31 commercial or industrial equipment or materials;
- 32 **d.** A vehicle or trailer having a height in excess of 90 inches; or
- 33 **e.** A vehicle with a Gross Vehicle Weight Rating (GVWR) of more than
34 12,000 lbs.

21.05.080 TEMPORARY USES AND STRUCTURES⁹⁹

- 36 **A. Purpose**
- 37 This section allows for the establishment of certain temporary uses of limited duration,
38 provided that such uses do not negatively affect adjacent properties or Municipal
39 facilities, and provided that such uses are discontinued upon the expiration of a set

1 time period. Temporary uses do not involve the construction or alteration of any
2 permanent building or structure.

3 **B. Allowed Temporary Uses and Structures¹⁰⁰**

4 The following temporary uses and structures shall be allowed in accordance with the
5 standards of this section.¹⁰¹

6 **1. Real Estate Sales Offices**

7 Sales offices are allowed on residential development sites in any zoning
8 district until all lots or houses are sold. Use of the sales office to market sites
9 outside of the project is prohibited, unless specifically approved as part of the
10 temporary use permit.

11 **2. Special Events¹⁰²**
12 [RESERVED]

13 **3. Temporary Parking of Tractor Trailers During Construction**

14 Temporary use of non-loading areas for tractor trailers, construction
15 equipment, or intermodal shipping container (connex) trailers, during
16 construction or renovation.

17 **4. Other Temporary Uses**

18 The Director may approve other temporary uses or structures through the
19 process established in section 21.03.140, *Temporary Use Permits*, and upon
20 finding that the proposed use will comply with all general standards in
21 subsection E. below.

22 **C. Prohibited Temporary Uses and Structures**

23 The following temporary uses and structures are prohibited:

24 **1. Cloth Garages¹⁰³**

25 Frame-supported or arch-supported tension fabric or membrane structures,
26 fabricated off-site and assembled on-site, and typically used for garages,
27 sheds, warehouses, or temporary or permanent shelters for automobiles,
28 boats, or other items, shall be prohibited in all residential districts (including
29 RMX).

30 **D. Temporary Use Permits**

31 **1. Permit Required**

32 Unless exempted by subsection 2. below, all temporary uses and structures
33 shall obtain a temporary use permit pursuant to the procedures in section
34 21.03.140, *Temporary Uses*. A temporary use permit shall be reviewed,
35 approved, or revoked in accordance with section 21.03.140 and this section.

36 **2. Exceptions**

37 Notwithstanding subsection 1. above, the following temporary uses are
38 deemed approved in any district and are exempt from the temporary use
39 permit requirements of section 21.03.140 and the requirements of this section
40 21.05.080, so long as they comply with the general requirements of
41 subsection E. below.

- 1 a. Athletic events and amusement events utilizing Municipal property,
2 public streets, or public rights-of-way, provided that the applicant shall
3 coordinate the event with other applicable municipal departments,
4 and comply with any conditions required by those departments;
- 5 b. Up to seven one-day garage/yard sales per year per dwelling unit;
- 6 c. Temporary car washes lasting no more than seven days per year;
- 7 d. Gatherings of less than 100 people, such as block parties, nonprofit
8 bazaars, and fundraisers; and
- 9 e. Temporary uses that occur wholly within an enclosed permanent
10 building.

11 **E. General Requirements for All Temporary Uses and Structures**

12 All temporary uses or structures shall meet the following general requirements, unless
13 otherwise specified in this title:

- 14 1. The temporary use or structure shall not have substantial adverse or noise
15 impacts on nearby residential neighborhoods.
- 16 2. The temporary use shall comply with all applicable general and specific
17 regulations of this section and section 21.03.140, *Temporary Uses*, unless
18 otherwise expressly stated.
- 19 3. Permanent alterations to the site, including site grading and installation of
20 underground utilities, are prohibited, unless specifically authorized under an
21 approved temporary use permit.
- 22 4. Unless otherwise stated in this title or in the approved temporary use permit,
23 the temporary use shall last no longer than six months.¹⁰⁴
- 24 5. All temporary signs associated with the temporary use or structure shall be
25 removed when the activity ends.
- 26 6. The temporary use or structure shall not violate any applicable conditions of
27 approval that apply to a principal use on the site.
- 28 7. The temporary use regulations of this section do not exempt the applicant or
29 operator from any other required permits, such as health department permits.
- 30 8. If the property is undeveloped, it shall contain sufficient land area to allow the
31 temporary use or structure to occur, as well as any parking and traffic
32 movement that may be associated with the temporary use, without disturbing
33 sensitive or protected resources, including required buffers, 100-year
34 floodplains, stream protection setbacks, wetlands, areas of slope greater than
35 20 percent, and required landscaping.
- 36 9. If the property is developed, the temporary use shall be located in an area that
37 is not actively used by an existing approved principal use, and that would
38 support the proposed temporary use without encroaching or creating a

- 1 negative impact on existing buffers, open space, landscaping, traffic
2 movement, pedestrian circulation, or parking space availability.
- 3 **10.** Tents and other temporary structures shall be located not to interfere with the
4 normal operations of any permanent use located on the property.
- 5 **11.** Off-street parking shall be adequate to accommodate the proposed temporary
6 use.
- 7 **12.** Applications for temporary structures to be located in or near the 100-year
8 floodplain shall be required to submit a plan to the Director for the removal of
9 such structure(s) in the event of a flood notification. The plan shall include the
10 following information:
- 11 **a.** The name, address, and phone number of the individual responsible
12 for the removal of the temporary structures;
- 13 **b.** The time frame prior to the event at which a structure will be removed;
- 14 **c.** A copy of the contract or other suitable instrument with a trucking
15 company to insure availability of removal equipment when needed;
16 and
- 17 **d.** Designation, accompanied by documentation, of a location outside
18 the floodplain to which the temporary structure will be moved.

-
- ¹ 2005 NOTE: This is a new provision. The multiple abbreviations are new in the tables in the 2005 draft.
- ² 2005 NOTE: There are numerous suggested changes to this use table from the previous draft. All edits have been made at the recommendation of staff. New uses have been suggested for the new districts introduced in the 2005 draft.
- ³ 2005 NOTE: There are numerous suggested changes to this use table from the previous draft. All edits have been made at the recommendation of staff. New uses have been suggested for the new districts introduced in the 2005 draft.
- ⁴ NOTE: This section carries forward the substance of the existing section 21.45.240, "Location of premises where children are not allowed."
- ⁵ 2005 NOTE: This is a new provision. The multiple abbreviations are new in the tables in the 2005 draft.
- ⁶ 2005 NOTE: This use has new use-specific standards.
- ⁷ NOTE: This standard is based on the existing section 21.50.110 "*Conditional use standards--Townhouses, Row Houses and Office Buildings Built to a Common Wall (R-O district).*" Some existing provisions have been removed that cover topics that will be addressed elsewhere in the new title 21 (e.g., parking).
- ⁸ NOTE: Need to confirm this existing standard meets current building code requirements.
- ⁹ NOTE: This section consolidates standards from two locations: the existing chapter 21.70 "Mobile Home Parks," and the existing section 21.50.120 "*Conditional use standards--Mobile home parks.*" Since all mobile home parks require a conditional use permit, there is no need to maintain a set of "conditional use standards" separate from the general standards. We have reordered all provisions to try and improve the user-friendliness of the section. The "permit" section has been removed since that section of the current title 21 is proposed to be deleted under P&Z case #2003-037.
- ¹⁰ NOTE: Staff recommends increasing the current size threshold from two to five acres.
- ¹¹ NOTE: Each of these space minimums has been increased by 500 feet per staff suggestion.
- ¹² 2005 NOTE: New provision in this draft.
- ¹³ 2005 NOTE: The main change in this section is the distinction between "permitted" and "conditional" in the mixed-use districts, depending on the types of criminal records of the residents. OLD NOTE: This carries forward the existing 21.50.035 "*Standards for Correctional Community Residential Centers.*" Changes include changes adding two new criteria addressing separation from schools and parks, and requiring a minimum amount of outdoor recreation space. We deleted provisions that will be addressed in other parts of title 21 (e.g., parking requirements, screening for dumpsters).
- ¹⁴ 2005 NOTE: New definition and name for use from the 2005 assisted living ordinance.
- ¹⁵ NOTE: From the new Assisted Living ordinance prepared by the Municipality.
- ¹⁶ NOTE: New standards in response to staff comments.
- ¹⁷ 2005 NOTE: The first two standards are new in this draft.
- ¹⁸ 2005 NOTE: In response to questions, a "pillow" is determined for purposes of this title as a sleeping accommodation for one person. See chapter 21.13.
- ¹⁹ 2005 NOTE: New use from the 2005 assisted living ordinance.
- ²⁰ 2005 NOTE: From the 2005 assisted living ordinance. We have removed provisions that repeat standards of general applicability (e.g., uses shall comply with general height standards and general parking requirements).
- ²¹ 2005 NOTE: From the 2005 assisted living ordinance. The referenced definition includes pre-school.
- ²² 2005 NOTE: This use relocated here in the 2005 draft from the "Parks and Open Space" category.
- ²³ NOTE: This standard is based on the existing section 21.50.140 "*Conditional use standards--Cemeteries.*"
- ²⁴ 2005 NOTE: New use in this 2005 draft.
- ²⁵ 2005 NOTE: Moved into this category in the 2005 draft. In previous draft, this was "Government Office" and located in the "Government Facility" category.
- ²⁶ NOTE: New definition based on existing definition of term in title 21 and permitted accessory uses allowed by districts.

²⁷ 2005 NOTE: The new traffic impact analysis requirement should assist in evaluating potential traffic impacts of community centers and religious assembly uses. Further, the Public/Institutional design standards should mean that such uses are more architecturally compatible with surrounding areas.

²⁸ NOTE: Suggested new standards.

²⁹ 2005 NOTE: This size threshold for these standards is new and is intended to allow smaller schools to fit into smaller sites if necessary in more urban areas. In response to questions, staff has checked these proposed minimum size requirements against 2003 school attendance statistics. According to that review, these proposed lot requirements would make three (out of 61) elementary schools nonconforming, and only one high school (out of seven) nonconforming.

³⁰ NOTE: Existing standard; no substantive changes.

³¹ 2005 NOTE: Definitions from the 2005 Assisted Living ordinance prepared by the Municipality.

³² 2005 NOTE: This use has been broadened beyond the “public park” in the prior draft. OLD NOTE: Need to ensure that all parks-related definitions match the new parks plan. Draft of parks plan not yet available.

³³ 2005 NOTE: New category in this draft. The use types all come from the “Government Facility” section in the prior draft, which has not been carried forward.

³⁴ NOTE: Suggested new standards.

³⁵ 2005 NOTE: Revised per several comments. As mentioned elsewhere, the municipal staff and state/airport personnel are meeting in June 2005 to discuss airport-related issues in title 21.

³⁶ 2005 NOTE: New use in the 2005 draft.

³⁷ 2005 NOTE: Moved into this category (was in “government facility” in prior draft).

³⁸ NOTE: The current code lists out a variety of specific types of utility uses (e.g., water treatment plant). However, many communities find that it’s unnecessary to try and identify every type of utility facility for zoning purposes, since so many of them have the same land use impacts. This draft simply identifies “utility facilities” and “utility substations,” and then lists examples of which types of facilities fall into those two categories.

³⁹ 2005 NOTE: This section revised based on comments from Chugach Electric, among others.

⁴⁰ 2005 NOTE: Industry representatives submitted extensive comments on this section. This is a generally new section that represents a modified version of the standards from the prior draft, combined with some additional standards from the existing code.

⁴¹ NOTE: For discussion purposes, this draft proposes two distinct types of farming. The current code distinguishes between commercial farming of 10 acres or more, and other farming that seems to be on a smaller scale but its size is not defined. The existing commercial farming use is allowed only in D-2 and D-3 districts, which are not being carried forward.

⁴² NOTE: Suggested new standards. Should there also be a restriction on the unit number of animals allowed per acre of land? Such an approach is common in communities with agricultural operations, but would require a new table to be included here defining specific animal units (e.g., goats versus cows).

⁴³ 2005 NOTE: Reduced from five to two acres in the 2005 draft.

⁴⁴ NOTE: Suggested new standards.

⁴⁵ NOTE: This standard is carried forward from the existing 21.45.245 “Standards--Nightclub, unlicensed,” with no major substantive changes. The exemption section was obsolete and was removed. The Anchorage Municipal Attorney’s Office currently is working on broad revisions to this and similar uses (e.g., teen nightclubs). Revisions are anticipated to include new use names, revisions to title 10 and other parts of the Anchorage code, and possibly some new land-use standards that should be included in the new title 21. We will continue to monitor that project, with staff’s assistance, and will fold in new material as it becomes available.

⁴⁶ NOTE: This is a streamlined set of new standards, based on the existing section 21.50.310 “Standards for Motorized Sports Facilities.”

⁴⁷ 2005 NOTE: This new set of standards has been provided by staff.

⁴⁸ 2005 NOTE: Replaced with the “alpine skiing facility” definition from the Girdwood code.

⁴⁹ 2005 NOTE: Financial institutions in the AC district are intended to be branch facilities. Larger bank facilities are intended for the CBD and mixed-use districts.

⁵⁰ NOTE: This use now consolidates an extensive list of specific office types in the current code (e.g., attorneys, insurance sales, engineers, etc.)

⁵¹ 2005 NOTE: This use revised from the former “Fuel Sales with Convenience Store.” The intent is that any site with both a fueling station and convenience store will simply have two principal uses on the site. The prior “Gasoline Service Station” use been removed in this draft, since such functions are covered adequately by “Fueling Station” and “Vehicle Service and Repair, Minor.”

⁵² 2005 NOTE: This draft collapses the former small, medium, and large retail uses into one use type. The existence of special standards for “large retail establishments” in the development standards chapter, along with size thresholds for retail uses in some districts, takes away the need for the small/medium/large distinction.

⁵³ 2005 NOTE: New use-specific standard in this draft to help distinguish junkyards.

⁵⁴ 2005 NOTE: New use-specific standard in this draft to clarify that some larger vehicles may be sold by this use. However, uses that concentrate in the sale of very large vehicles and equipment should be classified as “heavy equipment sales and rental.”

⁵⁵ 2005 NOTE: Proposed new restriction in CCMU district in this draft, per staff suggestion.

⁵⁶ 2005 NOTE: These standards have been relocated to this use from “gasoline service station” in the prior draft.

⁵⁷ 2005 NOTE: Added planes in this draft. NOTE: From self-storage ordinance draft.

⁵⁸ NOTE: New standards suggested by staff. The intent is to provide a limited set of standards that are not so onerous that they prevent development of this use, yet also serve to minimize the conversion of existing apartment buildings into extended-stay lodgings.

⁵⁹ 2005 NOTE: Proposed new requirement in this draft.

⁶⁰ 2005 NOTE: Proposed new requirement in this draft.

⁶¹ NOTE: This is a suggested new umbrella use that incorporates a variety of specific uses from the current code. These uses all have similar land use impacts and thus can be treated collectively in title 21. All these uses are proposed to now be limited to the I-2 district. Reviewers should advise if any of these uses should be allowed in other districts beyond I-2.

⁶² 2005 NOTE: The standard has been revised to not require a sales area. OLD NOTE: This section is based on Girdwood Draft Title 22: 22.100.170. Staff notes the following: “An ‘Arts and Crafts’ industrial use is anticipated to be applied to limited areas of the Anchorage Bowl, in districts which are more urban and mixed-use industrial in character from Girdwood, such as in the Mt. View Arts & Culture District.”

⁶³ NOTE: This is a suggested new umbrella use that incorporates a variety of specific uses from the current code. These uses all have similar land use impacts and thus can be treated collected in title 21.

⁶⁴ NOTE: This is a suggested new umbrella use that incorporates a variety of specific uses from the current code. These uses all have similar land use impacts and thus can be treated collected in title 21.

⁶⁵ 2005 NOTE: Name changed by staff. Definition expanded to include information from Girdwood code.

⁶⁶ NOTE: Based on the existing 21.50.070 “*Conditional use standards--Natural resource extraction*” and on the respective district sections of the existing chapter 21.40 “*Zoning Districts.*” No substantive changes were made. The first two paragraphs originated as a consistent requirement of all the districts allowing this use. The permit submittal requirements were removed for inclusion in the Title 21 User’s Guide.

⁶⁷ 2005 NOTE: Definition expanded to include information from Girdwood code.

⁶⁸ NOTE: Based on the draft self-storage ordinance.

⁶⁹ NOTE: This section should be revisited and streamlined following drafting of the general landscaping and screening provisions in chapter 21.07 as part of Module 3.

⁷⁰ NOTE: This standard consolidates the current existing section 21.50.090, “*Conditional use standards—Junkyards*” and the existing 21.50.080 “*Conditional use standards--Storage yards,*” with some tighter standards suggested.

⁷¹ NOTE: Suggested new standards.

⁷² 2005 NOTE: New standards proposed in this draft by staff.

⁷³ 2005 NOTE: New use and use-specific standards proposed by staff in this 2005 draft.

⁷⁴ 2005 NOTE: Maximum allowable height raised to 35 feet (from 25 in prior draft). The proposed restriction on hours of operation has been removed. NOTE: This is based generally on the existing section 21.50.270 "*Conditional use standards--Snow disposal sites,*" with numerous edits per staff suggestions.

⁷⁵ NOTE: Suggested new standards.

⁷⁶ NOTE: This is a substantially new section. In the current title 21, each zoning district contains a list of specific accessory uses allowed, but there are no general standards that apply to all accessory uses. This new section proposes a set of general standards with which all accessory uses must comply, and then lists the specific accessory uses allowed, and whether they are subject to any additional use-specific standards. The general standards are new; the use-specific standards are from the current code, unless otherwise indicated.

⁷⁷ 2005 NOTE: One change to this section, in response to comments: remove previous language about total percent lot coverage by accessory structures.

⁷⁸ NOTE: From the new ADU ordinance.

⁷⁹ 2005 NOTE: Changed in this 2005 draft to two bedrooms, as was passed by the Assembly.

⁸⁰ 2005 NOTE: From the new 2005 version of the assisted living ordinance prepared by the Municipality.

⁸¹ 2005 NOTE: Section revised in this draft to eliminate the distinction in standards based on number of bedrooms. This standard is based on the existing sections 21.45.250, "*Bed and breakfast with three or less guestrooms*" and 21.45.255 "*Bed and breakfast with four guestrooms.*"

⁸² NOTE: Existing standards; no major substantive changes; however, standard at end regarding distance from setbacks is new.

⁸³ 2005 NOTE: Changed from a primary use to an accessory use in this draft.

⁸⁴ 2005 NOTE: Changed from a primary use to an accessory use in this draft. The use-specific standards are new in this draft.

⁸⁵ NOTE: Need to reevaluate this section once new parking standards are drafted; general stacking space standards are being drafted as part of the new parking requirements.

⁸⁶ 2005 NOTE: Changed from a primary use to an accessory use in this draft.

⁸⁷ NOTE: Existing standard; no major substantive changes.

⁸⁸ 2005 NOTE: The two-acre minimum size limit from the previous draft has been removed, and the language has been restricted to crops.

⁸⁹ NOTE: Based on the existing section 21.45.150, "*Home occupations,*" with various minor edits.

⁹⁰ 2005 NOTE: A number of edits have been made to the numeric requirements in this section, based on comments. This draft reverts back to the current standard of 25 percent requirement in (A). OLD NOTE: This is a suggested increase from 25 to 35 percent to support non-intrusive home occupations (e.g., mixed-use, tele-work) and home occupations that comply with the standards and do not affect neighboring residences. Some cities go as high as 50%. For MOA, 35% (1/3) is consistent with the rationale used for ADU ordinance, which leaves 2/3 majority as house.

⁹¹ 2005 NOTE: This use moved from a primary use in the prior draft to an accessory use in this draft. No additional discussion has occurred on this topic, and so for now we have carried forward the existing standards from section 21.50.300 "*Conditional use standards--Incinerator facilities and thermal desorption units.*"

⁹² 2005 NOTE: This section has been revised to reflect the standards of the current code, in anticipation of possible revisions through the Large Animal Ordinance, per staff suggestion. Staff members recorded many comments that objected to the suggested standards in the prior draft.

⁹³ 2005 NOTE: The 2005 draft distinguishes between outdoor storage and outdoor display.

⁹⁴ NOTE: Suggested new standards.

⁹⁵ 2005 NOTE: The "outdoor" qualification added in the 2005 draft. OLD NOTE: Carried forward from the respective district sections of the existing code with no major substantive changes.

⁹⁶ 2005 NOTE: Section revised to eliminate distinction between all districts and residential districts. NOTE: New section proposed for consideration. No standards in the current title 21 appear to prohibit any type of accessory uses.

⁹⁷ NOTE: 15.20.010: Is not currently registered under AS Ch. 28.10 for operation upon the public roads of the municipality or does not display a valid, current seasonal waiver tab issued by the state division of motor vehicles based on a seasonal use waiver granted under section 15.80.060 pursuant to AS Ch. 46.14; Is stripped, wrecked or otherwise inoperable due to mechanical failure; Has not been repaired because of mechanical difficulties or because the cost of repairs required to make it operable exceeds the fair market value of the vehicle; or Is in a condition which exhibits more than one of the following elements: a. Broken glass; b. Missing wheels or tires; c. Missing body panels or parts; or d. Missing drive train parts.)

⁹⁸ 2005 NOTE: Changed to commercial only, to avoid conflict with the hobby vehicle repair category, which is allowed.

⁹⁹ 2005 NOTE: This section has been reorganized to put the general standards at the end and list the allowed temporary uses up front.

¹⁰⁰ NOTE: There are various ways to state which temporary uses are allowed. The method used in this draft lists allowed temporary uses in a text list, along with any accompanying requirements. Another, more detailed approach would be to list the uses allowed in a table that shows any or all of the following: the temporary use, maximum allowable time frame, temporary signage requirements, specific regulations, and permit requirements. Any specific regulations for uses could then be described in a separate section. Items listed here were listed in the Annotated Outline or were suggested by staff or are common uses that could be considered.

¹⁰¹ NOTE: Certain temporary uses or structures are already dealt with in other sections of the Anchorage code, including: 3.80.110 (Exemptions from zoning regulations during period of emergency); and 10.45.030 (Circuses, Carnivals, Fairs, and Other Amusements); 10.60 (Vendors); and 24.80.010 (Exhibitions).

¹⁰² NOTE: This topic not yet discussed. Should standards be drafted for large special events (e.g., festivals) that do not fall within the permit exemption thresholds at the beginning of this section?

¹⁰³ 2005 NOTE: There were strong comments on both sides of this issue – some people favoring this prohibition, and others against it. Staff recommends keeping the prohibition in the draft for further comment.

¹⁰⁴ 2005 NOTE: The six-month time limit is suggested for discussion purposes. It is a default in case no specific limit is provided.