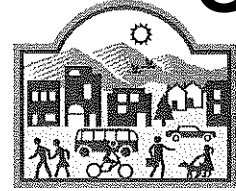




Municipality of Anchorage
 Community Development Department
 Planning Division



MEMORANDUM

DATE: August 8, 2011

TO: Planning and Zoning Commission

THRU: *JTW* Jerry T. Weaver, Jr., Director
 Community Development Department

THRU: *ccw* Carol Wong, Supervisor, Long-Range Planning Section
 Planning Division

FROM: Planning Division Staff

SUBJECT: Case No. 2011-087, Chapter 21.10, Chugiak-Eagle River Land Use Regulation

Purpose:

The purpose of this meeting is to formally introduce Chapter 21.10 as a public hearing to the Planning and Zoning Commission and to the public in the form that it was submitted by the Consortium of Chugiak-Eagle River Community Councils. The Anchorage Assembly heard and approved Resolution AR No. 2006-72 on March 28, 2006, establishing a separate chapter in Title 21 to include the community of Chugiak-Eagle River. Copies of AO No. 2011-33 providing for the proposed Chapter 21.10, the Chapter as submitted by the Consortium to the Assembly (Attachment 2), and AR No. 2006-72 (Attachment 3) are attached to this memo.

History:

The Consortium of Chugiak-Eagle River Community Councils (Consortium) has been working since 2005 to meet and develop Chapter 21.10 to this point. Attached is a timeline of the public process and work meetings held by the Consortium (Attachment 4).

The need for a separate zoning chapter for the Chugiak-Eagle River area was identified through the 2006 *Chugiak-Eagle River Comprehensive Plan Update* to recognize and protect the unique development pattern and values of the community (AO No. 2011-33).

Municipal staff began meeting with the Consortium in February 2011 to review specifics in the draft Chapter as submitted. Attached is a list of questions from staff that have been discussed to date through the month of July. Some of the questions have been resolved, but also included are other issues still under discussion. These are being included as an attachment so that the Commission and the public can see the scope of the discussions (Attachment 5).

Additional historical context was provided to the Commission in the Planning Division's June 16, 2011 memo that is attached for your reference (Attachment 6).

Chapter 21.10 Overview:

This draft Chapter relies on the provisionally adopted Title 21 as the basic document and proposes amending specific sections. As proposed, Chapter 21.10 would amend some provisions of Title 21 rewrite and retain other provisions as they apply to the Chugiak-Eagle River area.

Once adopted, future users will need to refer to both Chapter 21.10 and the main body of Title 21 to see all the regulations that apply to a specific property. Users will also need to refer to any previously adopted Special Limitation provisions that run with the property. Existing plats will also need to be consulted separately as they are not affected by the new chapter.

Below are several examples of issues the Planning Division staff has not fully resolved internally. Research and discussion are still underway.

1. Large fabric structures as primary and accessory uses. The draft chapter as submitted proposes to allow fabric structures up to 8,000 square feet in area on class 2, large lot residential zones, the B-3, I-1, I-2 and other zones, when lots are at least 40,000 square feet in area. The language does not prohibit more than one fabric structure on a lot. Through a conditional use, a fabric structure may be allowed to exceed 8,000 square feet in size.
2. Stream setback. The provisionally adopted Title 21 increases stream setbacks from 25 feet each side of the stream to 50 feet on each side. The draft Chapter 10 proposes to maintain the current 25-foot setback in Chugiak-Eagle River and add some uses to be allowed in the outer 15 and 20 feet of the setback.
3. Traffic study thresholds. In current practice, the threshold for and standards in a Traffic Impact Analysis (TIA) are a policy decision based on scoping meetings with the Municipal Traffic Engineer and the applicant. The Consortium would like to see standards for a TIA placed in the code and not handled as a policy. The Traffic Engineer recommends continuing the establishment of TIA thresholds through the Traffic Department's TIA policy procedure.
4. Numerous zoning districts. There are questions and concerns regarding the number of new zoning districts, including 29 proposed base and overlay districts and how some correlate to the *Chugiak-Eagle River Comprehensive Plan Update*. This is part of the on-going department review.
5. Legal Opinion. The Community Development Department is awaiting an opinion from the Legal Department regarding the structure of the Chapter 21.10 Advisory Board.

These examples are not a complete listing of unresolved issues identified so far. The Department's review of Chapter 21.10 is not complete. Other divisions and departments in the Municipality are focused on reviewing the proposed changes to the provisionally adopted portions of the Title 21 rewrite (from Mr. Coffey) and have not commented in-depth on the draft

Chapter 21.10. Unresolved issues including the above questions, as well as others yet to be identified, will be included in the division's report on Chapter 21.10 during the public hearings to be scheduled.

Next Steps:

The Department will respond briefly to questions at tonight's meeting; however, staff recommendations regarding substantive issues within Chapter 21.10 must wait, pending the completion of the review of the chapter and the resolution of potential changes to the provisionally adopted Title 21 rewrite because of potential amendments.

The Consortium is encouraged to present any history, issues, discussion items, etc. which they feel are pertinent; and the public should comment on any item within the proposed Chapter 21.10. The Department will make note of all questions and comments and respond to them when the public hearings on Chapter 21.10 resume.

From today and until further notice, the Department will be devoting its resources to finalizing the Title 21 rewrite. Once the Administration determines what recommendations by Mr. Coffey will be forwarded to the Planning and Zoning Commission for further consideration, the proposed amendments and accompanying department recommendations will be made available to the public. The Administration proposes to place the proposed amendments to Title 21 rewrite in front of the Planning and Zoning Commission at the October 3, 2011 meeting and have them to the Assembly by December. Chapter 21.10 review will resume as soon after action on the rewrite as is possible.

Department Recommendation:

Conduct this meeting as a regular public hearing and, at the end of the evening, close the public hearing, but with a finding of fact to be placed in a resolution.

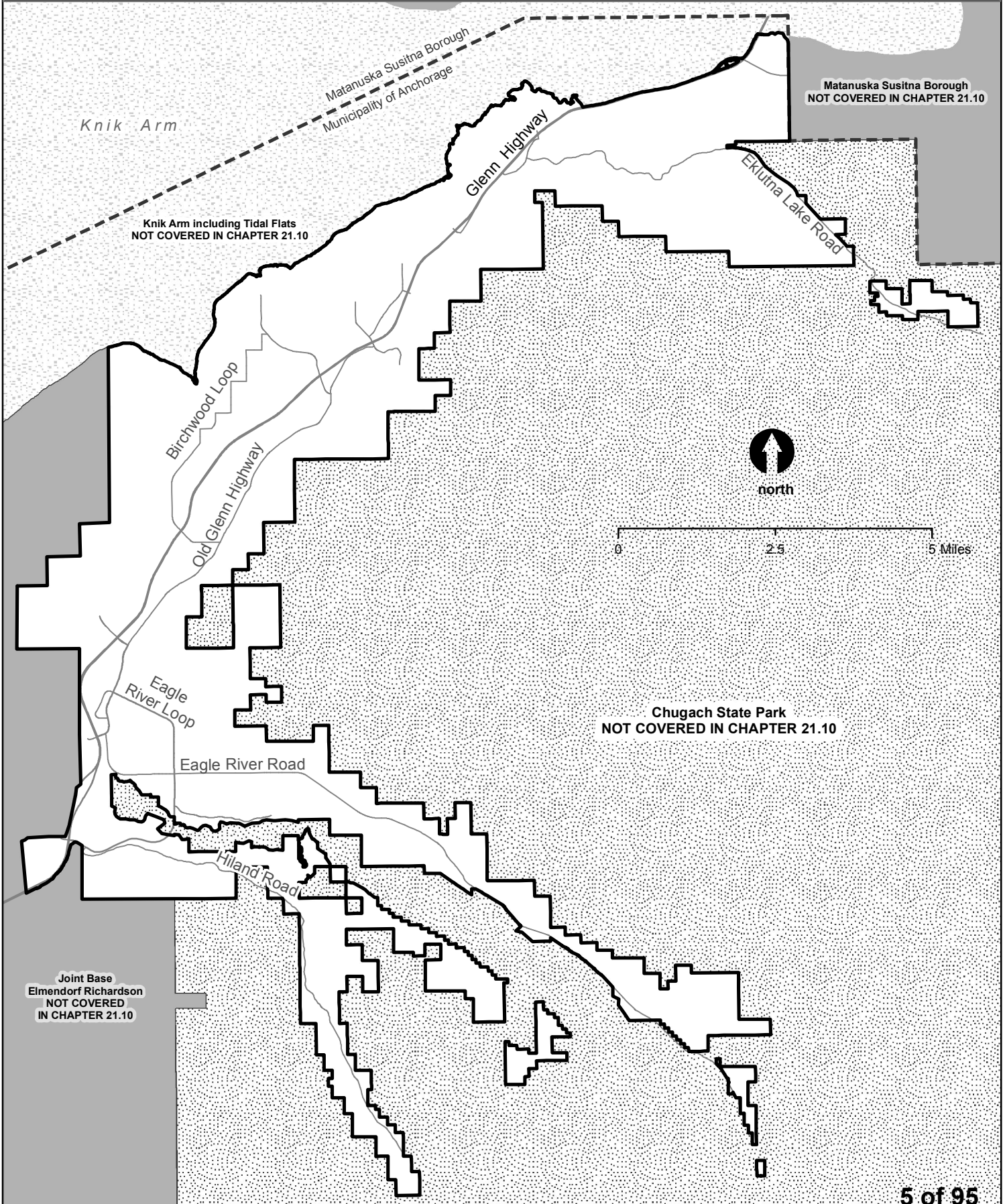
Suggested resolution language:

The public hearing on Chapter 10 will be re-opened, date not certain, and members of the public will be allowed to speak again on any new releases or changed items, even if they spoke at the August 8, 2011 public hearing.

- Attachments:
1. Chugiak-Eagle River Area Map and Legal Description
 2. Submittal to Assembly on March 8, 2011
 - AO No. 2011-33
 - Consortium of Chugiak-Eagle River Community Councils Narrative
 - Chapter 21.10, Chugiak-Eagle River Land Use Regulations (3-8-11 draft)
 3. AR No. 2006-72 Establishing a Placeholder for Chapter 21.10
 4. Consortium Timeline and Public Meeting Schedule
 5. Questions Reviewed through July with Consortium
 6. June 16, 2011 Memo to the Planning and Zoning Commission
 7. Comment Received

This page intentionally left blank.

Chugiak-Eagle River Area Map



Chugiak-Eagle River defined

Those lands lying within the boundary of the Municipality of Anchorage, within the Anchorage Recording District, Third Judicial District, State of Alaska; including all private, municipal and state land; more particularly described as follows:

- 1) *Township 13 North, Range 1 East, Seward Meridian, Alaska:*
 - a) Sections 3 through 6 inclusive, 9, 10 & 15, excepting those lands covered by the Chugach State Park
- 2) *Township 13 North, Range 1 West, Seward Meridian, Alaska:*
 - a) Sections 1, 3, 4, 9, 10 & 15, excepting those lands covered by the Chugach State Park
- 3) *Township 14 North, Range 1 East, Seward Meridian, Alaska:*
 - a) Sections 30, 31, 32, & 33, excepting those lands covered by the Chugach State Park
- 4) *Township 14 North, Range 1 West, Seward Meridian, Alaska:*
 - a) Sections 5, 6, 7, 8, 9, 14 through 29 inclusive, 33, 34, 35, & 36, excepting those lands covered by the Chugach State Park
- 5) *Township 14 North, Range 2 West, Seward Meridian, Alaska:*
 - a) Sections 1, 2, 11, 12, 13, 14, 22, 23, & 24, excepting those lands covered by the Chugach State Park and Joint Base Elmendorf Richardson
- 6) *Township 15 North, Range 2 East, Seward Meridian, Alaska:*
 - a) Section 6, excepting those lands covered by the Chugach State Park
- 7) *Township 15 North, Range 1 East, Seward Meridian, Alaska:*
 - a) Section 1, excepting those lands covered by the Chugach State Park
- 8) *Township 15 North, Range 1 West, Seward Meridian, Alaska:*
 - a) Sections 2 through 11 inclusive, 14 through 20 inclusive, 29, 30, 31, & 32, excepting those lands covered by the Chugach State Park and the Knik Arm of the Cook Inlet
- 9) *Township 15 North, Range 2 West, Seward Meridian, Alaska:*
 - a) Sections 12, 13, 24, 25, 26, 34, 35, & 36, excepting those lands covered by Joint Base Elmendorf Richardson and the Knik Arm of the Cook Inlet
- 10) *Township 16 North, Range 1 East, Seward Meridian, Alaska:*
 - a) Sections 15, 16, 19, 20, 21, 22, 26, 27, 28, 29, 30, 32, 33, 34, & 35, excepting those lands covered by the Chugach State Park and the Knik Arm of the Cook Inlet
- 11) *Township 16 North, Range 1 West, Seward Meridian, Alaska:*
 - a) Sections 23, 24, 25, 26, 27, 32, 33, 34, 35, & 36, excepting those lands covered by the Knik arm of the Cook Inlet.

Submitted by: ASSEMBLY MEMBER OSSIANDER

ASSEMBLY MEMBER STARR

Reviewed by: Assembly Counsel

For reading: March 8, 2011

ANCHORAGE, ALASKA

AO NO. 2011-33

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 BY ADOPTING A NEW LAND USE CHAPTER RESERVED FOR CHUGIAK-EAGLE RIVER LAND USE REGULATIONS AS PROVIDED FOR IN AR 2006-72, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with AR 2006-72, Chapter 21.10 has been reserved for Chugiak-Eagle River Land Use Regulations; and

WHEREAS, the Community Councils of Birchwood, Chugiak, Eagle River, Eagle River Valley, Eklutna Valley and South Fork created the Consortium of Chugiak-Eagle River Community Councils in March of 2006 (“the Consortium”) and the Consortium has been actively engaged with its consultants in the development of land use regulations for the Chugiak-Eagle River area; and

WHEREAS, the attached Narrative submitted by the Consortium outlines the history of this effort; and

WHEREAS, the public review process includes online posting a Public Hearing Draft of Title 21, Chapter 10, Chugiak-Eagle River Land Use Regulations for public review and comment; review by Planning Staff for conformance with the Chugiak-Eagle River Comprehensive Plan, the Downtown Eagle River Overlay District, and other relevant planning code elements, in concert with public hearing before the Planning and Zoning Commission, and subsequent review by the Assembly Title 21 Committee;

NOW, THEREFORE, THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code chapter 21.10, Chugiak-Eagle River Land Use Regulations, is hereby adopted as set forth in the attachment, and as amended by action of the Assembly in this ordinance, following review and recommendations from the Planning and Zoning Commission.

Section 2. This ordinance shall become effective _____, 2011 upon its passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2011.

_____ Chair

ATTEST:

Municipal Clerk

Consortium of Chugiak-Eagle River Community Councils

Narrative of Chapter 21.10 Land Use Regulations for Chugiak-Eagle River

The Community Councils of Birchwood, Chugiak, Eagle River, Eagle River Valley, Eklutna Valley, and South Fork have been actively engaged in the development of a separate chapter of land use regulations since 2005. In the fall of 2005 the Community Councils of the Chugiak-Eagle River area (CER) each passed resolutions requesting the Municipality create a separate chapter of land use regulation. The analysis by Clarion in November 2002 indicated that the specific needs of the CER area presented very different issues that had to be addressed. Clearly no one-size-fits all approach exists for such a diverse community. The six community councils, realizing that a unified effort was necessary for development of separate land use regulations, created the Consortium of Chugiak-Eagle River Community Councils in March of 2006.

On March 28, 2006 the Anchorage Assembly unanimously passed Assembly Resolution 2006-072, asking for a place-holder in the draft of Title 21 for the CER area land use regulations. That chapter was designated as AMC 21.10. The public hearing draft of the Chugiak-Eagle River Comprehensive Plan, April 2006, contained an implementation schedule calling for revision to Anchorage Municipal Code (AMC) Title 21 for a separate chapter in the CER area. The 2006 update to the 1993 Chugiak-Eagle River Comprehensive Plan was approved on December 12, 2006, AO 2006-93(S-1), establishing a one to five year period in which to develop a separate land use chapter for the CER area.

The Consortium contracted a survey of CER area residents regarding land use and development from the Dittman Research Corporation of Alaska. The November 2006 survey concluded that 87 percent of residents in the CER area preferred a separate community written set of land use regulations. Major issues included keeping the existing land use permit system, large lot development, protection of personal rights, and the concept of grandfathering existing uses and structures. In an effort to utilize the community spirit of self determination direction was sought through community input at various forums, including a public information meeting, community council review and comment, as well as interaction with area stakeholders.

With this information the Consortium engaged the services of Land Design North (LDN) to develop issues and concerns found by the survey. Technical papers were submitted to the Consortium with goals, objectives and strategies for development of a separate land use chapter. The development of Chapter 21.10 followed the proposed changes to Title 21, land use regulations. Given the unique qualities and rural life style of the CER area, adjustments were made where the residents, and their councils, deemed it advisable in order to maintain their sense of community and way of life.

A draft prioritization of issues was developed with three levels of priority to the on-going changes to the proposed Title 21. First were changes for which little or no controversy was expected. These included retention of large lot development and protection of private property rights. Second were proposed changes which required discussion or further definition within the Consortium, such as, a need for private development standards and home based businesses and whether to address these in Chapter 21.10. Third were changes of a global nature requiring community wide discussion and decision of whether to address them in Chapter 21.10. A “Top 20 Issues” list was compiled which set the scene for the development of Chapter 21.10. Issues were addressed in technical memorandums prepared for Consortium review and discussion. Following meetings with various stakeholders and the public, and through regular meetings of the Consortium, a preliminary draft was prepared for review.

In November 2009, the Consortium began an intensive application of the findings of the Dittman survey, results of various stakeholder meetings, community input and the framework established in the draft. As a result of continued refinements by the Consortium, meetings with stakeholders, community councils and the Municipality a completed draft of AMC 21.10 has been prepared by the Consortium through the Anchorage Soil and Water Conservation District for review and approval by the Planning and Zoning Commission.

Some of the changes, originated by the Consortium, deal with long standing problems in the existing Land Use Regulations. One example is that of determination of lot area within large lot districts. Since its inception the R-6 zoning district allowed subdivision of two and one-half acre parcels in to two one and one-quarter acre lots. Due to varying right of way widths, this resulted in the plating of lots which had less than one acre within lot lines, 39,000 sq. ft. Of the over 2,700 such lots in the C-ER area the proposed changes to the R-6 district standards, along with the deletion of crediting half the abutting right of way, will result in over 970 nonconforming lots under the new code.

What the Consortium devised was a way to permit a minimum lot area of one acre, while keeping the one and one-quarter acre size currently allowed by recognizing half the abutting right of way. By reducing the minimum lot width to 135 feet, to accommodate collector and greater rights of way, the code would reduce the number of variances heard by the Platting Board for small two lot subdivisions. At the same time keeping the credit of half the abutting right of way would maintain the conforming status of existing lots in the C-ER area.

In addition the Consortium has created a new zoning district called the Rural Commercial district to be designated as CE-RC. This district has been crafted to take in the unique challenges business owners along the Old Glenn Highway experience. This district is intended to replace the B-4 and B-3 use districts in Class B areas. The new CE-RC district advances business opportunities while providing a measured relaxation of the more stringent urban development standards. Thereby ensuring continued viability of essential rural commercial services.

The Consortium wishes to express its gratitude to the people of the Chugiak-Eagle River area, the Eagle River Area Chamber of Commerce, the Alaska Rail Road, the Chugiak Area Business Association, Eklutna Inc., Senator Dyson, Representative Stoltze, Representative Fairclough, Land Design North, and the Anchorage Soil and Water Conservation District for their input and hard work producing this draft of Chapter 21.10.

The Consortium further wishes to thank the Municipal Assembly the Planning and Zoning commission and staff for their guidance and considered examination of these land use regulations for the Chugiak-Eagle River area.

Chapter 21:10
Chugiak-Eagle River Land Use Regulations

March 8, 2011 Draft
as submitted to the Anchorage Assembly
by the Chugiak-Eagle River
Consortium of Community Councils

This page intentionally left blank.

NOTICE OF SUBSTITUTION OF ATTACHMENT TO
AO 2011-33

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 BY ADOPTING A NEW LAND USE CHAPTER RESERVED FOR CHUGIAK-EAGLE RIVER LAND USE REGULATIONS AS PROVIDED FOR IN AR 2006-072, AND PROVIDING FOR AN EFFECTIVE DATE.

By Motion on the Floor by the Sponsor at Introduction on March 8, 2011, the correct Attachment of Chapter 21.10: Chugiak-Eagle River Land Use Regulations will be substituted, as included with this Notice of Substitution.

This page intentionally left blank.

1 **Chapter 21.10: CHUGIAK-EAGLE RIVER LAND USE REGULATIONS**

2
3 **TABLE OF CONTENTS**

4
5 **21.10.010 Purpose of Chapter 21.10**

6
7 **21.10.020 Application of Chapter 21.10.**

- 8 A. Applicability
9 B. Relationship to Other Title 21 Provisions
10 C. Chugiak-Eagle River Defined
11 D. Nonconformity Determinations
12 E. Area Map

13
14 **21.10.030 Administrative review Procedures**

- 15 A. Title 21 Administrative Provisions and Procedures Apply
16 B. Chugiak-Eagle River Advisory Board
17 C. Use Area and Use District Boundaries Established During the Master
18 Planning Process
19 D. Area Master Planning

20
21 **21.10.040 Zoning Districts**

- 22 A. Districts Established; Zoning Map
23 B. Residential Districts
24 1. General Purpose
25 2. CE-R-1: Single-Family Residential District
26 3. CE-R-1A: Single-Family Residential District
27 4. CE-R-2A: Single- and Two-Family Residential District
28 5. CE-R-2D: Two-Family Residential District
29 6. CE-R-2M: Mixed Residential District
30 7. CE-R-3: Multi-Family Residential District
31 8. CE-R-5: Suburban Residential District
32 9. CE-R-5A: Rural Residential District
33 10. CE-R-6: Low-Density Residential District
34 11. CE-R-7: Medium-Density Single-Family Residential District
35 12. CE-R-8: Low-Density Residential District
36 13. CE-R-9: Low-Density Residential District
37 14. CE-R-10: Low-Density Residential, Alpine/Slope District
38 C. Commercial Districts
39 1. General Purpose
40 2. CE-B-3: General Business District
41 3. CE-RO: Residential Office District
42 4. CE-RC: Rural Commercial District

- 1 D. Industrial Districts
- 2 1. General Purpose
- 3 2. CE-I-1: Light Industrial District
- 4 3. CE-I-2: Heavy Industrial District
- 5 4. CE-I-3: Rural Industrial District
- 6 E. Other Districts
- 7 1. CE-AD: Airport District (Birchwood)
- 8 2. CE-AF: Antenna Farm District
- 9 3. CE-DR: Development Reserve District
- 10 4. CE-PC: Planned Community District
- 11 5. CE-PLI: Public Lands and Institutions
- 12 6. CE-PR: Parks and Recreation District
- 13 7. CE-W: Watershed District
- 14 F. Overlay Zoning Districts
- 15 1. General Purpose
- 16 2. Creation, Alternation or Elimination of Overlay Districts
- 17 3. CE-AO: Airport Height Overlay District
- 18 4. CE-DO: Downtown Eagle River Overlay District
- 19 5. CE-FO: Flood Hazard Overlay District
- 20
- 21 **21.10.050 Use Regulations.**
- 22 A. Table of allowed uses
- 23 B. Generally Applicable Use Standards
- 24 C. Residential Uses: Definitions and Use Specific Standards
- 25 D. Public/Institutional Uses: Definitions and Use Specific Standards
- 26 E. Commercial Uses: Definitions and Use Specific Standards
- 27 F. Industrial Uses: Definitions and Use Specific Standards
- 28 G. Table of Allowed Accessory Uses and Structures
- 29 H. Accessory Uses, Structures, and Use Specific Standards, Exceptions and
- 30 Amendments for the C-ER Area
- 31
- 32 **21.10.060 Dimensional Standards.**
- 33 A. Purpose
- 34 B. Applicability
- 35 C. Dimensional Standards Tables
- 36 D. Measurements and Exceptions
- 37
- 38 **21.10.070 Development and Design Standards.**
- 39 A. Purpose
- 40 B. Natural Resource Protection
- 41 C. Private Open Space
- 42 D. Utility Distribution Facilities

- 1 E. Transportation and Connectivity
- 2 F. Neighborhood Protection Standards
- 3 G. General landscaping Requirements and Standards
- 4 H. Off-Street Parking and Loading
- 5 I. Exterior Lighting
- 6 J. Residential Design Standards
- 7 K. Public/Institutional and Commercial Design Standards
- 8 L. Large Establishments
- 9
- 10 **21.10.080 Subdivision Standards.**
- 11 A. Table of Improvement Areas Defined
- 12
- 13 **21.10.090 Land Use Maps**
- 14
- 15 **21.10.110 C-ER Use Standards**
- 16 A. Animal Shelter
- 17 B. Kennel, Commercial
- 18 C. Large Domestic Animal Facility
- 19 D. Retail and Pet Services
- 20 E. Veterinary Clinic
- 21 F. Fabric Structures, Engineered
- 22 G. Heliport, Private
- 23 H. Intermodal Shipping Container (Connex Unit / Railroad Car)
- 24 I. Quonset Huts
- 25 J. Accessory Dwelling Units
- 26 K. Garage or Carport, Private Residential
- 27 L. Home- and Garden-Related Use
- 28 M. Home Occupation
- 29 N. Parking of Commercial Vehicles, Outdoor
- 30 O. Vehicle Repair/Rebuilding, Outdoor Storage, Hobby
- 31
- 32 **21.10.120 Definitions**
- 33
- 34

1 **Chapter 21.10: CHUGIAK - EAGLE RIVER LAND USE REGULATIONS**

2
3 **21.10.010 Purpose.**

4
5 The purposes of Chapter 21.10 are to provide standards and regulations to implement
6 the comprehensive plan elements of Chugiak - Eagle River, preserve and enhance the
7 distinctive rural character, abundant natural environment, and unique lifestyle(s) of the
8 community, while planning for growth and development, and to avoid overlap with
9 standards and regulations applicable to other districts of the Municipality. (AO Nos.
10 2006-72 and 2006-93(S-1).)

11
12 **21.10.020 Application of Chapter 21.10.**

13
14 **A. Applicability.** These regulations and standards shall apply only to the Chugiak-
15 Eagle River area of the Municipality as further delineated below.

16
17 **B. Relationship to other Title 21 provisions.** To the extent any provisions in this
18 chapter conflict with other provisions of Title 21 the provisions of this chapter
19 shall govern. If certain provisions overlap but are not in conflict, then the
20 provisions of this chapter shall be considered to supplement Title 21
21 requirements and are additional requirements. Unless modified by this Chapter,
22 the other Chapters and provisions of Title 21 apply to the Chugiak-Eagle River
23 area.

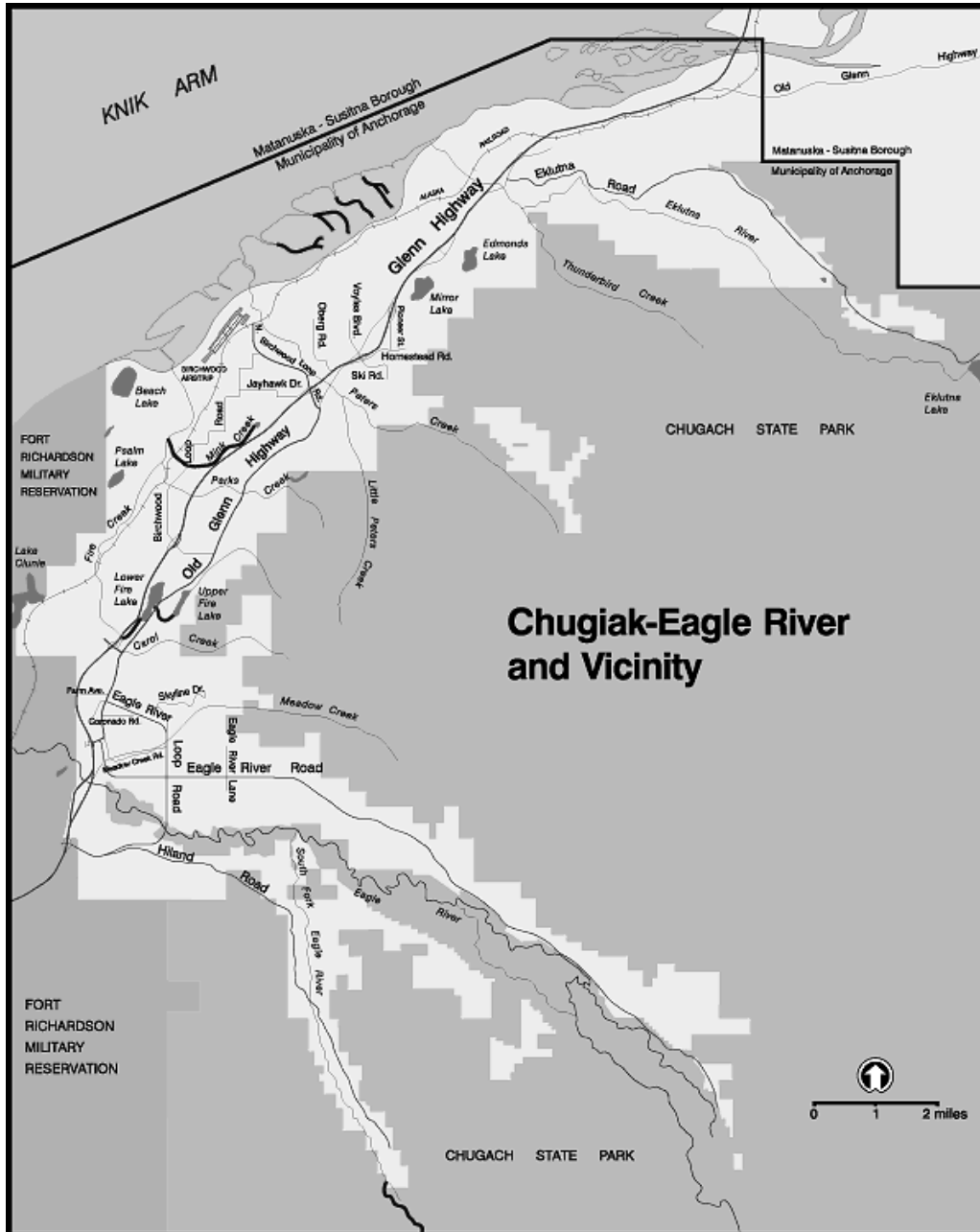
24
25 **C. Chugiak-Eagle River defined.** This chapter applies to, and the term Chugiak-
26 Eagle River in this chapter refers to, the land in Eklutna, Peters Creek,
27 Birchwood, Chugiak, Eagle River, Eagle River Valley, and South Fork areas
28 shown on the map in Section 21.10.020E, and having the following real property
29 description:

30
31 Those lands lying within the boundary of the Municipality of Anchorage, within
32 the Anchorage Recording District, Third Judicial District, State of Alaska;
33 including all private, municipal and state land and those lands under state
34 selection in Chugach National Forest; more particularly described as follows:

- 35
36 1. (Township and Range descriptions as provided by MOA Planning Dept.)
37 2.
38 3.

1 **D. Nonconformity determinations.** The fees associated with verification of
2 nonconforming status pursuant to AMC 21.03.250 relating to structures and uses
3 in the Chugiak-Eagle River area which have become nonconforming with the
4 adoption of this chapter shall be waived for a period of one year, beginning
5 (Insert date of enactment).

6
7 **E. Chapter 21.10 Area map.**
8



1 **21.10.030 Administration and Review Procedures.**

2
3 **A. Title 21 Administrative Provisions and Procedures Apply.** Except as
4 specifically provided in this chapter, all development in the Chugiak-Eagle River
5 area shall be subject to and review pursuant to the generally applicable
6 administrative and review procedures set forth in Chapters 21.01 General
7 Provisions; 21.02, Boards, Commissions and Municipal Administration; and
8 21.03 Review and Approval Procedures.

9
10 **B. Chugiak-Eagle River Advisory Board.**

- 11
12 1. Powers and Duties. An Advisory Board shall be constituted to review and
13 make recommendations on actions addressed in 21.02.020 which affect
14 Chugiak/Eagle River. The Advisory Board shall be constituted from
15 representatives appointed by each of the community councils that
16 represent the C-ER area described in 21.10.020. Each community council
17 shall be represented with one seat on the Advisory board.
18
19 2. The Chugiak/Eagle River Advisory Board is voluntary, similar to Service
20 Boards, which serves as the focus for area wide concerns. It's authority as
21 an advisory body does not amend or abridge the ability of individual
22 community councils to provide input to any other board or commission, or
23 to the administration, on any matters for which it exercises review
24 authority.
25
26 3. The Advisory Board shall provide review and make recommendations to
27 the Municipality and its boards and commissions on matters including the
28 following:
29
30 a. Changes to the Chugiak/Eagle River Comprehensive Plan and
31 changes to the other comprehensive plans and studies which
32 impact the Chugiak/Eagle River area.
33
34 b. Actions involving the Platting Board, Planning and Zoning
35 Commission, Zoning Board of Examiners and Appeals, and the
36 Urban Design Commission that require public notice to multiple
37 Community Councils in the Chugiak/Eagle River area.
38
39 c. Code changes, public facility site selection, overlay districts, and
Large Retail Establishments in the Chugiak/Eagle River area.

1
2 **C. Use Area and Use District Boundaries Established During the Master**
3 **Planning Process.**

4 Where specific boundary lines need to be established between lands in different
5 ownerships, or lands within the same ownership with different land uses as
6 defined by an existing master plan, the Chugiak-Eagle River Comprehensive
7 Plan, or the Table of Allowed Uses in this chapter, and no adequate boundaries
8 exist to serve this purpose, the boundaries may be defined as outlined below.
9 These steps make explicit the intent of a boundary line. By clearly defining the
10 intent of these boundaries, the lines may be correctly located during subsequent
11 field surveys.
12

- 13 1. The master plan process is used to identify the basis for boundaries
14 separating land uses and lands in different ownerships (e.g., boundary
15 between lands to remain in public ownership and lands sold for
16 development). This includes both defining boundaries within the overall
17 master plan area, and refining the external boundaries of the master plan
18 area.
19
- 20 2. Boundaries shall be based on at least one of the references listed below,
21 suitable for final determination of the boundary at such time as subdivision
22 and the associated survey occurs.
23
 - 24 a. A surveyed or otherwise readily observed geographic reference
25 point or line (such as a public street, property line or boundary,
26 centerline of a stream channel, etc.);
27
 - 28 b. A land use objective, including those adopted in the Chugiak-Eagle
29 River Comprehensive Plan (such as the boundary between an area
30 of low and moderate density residential use, controlled in large part
31 by the total number of residential uses allowed within the master
32 plan area).
33
- 34 3. The master plan process is an appropriate tool to refine the external
35 boundaries of land use districts set by the Chugiak-Eagle River
36 Comprehensive Plan. This tool does not preclude requesting a zoning
37 map amendment for a change of use over a larger area than may be
38 accommodated through the boundary refinement process.

- 1 4. The written and mapped description of boundaries of all applicable land
2 use districts shall be determined by master plan analyses and shall be
3 included in the materials submitted as part of the master plan. These
4 boundaries shall not be modified substantially at the time of subsequent
5 development review without a show of cause by the applicant, and
6 following review and approval by the approving agency.
7

8 **D. Area Master Planning.**
9

- 10 1. **Purpose.** An area master plan is intended to facilitate the planned
11 development of large tracts of land under unified ownership or control,
12 prior to subdivision or development of entire tracts or parcels within large
13 tracts, in order to provide for land use compatibility and development
14 responding to site-specific environmental constraints and opportunities.
15 The area master plan shall establish the general arrangement of land
16 uses, circulation and infrastructure systems for the identified development
17 areas.
18
- 19 2. **Procedures.** Applications for approval of an area master plan shall be
20 submitted to the director and shall contain all information and supporting
21 materials specified in Section 21.03.130.
22
- 23 3. **Approval criteria.** An area master plan may be approved if the planning
24 and zoning commission finds all of the following criteria have been met:
25 a. The area master plan substantially conforms to the principles and
26 objectives of the Chugiak-Eagle River Comprehensive Plan, any
27 approved neighborhood, district, or area plans, and the general
28 purposes of this Title and as stated in Section 21.10.010,
29 21.03.110, 21.03.130, and 21.03.180.
30

1 **21.10.040 Zoning Districts.**

2
3 **A. Districts Established; Zoning Map.**

4 This chapter establishes the zoning districts and contains basic information
5 pertaining to zoning districts, including statements of purpose and district-specific
6 regulations. The following chapters 21.10.05 through 21.10.07 set forth the uses
7 allowed within the districts, the dimensional, and design standards applying to
8 development in the districts. Upon approval of chapter 21.10, the Director shall
9 amend the Chugiak-Eagle River zoning map to reflect that all zoning districts are
10 now designated with the prefix "CE". If a district is designated as having special
11 limitations, SL, the new designation shall be CE-x-x-SL with the special
12 limitations remaining as authorized by the enacting ordinance.

13
14 **1. Purpose.**

15 The municipality, including the Chugiak-Eagle River area, is divided into
16 zoning districts in order to achieve the purposes of this title established in
17 21.01. Included in the General Provision section of 21.01 are the
18 implementation of the Chugiak-Eagle River Comprehensive Plan, and
19 particularly its land use plan map and other relevant elements of this plan.

20
21 **2. Zoning Districts Established.**

22 Chugiak-Eagle River is divided into the following zoning districts as shown
23 on Table 21.10-1:
24

TABLE 21.10-1: Chugiak-Eagle River Zoning Districts Established		
District Type	District Name	District Description
Residential Districts	CE-R-1	Single-Family Residential (1-6 DUA)
	CE-R-1A	Single-Family Residential (1-4 DUA)
	CE-R-2A	Two-Family Residential (5-10 dua)
	CE-R-2D	Single & Two-Family Residential (8-12) dua)
	CE-R-2M	Mixed Residential (8-15 dua)
	CE-R-3	Multi-Family Residential (16-30 dua)
	CE-R-5	Suburban Residential (lot with public utilities)
	CE-R-5A	Rural Residential (1 acre minimum, without public utilities)
	CE-R-6	Low-Density Residential (1.0 acres)
	CE-R-7	Medium-Density Single-Family Residential (20,000 sq. ft. lot)
	CE-R-8	Low-Density Residential (rural lot, 5 acres)
	CE-R-9	Low-Density Residential (rural lot, 2 acres)
	CE-R-10	Low-Density Residential, Alpine/Slope
Commercial Districts	CE-B-3	General Business
	CE-RO	Residential Office
	CE-RC	Rural Commercial
Industrial Districts	CE-I-1	Light Industrial District
	CE-I-2	Heavy Industrial District
	CE-I-3	Rural Industrial District
Other Districts	CE-AD	Airport District (Birchwood)
	CE-AF	Antenna Farm District
	CE-DR	Development Reserve District
	CE-PC	Planned Community District
	CE-PLI	Public Lands and Institutions
	CE-PR	Parks and Recreation
	CE-W	Watershed District
Overlay Districts	CE-AO	Airport Height Overlay District
	CE-DO	Downtown Eagle River Overlay District
	CE-FO	Flood Hazard Overlay District

1
2
3

1 **B. Residential Districts.**

2
3 1. General Purpose. The Chugiak-Eagle River area contains a diverse mix
4 of residential development. The residential districts provide a wide variety
5 of lifestyle choices of varying land use intensity. The purpose of this
6 section is to protect the diverse residential lifestyles of the area and to
7 implement as outlined in the Chugiak-Eagle River Comprehensive Plan by
8 providing districts which conform to the residential densities of the plan.
9 The residential zoning districts established in this section are generally
10 intended to:

- 11
12 a. Provide appropriately located areas for residential development this
13 is consistent with the comprehensive plan and standards of public
14 health and safety established by this code;
15
16 b. Designate areas for residential living that offer a broad range of lot
17 sizes, dwelling types, densities, and housing choices, and that offer
18 a range of living environments;
19
20 c. Conserve residential lands for housing by limiting conversion of the
21 residential land base to non-residential uses, and by encouraging
22 residential development to occur at or near zoned densities or at
23 locations and densities in the adopted comprehensive plan in the
24 downtown urban areas;
25
26 d. Allow for a variety of housing types that meet the diverse economic
27 and social needs of residents;
28
29 e. Protect the scale and character and unique appeal of existing
30 residential neighborhoods and community areas;
31
32 f. Provide light, air, privacy, and open space for each residential
33 dwelling, and protect residents from the harmful effects of
excessive noise, glare and light pollution, traffic congestion, and
other significant adverse effects;
g. Protect residential areas from commercial and industrial hazards
such as fires, explosions, and toxic fumes and substances;

- 1 h. Where appropriate, minimize the location of residences in high
2 natural hazard areas, and mitigate the risk in those areas where
3 development may be allowed;
- 4 i. Facilitate the provision of appropriate public and institutional
5 services and facilities, such as schools, parks and recreation uses,
6 religious assembly, utility substations, and telecommunications and
7 transportation infrastructure, which are needed to accommodate
8 densities recommended in the comprehensive plan, while
9 maintaining the residential character of the district;
- 10 j. Protect stream corridors, wetlands, and other important natural
11 resources from the adverse impacts of residential development;
12 and
- 13 k. Designate areas for residential living that support neighborhood
14 identity and economic vitality and thus give predictability to
15 residential settings and encourage investments and enhancements.

16 **2. CE-R-1: Single-Family Residential District.**
17

- 18 a. Purpose. The CE-R-1 district is intended primarily to provide for
19 detached single-family residential areas with gross densities up to
20 six dwelling units per acre. These areas generally are intended to
21 have well-developed infrastructure, and municipal services.
22

23 **3. CE-R-1A: Single-Family Residential District.**
24

- 25 a. Purpose. The CE-R-1A district is intended primarily for detached
26 single-family residential areas with gross densities up to four
27 dwelling units per acre. The minimum lot size is slightly larger than
28 the CE-R-1 district. These areas generally are intended to have
29 well-developed infrastructure, and municipal services generally are
30 intended to be provided.
31

32 **4. CE-R-2A: Two-Family Residential District.**

- 33 a. Purpose. The CE-R-2A district is intended primarily for single- and
34 two-family residential areas with gross densities of 5-10 dwelling

1 units per acre. The minimum lot size is 7,200 square feet. These
2 areas generally are intended to have well-developed infrastructure,
3 and municipal services generally are intended to be provided.

4 b. District Specific Standards.

5 i. In the Chugiak-Eagle River area multiple detached dwelling units
6 built on the same lot or tract, which do not qualify as an
7 ADU, shall be subject to the requirements of Section
8 21.03.080 Conditional Uses.

9
10 **5. CE-R-2D: Two-Family Residential District.**

11 a. Purpose. The CE-R-2D district is intended primarily for single- and
12 two-family residential areas with gross densities of 8-12 dwelling
13 units per acre. The minimum lot size is 6,000 square feet. These
14 areas generally are intended to have well-developed infrastructure,
15 and municipal services generally are intended to be provided. The
16 CE-R-2D district shall conform to the district specific standards of
17 the CE-R-2A district.

18 **6. CE-R-2M: Mixed Residential District.**

19 a. Purpose. The CE-R-2M district is intended primarily for residential
20 areas that allow for a variety of single-family, two-family, and
21 multifamily dwellings, with gross densities between eight and 15
22 dwelling units per acre. The CE-R-2M district provides residential
23 neighborhoods with a greater diversity of housing by allowing a mix
24 of both detached and a variety of attached dwelling types in close
25 proximity to each other, rather than separated into different use
26 districts. The CE-R-2M district is to be located in established or
27 redeveloping residential neighborhoods. The design of new
28 development, such as building scale and setbacks, parking facility
29 size and location, and yard landscaping, should be complementary
30 to the existing neighborhood and mix of dwelling types.

31 b. District-Specific Standards.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39

- i. Multifamily buildings shall contain no more than eight dwelling units.
- ii. On lots of one acre or more where more than one principal structure is allowed (see table 21.06-1), the development of 2-4 principal structures on a lot requires an administrative site plan review.
- iii. On lots of one acre or more where more than one principal structure is allowed (see table 21.06-1), the development of 5 or more principal structures on a lot shall be subject to the requirements of Section 21.03.080 Conditional Uses.
- iv. No more than 40 percent of the land area between any street facing building elevation and the street lot line may be paved or used for vehicle driveway or parking.

7. CE-R-3: Multifamily Residential District.

- a. Purpose. The CE-R-3 District is intended primarily for residential areas that allow for a variety of single-family, two-family, and multifamily dwellings, with gross densities between 16 and 30 dwelling units per acre. The design of CE-R-3 development, including building appearance, location of parking, setbacks, and landscaping, should be complementary to the existing neighborhood and mix of dwelling types.
- b. District Specific Standards.
 - i. In the Chugiak-Eagle River area multiple detached dwelling units built on the same lot or tract, which do not qualify as an ADU, shall be subject to the requirements of Section 21.03.080 Conditional Uses.

8. CE-R-5: Suburban Residential District (with public utilities) with Mobile Homes.

- a. Purpose. The CE-R-5 district is intended for single- and two-family residential areas with a minimum lot area of 7,000 square feet, a

1 minimum lot width of 50 feet, and gross densities up to six dwelling
2 units per acre and to encourage affordable housing and to protect
3 the rural setting by maintaining large lots and low population
4 densities in the Chugiak-Eagle River area. A mobile home is
5 permitted on any lot or tract.
6

7 **9. CE-R-5A: Rural Residential District (without public utilities) with**
8 **Mobile Homes.**
9

- 10 a. Purpose. The CE-R-5A district is intended for single- and two-
11 family residential areas with a minimum lot area of one acre, a
12 minimum lot width of 150 feet, and gross densities up to one
13 dwelling unit per acre and to encourage affordable housing and to
14 protect the rural setting by maintaining large lots and low population
15 densities in the Chugiak-Eagle River area. A mobile home is
16 permitted on any lot or tract.
17

18 **10. CE-R-6: Low-Density Residential District (rural lot, 1.0 acres).**
19

- 20 a. Purpose. The CE-R-6 district is intended for those land areas
21 where large lot development is desirable, with densities up to one
22 dwelling unit per acre. The CE-R-6 district is designed to
23 encourage low-density residential development while at the same
24 time protecting and enhancing those physical and environmental
25 features which add to the desirability of rural residential living.
26 Availability of infrastructure and municipal services may vary.
27

28 **11. CE-R-7: Medium-Density Single-Family Residential District (20,000**
29 **square feet).**
30

- 31 a. Purpose. The CE-R-7 district is intended primarily for single- and
32 two-family residential areas with a minimum lot area of 20,000
33 square feet, minimum lot width of 120 feet, and gross densities
34 between one and two dwelling units per acre. This district may also
35 be applied to areas between larger lot districts and higher density
36 districts.
37

1 **12. CE-R-8: Low-Density Residential District (rural lot, 5 acres).**
2

- 3 a. Purpose. The CE-R-8 district is intended primarily for single- and
4 two-family residential areas with gross densities less than one
5 dwelling unit per five acres, where topographic or other natural
6 conditions are such that higher-density development would be
7 unfeasible. In addition to topography, some of the natural
8 conditions which could exist to render land desirable for the
9 densities proposed in this zone are wind hazards, marginal soils,
10 landslide susceptibility, potential for groundwater pollution, and
11 groundwater availability.
12

13 **13. CE-R-9: Low-Density Residential District (rural lot, 2 acres).**
14

- 15 a. Purpose. The CE-R-9 district is primarily for single- and two-family
16 large lot residential areas with a minimum lot area of two acres, a
17 minimum lot width of 180 feet, and gross densities of one dwelling
18 unit per two acres, where public sewer and water are unlikely to be
19 provided or where topographic or other natural conditions are such
20 that higher-density development would be unfeasible. Where
21 public facilities may be provided in the distant future, the
22 regulations are intended to ensure that development during the
23 interim period does not exceed geological and hydrological
24 capacities for safe and healthful maintenance of human habitation.
25

26 **14. CE-R-10: Low-Density Residential, Alpine/Slope District.**
27

- 28 a. Purpose. The CE-R-10 district is intended for use in those areas
29 where natural physical features and environmental factors such as
30 slopes, alpine and forest vegetation, soils, slope stability, and
31 geologic hazards require unique and creative design for
32 development. District Specific Standards are as established in
33 21.04.020.P.1 and 2.
34

1 **21.10.040C Commercial Districts.**

- 2
- 3 **1. General Purpose.** The purpose of the Chugiak-Eagle River commercial
- 4 and office districts established in this section are generally intended to:
- 5
- 6 a. Provide appropriately located areas consistent with the
- 7 comprehensive plan that provide a full range of retail and service
- 8 establishments and convenience and office uses needed, and
- 9 protect such uses from the adverse effects of incompatible uses;
- 10
- 11 b. Provide adequate area to meet the needs of future commercial
- 12 development;
- 13
- 14 c. Encourage the redevelopment, conversion, and reuse of underused
- 15 commercial areas, and discourage further geographic expansion of
- 16 commercial areas not designated in the comprehensive plan;
- 17
- 18 d. Promote the location of higher intensity commercial uses and traffic
- 19 into those area of the Chugiak-Eagle River area that are best
- 20 developed for traffic and access;
- 21
- 22 e. Strengthen the economic base of the Chugiak-Eagle River area
- 23 and provide employment opportunities;
- 24
- 25 f. Provide for commercial land uses that meet the needs of local
- 26 residents, while providing for development of regional services, and
- 27 businesses;
- 28
- 29 g. Minimize land use impacts of commercial development on adjacent
- 30 residential districts; and
- 31
- 32 h. Provide sites for public and semi-public uses such as utilities and
- 33 telecommunications infrastructure needed to compliment
- 34 commercial development.
- 35
- 36 **2. CE-B-3: General Business District.**
- 37
- 38 a. Purpose. The CE-B-3 District is intended primarily for uses that
- 39 provide commercial goods and services to residents of the

1 community in areas that are dependent on automobile access and
2 exposed to heavy automobile traffic. These commercial uses are
3 intended to be located on collector or greater roads and to be
4 provided with adequate public services and facilities. They are
5 subject to the public view and should provide an attractive
6 appearance with landscaping, sufficient parking, and controlled
7 traffic movement. Adjacent residential areas should be protected
8 from potentially negative impacts associated with commercial
9 activity.

10
11 b. District Specific Standards.

12
13 i. Establishments of the CE-B-3 district or changes to existing
14 district boundaries shall meet the general rezoning criteria of
15 this code and shall not be expanded along street corridors or
16 into surrounding neighborhoods unless consistent with the
17 comprehensive plan.

18
19 ii. Future rezonings to CE-B-3 shall take into consideration the
20 desirability of CE-B-3 being located on collector or greater
21 roads and being served with adequate public services and
22 facilities.

23
24 iii. Outside of the Downtown Overlay District, maximum height
25 of structures shall be 45-feet.

26
27 **3. CE-RO: Residential Office District.**

28
29 a. Purpose. The CE-RO district is intended to extend the
30 professional, business and medical (outpatient) office uses, or
31 areas with a compatible mix of office and residential uses to the
32 Chugiak-Eagle River area. The district provides for small to
33 medium sized office buildings, often in transition areas and more
34 intense commercial uses and road traffic, or in commercial
35 locations inappropriate for intense mixed uses. The district allows
36 multifamily residential, group living and visitor accommodations.

37
38 b. District Specific Standards.

- 1 i. Lots within the CE-RO district shall have a minimum lot area
- 2 of 6,000 square feet and a minimum lot width of 50 feet.
- 3
- 4 ii. Outside of the Downtown Overlay District, maximum height
- 5 of structures shall be 45-feet.
- 6
- 7 c. Limitations on Retail Uses. Any uses allowed in Table 21.10-3
- 8 (Accessory Uses Table) and categorized by this code as
- 9 “entertainment and recreation,” shall only be permitted in
- 10 conjunction with a professional or business office or health services
- 11 use, and may not occupy more than 50 percent of the gross floor
- 12 area of the building. A stand alone beverage or food kiosk may be
- 13 located on any lot fronting a street with a collector or greater
- 14 designation.
- 15
- 16 d. Limitations on visitor accommodations. All visitor accommodations
- 17 allowed in Table 21.10-3, Allowed Uses shall comply with the
- 18 multifamily residential design standards in Section 21.07.110.G.
- 19
- 20 e. District Location Requirements.
- 21
- 22 i. New CE-RO districts shall be located in areas where the
- 23 development buffers residential neighborhoods from heavy
- 24 volumes of traffic or more intense commercial uses.
- 25
- 26 ii. The CE-RO district shall not be located within or expanded
- 27 into areas designated residential in the Chugiak-Eagle River
- 28 Comprehensive Plan.
- 29

30 **4. CE-RC: Rural Commercial District.**

- 31
- 32 a. Purpose. The CE-RC District is intended for uses that provide a
- 33 range of commercial goods and services including some light
- 34 industrial services such as light manufacturing, processing, retail
- 35 sales, service and storage of goods, and services performed on site
- 36 for residents of the community in areas where concentration of
- 37 development is prevented by lack of public water and/or sewer.
- 38 Industrial parks, bulk retail sales and building supply yards are not
- 39 permitted. The commercial and light industrial service uses are

1 intended to be of lower density than other commercial use districts.
2 As such, the standards for building appearance, paved parking, and
3 traffic control are not required. Development within the CE-RC
4 district will be where commercial goods and services are generally
5 focused at intersections or in a linear manner along streets of
6 collector or greater classification. The CE-RC district is not
7 intended for moderate or high density commercial or light industrial
8 developments. Residential uses shall be allowed above commercial
9 uses. Mixed uses shall provide adequate yard area for the
10 residential uses of no less than 300 sq. ft. of open space per
11 dwelling unit.
12

13 b. District Specific Standards.

14 i. Landscaping, Screening and Fencing:

- 15 (a). Level 4 screening shall be required along any right of
16 way designated as a highway in the Official Streets
17 and Highways Plan.
18
19 (b). Level 3 landscaping shall be required along any lot
20 line abutting residential lots.
21
22

23 ii. Off Street Parking and Loading

- 24 (a). 21.07.090(D) and (E) shall apply
25
26

27 iii. Maximum height of structures shall be 45-feet.
28
29

30 **21.10.040D Industrial Districts.**

31
32 1. General Purpose. The Chugiak-Eagle River Industrial Districts are
33 generally intended to:

- 34 a. Create sustainable environments for various types of industrial
35 uses;
36
37

- b. Reserve appropriately located areas for industrial purposes, and limit non-industrial uses that may erode the supply of industrial lands;
- c. Provide adequate space to meet the needs of future industrial development, including off-street parking and loading;
- d. Strengthen and diversity the economic industrial base of Chugiak-Eagle River and to provide employment opportunities;
- e. Minimize land use impacts of industrial development on abutting non-industrial districts; and
- f. Protect stream corridors, wetlands, and other important natural resources from the adverse impacts of industrial development.

2. CE-I-1: Light Industrial.

- a. Purpose. The CE-I-1 District is intended primarily for public and private light manufacturing, processing, service, storage, wholesale, and distribution operations along with limited commercial uses that support and/or are compatible with industrial uses. Office industrial parks and single-commodity bulk retail sales and building supply stores and services are allowed.
- b. District Specific Standards.
 - i. Maximum height of structures shall be 45-feet.

3. CE-I-2: Heavy Industrial.

- a. Purpose. The CE-I-2 District is intended primarily as an industrial activity area and reserve for public and private heavy manufacturing, warehousing and distribution, equipment and materials storage, vehicle and equipment repair, major freight terminals, waste and salvage, resource extraction and processing, and other related uses. Non-industrial uses are limited to prevent land use and traffic conflicts and to maintain and protect the supply of industrial lands within the Chugiak-Eagle River area

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33

- b. District Specific Standards.
 - i. Heavy industrial uses shall be encouraged to locate along the Alaska Railroad corridor adjacent to Knik Arm or the Old Glenn Highway Corridor adjacent to existing Industrial-zoned property. Should overriding public interests to be served for another location, it should be with adequate separation to less intense uses. Minimum separation to residential uses shall be 200 feet; and
 - ii. Maximum height of structures shall be 45-feet.

4. CE-I-3: Rural Industrial District.

- a. Purpose. The CE-I-3 District is intended for certain rural areas which, because of their topography, soil conditions, or location, or any combination of these factors, are better suited for industrial rather than residential or commercial development.
- b. District Specific Standards
 - i. Rural Industrial uses may be any legal business, commercial, industrial, or manufacturing land use;
 - ii. No use shall be constructed or operated so as to cause excessive noise, vibrations, smoke, dust or humidity, heat or glare at or beyond any boundary of the CE-I-3 District in which it is located;
 - iii. Large retail establishments are subject to site plan review;
 - iv. Permitted accessory uses and structures are those customarily accessory and clearly incidental to permitted principal uses and structures are permitted; and
 - v. Maximum height of structures shall be 45-feet.

1 **21.10.040E Other Districts.**

2
3 **1. CE-AD: Airport District (Birchwood).**

- 4
5 a. Purpose. The CE-AD District is intended to provide for the
6 Birchwood Airport, a transportation facility operated by the State of
7 Alaska, Department of Transportation.
8
9 b. District Specific Standards.
10
11 i. All activities of the Airport District shall be governed by a
12 State of Alaska Master Plan.
13
14 ii. Type(s) of structures(s) shall be determined by the approved
15 Master Plan.
16

17 **2. CE-AF: Antenna Farm District.**

- 18
19 a. Purpose. The CE-AF District is intended to create areas dedicated
20 to the erection and maintenance of communication equipment and
21 to encourage the concentration of such equipment in a few sites
22 throughout the Chugiak-Eagle River area.
23
24 b. District Specific Standards.
25 The Planning and Zoning Commission and the Assembly shall
26 consider the following factors when deciding on a request to rezone
27 to the CE-AF district:
28
29 i. Compatibility with surrounding land uses;
30
31 ii. Potential adverse impacts on environmentally sensitive
32 areas and wildlife corridors;
33
34 iii. Visual impacts on views, particularly with regard to
35 ridgelines;
36
37 iv. Availability of alternative sites and alternative towers (co-
38 location); and
39

1 v. Potential noise impacts on neighboring uses.
2

3 **3. CE-DR: Development Reserve District.**
4

- 5 a. Purpose. The CE-DR district may be applied to lands intended for
6 future development, undesignated municipality-owned lands, and
7 municipal and state tidelands and waters, and military lands. Large
8 lot single-family development may exist by-right and a Master Plan
9 shall occur prior to any other development.
10

11 **4. CE-PC: Planned Community District.**
12

- 13 a. Purpose. The CE-PC district is intended to accommodate large-
14 scale acreage for residential, commercial, industrial, or other land
15 use developments and activities, including combinations of uses. It
16 allows for flexibility under controlled conditions not possible with the
17 other defined districts. The flexibility permitted must demonstrate
18 that the final development will be compatible with the intents and
19 purposes of this title and the goals and policies of the Chugiak-
20 Eagle River Comprehensive Plan, and do not compromise public
21 health, safety, and welfare. A CE-PC district should include design
22 features to ensure that the CE-PC district is integrated with the
23 surrounding neighborhood through features such as transition
24 densities, external boundary buffering, and pedestrian and street
25 connectivity, where the planning and zoning commission makes the
26 specific finding that street connectivity is necessary to support
27 traffic projections or necessary for emergency responders. The
28 CE-PC district is limited to unified, comprehensive planned
29 developments which are of substantial public benefit, consistent
30 with the holding capacity of the land and conform with and enhance
31 the policies of the Chugiak-Eagle River Comprehensive Plan.
32
- 33 b. Application. The CE-PC district shall be applied as described in
34 subsection 21.03.160.I.
35
- 36 c. Record-Keeping. The regulatory zoning provisions for each CE-PC
37 district shall be kept on file in the department.
38

39 **5. CE-PLI: Public Lands and Institutions District.**

- 1
2
3
4
5
6
7
8
9
- a. Purpose. The CE-PLI district is intended to include major public and quasi-public civic, administrative, and institutional uses and activities as well as areas designated as a park use or natural resource use designated by an adopted local plan, and lands under the management of the ER-C Parks and Recreation Service District. This district also includes municipal lands of high natural value or that are environmentally sensitive.

10 **6. CE-PR: Parks and Recreation District.**

- 11
12
13
14
15
16
17
18
19
20
- a. Purpose. The CE-PR district is intended to include municipal lands dedicated by the Assembly as parks, in accordance with AMC 25.10.080.
 - b. District Specific Standards. Recreational areas developed for spectator sports, such as soccer and softball fields, shall have Level 3 buffer landscaping between such areas and abutting residential uses.

21 **7. CE-W: Watershed District.**

- 22
23
24
25
26
27
28
29
30
31
32
33
- a. Purpose. The CE-W District is intended to preserve and protect the potable water reserves available to the municipality in the Chugach Range. The major responsibility in the management of watershed areas is the control of factors that may contaminate or pollute the water. Agricultural, residential, commercial, industrial, or other urban land uses are incompatible with the concept of watershed conservation. All uses of land within the watershed district permitted by Table 21.10-3 shall be subject to the provisions of section 21.07.040, Drainage, Storm Water Treatment, Erosion Control, and Prohibited Discharges.

34 **21.10.040F Overlay Districts.**

- 35
36
37
38
39
- 1. **General Purpose.** The Chugiak-Eagle River Overlay Districts are intended to support specific uses and services within the Chugiak-Eagle River area. The requirements of an overlay district are intended to augment the district regulations and standards. Whenever there is a

1 conflict between the district regulations and those of the overlay district,
2 the requirements of the overlay district shall apply.

3
4 **2. Creation, Alternation or Elimination of Overlay Districts.** The creation,
5 alteration, or elimination of an overlay district is a rezoning and is
6 governed by the provisions of section 21.03.160H., Rezoning to Create,
7 Alter, or Eliminate Overlay Districts.

8
9 **3. CE-AO: Airport Height Overlay District.**

10
11 a. Purpose. The CE-AO District is intended to serve the only State of
12 Alaska operated airport in the area, specifically the Birchwood
13 Airport.

14
15 b. Specific Airport Height Map Adopted. The airport height zoning
16 map prepared for the Birchwood Airport (most recently adopted
17 version) is adopted and thus is within the Municipality's Airport
18 Height Overlay District.

19
20 **4. CE-DO: Downtown Eagle River Overlay District.**

21
22 a. Purpose. The purpose and requirements of the Downtown Eagle
23 River Overlay District are as defined in Chapter 21.66.

24
25 **5. CE-FO: Flood Hazard Overlay District.** See AMC 21.04.080(D).
26

1 **21.10.050 Use Regulations.**

2
3 A. Table of allowed uses. Table 21.10.-2 below lists the uses allowed within the
4 base zoning districts in Chugiak-Eagle River. When the uses in a district are
5 determined through a master planning process per subsections 21.10.030E, and
6 F., this table may not apply.

7
8 1. Explanation of table abbreviations.

9
10 a. Permitted uses.

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

14
15 b. Administrative site plan review.

16 "S" in a cell indicates the use requires administrative site plan
17 review in the respective zoning district in accordance with the
18 procedures of Section 21.03.180B, Administrative Site Plan
19 Review.

20
21 c. Major site plan review.

22 "M" in a cell indicates the use requires major site plan review in the
23 respective zoning district. Until the provisions for major site plan
24 review are adopted, an "M" in a cell indicates that the use is
25 allowed only if reviewed and approved as a conditional use in
26 accordance with the procedures of Section 21.03.180C, Major Site
27 Plan Review.

28
29 d. Conditional uses.

30 "C" in a cell indicates, in the respective zoning district, the use is
31 allowed only if reviewed and approved as a conditional use in
32 accordance with the procedures of Section 21.03.080, Approval of
33 conditional uses. Throughout Title 21, the term "conditionally
34 allowed" means approval through the conditional use process is
35 required.

36
37 e. Multiple Abbreviations

38 Where table 21.10-2 or table 21.10-3 indicates more than one
39 abbreviation for a particular use, such as "P/M" or "S/M", then the

1 applicable review procedure is determined by size, geographic
2 location, or other characteristic of the use as specified in this code.

3
4 f. Prohibited uses.

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

7
8 g. Use-specific standards.

9 Regardless of whether a use is allowed by right, subject to major or
10 administrative site plan review, or permitted as a conditional use,
11 there may be additional standards applicable to the use. The
12 existence of most use-specific standards is noted through a cross-
13 reference in the last column of the table; however, there may be
14 other applicable non-referenced portions of Municipal code as well.

15 2. Table organization.

16 In Table 21.10-2, land uses and activities are classified into general "use
17 categories" and specific "use types", based on common functional,
18 product, or physical characteristics, such as the type and amount of
19 activity, the type of customers or residents, how goods or services are
20 sold or delivered, and site conditions. This classification provides a
21 systematic basis for assigning present and future land uses into
22 appropriate zoning districts. This classification does not list every use or
23 activity appropriate within the categories, and specific uses may be listed
24 in one category when they may reasonably have been listed in one or
25 more other categories. The use categories in such cases are intended as
26 indexing tools.

27
28 3. Unlisted uses.

29 When application is made for a particular use category or use type not
30 specifically listed in Table 21.10-2, the procedure set forth in Section
31 21.03.220 shall be followed.

32
33 4. Use for other purposes prohibited.

34 Approval of a use listed in Table 21.10-2, and compliance with the
35 applicable use-specific standards for the use, authorizes the specific use
36 only. Development or use of a property for any other use not specifically
37 allowed in Table 21.10-2 is prohibited.
38

TABLE 21.10-2: TABLE OF ALLOWED USES

This table shows only those uses allowed in CE zoning districts. All other uses not shown are prohibited.

P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review

Use Category	Use Type	Residential Districts										Commercial Districts			Industrial Districts			Other Districts													
		CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	CE-B-3	CE-R-0	CE-R-C	CE-I-1	CE-I-2	CE-I-3	CE-AD	CE-AF	CE-DR	CE-PC	CE-PLI	CE-PR	CE-W				
PUBLIC / INSTITUTIONAL USES																															
Adult care	Adult care (3-8 persons)	P/S	P/S	P/S	P	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P	P	P											S	P/S		
	Adult care (9 or more persons)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C												C	
Child care	Child care center (9 or more children)	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C												C		
	Child care home (up to 8 children)	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P/S	P	P													P/S		
Community Service	Cemetery or mausoleum																												C		
	Community center *3							S								S	S											S	S		
	Crematorium																												C		
	Government administration and civic buildings															M	M	M				M					M	M			
	Homeless and transient shelter																												C		
	Neighborhood recreation center	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S												S		
Religious assembly	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S												S			
Cultural Facility	Aquarium																												M		
	Botanical gardens *3																											S	S		
	Library	P	P	P	P	P	P	P	P						S	S	S											M			
	Museum or cultural center															M	M	M											M		
	Zoo																											C	C		
Educational Facility	Boarding school							M							S	S	S											M			
	College or university															M	M	M										M			
	Elementary or middle school	M	M	M	M	M	M	M	M	M	M				M	M											M				
	High school	M	M	M	M	M	M	M	M	M	M				M	M											M				
	Instructional services	C	C	C	C	C	C	C	C	C	C	C	C		P	P	P										C				
	Vocational or trade school															C	C	C	C									C			

1
2

TABLE 21.10-2: TABLE OF ALLOWED USES

This table shows only those uses allowed in CE zoning districts. All other uses not shown are prohibited.

P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review

Use Category	Use Type	Residential Districts										Commercial Districts			Industrial Districts			Other Districts												
		CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	CE-B-3	CE-R-0	CE-RC	CE-I-1	CE-I-2	CE-I-3	CE-AD	CE-AF	CE-DR	CE-PC	CE-PLI	CE-PR	CE-W			
COMMERCIAL USES																														
Agricultural Uses	Commercial Horticulture *3	C	C		C			C	P/C	P/C	P/C	P/C	P/C	P/C	P		P	P	P	P								C		
Animal Sales, Service & Care	Animal shelter *3														S			P	P	P								M		
	Kennel, commercial														P			P	P	P										
	Large domestic animal facility, principle use *3							P/C	P/C	P/C	P/C	P/C	P/C	C	C	P/C	C	C	C				C			P	P			
	Retail and pet services														P	P	P													
	Veterinary clinic							C	C	C	C	C	P	C	P	P	P	P												
Assembly	Civic / Convention center *3																											C		
	Club / lodge / meeting hall						C								P	P	P											S		
Entertainment and Recreation	Amusement establishment														P		P											C		
	Entertainment facility, major														C			C										C		
	Fitness and recreational sports center *3														P	P	P											S		
	General outdoor recreation, commercial													C				P										C	C	
	Golf course *3																		C									C	C	
	Motorized sports facility *3																		C									C		
	Movie theatre														M															
	Nightclub														P		P													
	Shooting range, outdoor																												C	
	Skiing facility, alpine														C														C	
Theater company or dinner theater														P		P														
Food and Beverage Service	Bar													P		P												P		
	Food and beverage kiosk														P	P	P	P	P	P	P								P	
	Restaurant														P	P	P	P											P	
Office	Broadcasting facility														P	C	P	P											P	
	Financial Institution														P	P	P	P												
	Office, business or professional														P	P	P	P											P	

TABLE 21.10-2: TABLE OF ALLOWED USES

This table shows only those uses allowed in CE zoning districts. All other uses not shown are prohibited.

P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review

Use Category	Use Type	Residential Districts										Commercial Districts			Industrial Districts			Other Districts										
		CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	CE-B-3	CE-R-0	CE-RC	CE-I-1	CE-I-2	CE-I-3	CE-AD	CE-AF	CE-DR	CE-PC	CE-PLJ	CE-PR	CE-W	
COMMERCIAL USES																												
Personal Services, Repair and Rental	Business service establishment																											
	Mortuary services																											
	General professional services																											
	Small equipment rental																											
Retail Sales	Auction house																											
	Building materials store																											
	Convenience store																											
	Farmers market *3																											
	Fueling station																											
	General retail																											
	Grocery or food store																											
	Liquor store																											
	Pawnshop																											
Vehicles and Equipment	Aircraft and marine vessel sales *3																											
	Parking lot, principal use																											
	Parking structure, principal use																											
	Parking lot or structure (50+ spaces)																											
	Parking lot or structure (less than 50 spaces)																											
	Vehicle parts and supplies																											
	Vehicles-large sales and rental																											
	Vehicle-small sales and rental																											
	Vehicle service and repair, major																											
	Vehicle service and repair, minor																											
Visitor Accommodations	Camper park																											
	Exstended-stay lodgings																											
	Hostel																											
	Hotel / motel																											
	Inn																											
	Recreational and vacation camp *3																											

1

TABLE 21.10-2: TABLE OF ALLOWED USES

This table shows only those uses allowed in CE zoning districts. All other uses not shown are prohibited.

P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review

Use Category	Use Type	Residential Districts										Commercial Districts			Industrial Districts			Other Districts										
		CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	CE-B-3	CE-R-0	CE-R-C	CE-I-1	CE-I-2	CE-I-3	CE-AD	CE-AF	CE-DR	CE-PC	CE-PLI	CE-PR	CE-W	
INDUSTRIAL USES																												
Industrial Services	Data processing facility																P	P	P	P	C	C						P
	Dry cleaning establishment																P		P	P	P	P						
	General industrial service *3																			P	P	P						
	Government service *3																			P	P	P					C	
	Heavy equipment sales and rental																			P	P	P						
	Research laboratory																P			P	P	P					C	
Manufacturing and Production	Commercial food production															C		P	P							P		
	Cottage crafts															P		P										
	Manufacturing, heavy *3																		C	P	P							
	Manufacturing, light *3																		P	P	P							
	Natural resource extraction, organic and inorganic *3	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
	Natural resource extraction, placer mining *3																			C	C	C				C	C	
Warehouse and Storage	Bulk storage of hazardous materials																			C	C	C						
	Impound yard																			P	P	P					C	
	Motor freight terminal																			P	P	P						
	Self-storage facility															P			P	P	P							
	Storage yard																			P	P	P						
	Warehouse *3																			P	P	P					C	
	Wholesale establishment																			P	P	P						
Waste and Salvage	Composting facility *3																				P	P					C	
	Incinerator or thermal desorption unit																				C	C					C	
	Junkyard or salvage yard *3																				C	C						
	Land reclamation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	S	S	S	S				C	S		
	Landfill																				C	C					C	
	Recycling drop-off *3															P		P	P	P	P					P		
	Snow disposal site	C	C	C	C	C	C	C	C	C	C	C	C				C	S	S	S	S					C		
	Solid waste transfer facility																			C	P	P					C	

1
2
3
4
5
6
7

*1 - 5-8 persons/children requires an Administrative Site Plan Review per Section 21.03.180.B.

*2 - Where a PC development has been approved and a need for government or civic services arises, such may be permitted by Site Plan Review at the request of the PC.

*3 - In the Class A and B commercial, industrial, PLI, and PR zoning districts, fabric structures are a permitted principal or accessory use. In the Class B residential zoning districts fabric structures are a permitted accessory use in all zoning districts.

- 1 **B. Generally Applicable Use Standards.** See 21.05.020 and 21.10.110.
2
3 **C. Residential Uses: Definitions and Use Specific Standards.** See 21.05.030 and
4 21.10.110:
5
6 **D. Public/Institutional Uses: Definitions and Use Specific Standards.** See 21.05.040
7 and 21.10.110:
8
9 **E. Commercial Uses: Definitions and Use Specific Standards.** See 21.05.050 and
10 21.10.110:
11
12 **F. Industrial Uses: Definitions and Use Specific Standards.** See 21.05.060 and
13 21.10.110.
14
15 **G. Table of Allowed Accessory Uses and Structures.** Table 21.10-4 below lists the
16 accessory uses and structures allowed within all base zoning districts in the C-ER area.
17
18 1. Explanation of Table Abbreviations.
19
20 a. Permitted Uses.
21 "P" in a cell indicates that the accessory use or structure is allowed by-
22 right in the respective zoning district. Permitted uses are subject to all
23 other applicable regulations of this title, including the use-specific
24 standards of this section and the development and design standards set
25 forth in 21.10.070.
26
27 b. Administrative Site Plan Review.
28 "S" in a cell indicates that the accessory use or structure requires
29 administrative site plan review in the respective zoning district in
30 accordance with the procedures of section 21.03.190B, Administrative Site
31 Plan Review.
32
33 c. Conditional Uses.
34 "C" in a cell indicates that, in the respective zoning district, the accessory
35 use or structure is allowed only if reviewed and approved as a conditional
36 use in accordance with the procedures of section 21.03.180.D, Conditional
37 Uses.
38
39 d. Multiple Abbreviations
40 Where table 21.10-2 or table 21.10-3 indicates more than one
41 abbreviation for a particular use, such as "P/M" or "S/M", then the
42 applicable review procedure is determined by size, geographic location, or
43 other characteristic of the use as specified in this code.
44
45 e. Prohibited Uses.

1 A blank cell indicates that the accessory use or structure is prohibited in
2 the respective zoning district.

3
4 f. Use-Specific Standards.

5 Regardless of whether an accessory use or structure is allowed by-right or
6 subject to administrative site plan review or conditional use, there may be
7 additional standards that are applicable to the use. The existence of these
8 use-specific standards is noted through a section reference in the last
9 column of the table. These references apply in all C-ER districts unless
10 otherwise specified.

11 g. Unlisted Accessory Uses or Structures.

12 An accessory use or structure that is not listed in table 21.10-4 shall
13 comply with all standards set forth in subsection 21.05.070.B.
14

1 **H. Accessory Uses, Structures and Use-Specific Standards, Exceptions and**
2 **Amendments for C-ER Area.**

3 See Section 21.10.110, C-ER Use Standards.
4
5

6 **21.10.060 Dimensional Standards.**
7

8 **A. Purpose.** The purpose of this section is to implement the goals and objectives of the
9 Chugiak, Eagle river Comprehensive Plan's intent to preserve light, air, water quality
10 and quality of life in all areas of the C-ER area. Specific purposes of this section
11 include:
12

- 13 1. Avoiding congestion in residential areas;
- 14 2. Promoting fire protection through appropriate separation of structures;
- 15 3. Ensuring setbacks which promote a reasonable relationship between residences
16 and streetscape;
- 17 4. Reinforce a pedestrian oriented streetscape in Class A improvement districts;
- 18 5. Control the overall building bulk and lot coverage to help define the character of
19 different zones;
- 20 6. Promote reasonable building scale that is consistent with the function of local
21 commercial areas and surrounding neighborhoods; and
- 22 7. Promote the efficient use of service capacity in areas with the highest levels of
23 public services and intended development.
24
25
26
27
28
29
30

31 **B. Applicability.**

32 This section is applicable to all development within the area encompassed by the
33 Chugiak-Eagle River Comprehensive Plan.
34

35 **C. Dimensional Standards Tables.**

36 This section contains the tables listing the requirements for lot dimensions and building
37 bulk, density, location and height for all development. General rules for measurement
38 and exceptions are set forth in section 21.06.030. However, in the C-ER area, the
39 following exceptions apply in the CE-R-2A, CE-R-2D, CE-R-2M, CE-R-3, CE-R-5A, CE-
40 R-6, CE-R-7, CE-R-8, CE-R-9, and CE-RC zoning districts. These general standards
41 may be further limited or modified by other applicable section of this title.
42

- 43 1. **CE-R-2A Dimensional Standards shall be as follows:**
44

Use	Area (sq. ft.)	Width (ft.)	Max. Lot Coverage (%)	Front Setback Min. (ft.)	Side Setback Min. (ft.)	Rear Setback Min. (ft.)	Maximum Number of Principal Structure(s) per lot or tract	Max. Height of Structures (ft.)
Dwelling, single-family detached	7,200	60	40	20	5	10	1	Principal: 30; Accessory garages/carports: 25; Other Accessory: 12
Dwelling, two-family	8,400	70	40	20	5	10	1	
Dwelling, single-family attached	5,400	35, 40 on corner lots	40	20	5, N/A on common lot line	10	1	
All Other Uses	7,200	60	40	20	10	10	N/A	

2. CE-R-2D Dimensional Standards shall be as follows:

Use	Area (sq. ft.)	Width (ft.)	Max. Lot Coverage (%)	Front Setback Min. (ft.)	Side Setback Min. (ft.)	Rear Setback Min. (ft.)	Maximum Number of Principal Structure(s) per lot or tract	Max. Height of Structures (ft.)
Dwelling, single-family detached	6,000	50	40	20	5	10	1	Principal: 30, not to exceed two and one-half stories; Accessory garages/carports: 25; Other Accessory: 12
Dwelling, two-family	6,000	50	40	20	5	10	1	
Dwelling, single-family attached	3,500	35 (40 on corner lots)	40	20	NA on common lot line; otherwise 5	10	1	
All Other Uses	6,000	50	40	20	10	10	N/A	

3. CE-R-2M Dimensional Standards shall be as follows:

Use	Area (sq. ft.)	Width (ft.)	Max. Lot Coverage (%)	Front Setback Min. (ft.)	Side Setback Min. (ft.)	Rear Setback Min. (ft.)	Maximum Number of Principal Structure(s) per lot or tract	Max. Height of Structures (ft.)
Dwelling, Single-Family	6,000	50	40	20	5	10	1	Principal 30'; Accessory Garage / Carport 25'; Other Accessory 12'
Dwelling, Two-Family	6,000	50	40	20	5	10	1	
Dwelling, Single-Family, Attached	3,500	35/40	40	20	NA/5	10	1	
Townhouse	2,400	24/30	60	20	NA/5	10	1	
Multi-Family, 3000 square foot additional for each unit over 8	8,500	50	50	20	10	10	1, lots > one acre > 1 structure	
All other uses	6,000	50	40	20	5	10	N/A	

1
2

4. CE-R-3 Dimensional Standards shall be as follows:

Use	Area (sq. ft.)	Width (ft.)	Max. Lot Coverage (%)	Front Setback Min. (ft.)	Side Setback Min. (ft.)	Rear Setback Min. (ft.)	Maximum Number of Principal Structure(s) per lot or tract	Max. Height of Structures (ft.)
Dwelling, Multi-Family	6,000	50	40	20	10	10	>1/lot> one acre	Principal 35'; Accessory Carport / Garage 30'; Other Accessory 12'
Dwelling, Two-Family	6,000	50	40	20	5	10	1	
Townhouse	2,400	24/30	60	20	NA/5	10	1	
All Other	6,000	50	40	20	10	10	N/A	

3
4
5
6

5. CE-R-5A Dimensional Standards shall be as follows:

Use	Area* (sq. ft.)	Width (ft.)	Max. Lot Coverage (%)	Front Setback Min. (ft.)	Side Setback Min. (ft.)	Rear Setback Min. (ft.)	Maximum Number of Principal Structure(s) per lot or tract	Max. Height of Structures (ft.)
Dwelling, single-family detached or one mobile home	43,560	150	30	25	10	20	1	Principal: 35; Accessory garages/carports: 30; Other Accessory: 25
Dwelling, two-family	87,120	150	30	25	10	20	1	
Dwelling, three-family	130,680	200	30	25	10	20	1	
Dwelling, four-family	174,240	250	30	25	10	20	1	
Dwelling, five-family	217,800 plus 43,560 for each dwelling unit in excess of 5	250	30	25	10	20	1	
All Other Uses	43,560	150	30	25	10	20	N/A	

* Includes one-half the area of abutting dedicated rights-of-way

7
8
9
10

6. CE-R-6 Dimensional Standards shall be as follows:

Use	Area* (sq. ft.)	Width (ft.)	Max. Lot Coverage (%)	Front Setback Min. (ft.)	Side Setback Min. (ft.)	Rear Setback Min. (ft.)	Maximum Number of Principal Structure(s) per lot or tract	Max. Height of Structures (ft.)
Dwelling, single-family detached	43,560	135	30	25	15	25	1	Principal: 30; Accessory garages/carports: 25; Other Accessory: 12
Dwelling, two-family	87,120	150	30	25	15	25	1	
All Other Uses	43,560	135	30	25	15	25	N/A	

* Includes one-half the area of abutting dedicated rights-of-way.

11
12
13

1
2

7. CE-R-7 Dimensional Standards shall be as follows:

Use	Area* (sq. ft.)	Width (ft.)	Max. Lot Coverage (%)	Front Setback Min. (ft.)	Side Setback Min. (ft.)	Rear Setback Min. (ft.)	Maximum Number of Principal Structure(s) per lot or tract	Max. Height of Structures (ft.)
Dwelling, single-family detached	20,000	120	30	25	10	20	1	Principal: 35; Accessory garages/carports: 30; Other Accessory: 25
Dwelling, two-family	40,000	120	30	25	10	20	1	
All Other Uses	20,000	120	30	25	10	20	N/A	

3
4
5
6

8. CE-R-8 Dimensional Standards shall be as follows:

Use	Area* (sq. ft.)	Width (ft.)	Max. Lot Coverage (%)	Front Setback Min. (ft.)	Side Setback Min. (ft.)	Rear Setback Min. (ft.)	Maximum Number of Principal Structure(s) per lot or tract	Max. Height of Structures (ft.)
Dwelling, single-family detached	174,240	300	5	25	15	25	1	Principal: 35; Accessory garages/carports: 30; Other Accessory: 25
Dwelling, two-family	261,360	300	5	25	15	25	1	
All Other Uses	174,240	300	5	25	15	25	N/A	

* Includes one-half the area of abutting dedicated rights-of-way

7
8
9
10
11

9. CE-R-9 Dimensional Standards shall be as follows:

Use	Area* (sq. ft.)	Width (ft.)	Max. Lot Coverage (%)	Front Setback Min. (ft.)	Side Setback Min. (ft.)	Rear Setback Min. (ft.)	Maximum Number of Principal Structure(s) per lot or tract	Max. Height of Structures (ft.)
Dwelling, single-family detached	108,900	180	15 from 108,900 to 163,350 sf, 10 above 163,350	50	25	50	1	Principal: 35; Accessory garages/carports: 30; Other Accessory: 25
Dwelling, two-family	163,350	180	10	50	25	50	1	
All Other Uses	108,900	180	10	50	25	50	N/A	

* Includes one-half the area of abutting dedicated rights-of-way

12
13

1
2

10. CE-RC Dimensional Standards shall be as follows:

Use	Area (sq. ft.)	Width (ft.)	Max. Lot Coverage (%)	Front Setback Min. (ft.)	Side Setback Min. (ft.)	Rear Setback Min. (ft.)	Max. Height of Structures (ft.)
Dwelling, single-family detached	43,560	150	50	10	5	10	Principal: 35; Other Accessory: 25
Commercial	43,560	150	Unrestricted	10	5	10	
All Other Uses	43,560	150	50	10	5	10	

3
4
5
6
7

D. Measurements and Exceptions. See Section 21.06.030.

1 **21.10.070 Development and Design Standards.**

2
3 **A. Purpose.** The development and design standards set forth Section 21.10.070 apply to
4 the physical layout and design of development within the Chugiak-Eagle River area.
5 These provisions govern the physical attributes of a development and its relationship
6 with adjacent properties and the natural environment. The unique rural life style within
7 the community is expressed in the comprehensive plan and is reflected in the provisions
8 of this section. Unless otherwise provided the provisions of Chapter 21.07 apply in the
9 Chugiak-Eagle River area.

10
11 **B. Natural Resource Protection.**

12
13 1. Buffer/Setback Requirements.

14
15 a. Water Courses

16
17 i. AMC 21.07.020B.4.a is amended for the C-ER area as follows:

18
19 ii. In all zoning districts, buildings, accessory structures, and parking
20 lots shall be set back at least 25 feet horizontally from the ordinary
21 high-water mark on each side of streams or, if not readily
22 discernable, from each side of the defined bank of the stream.
23 Except as provided in 21.07.020B.6, no disturbance is permitted in
24 the 25 foot setback area.

25
26 b. Water Bodies.

27
28 i. AMC 21.07.020B.4.d is amended for the C-ER area as follows:

29
30 ii. In all districts, buildings, accessory structures and parking lots shall
31 be set back at least 25 feet from the ordinary high water mark. The
32 setback shall be vegetated, except for minimal areas to allow
33 access to those uses such as docks, boathouses, boat ramps and
34 floatplane storage that require direct access to a water body by the
35 nature of their use.

36
37 c. Development Standards.

38
39 i. AMC 21.07.020B.6.b.ii and 6.b.iii, Activities, Uses and Structures
40 Allowed in a required Water Course or Wetland Setback Without
41 Prior Approval, Unless Specifically Noted, are amended for the C-
42 ER area as follows:

43
44 ii. The following structures and uses of land or structures are
45 permitted parallel to the stream within the outer 15 feet of the
46 setback.
47

1 (a) Lawns, landscaping, play equipment, fences, pervious
2 decks, unpaved patios, and other similar features that are
3 based on a pervious surface.
4

5 iii. Trails are permitted parallel to the stream within the outer 20 feet of
6 the setback. Through the design and permitting process, trails may
7 be located closer to the stream for a justified reason.
8

9 **C. Private Open Space.**

10
11 1. Applicability and Open Space Requirement.

12
13 Except as provided otherwise in the C-ER area development shall set aside
14 private open space according to the following minimum requirements:
15

- 16 a. CE-R-2M district: 480 square feet per dwelling unit, or an area equal to
17 five percent of the gross floor area of group living uses or non-residential
18 development.
19
- 20 b. CE-R-3 district: 400 square feet per dwelling unit. At least half of the
21 private open space area shall be shared in common among the units. An
22 area equal to five percent of the gross floor area of group living uses or
23 non-residential development shall be retained as open space.
24
- 25 c. CE-B-3, CE-RC and CE-RO districts, and nonresidential uses in
26 residential districts: five percent of the gross floor area of the
27 nonresidential portion of the development shall be preserved as open
28 space.
29
- 30 i. Where dwelling units are part of the development an additional 120
31 square foot of private open space shall be provided per dwelling
32 unit, which shall not be combined with open space requirements for
33 the nonresidential uses.
34

35 2. Exemptions. The following are exempt from private open space requirements in
36 the C-ER area:
37

- 38 a. Single-family, two-family and townhouse residential uses;
39
- 40 b. Parks, public safety facility, transportation facility, utility facility,
41 telecommunication facility, agricultural uses, large animal facilities,
42 commercial kennels, vehicles and equipment, manufacturing and
43 production, warehousing and storage, waste and salvage uses;
44
- 45 c. Any building area devoted to parking and loading area; and
46
- 47 d. Any nonresidential use with less than 5,000 square feet of gross floor
48 area.

- 1
2 3. Standards.
3
4 a. AMC 21.07.030D.3, Physical delineation, is amended for the C-ER area
5 as follows.
6
7 i. Nonresidential private open space shall be exempt from the
8 requirements of Section 21.07.030D.3 where such abuts a public
9 sidewalk or landscaping within the right of way.
10
11 b. AMC 21.07.030D.6.c, Incentive for high quality spaces, is amended for the
12 C-ER area as follows.
13
14 i. Has a minimum inside dimension of 25 feet for residential uses and
15 20 feet for nonresidential uses.
16

- 17 **D. Utility Distribution Facilities.** Section 21.07.050B, Underground Placement Required
18 for New or Relocated Lines, Exceptions is amended for the C-ER area as follows.
19
20 1. Except where an assessment district has been formed to convert overhead utility
21 distribution lines as provided in Section 19.60, utility distribution lines need not be
22 placed underground in the Class B improvement area defined in 21.10.080 or
23 within the CE-I2 district.
24

25 **E. Transportation and Connectivity.**

- 26
27 1. In the C-ER area, 21.07.060 shall be modified as follows:
28
29 a. Section 21.07.060C.1.a Traffic Impact Mitigation, Traffic Impact Analysis,
30 is amended for the C-ER area as follows:
31
32 i. Thresholds established in the Traffic Impact Analysis are met.
33
34 b. Section 21.07.060C.2.b TIA Development Review Process, is amended
35 for the C-ER area as follows:
36
37 i. The development and review of a TIA shall be according to
38 municipal/ AKDOT regulations.
39
40 c. Section 21.07.060D3.b.iii, Street Connectivity, Internal Street Connectivity
41 (Connectivity Index) for the C-ER area is amended as follows:
42
43 i. The connectivity index standard for the C-ER area Class B districts
44 is 1.0 or greater.
45

1 **F. Neighborhood Protection Standards.**

- 2
- 3 1. Nonresidential Development Adjacent to Existing Residential Development.
- 4 Standards for the C-ER area are amended as follows.
- 5
- 6 a. As a condition of approval for any conditional use, site plan review,
- 7 subdivision or variance for any nonresidential use located within 300 feet
- 8 of a residential district, the decision making body may impose conditions
- 9 necessary to reduce potential adverse impacts on residential property.
- 10 Such conditions shall be based on findings which support the imposed
- 11 conditions as required by Section 21.07.070B and Chapter 21.03.
- 12

13 **G. General Landscaping Requirements and Standards.**

- 14
- 15 1. Plant Materials.
- 16
- 17 a. Plant Choices and Quality.
- 18 Section 21.07.080F.1.a is amended as follows. Non-native plant species
- 19 identified as invasive by the State of Alaska shall not be used.
- 20
- 21 b. Tree Plantings.
- 22 Section 21.07.080F.1.b is amended as follows. Planted and transplanted
- 23 trees shall be mulched with shredded or chipped tree bark, composted
- 24 material, shredded or chipped wood, rock products, or mineral mulches
- 25 that do not become compacted. mulch two to four inches in depth, with no
- 26 bark or wood chip mulch within four inches of the base of the trunk.
- 27
- 28 c. Ground Cover and Mulches.
- 29 Section 21.07.080F.3.c.i is amended as follows. Planting beds containing
- 30 trees and shrubs shall use mulches. These mulches may consist of
- 31 shredded or chipped bark, composted material, shredded or chipped
- 32 wood, rock products, or mineral mulches that do not become compacted.
- 33
- 34 2. Screening.
- 35
- 36 a. Refuse Collection.
- 37 Within the C-ER area refuse collection receptacles shall be adequately
- 38 screened from abutting streets, in a manner approved by the utility. For
- 39 the purpose of this chapter a “refuse collection receptacle” includes
- 40 dumpsters, garbage cans, and grease containers, but does not include
- 41 public trash receptacles placed in the right of way, drop-off recycling bins,
- 42 or temporary waste receptacles such as those used on construction sites.
- 43
- 44 i. Class A Districts.
- 45 Single family, two-family and three family dwellings, on lots of less
- 46 than 40,000 square feet shall not utilize dumpsters. With the
- 47 exception that a dumpster may be used temporarily during
- 48 construction or remodeling. Screening may be achieved by

1 structures, fences, landscaping or a screened enclosure. Class A
2 lots over 40,000 square feet shall meet the requirements for
3 dumpsters in Class B districts.

- 4
- 5 ii. Class B Districts.
6 Dumpsters are permitted and shall be screened. The enclosure
7 need not be gated providing the trash receptacle is not visible from
8 the abutting street. A dumpster may be used temporarily during
9 construction or remodeling.

10

11 **H. Off-Street Parking and Loading.**

12

13 1. Paving.

- 14
- 15 a. Parking lots of 40 or fewer spaces in the Class B districts may be surfaced
16 with a layer of crushed rock of no more than one inch in diameter, to a
17 minimum of three inches in depth.

18

19 **I. Exterior Lighting.**

20

21 C-ER Consortium of Community Councils reserves the right to review this section for
22 conformance with the C-ER Comprehensive Plan prior to implementation or adoption.

23

24 **J. Residential Design Standards.**

- 25
- 26 1. AMC 21.07.110.D.5.a. (Townhouse Standards) is amended for the C-ER area as
27 follows:
 - 28
 - 29 a. Windows and/or primary entrance doors shall be a minimum of 7 percent
30 of the wall area of any building.
- 31
- 32 2. Standards for All Single-Family Residential Structures.
 - 33
 - 34 a. Section 21.07.110.E.3.a. shall not apply in the C-ER area.
- 35
- 36 3. Mix of Housing Models.
 - 37
 - 38 a. Section 21.07.110.F.2, Table 21.07-12 is amended in the C-ER area as
39 follows:
- 40

TABLE 21.07-4 MIX OF HOUSING MODELS	
Number of Units required	Number of different models
5-15	2
16-40	3
41 or greater	4

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31

4. Windows.

- a. Section 21.07.110.F.5.a. is amended in the C-ER area to read: Windows and primary entrance door(s) shall occupy a minimum of 7 percent of the wall area of a building. Windows in the garage door do not count towards the 7 percent requirement.

5. Alleys.

- a. Section 21.07.110.H.4.a. shall be amended in the C-ER area to provide that access to parking for residential uses may be from the alley, when the site abuts an alley.

K. Public/Institutional and Commercial Design Standards.

1. Prohibitions and Requirements.

- a. Section 21.07.120.D.1. shall not apply in the C-ER area.

L. Large Establishments.

1. Prohibited Materials.

- a. Section 21.07.120.A.5.k. shall not apply in the C-ER area.

2. Outdoor Sales, Display, and Storage.

- a. Section 21.07.120.A.5.m.ii.(D) shall be amended in the C-ER area so that outdoor storage display and sales areas shall have a permanent walls and/or screening fences no more than 25-feet high.

1 **21.10.080 Subdivision Standards.**

2
3 A. *RESERVED.*

4
5 B. Section 21.08.050B, Table 21.08-1 is amended by table 21.10-5 for use in the C-ER
6 area.
7

Table 21.10-5: Improvement Areas Defined		
District Type	Class A	Class B
Residential	CE-R-1	CE-R-5A
	CE-R-1A	CE-R-6
	CE-R-2A	CE-R-7
	CE-R-2D	CE-R-8
	CE-R-2M	CE-R-9
	CE-R-3	CE-R-10
	CE-R-5	
Commercial	CE-B-3	CE-RC
	CE-RO	
Industrial	CE-I-1	I-3
	CE-I-2	
Other Districts	CE-AD	CE-W
	CE-AF	
	CE-DR	
	CE-PLI	
	CE-PR	

8
9
10 **21.10.090 Land Use Maps.**

11 This section applies to, and the term Chugiak-Eagle River in this section, refers to, the land in
12 Eklutna, Peters Creek, Birchwood, Chugiak, Eagle River, Eagle River Valley, and South Fork
13 areas, as depicted on maps A through C: (To be provided by the Planning Department prior to
14 final adoption.)

1 **MAP A. (Fort Richardson to Meadow Creek)**

1 **MAP B. (Meadow Creek to Peters Creek)**

1 **MAP C. (Peters Creek to North Municipal Boundary)**

1 **21.10.110 C-ER Use Standards.**

2
3 **A. Animal Shelter, Principal or Accessory Use.** As provided in AMC Chapter 21.17, a
4 facility used to house or contain stray, homeless, abandoned, or unwanted animals and
5 that is owned, operated, or maintained for the welfare, protection and humane treatment
6 of animals. The term "animal shelter" shall not include residences where animals are
7 fostered while awaiting adoption.

8
9 **1. Use-Specific Standards (also applies to "Retail and Pet Services", "Kennel,**
10 **Commercial", and "Veterinary Clinic").**

- 11
12 a. *General Standards when Use is within 100 Feet of a Residential District.*
13 All facilities, including all treatment rooms, cages, pens, kennels, and
14 training rooms, shall be maintained within a completely enclosed building.
15 Areas for the care of large domestic animals that are associated shall
16 meet the setback standards of subsection 21.10.110.B.1.c. below, Large
17 Domestic Animal Facility.
- 18
19 b. *Standards When Use is Not within 100 Feet of a Residential District.*
20 A facility's outdoor runs shall be located on site and shall be screened
21 from the view of all adjacent streets and properties by fencing or
22 vegetation
- 23
24 c. *Standards When Use is On Lot of 40,000 Square Feet or Larger.*
25 Facilities, including outdoor runs shall be located on site with a minimum
26 of 25 foot setbacks and fenced.
- 27
28 d. *Waste Management.*
29 Waste shall be managed in accordance with AMC Title 15.

30
31 **B. Kennel, Commercial, Principal or Accessory Use.** An establishment where small
32 domestic animals, such as dogs and cats are boarded.

33
34 **1. Use-Specific Standards.**

35 Commercial kennels providing care for six (6) or more animals shall comply with
36 the use-specific standards above for "animal shelter."

37
38 **C. Large Domestic Animal Facility, Principal or Accessory Use.** A structure or
39 structure(s) on a lot or tract or abutting lots or tracts and the riding, keeping, boarding,
40 harboring, stabling, training, exercising, breeding, or related use of four (4) or more
41 large domestic animals regardless of animal ownership. Large domestic animal
42 facilities include without limitation structures such as barns, stables, arenas, corrals,
43 paddocks, exercise tracks, and any structures used for the storage of feed, tack, tools,
44 animal waste, or equipment. Includes riding stable facilities for the care and exercise of
45 horses and related equestrian activities. Such establishment may be a commercial
46 establishment or may be in conjunction with a residence but exceed the incidental and
47 subordinate nature of an accessory use. Properties with fewer than four (4) large

1 domestic animals are permitted in residential zoning districts in conformity with the
2 requirements of titles 15, 17 and 21.
3

4 1. Use-Specific Standards.
5

6 a. *Allowed as Principal or Accessory Use.*

7 *Large Domestic Animal Facilities are allowed on properties within the CE-*
8 *R-5, CE-R-5A, CE-R-6, CE-R-7, CE-R-8, CE-R-9, CE-R-10, CE-RO, CE-*
9 *RC, CE-I-1, CE-I-2, CE-DR, CE-PLI and CE-PR Districts with a minimum*
10 *of 10,000 square feet of land per animal. Structures are allowed up to*
11 *8,000 square feet. Exceeding square footage limitations of either per*
12 *animal or structure size must be by Conditional Use.*
13

14 b. *Lot Coverage.*

15 Lot coverage shall be that of the underlying zoning district except that the
16 planning and zoning commission may allow up to 10 percent additional lot
17 coverage above the maximum allowed in the district.
18

19 c. *Adjacent Lots.*

20 Adjacent lots may be used in square footage calculations for site size only.
21 If the adjacent lots are not under single ownership, the lot owners shall
22 submit a recorded joint usage agreement for review and approval by the
23 director. In such cases, yard setback requirements shall not apply to the
24 common interior lot lines and a primary use need not be located on the
25 adjacent lot.
26

27 d. *Setbacks.*

28 Notwithstanding the setbacks of the underlying zoning district, covered
29 structures associated with a large domestic animal facility, such as a
30 stable or barn, shall be set back at least 25 feet from any abutting lot line,
31 not including interior lot lines between lots in common ownership.
32 Uncovered enclosures shall meet one of the following setback options:
33

34 (i.) Twenty-five feet from any abutting neighbor's lot line; or
35

36 (ii.) Seventy-five feet from residences existing on February 28, 2006,
37 not including any residence in common ownership with the large
38 domestic animal facility; or
39

40 (iii.) Ten feet from any abutting lot line, not including interior lot lines
41 between lots in common ownership, if the separation area is
42 vegetated with L3 buffer landscaping.
43

44 e. *Fences.*

45 Barbed wire shall not be used for fencing of any large domestic animal
46 facilities.
47

48 f. *Other Requirements.*

1 Large domestic animal facilities shall:

- 2
- 3 (i.) Meet the requirements of AMC chapter 15.20 regarding animal
4 waste, AMC subsection 15.55.060B, concerning separation
5 requirements from water supply wells, and section 21.07.020
6 concerning stream protection setbacks;
- 7
- 8 (ii.) Obtain an animal control facility license per Title 17 requirements;
- 9
- 10 (iii.) Obtain certification of compliance with a State of Alaska,
11 Anchorage Soil and Water Conservation District Conservation Plan,
12 or obtain a letter of intent from the District showing demonstrated
13 intent to come into compliance with a Conservation Plan within one
14 year; and
- 15
- 16 (iv.) Comply with licensing and other laws concerning the keeping of
17 animals as set forth in AMC titles 15, 17, 21.
- 18

19 g. *Conditional Use Standards.*

20 If animal density exceeds one large domestic animal per 10,000 square
21 foot of land or structure size exceeds 8,000 square feet, the following shall
22 also apply during the Conditional Use process:

23

- 24 (i.) *Access.*
25 Traffic access shall be from a street constructed to standards found
26 by the traffic engineer to be appropriate to intensity of use
27 proposed.
- 28
- 29 (ii.) *Parking Standards.*
30 In the event arena seating is provided, the required parking shall be
31 one (1) space per every four (4) seats, or one (1) parking space per
32 stall, whichever is greater.
- 33
- 34 (iii.) *Lot Coverage.*
35 Lot coverage shall be that of the underlying zoning district unless
36 the planning and zoning commission allows additional lot coverage
37 above the maximum allowed in the district, not to exceed a ten
38 percent (10%) increase.
- 39
- 40 (iv.) *Additional Conditions.*
41 The planning and zoning commission may impose additional
42 conditions upon a conditional use permit that are found necessary
43 to protect any person or neighboring use from unsanitary conditions
44 or unreasonable noise or odors, or to protect to the public health
45 and safety.
- 46

47 **D. *Retail and Pet Services, Principal or Accessory Use.*** An establishment primarily
48 engaged in the sale, bathing, and or grooming of domestic animals, such as dogs, cats,

1 fish, birds, reptiles, exotic animals and farm animals such as horses, goats, sheep, and
2 poultry. Accessory uses may include overnight stays incidental to the primary use.
3

4 1. Use-Specific Standards.

5 Retail and Pet Services shall comply with the use-specific standards above for
6 "animal shelter".
7

8 **E. *Veterinary Clinic, Principal or Accessory Use.*** An establishment for the medical care
9 and treatment of animals by a licensed veterinarian.
10

11 1. Use-Specific Standards.

12 Veterinary clinics shall comply with the use-specific standards above for "animal
13 shelter", unless conducted as a home occupation in which no surgical
14 procedure(s) or boarding are allowed.
15

16 **F. *Fabric Structures, Engineered, Principal or Accessory Use.*** An engineered and
17 commercially manufactured fabric structure designed to meet the wind and snow loads
18 of the C-ER area.
19

20 1. Use-Specific Standards.

21 a. Fabric Structures, Engineered are allowed on Class B properties of
22 40,000 square feet or larger, or CE-B-3, CE-I-1, CE-I-2, CE-RC, CE-AD,
23 CE-DR, CE-PLI, CE-PR, CE-PC Districts, and Class B residential districts
24 of 40,000 square feet or larger.;

25 b. Maximum square footage of the structure shall be 8,000 square feet or
26 less, structures exceeding 8,000 square feet by Conditional Use; and
27

28 c. Setbacks and height and setback restrictions shall be as per underlying
29 zoning district.
30
31
32

33 **G. *Heliport, Private.*** A facility intended to be used exclusively by the owner for the
34 landing and takeoff of helicopters, and may include hangers or service facility and
35 parking for helicopters and ground vehicles.
36

37 1. Private use heliport. A facility restricted in use by the owner, governmental or
38 private, such as public safety or guiding services. Providing FAA approved
39 markings and lighting with a touchdown and lift-off area (TLOF), final approach
40 and take-off area (FATO), functional parking, servicing and fueling facilities for
41 helicopters and ground vehicles.
42

43 2. *Personal use heliport.* A facility restricted in use by the owner, governmental or
44 private, such as public safety or guiding services. Providing FAA approved
45 markings and lighting with a touchdown and lift-off area (TLOF), final approach
46 and take-off area (FATO), functional parking, servicing and fueling facilities for
47 helicopters and ground vehicles.
48

1 3. Use-Specific Standards.
2

- 3 a. Setbacks shall be twice the rotor diameter of the helicopter from all
4 buildings, side and rear lot lines and utility lines for personal-use heliports,
5 and those established by the FAA for private-use heliports.
6
7 b. Appropriate dust suppression measures for TLOF and FATO areas shall
8 be approved by the director, these may include but are not limited to:
9 grassed areas, paving, or graveled surfaces with adequate dust
10 suppression.
11

12 **H. *Intermodal Shipping Container (Connex Unit / Railroad car), Accessory Use Only.***
13 A pre-fabricated, standardized, reusable, metal container designed and intended for
14 transporting cargo on ocean-going ships, trains, or tractor trailers, also commonly called
15 cargo containers, transport containers, or marine cargo containers.
16

17 1. Use-Specific Standards.

18 The use of a connex unit is allowed in all zoning districts subject to the following:
19

20 a. Standards When Use Is Within Class A Residential Districts:

- 21 (i.) Shall meet setbacks of underlying zoning district;
22
23 (ii.) Connex shall be screened from view by other structures, vegetative
24 buffer to L2 standards, sided with materials similar to those of the
25 principal structure, or as approved by the administrative official; and
26
27 (iii.) Shall obtain a land use permit.
28
29

30 b. Standards When Use Is Within Class B Residential Districts:

- 31 (i.) Shall meet setbacks of underlying zoning district;
32
33 (ii.) Connex shall be screened from view by other structures by
34 vegetative buffer to L2 standards fencing, or sided.; and
35
36 (iii.) Shall obtain a land use permit.
37
38

39 c. Standards When Use Is Within Commercial Districts:

- 40 (i.) Shall meet setbacks of zoning district;
41
42 (ii.) Connex shall be screened from view by other structures, vegetative
43 buffer to L2 standards, fencing, or sided; and
44
45 (iii.) Shall obtain a land use permit.
46
47

48 d. Standards When Use Is Within Industrial Districts.

1
2 (i.) Shall meet setbacks of zoning district.
3

4 e. Self-storage establishments in compliance with the development
5 standards of 21.05.060.D.4, Self-Storage Facility, are exempt from this
6 section;
7

8 f. Loading or unloading a connex unit, or the use of a connex during
9 construction is exempt from this section;
10

11 g. In residential districts on lots of less than 40,000 square feet, connex units
12 existing on [effective date] that are not in compliance with this section shall
13 be brought into compliance, removed, or relocated within two years of
14 [effective date] without charge for the associated land use permit(s).
15

16 **I. Quonset huts, Accessory or Principal Use.** A prefabricated structure usually made
17 of corrugated metal, in the shape of a longitudinal half cylinder intended as a principal or
18 accessory building.
19

20 1. Use-Specific Standards.
21

22 a. In the Class B commercial, industrial, PLI, and PR zoning districts,
23 Quonset huts are a permitted principal or accessory use.
24

25 b. In the Class B residential zoning districts, Quonset huts are a permitted
26 accessory use in all zoning districts.
27

28 **J. Accessory Dwelling Unit (ADU), Accessory Use Only.**

29 CE adopts Section 21.05.070.D.1. is hereby adopted with the following exceptions:
30

31 1. Size. Section 21.05.070.1.iii.B.6.is hereby amended in the C-ER area, to add the
32 allowance on lots of 1 acre or more, the gross floor area of a detached ADU shall
33 be not to exceed 50% of the gross floor area of the principal dwelling unit.
34

35 2. Additional Requirements for Detached ADUs.
36

37 a. Detached ADUs shall not exceed height of principal structure;
38

39 b. ADUs in the C-ER area shall share a common driveway with the principal
40 dwelling unit or have access from an alley.
41

42 c. Section 21.05.070.D.1.b.iii(C) shall not apply in the C-ER area.
43

44 **K. Garage or Carport, Private Residential, Accessory Use Only.** In the C-ER area
45 Section 21.05.070.D.9.b.iii. is replaced by the following:
46

47 1. In Class A improvement areas and in the CE-R-7 district, all garages or carports
48 accessory to a single residential use, whether attached to or detached from the

1 principal structure, shall cumulatively be no larger than 50% of the total gross
2 floor area of the principal structure, up to maximum lot coverage permitted in the
3 underlying zoning district.
4

- 5 2. Section 21.05.070.D.9.b.iv. is hereby replaced with: In Class B improvement
6 areas of 40,000 square feet or larger, except for the CE-R-7 district, all garages
7 or carports accessory to a single residential use are restricted in size only by the
8 maximum percentage of lot coverage shown in Table 21.10-3, Table of
9 Dimensional Standards.

10
11 **L. Home- and Garden-Related Use, Accessory Use Only.** Section 21.05.070.10.b.iii is
12 hereby amended to read in Class B improvement areas, except for the CE-R-7 district,
13 all detached accessory structures under this use, are restricted in size only by the
14 maximum percentage of lot coverage shown in Table 21.10-3, Table of Dimensional
15 Standards.

16
17 **M. Home Occupation, Accessory Use Only.** Section 21.05.070.D.11 is replaced by the
18 following:

- 19
20 1. Definition.
21 An activity that results in a product or service, carried out for consideration or not,
22 and conducted as a customary, incidental, and accessory use to a dwelling unit.
23 This use expressly does not include bed and breakfasts, hobby farms, small and
24 large assisted living facilities, or adult or child care homes.
25
- 26 2. Use-Specific Standards.
27 A home occupation may be conducted in a dwelling unit or in a building
28 accessory to a dwelling unit, but not an ADU, provided that:
- 29
- 30 a. A permanent resident of the dwelling unit is engaged in the home
31 occupation on the premises. Each property is limited to two home
32 occupations;
33
- 34 b. Only one nonresident may be engaged in the home occupation on the
35 premises;
36
- 37 c. On lots less than 40,000 square feet the use of a dwelling unit for a home
38 occupation shall be clearly incidental and subordinate to its residential
39 use. This standard is met by and limited to one of the following:
40
- 41 i. No more than the lesser of 25 percent or 500 square feet of the
42 floor area of the principal dwelling is devoted to any home
43 occupation; or
44
- 45 ii. No more than 300 square feet of an accessory building is devoted
46 to any home occupation; or
47

- 1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
- iii. No more than 250 square feet of the principal dwelling and 250 square feet of the accessory building are devoted to any home occupation.
 - iv. On lots 40,000 square feet or greater the use of a dwelling unit for a home occupation shall be clearly incidental and subordinate to its residential use. This standard is met by and limited to one of the following:
 - (a.) No more than the lesser of 40% or 650 square feet of the gross floor area of the primary structure is devoted to the home occupation use; or
 - (b.) No more than 100 percent of a single accessory structure, not to exceed the square footage of the principal structure, is devoted to the home occupation. This provision does not apply to Large Domestic Animal Facilities; or
 - (c.) No more than 25 percent of the principal dwelling and 60 percent of the accessory building are devoted to any home occupation.
 - d. Except as provided for in g.ii. below and in chapter 21.11, Signs, there shall be no change to the outside of the building or premises, nor shall there be other visible evidence of the conduct of such home occupation to the outside of the building or the premises.
 - e. Vehicles making deliveries shall not be parked at the site for a period exceeding one hour;
 - f. No traffic or deliveries shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood;
 - g. All visible vehicles used in connection with the home occupation shall, except for delivery vehicles allowed above, be of the type commonly used for personal non-commercial transportation, and:
 - i. On lots less than 40,000 square feet home occupations shall comply with the requirements of subsection 21.05.070.D.17;
 - ii. On lots of 40,000 square feet or greater, no more than two motor vehicles bearing visible signage of the home occupation is allowed for each home occupation.
 - h. The peace and quiet of the neighborhood shall not be disturbed. No equipment or process shall be used in such home occupation that creates noise, vibration, glare, fumes, or odors detectable to the normal senses at

1 the property line. No equipment or process shall be used which creates
2 visual or audible interference in any radio or television receivers off the
3 premises, or causes a fluctuation in line voltage off the premises. No
4 hazardous or toxic materials shall be stored on the property as part of the
5 home occupation;

6
7 i. The hours of operation during which an employee or co-worker, clients, or
8 customers are allowed to come to the home in connection with the
9 business activity are limited to between 7:00 a.m. and 10:00 p.m. Monday
10 through Saturday. Care and feeding of animals is exempted from this
11 provision; and

12
13 j. Any storage of wholesale or retail stock in trade in conjunction with the
14 home occupation shall not exceed ten percent of the area devoted to the
15 home occupation, except on lots 40,000 square feet or larger. On lots
16 meeting this exception, storage of stock in trade may equal the area
17 devoted to the home occupation, if the storage is screened from
18 neighboring lots and separated from the neighboring lot line by at least the
19 established district setback.

20
21 k. Uses Prohibited as Home Occupation.
22 A home occupation shall not include, but is not limited to excluding, the
23 following: veterinary or animal hospital; restaurant; and vehicle repair,
24 unless allowed below under "vehicle repair/rebuilding, outdoor, hobby."
25

26 **N. Parking of Commercial Vehicles, Outdoor, Accessory Use Only.** In the C-ER
27 area, Section 21.05.070.E.7 is amended to read:

28
29 1. Use-Specific Standards. The outdoor storage or parking of a commercial vehicle
30 or trailer for less than 48 hours is permitted in all residential districts, if the vehicle
31 or trailer is licensed or regularly used for business purposes, and is either:

32
33 a. On lots less than 40,000 square feet:

34
35 i. A vehicle for which a commercial driver's license is not required by
36 state law; or

37
38 ii. A vehicle or trailer having two axles or less; or

39
40 iii. Any trailer not bearing commercial signage, logo, or carrying
41 commercial or industrial equipment or supplies; or

42
43 iv. A vehicle or trailer having a height of 90 inches or less.

44
45 b. On lots 40,000 square feet or larger:

46
47 i. A vehicle or trailer having no more than three axles; or
48

- 1 ii. Any trailer not carrying commercial or industrial equipment or
- 2 materials; or
- 3
- 4 iii. A vehicle or trailer having a height of 160 inches or less.
- 5

6 **O. Vehicle Repair/Rebuilding, Outdoor Storage, Hobby, Accessory Use Only.** In the
7 C-ER area, Section 21.05.070.D.19 is amended to read:

- 8
- 9 1. Definition. The storage, repair or rebuilding of an inoperative motor vehicle,
10 airplane, boat, or other recreational vehicle as an accessory use.
- 11
- 12 2. Use-Specific Standards.
- 13
- 14 a. On lots less than 40,000 square feet:
 - 15
 - 16 i. Only one inoperative vehicle may be stored outdoors on the site at
 - 17 any given time.
 - 18
 - 19 ii. Any vehicle being rebuilt or repaired shall be the property of the
 - 20 resident of the principal structure.
 - 21
 - 22 iii. Repair or rebuilding work shall take place to the rear or side of the
 - 23 principal structure and shall be screened from view from all
 - 24 property lines and adjacent rights-of-way by a sight obscuring fence
 - 25 between six and eight feet in height, or by Level 2 landscaping as
 - 26 described in 21.07.080E.
 - 27
- 28 b. On lots 40,000 square feet or larger:
 - 29
 - 30 i. Up to three inoperable vehicles may be stored outdoors on the site
 - 31 at any given time.
 - 32
 - 33 ii. Any vehicle being rebuilt or repaired shall be the property of the
 - 34 resident of the principal structure.
 - 35
 - 36 iii. Repair or rebuilding work shall be screened from view of all
 - 37 property lines and adjacent rights-of-way by sight obscuring fencing
 - 38 or Level 3 landscaping as described in 21.07.080E.
 - 39

1 **21.10.120 Definitions.**

2
3 Within the Chugiak-Eagle River area there are specific types and uses which are unique to the
4 rural lifestyle of the community. The following definitions are intended for uses within the
5 Chugiak-Eagle River area to the extent that they apply to those lands covered in Section
6 21.10.020C and E. Unless otherwise indicated below, the provisions of Chapter 21.14 shall
7 apply to words and terms set forth in this chapter as to definitions, interpretations and rules of
8 construction. If a conflict should occur between a definition applied in this section with one
9 provided elsewhere in this title, the definition within Chapter 21.10 shall apply to uses within
10 the C-ER area.

11
12 **Heliport, Private.** A facility intended to be used exclusively by the owner for the landing and
13 takeoff of helicopters, and may include hangers or service facility and parking for helicopters
14 and ground vehicles. Private heliports include private use and personal use heliports.

15
16 **Mortuary Service.** Practice of preparing dead bodies for burial or cremation. The facilities
17 for such use may be referred to as funeral parlor, mortuary or morgue. Mortuary services may
18 be performed as part of a hospital.

19
20 **Quonset huts.** A prefabricated structure usually made of corrugated metal, in the shape of a
21 longitudinal half cylinder.

22
23 **Vehicle Repair/Rebuilding, Outdoor Storage, Hobby.** The storage, repair or rebuilding of
24 an inoperative motor vehicle, airplane, boat, or other recreational vehicle.

25
26
27 ###

This page intentionally left blank.

Submitted by: Assembly Chair FAIRCLOUGH
Assemblymember OSSIANDER,
Assemblymember TESCHE

Prepared by: Assembly Counsel
For reading: March 28, 2006

CLERK'S OFFICE
AMENDED AND APPROVED
Date: 3-28-06

**ANCHORAGE, ALASKA
AR NO. 2006-72**

**A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY SUPPORTING THE
INCLUSION OF PLACEHOLDER FOR A SEPARATE CHAPTER IN THE FINAL DRAFT OF
TITLE 21 OF THE ANCHORAGE MUNICIPAL CODE TO INCLUDE THE COMMUNITY OF
CHUGIAK-EAGLE RIVER.**

WHEREAS, AMC 21.05.030 setting out the elements of the Comprehensive Plan of the Municipality recognizes the combined community of Chugiak-Eagle River as having unique elements deserving of inclusion in the Comprehensive Plan, separate from the elements included for the Anchorage Bowl; and

WHEREAS, Chugiak-Eagle River existed as distinct community within the Greater Anchorage Area Borough and supported local self-determination by voting for independence in 1974, prior to the unification of GAAB and the City of Anchorage; and

WHEREAS, Chugiak-Eagle River is in many ways autonomous and distinct from the rest of the Municipality, as it is outside the Anchorage Road Service Area, is served by its own Road Board, is outside the boundaries of the Anchorage Park system, has its own Park and Recreation system and Park Board, is outside of the Anchorage Building Safety Service Area, and has its own Volunteer Fire Department; and

WHEREAS, this Assembly and Anchorage Municipal Code has recognized those differences with the adoption of the Chugiak-Eagle Comprehensive Plan and the Chugiak-Eagle River Long Range Transportation Plan; and

WHEREAS, on March 14, 2006, representatives of a consortium of Community Councils from the Birchwood, Chugiak, Eagle River, Eagle River Valley, Eklutna Valley, and South Fork areas appeared before the Assembly to request support of a separate chapter as a placeholder in the final draft of the Title 21 Code Revision; and

WHEREAS, the consortium representatives testified on March 14, 2006, that the Chugiak-Eagle River Comprehensive Plan is under revision, and there are many issues upon which consensus has not been reached, including issues of zoning districts, the potential for an overlay district, and other important policy matters; and

WHEREAS, the unique elements of the Girdwood Comprehensive Plan have been recognized and implemented in AMC Chapter 21.09, and Chugiak-Eagle River is currently working on updating the unique elements of its Comprehensive Plan; and

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41

WHEREAS, the Chugiak-Eagle River area has over 34,000 residents; and

WHEREAS, self-determination and **respect for** the unique characteristics of individual neighborhoods are a priority for the community; and

WHEREAS, a separate chapter as a placeholder in the final draft in the rewrite of Title 21 of the Anchorage Municipal Code will assist the community in rigorously making the policy determinations called for in the Chugiak-Eagle River Comprehensive Plan, which are and should remain a prerequisite to effective code revision for this area; and


WHEREAS, a separate chapter as a placeholder in the final draft in the rewrite of Title 21 of the Anchorage Municipal Code will allow the larger project encompassed by rewrite of Title 21 to move forward without the delays incident to completion of the Chugiak-Eagle River Comprehensive Plan revisions;

NOW THEREFORE BE IT RESOVED that the Anchorage Assembly supports a separate chapter as a placeholder in the final draft of Title 21 of the Anchorage Municipal Code to include the community of Chugiak-Eagle River.

PASSED AND APPROVED by the Anchorage Assembly this 28th day of March, 2006.


Chair

ATTEST:


Municipal Clerk

TIMELINE OF PUBLIC PROCESS ASSOCIATED WITH 21.10

Phase I: Consortium Establishment

Phase II: Research, Initial Draft

Phase III: Intermediate and Final Drafts

Phase IV: Adoption process

PHASE I: CONSORTIUM ESTABLISHMENT

- 2004 C-ER Community begins effort
- Jan 6, 2005 First meeting of the Consortium of C-ER Community Councils. The Consortium acknowledged the C-ER Comprehensive Plan must be updated prior to any attempt to write suitable land use regulations, request submitted to the Municipality (effort subsequently begun by the Municipality, Citizens Advisory Committee Meetings held in 2005 and 2006). Over the next several months foundational work, i.e. bylaws, organize meeting schedule, form committees, hire and interview professionals to assist, organize review efforts, and secure funding.
- September - November 2005 Councils pass Resolutions in support of the effort
- February 17, 2006 The first organization meeting of the C-ER Consortium for the purpose of preparing a position paper, with all local councils signatory, to be presented to the Assembly supporting a Placeholder in Title 21 for C-ER.
- March 14, 2006 the Consortium appeared before the Assembly to request the opportunity to submit specific land use regulations exclusive to the C-ER communities to address differences of character and lifestyle.
- March 28, 2006 the Assembly approved AR2008-072.... "A RESOLUTION OF THE ANCHORAGE MUNICIPAL ASSEMBLY SUPPORTING THE INCLUSION OF A PLACEHOLDER FOR A SEPARATE CHAPTER IN THE FINAL DRAFT OF TITLE 21 OF THE ANCHORAGE MUNICIPAL CODE TO INCLUDE THE COMMUNITY OF CHUGIAK-EAGLE RIVER."
- April 2006 Public meetings begin with publicized Agendas. Worksessions are conducted in conjunction with publicized meetings.
- November 2006 Consortium Bylaws signed
- December 2006 C-ER Comprehensive Plan Update approved by Assembly

PHASE II: RESEARCH, INITIAL DRAFT

- November 2006 / December 2006 Dittman Survey of C-ER residents conducted.
- February 13, 2007 Consortium/Dittman Presentation of survey results, Gruening Middle School, 7:00pm-8:30pm. Dittman presentation/Q&A session was followed by the Consortium presenting a brief summary of suggested way-forward, and voiced how the residents can participate.
- January 31, 2007 The Consortium manned a booth at the Mayor's Town Hall meeting where the Consortium showed MOA proposed Chapter that may not suit C-ER and took input from the public.
- February 13, 2007 The Consortium presented the Way-Forward to the public.
- May 3, 2007 Consortium solicited additional input via email from each local council to comment on draft requirements for chapters 1,2,8, 12 & 13 (Ch.13 was enforcement then)
- July 2007 Consortium signs contract with Land Design North (LDN) for the next phase of the project
- January 2008, briefed P&Z Commissioners on status of C-ER Ch. 10 with written communication at their request.
- January 2008 solicited and received comments received from local Parks & Recreation Service Area Board.
- January 2008 solicited and received comments received from local Road Service Area Board.
- February 6, 2008 Each council made a presentation to LDN & the Consortium Board on their issues and concerns.
- March 3, 2008 LDN presented Technical Memo at Consortium Meeting and received board approval
- March 2008 LDN PowerPoint presentation re: assessment of priorities, key issues and concerns
- May 2008 Consortium approves "Next Steps" Memo from LDN (Initial draft begins)
- June 26, 2008 Community-wide Town Hall Meeting - 84 in attendance in addition to media
- August 2008 draft to Planning Department for comment and review
- December 2008 Draft to Planning Department for comment and review
- May 2009 Draft to Planning Department for comment and review
- Aug 5, 2009 Draft to Planning Department for comment & review

PHASE III: INTERMEDIATE AND FINAL DRAFTS

- November 2009 Consortium and ASWCD sign MOU for ASWCD to provide drafting and consultation services to begin final drafting of Chapter 10 (Intermediate draft begins)
 - June 2010 draft 21.10 (Sections 4, 5 and 6) to Planning Department and stakeholders for comment/input, 4/5/6 package on the ASWCD website and stakeholder involvement solicited
 - June - August 2010 comments from stakeholders received
 - September 2010 meetings with stakeholders, Planning Department comments received at meeting with Planning Department September 7, 2010
 - October 2010 input from stakeholders and Planning Department discussed and incorporated by Consortium
 - November-December 2010 Complete draft on ASWCD website, final comments and input solicited from stakeholders, Councils
 - December 2010 - January 2011 comments received from stakeholders, input incorporated at January meeting (Final draft)
 - February 2011 Final edits to draft, Board approval to proceed to official public process through P&ZC and Assembly, including T21 Committee, additional input/comments will be considered through these processes. Website updated to reflect next phase, including links to all documentation and background.
-
- 12/2/2009 - Board meeting and worksession
 - 1/6/2010 - Board meeting and worksession
 - 1/28/2010 - Worksession
 - 2/3/2010 - Board meeting and worksession
 - 3/3/2010 - Board meeting and worksession
 - 3/25/2010 - Worksession
 - 4/7/2010 - Board meeting and worksession
 - 4/22/2010 - Worksession
 - 5/5/2010 - Board meeting and worksession
 - 5/27/2010 - Worksession
 - 6/2/2010 - Board meeting and worksession
 - 6/24/2010 - Worksession
 - 7/7/2010 - Board meeting and worksession
 - 7/14/2010 - Worksession
 - 7/22/2010 - Worksession
 - 8/4/2010 - Board meeting
 - 8/18/2010 - Worksession
 - 8/26/2010 - Worksession
 - 9/1/2010 - Board meeting and worksession
 - 9/30/2010 - Worksession
 - 11/9/2010 - Worksession
 - 12/1/2010 - Board meeting and worksession
 - 2/2/2011 - Board meeting and worksession
 - 3/2/2011 - Board meeting and worksession
 - 4/6/2011 - Board meeting and worksession
 - 6/1/2011 - Board meeting and worksession

Update provided by the Consortium on 7/28/11.

- Phase III Council discussions and presentations to Councils:
 - Birchwood Council - Monthly updates to the Board and discussion, with presentations on May 26, 2010, June 21, 2010 and October 27, 2010 by the Council's Consortium Representative Bobbi Wells.
 - Chugiak Council - Monthly updates to the Board and discussion by the Council's Consortium Representative Randy McCain.
 - Eagle River Council - Monthly updates to the Board and discussion by the Council's Consortium Representative Michael Foster, with presentations.
 - Eagle River Valley Council - Monthly updates to the Board and discussion.
 - Eklutna Valley Council - Updates at all meetings by the Council's Consortium Representative Debbie Thon, presentation and discussion with ASWCD on October 2, 2010.
 - Southfork Council - Monthly updates to the board with discussion.

PHASE IV: ADOPTION PROCESS

- March 8, 2011 Assembly introduces draft Chapter 10
- April/May/June/July 2011 Assist Planning Department with their review and comments
- [July 28, 2011 Town Hall Meeting, Eagle River Lions Club](#)
- [August 8, 2011 Planning and Zoning Commission Public Hearing](#)
- [August/September/October 2011 \(tentative\) Assembly Title 21 Committee](#)
- [October/November 2011\(tentative\) to Assembly](#)

Chugiak - Eagle River Chapter 21.10
Worksession #1 Regarding 3-8-2011 Draft Submittal

3:30 – 5:00 pm
June 22, 2011
Eagle River TownCenter – Ste. 123
12001 Business Boulevard

PROPOSED AGENDA

Consortium representatives: Randy McCain, Michael Foster, Consortium Board members, Ryan Stencil.

Planning staff: Al Barrett, Tom Davis, Karen Keesecker

Meeting Objectives: Help answer some questions MOA staff has regarding the intent and background behind certain provisions as staff continues its review. Indicate for the Consortium some of the provisions staff has questions or concerns about, in preparation for substantive worksessions to occur in July.

Proposed Agenda Items: (Times listed are a general guide to help keep on track.)

- a. (3:30) Introductions / Review meeting agenda
- b. (3:35) Department review process, approach, and these worksessions
- c. (3:45) Question and discussion items 1 – 10 (listed next page)
- d. (4:45) Additional topics, spillover discussion, wrap-up
- e. (4:55) Next steps to proceed; adjourn

Worksession #1 - proposed question and discussion items:

1. 21.10.030B: Department would like to learn more about the intended purpose of the proposed Advisory Board. What additional value would a board of supervisors bring to reviews that the community councils do not? What if a community council does not agree with the board? (There are also questions regarding the review process.)
2. 21.10.030C: What is the purpose of this subsection? It seems copied from an issue-specific Girdwood passage without relationship to a function in Chugiak-Eagle River.
3. 21.10.030D: Department would like to learn more about the purpose and application of this section. Which tracts or zones would area master planning apply to? (Girdwood master planning applies to specific tracts and zones identified as needing such in the Girdwood plan.) Why does the section refer to review criteria from different T-21 processes like neighborhood planning, institutional master plan, and site plan reviews. Why not a set of approval criteria and a process oriented to master plans and tailored for the community (similar to Girdwood area master planning)?
4. 21.10.040: During the T-21 rewrite it became apparent that Chugiak-Eagle River may need some additional zoning districts tailored to development characteristics and the Chugiak-Eagle River Plan. However, what is the purpose and thinking behind creating a complete set of 27 new districts, many of which seem to duplicate or be nearly same as their equivalent districts in T-21 which users must cross-reference?
5. 21.10.070B: What is the rationale for a lesser stream setback in Chugiak-Eagle River, and why would a 50' stream setback standard be more difficult to comply with in Chugiak-Eagle River? Also, what is the intent of the change in the trails setback?
6. 21.10.070C: Staff wants to confirm where the changes are and the rationale for each.
7. 21.10.070E: Why make a TIA subject to its own standards (a self-reference)?
8. 21.10.070F: Why is there a reference to Chapter 21.03? Also, it isn't clear why the listing of possible neighborhood impacts has been deleted.
9. 21.10.070G: What is the thinking behind the change in language for invasives and for mulches? The language seems to say that the screening of receptacles will be approved by the utility. If the intent is to have the utilities check the access to the facility, then that's already covered by the earlier paragraph. Also, is C-ER is omitting the allowance for three or more dwellings to share a bear proof dumpster?
10. 21.10.070J: What is the rationale for reducing the window standard to 7% and expanding its applicability from just the street façade to all around the house? Secondly, what is the rationale for the reduced standard for mix of housing models? Also, in 21.10.080J.5., it is not clear to staff what is being changed.

Chugiak - Eagle River Chapter 21.10
Work Session #3 Regarding 3-8-2011 Draft Submittal

3:30 – 6:30 pm
July 20, 2011
Eagle River Town Center – Ste. 123
12001 Business Boulevard

PROPOSED AGENDA

Consortium representatives: Randy McCain, Michael Foster, other Consortium Board members, Ryan Stencil, Dan Bolles.

Planning staff: Al Barrett, Tom Davis, Karen Keesecker

Meeting Objectives:

- Continue to answer some questions MOA staff has regarding the intent and background behind certain provisions as staff continues its review. Indicate for the Consortium some of the provisions staff has questions or concerns about, in preparation for substantive worksessions to occur in July.
- Provide update and discussion regarding the process and schedule for PZC deliberations on Chapter 10 in relation to the other chapters of the rewrite of Title 21

Proposed Agenda Items: (Times listed are a general guide to help keep on track.)

- a. (3:30) Review agenda
- b. (3:35) T-21 (including Ch. 10) review process, schedule
- c. (3:45) Question and discussion items (listed next page)
- d. (6:00) Additional topics, spillover discussion, wrap-up
- e. (6:25) Next steps to proceed; adjourn

Worksession #3 - proposed question and discussion items: (questions #1 - #10 from the June 22 worksession agenda have been discussed)

11. 21.10.020: Confirm if the intended geographic applicability of Chapter 21.10 is the planning area identified on page 61 of the *Chugiak – Eagle River Comprehensive Plan Update*, as further specified in the 6-16 Area Map provided by MOA Planning.
12. 21.10.090: Reconfirm the “Land Use Maps” are intended to be zoning maps. Is there a draft map available of the intended changes to zoning boundaries?
13. 21.10.040: Reconfirm that, for CE districts, there is recognition that a mechanism would be needed in T-21 to clarify that the district specific standards of T-21 would apply to the equivalent CE districts, except where specifically stated otherwise.
14. 21.10.040B (R-2A District): Is R-2A intended to allow multiple dwellings on one lot?
15. 21.10.040B (R-3 District): If R-3 is intended to emphasize a mix of dwelling types, and especially one- and two-dwelling structures, then how does this relate to the *Comprehensive Plan Update* residential land use designation and housing policies?
16. 21.10.040C (RO District): Why emphasize commercial use and allow more retail than RO does in the Bowl, when Chugiak-Eagle River’s actual development pattern and its *Comprehensive Plan* designation instead emphasize multifamily dwelling use?
17. 21.10.040C (RC District): What is the intended geographic extent of this district, relative to the existing B-4 Rural Business District? What is the rationale for replacing the B-4 altogether and why is the minimum lot size quadrupled? Why no longer require full improvements such as paved parking (in consideration of impacts to storm water and water quality related permitting)? Also, clarify if the maximum building height is intended to be 35 or 45 feet?
18. 21.10.040D (RI District): Similar questions to the above, and why is there no complete set of minimum lot dimensional requirements?
19. 21.10.040E (DR District): What is the rationale for a separate DR district in Chugiak-Eagle River? Why cannot the same holding district for unplanned areas continue to apply to Fire Island and JBER military reservation?
20. 21.10.040E (W District): What is the rationale for a CE W district when all W applies to Chugach State Park, which is not within either the Bowl or Chugiak-Eagle River local land use planning areas?
21. 21.10.040E (AF District): What is the rationale for a Chugiak-Eagle River antenna farm district when there is not one? How would it be different from in the Bowl?
22. 21.10.040E (PC District): PC is only a framework to allow for unique site-specific district regulations tailored to individual master plans. With that in mind, why must

the same framework shell be separated into two different districts and how would they differ from one another?

23. 21.10.040E (Airport District): Why does Birchwood need its own Airport District, and why does it seem to abdicate local zoning controls for the airport area, such as the buffering for neighboring residential neighborhoods provided by its existing I zoning?
24. 21.10.040F (Overlays): What is the rationale for separate airport height and floodplain overlay districts for Chugiak-Eagle River when these overlays primarily reflect federal requirements?
25. 21.10.060 (Table 1. R-2A): How did the Consortium arrive at a minimum lot size of 5,400 square feet for a single-family attached dwelling? Why is this difference necessary and why was the minimum lot width not also changed?
26. 21.10.060 (Tables 1 and 2. R-2A and R-2D): What is the rationale for the wider side yard for “all other uses” in these two districts in particular?
27. 21.10.060 (Table 3. R-2M): Why increase the minimum lot size for a single-family attached dwelling from 3,000 to 3,500?
28. 21.10.060 (Table 3. R-2M): What is the intent behind the changes to the lot dimensional standards for multifamily uses, including the minimum lot size and the regulations regarding maximum number of dwellings on a lot?
29. 21.10.060 (Table 4. R-3): Why eliminate the graduated minimum lot size that increased with the number of multifamily dwellings on the lot?
30. 21.10.060 (Table 4. R-3): Why reduce the minimum rear setback from 20 feet to 10 feet, if R-3 is a district intended primarily for multifamily structures?
31. 21.10.060 (Table 6. R-6): Why reduce the minimum lot width? Why the significantly smaller front, side, and rear setbacks?
32. 21.10.060 (Tables 7 and 8. R-7 and R-8): Why insert these tables if they are identical to the Bowl district tables?
33. 21.10.060 (Table 9. R-9): What is the intent behind the changes to max lot coverage?
34. 21.10.060 (Table 9. R-9): What is the rationale for reducing all setbacks?

Tom Davis' notes:

Agenda item b. talking points:

1. Chapter 10 review and recommendations for 8-8
2. 8-8 public hearing
3. Chapter 10 review by PZC after 8-8
4. Schedule for PZC review of T-21
5. Schedule for public availability of Coffey amendments and other proposed amendments to T-21
6. Specifics of recommendations to PZC on 8-8
 - a. Brief review memo – this is what we've reviewed so far, here are possible issues and concerns. Recommendation: go forward with public hearing on 8-8 to allow public comment, Consortium presentation, allow PZC to become familiar and aware of Chapter 10.
7. Resume Q&A worksessions with Consortium at date uncertain– only remaining questions have to do with uses.



Municipality of Anchorage
Community Development Department
Planning Division



MEMORANDUM

Date: June 16, 2011
To: Planning and Zoning Commission
From: Planning Division
Subject: Case No. 2011-087, Chapter 21.10, *Chugiak-Eagle River*, for Title 21 Rewrite

The Consortium of Chugiak-Eagle River Community Councils (Consortium) has prepared a draft of Chapter 21.10. This is a separate chapter of land use regulations for the Chugiak-Eagle River area to be incorporated into Title 21, as provided for by AR No. 2006-72 and the 2006 *Chugiak-Eagle River Comprehensive Plan Update*. The Area Map of the applicable community area is attached. A draft of Chapter 21.10 was submitted by the Consortium to the Assembly and was introduced on March 8, 2011, as AO No. 2011-033. The Assembly has not scheduled a hearing and has requested that the Planning and Zoning Commission review and make recommendations on this chapter as prerequisite to an Assembly hearing.

The Community Development Department is responsible for reviewing the proposed land use code amendment for conformance with the *Comprehensive Plan* and for processing Chapter 21.10 through the Planning and Zoning Commission, and through to public hearing at the Assembly. A public hearing regarding the March 8, 2011 draft of Chapter 21.10 before the Planning and Zoning Commission has been tentatively scheduled for the evening of August 8, 2011, in the Chugiak-Eagle River area. More information regarding the time and location will be provided later. Public hearing notices will be placed on the municipal website and advertised in the *Alaska Star* and *Anchorage Daily News*.

Overview

Once adopted, Chapter 21.10 would change the land use and zoning regulations that apply in Chugiak-Eagle River. Chapter 21.10 is based on the May 2010 provisionally adopted rewrite of Title 21 and the yet-to-be-adopted staff-proposed amendments dated May 20, 2010. As proposed, Chapter 21.10 would amend some provisions of the Title 21 rewrite and retain other provisions as they apply in Chugiak-Eagle River. This chapter would be inserted into the placeholder on page 544 of the provisionally adopted Title 21. The provisionally adopted Title 21 and accompanying May 20, 2010 staff-proposed amendments are available at:

<http://www.muni.org/Departments/OCPD/Planning/Projects/t21/Pages/CurrentWork.aspx>

The provisionally adopted chapters of Title 21 are still under review and may be subject to change before the overall Title 21 rewrite is finalized. Because Chapter 21.10 is built upon the provisionally adopted regulations in the other chapters of Title 21, changes to those chapters may require additional review of Chapter 21.10.

The Planning Division is currently reviewing the March 8, 2011 draft of Chapter 21.10 as submitted by the Consortium and will prepare a report with recommendations to the Planning and Zoning Commission prior to the August 8 public hearing. The report will include a tracked-change version of the chapter that shows any recommended changes, as well as a comparison between Chapter 21.10 and applicable policies of the 2006 *Chugiak-Eagle River Comprehensive Plan Update*.

The Division and the Consortium are arranging to meet during June and July to discuss and resolve technical and substantive issues as part of the Department's review of the chapter.

Public comments received will also be provided for the Commission's review. Comments may be submitted in any of the following ways:

- (1) By mail to:
Long-Range Planning Section
Planning Division
Municipality of Anchorage
P.O. Box 196650
Anchorage, AK 99519-6650
- (2) FAX to 343-7927 or email Title21@muni.org;
- (3) Hand deliver to the Planning Division in the Planning and Development Center at 4700 Elmore Road, Anchorage;
- (4) Submit through the Planning Division's *Cases Online* website at <http://munimaps.muni.org/planning/home3.htm> (insert case number *2011-087*); or
- (5) Provide testimony in person at the meeting.

Land Use Planning / Historical Context

The Municipality of Anchorage initiated the comprehensive rewrite of the Title 21 land use regulations in 2002, following an update to the *Anchorage Bowl Comprehensive Plan*. Title 21 was last rewritten in the 1960s; the objectives of the rewrite are to modernize the land use regulations, make the code more useable and easier to understand, and implement adopted plans and policies.

Four public review draft iterations of the Title 21 rewrite culminated with a public hearing draft in 2007. The Planning and Zoning Commission has reviewed and approved the chapters in a series of public hearings and deliberations lasting from 2007 to 2010. The Commission's recommendations were forwarded in installments to the Anchorage Assembly for review and provisional adoption. The Assembly completed its provisional adoption process for nearly all of the chapters in May 2010. The rewrite has yet to be finally adopted and is currently undergoing review by the municipal Administration for possible further amendment.

A separate zoning chapter for Chugiak-Eagle River was first requested by the Chugiak-Eagle River Community Councils during the preparation of the *Chugiak-Eagle River Comprehensive Plan Update*, which was adopted in 2006. The plan calls for a separate zoning chapter to recognize the community's growth, development patterns, character, and lifestyle, which differ from those in the Anchorage Bowl.

Attachments: Chugiak-Eagle River Area Map
Assembly Ordinance No. 2011-033
Assembly Resolution No. 2006-072
Consortium of Chugiak-Eagle River Community Councils Narrative
Chapter 21.10, *Chugiak-Eagle River Land Use Regulations* (3-08-11 draft)

Comment Received

Zoning and Platting Cases On-line

View Case Comments

[Submit a Comment](#)

** These comments were submitted by citizens and are part of the public record for the cases **

Questions? If you have questions regarding a case, please contact Zoning at **907-343-7943** or Platting & Variances at **907-343-7942**.

1. **Select a Case:**

2. View Comments:

Case Num: 2011-087

An ordinance amending Title 21 for Chugiak-Eagle River

Site Address: N/A

Location: Chugiak-Eagle River Land Use Regulations. T13N, R1E, S.M., AK: Sections 3 through 6 inclusive, 9, 10 & 15, excepting those lands covered by the Chugach State Park; T13N, R1W, S.M., AK: Sections 1, 3, 4, 9, 10 & 15, excepting those lands covered by the Chugach State Park; T14N, R1E, S.M., AK: Sections 30, 31, 32, & 33, excepting those lands by the Chugach State Park; T14N, R1W, S.M., AK: Sections 5, 6, 7, 8, 9, 14 through 29 inclusive, 33, 34, 35 & 36, excepting those lands by the Chugach State Park; T14N, R2W, S.M., AK: Sections 1, 2, 11, 12, 13, 14, 22, 23 & 24, excepting those lands by the Chugach State Park and Joint Base Elmendorf Richardson; T15N, R2E, S.M., AK.: Section 6, excepting those lands covered by the Chugach State Park; T15N, R1E, S.M., AK.: Section 1, excepting those lands covered by the Chugach State Park; T15N, R1W, S.M., AK.: Sections 2 through 11 inclusive, 14 through 20 Inclusive, 29, 30, 31 & 32, excepting those lands covered by the Chugach State Park and Knik Arm

[Details](#) | [Staff Report](#) | [submit a comment](#)

Public Comments

7/13/11

Andrew Brewer

21595 Falling Water Cir

Eagle River AK 99577-9426

Comments on Chapter 10, Title 21 The question facing Chugiak-Eagle River (C-ER) is how will our vacant lands be developed. As part of the CAC (Citizens Advisory Committee) I worked on the update to the C-ER Comprehensive Plan. At that time the Planning Department made it clear that they were in favor of Compact Development and closed out our session showing us pictures of just what they had in mind. We have now seen this style of development in Eagle River Valley with Eagle Crossing and Eagle's Loft. Clear cutting and housing packed close together are to be the norm. The document set before us does nothing to ameliorate, modify, or deflect what developers call the "highest and best use" of our vacant lands. And while the Comprehensive plan calls for development that is compatible with and consistent with the existing community, we will see neither with the adoption of Chapter 10. The Municipal Planning Department has made sure of that. In fact this document does nothing to protect the existing community, which was developed with large residential lots as the model. The Code calls R-1A lots of 8400 square feet "large", while the norm for most areas was R-6 with 1 ¼ acres being the norm. We are told that they will try to retain 30% of the existing R-6 lots. This is ridiculous ! Why shouldn't we have an increase of 30% in R-6 residential lots ? They talk about diversity in housing. Is there anything diverse in these homogenous, cramped, developments ? They're little better than transient camps. People live there with the intent of getting out ! It's clear that developers should not build housing developments.

Let them plat subdivisions and bring in utilities, but leave the construction up to the buyers and owners of each lot. And let these lots be 12,000 sq. feet and better. People do not want to live cramped together. They will if they have to, but they don't like it ! So don't do it ! We want to preserve our existing communities as they are developed. This means compatibility with what's already here. There is nothing in Chapter 10 that requires diversity, large lots, or consistency with what already exists. This document will over-crowd our area with housing that is not desirable to its residents or the greater community. Despite the good intentions of a few, it is truly a shame that the process has forged such a document. Andrew Brewer South Fork CC

[Zoning & Platting Cases On-line website](#)

G.2.

Supplemental Information

**August 8, 2011
Planning and Zoning Commission**

**Case 2011-087
Title 21 Rewrite Chapter 10,
Chugiak-Eagle River Land Use
Regulations**

Information from Ryan Stencel

From: Perry, Susan
Sent: Friday, August 05, 2011 2:19 PM
To: Art Isham; Bruce Phelps; Connie Yoshimura; Dana Pruhs; Jim Fredrick; Nancy Pease; Richard Wilson; Stacey Dean; Terry D. Parks
Cc: Davis, Tom G.; Barrett, Al W. (Zoning); Keesecker, Karen M.; Wong, Carol C.; Weaver Jr., Jerry T.; Kimmel, Corliss A.; Chambers, Angela C.
Subject: PZC Case 2011-087-Title 21 Rewrite Chapter 10 - Additional Information

To Commissioners:

The attached was submitted to staff this morning by Ryan Stencel. This two-page list has been approved by the Consortium of Chugiak-Eagle River Community Councils.

This additional information has not been reviewed by staff, so there is no staff recommendation on this list of amendments. This will be added to the list of items to be discussed and reviewed by staff with the Consortium work group.

Copies will be provided to you at Monday night's meeting.



edits
180411_to_planning.

Sue

Susan Perry
Long-range Planning
Planning Division
Community Development Department
Municipality of Anchorage
P.O. Box 196650
Anchorage, AK 99519-6650

(907) 343-7921 (phone)
(907) 343-7927 (fax)
perrysu@muni.org

Chugiak-Eagle River Chapter 10 to Title 21, Land Use Code

Following are the known edits, typos, and corrections to the Planning and Zoning Commission draft (as of 8/4/2011, Sources: typo and error correction, input from the public and stakeholders at the July 28, 2011 Town Hall Meeting, and in response to meetings and worksessions with the Planning Department):

1. Page 2, line 20 -Insert a placeholder for a CE-EVO (Eklutna Village Overlay District);
2. Page 4 - Legal description has been completed by the Planning Department, needs to be inserted;
3. Page 5, line 2 - Add "lots" to list of nonconforming determinations;
4. Page 5, line 5 - Insert at end of paragraph "Those properties that have received non-conforming determinations from the Municipality may continue under said non-conforming determination.
5. Page 6, line 18 - Insert after sentence: , "with one additional representative from The Native Village of Eklutna."
6. Page 10 - Planning Department has requested that a chart/table be inserted to show which "Anchorage Bowl" zoning district would correlate to each C-ER district. To meet this request, the table on this page will be amended to include a column showing the correlating "Bowl" districts;
7. Page 10 - CE-R-9 - Amended to read 2.5 acres;
8. Page 10, Table - Under overlay districts, add "CE-EVO, Eklutna Village Overlay District;
9. Codify expected densities:
 - a. CE-R-1: Page 12, line 21: Insert District Specific Standards: i. Gross density shall be up to six (6) dwelling units per acre;
 - b. CE-R-1A: Page 12, line 30 - Insert District Specific Standard: i. Gross density shall be up to four (4) dwelling units per acre;
 - c. CE-R-2A: Page 13, line 9 - Insert District Specific Standard: ii. Gross density shall be up to ten (10) dwelling units per acre;
 - d. CE-R-2D: Page 13, line 18 - Insert District Specific Standard: i. Gross density shall be up to twelve (12) dwelling units per acre;
 - e. CE-R-2M: Page 14, line 17 - Insert District Specific Standard: v. Gross density shall be up to fifteen (15) dwelling units per acre;
 - f. CE-R-3: Page 14, line 34 - Insert District Specific Standard: ii. Gross density shall be up to thirty (30) dwelling units per acre;
 - g. CE-R-5: Page 15, line 6 - Insert District Specific Standard: i. Gross density shall be up to six (6) dwelling units per acre;
 - h. CE-R-5A: Page 15, line 17 - Insert District Specific Standard: i. Gross density shall be up to one (1) dwelling unit per acre;
 - i. CE-R-6: Page 15, line 27 - Insert District Specific Standard: i. Gross density shall be up to one (1) dwelling unit per acre;
 - j. CE-R-7: Page 15, line 37 - Insert District Specific Standard: i. Gross density shall be between one (1) and two (2) dwelling units per acre;

- k. CE-R-8: Page 16, line 12 - Insert District Specific Standard: i. Gross density shall be less than one (1) dwelling unit per five (5) acres;
 - l. CE-R-9: Page 16, line 25 - Insert District Specific Standard: i. Gross density shall be one (1) dwelling unit per 2.5 acres;
- 10. Page 14, lines 21 and 22 - Reverse the order of housing options to read: "multi-family, two-family, and single-family dwellings";
- 11. Page 15, lines 2 and 3 - Delete "and to protect the rural setting by maintaining large lots and low population densities in the Chugiak-Eagle River area.";
- 12. Page 16, lines 13, 16, and 18 - should be 2.5 acres;
- 13. Page 19, line 5 - Substitute "35" for "45";
- 14. Page 19, line 11 - Substitute "may" with "shall";
- 15. Page 20, lines 9-11 - Relocate last sentence to section b.iv. of the same page;
- 16. Page 21, line 29 - Insert a period at the end of the sentence;
- 17. Page 26, line 27 - Insert "CE-EVO: Eklutna Village Overlay District. [RESERVED.]";
- 18. Page 27, line 5 - Insert "or Planned Community process" after master planning;
- 19. Page 27, lines 5 and 6 - "E" should be "C" and "F" should be "D"
- 20. Page 29, in table footnotes - Add "When the uses in a district are determined through a master planning or planned community process per subsections 21.10.030 C and D, this table may not apply." In PC column label and on subsequent pages of the table, add "*4"
- 21. Page 37, in table footnotes - Add "When the uses in a district are determined through a master planning or planned community process per subsections 21.10.030 C and D, this table may not apply." In CE-PC column label, add "*1";
- 22. Page 39, CE-R-2D - Width under single-family detached should read "35, 40 on corner lots";
- 23. Page 39, CE-R-2M - Width under single-family attached should read "35, 40 on corner lots"; Under townhouse should read "24, 30 on corner lots";
- 24. Page 40, CE-R-3 - Width under townhouse should read "24, 30 on corner lots";
- 25. Page 40, CE-R-6 table - Typo in maximum height of structures, should be 35 principal, 30 garage/carport, 25 other accessory;
- 26. Page 41, line 5, R-8 table - Typo in area of single-family detached, should be 217,800; dwelling two-family should be 326,700; and all other uses should be 217,800;
- 27. Page 44, line 41 - Should read "large domestic animal facility"
- 28. Page 46, line 23 - Typo, "tress" should be "trees";
- 29. Page 46, line 25 - Capitalize "Mulch";
- 30. Page 49, Table 21.10-5: I-3 should read "CE-I-3"
- 31. Page 49, line 12 - Should be Eklutna Valley;
- 32. Page 58, line 29 - Delete "is hereby adopted", repetitive language
- 33. Pages 60 and 61 - Correct paragraph numbering in Home Occupation;