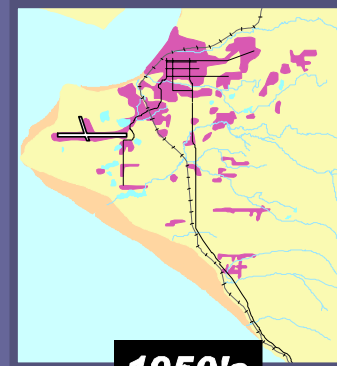
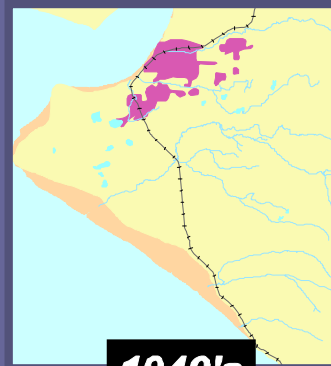
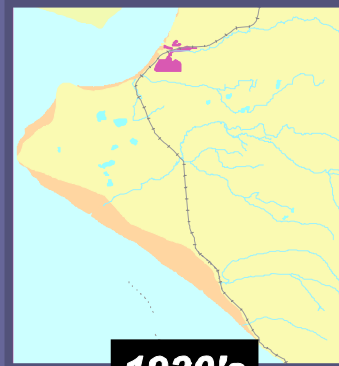
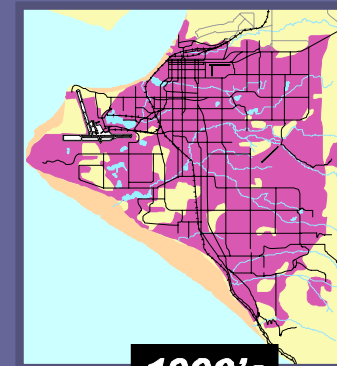
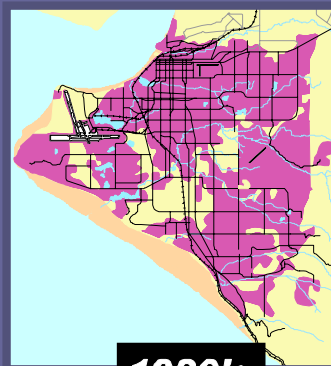
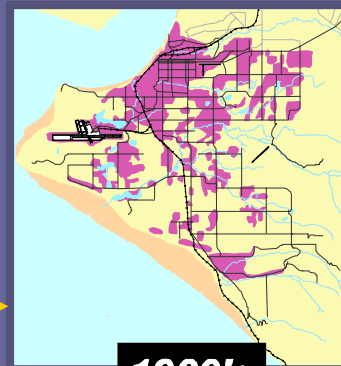


# Title 21 Land Use Regulations Update



Zoning Code established 1946



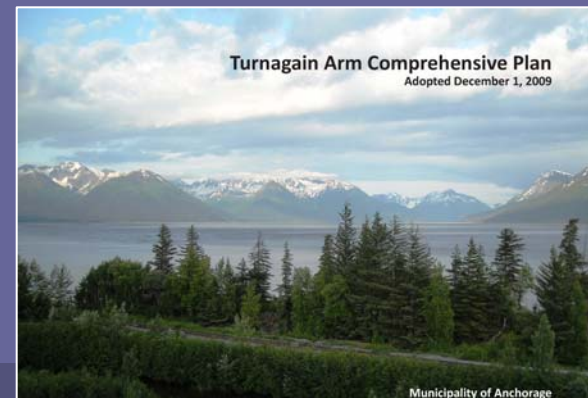
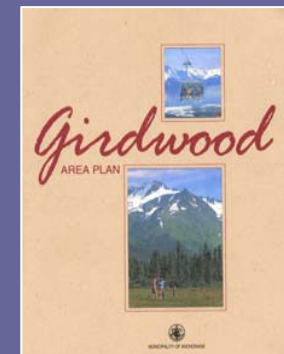
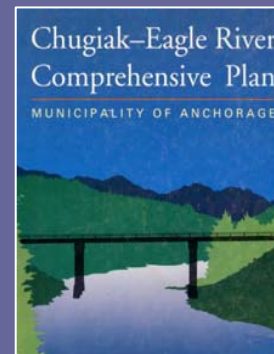
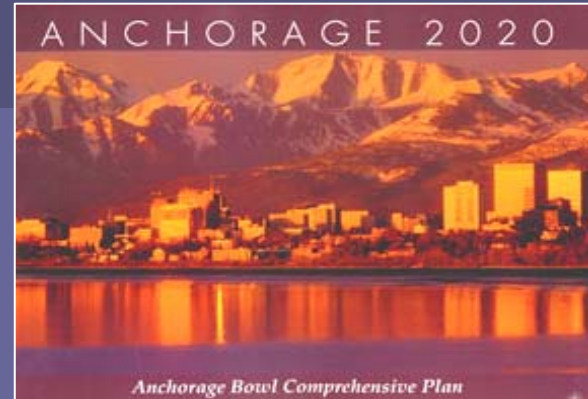
Current Land Use Regulations adopted 1969

Anchorage 2020 Comprehensive Plan adopted 2001

# Title 21 Purpose | Objectives

## Implement the Comprehensive Plan

- Growing with Infill / Redevelopment
- Community of Lasting Value
- Clear, Efficient, and Flexible



# Mixed-use Zoning Districts

- More Activity and a Mix of Uses
- Connectivity and Compatibility of Uses
- Buildings Closer to Sidewalk
- Ground Floor Activity and Openings

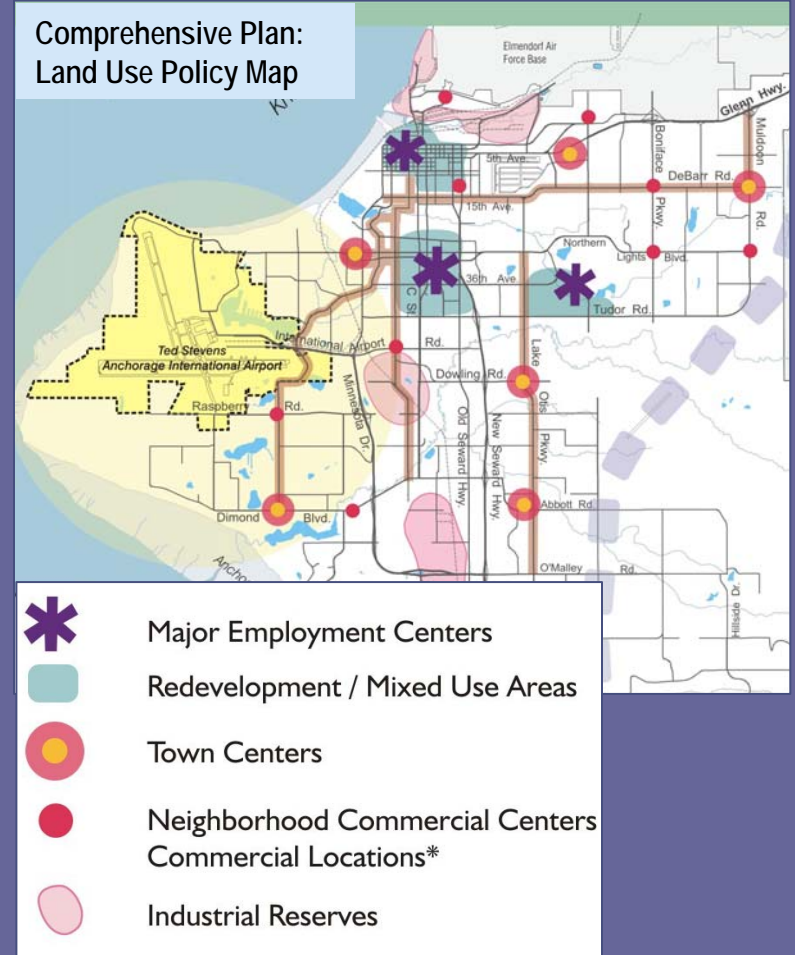


Comprehensive Plan: Mixed-use Center



# Efficient Use of Commercial Land

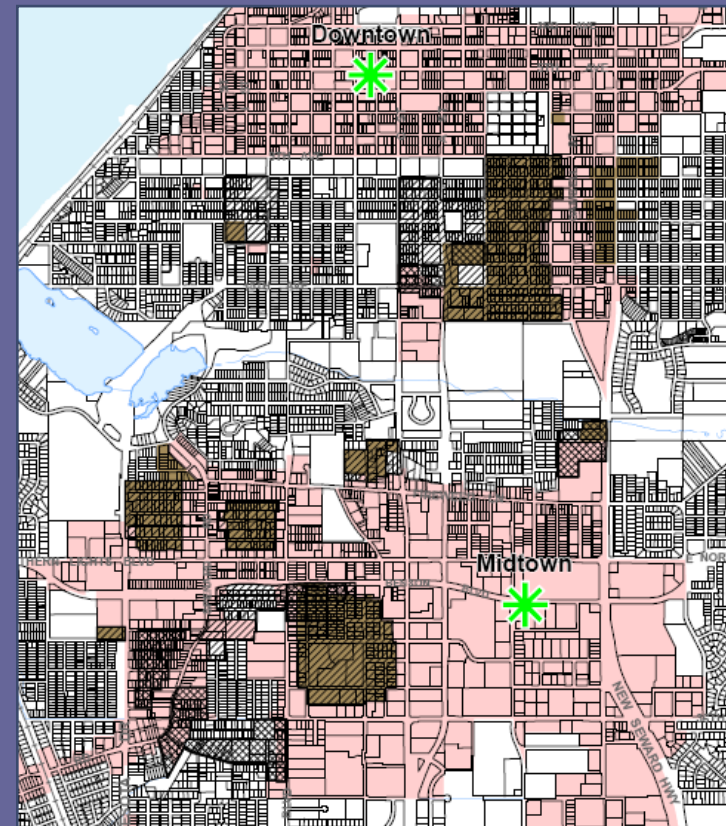
- Hierarchy of Commercial Centers
- High Intensity Growth More Focused
- Appropriate District Scale / Function
- Industrial Reserved for Compatible Use
- Industrial Rezonings to Commercial



# Protection / Efficient Use of Residential

- Retention of Residential Lands
- Efficient Use of Multifamily Zones
  - Housing Incentives
  - Minimum Density
  - Restrictions on Single-family
- Residential Development Standards
  - Multifamily
  - Single-family

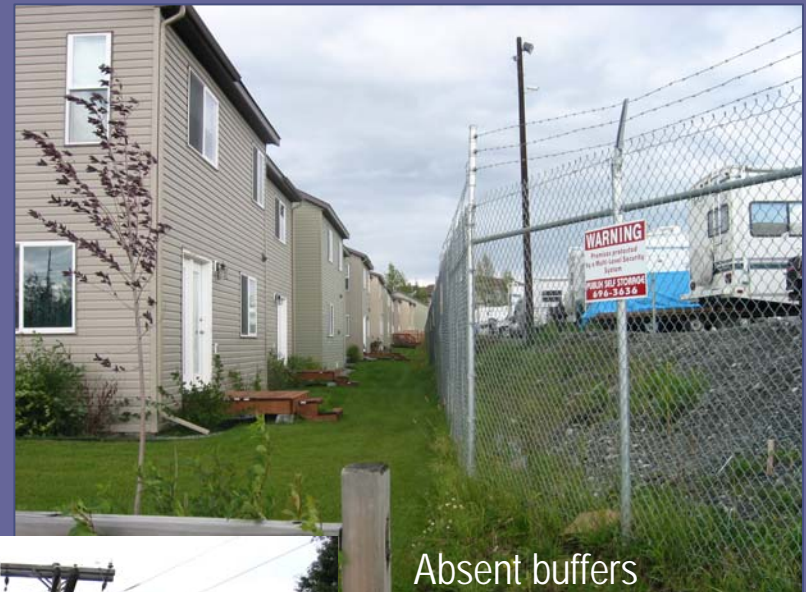
Jobs – Housing Balance



R-4 High Density Residential Zoning (brown)  
B-3 Commercial Zoning (pink)

# Neighborhood Buffers and Transitions

- Landscaped Buffers
- Height Transitions
- Use-specific Standards
- Neighborhood Protection Reviews



# Neighborhood Multifamily Infill

- Landscaping and Open Spaces
- Walkways and Entry Features
- Building Orientation and Articulation
- Efficient Parking
- Dumpsters / Snow Storage



# Private Open Space

- Replaces “Usable Yard” regulations
- Focuses on improvements to quality and avoids increasing area required
- Incentivizes higher quality spaces, and counts atriums, balconies, and rooftop spaces
- **Commercial common areas and entries**



Common open space to be required  
in residential site condominiums



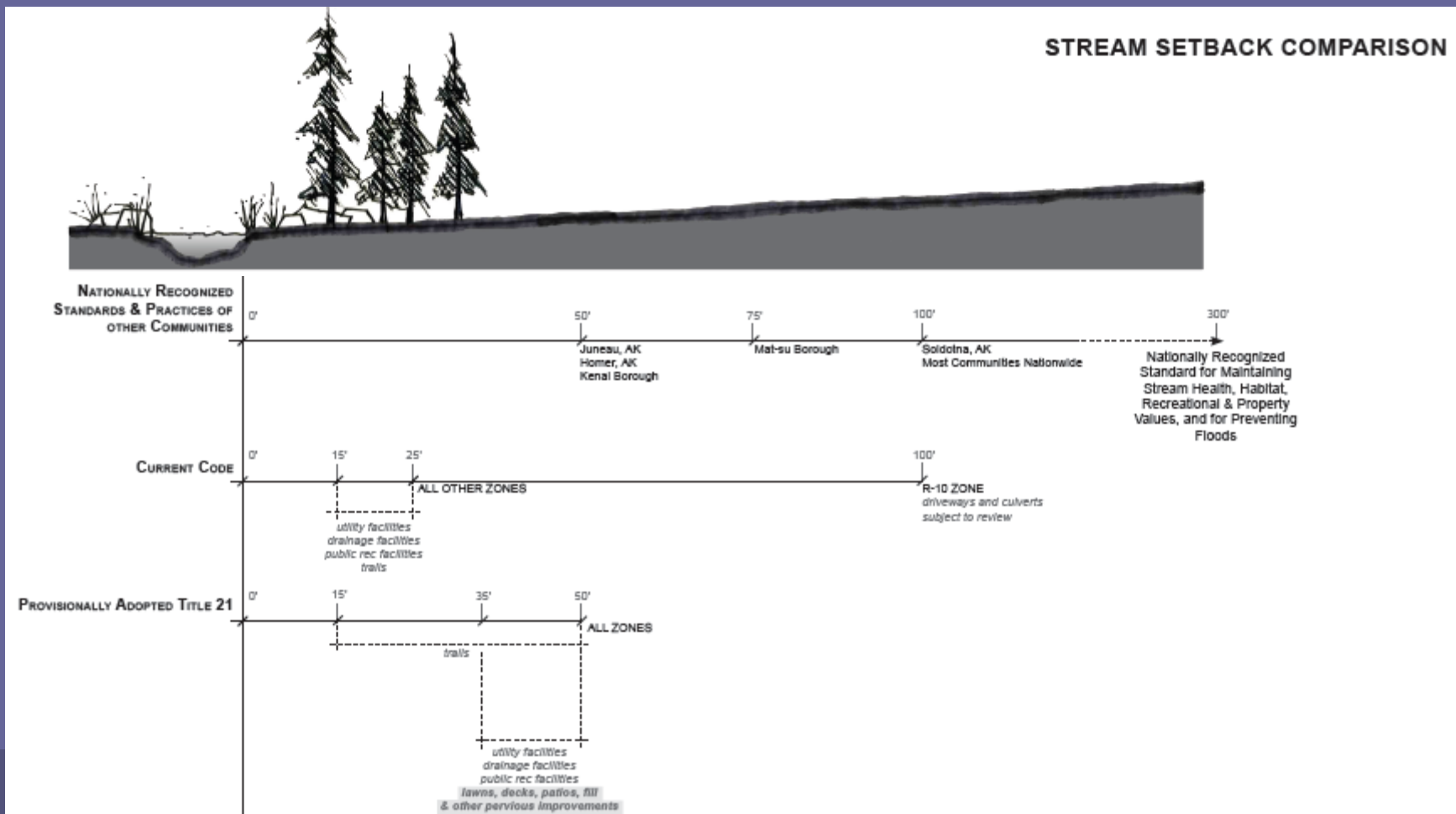
Common Area and Rooftop Spaces



Commercial Entrance Area

# Natural Resource Protection

- Steep Slope Development Standards
- Stream, Wetland, and Lake Setbacks



# Connectivity & Traffic Flow

- Traffic Impact Mitigation
- Continuous Network of Streets and Walkways
- Sidewalks on Both Sides of Street
- Multiple Subdivision Entrances



Existing conditions

# Walkways and Approachable Buildings

- Walkway to Building Entrance
- Space to Walk, Separate from Vehicles
- Weather Protection
- Windows and Active Uses
- Bicycle parking



Disconnection



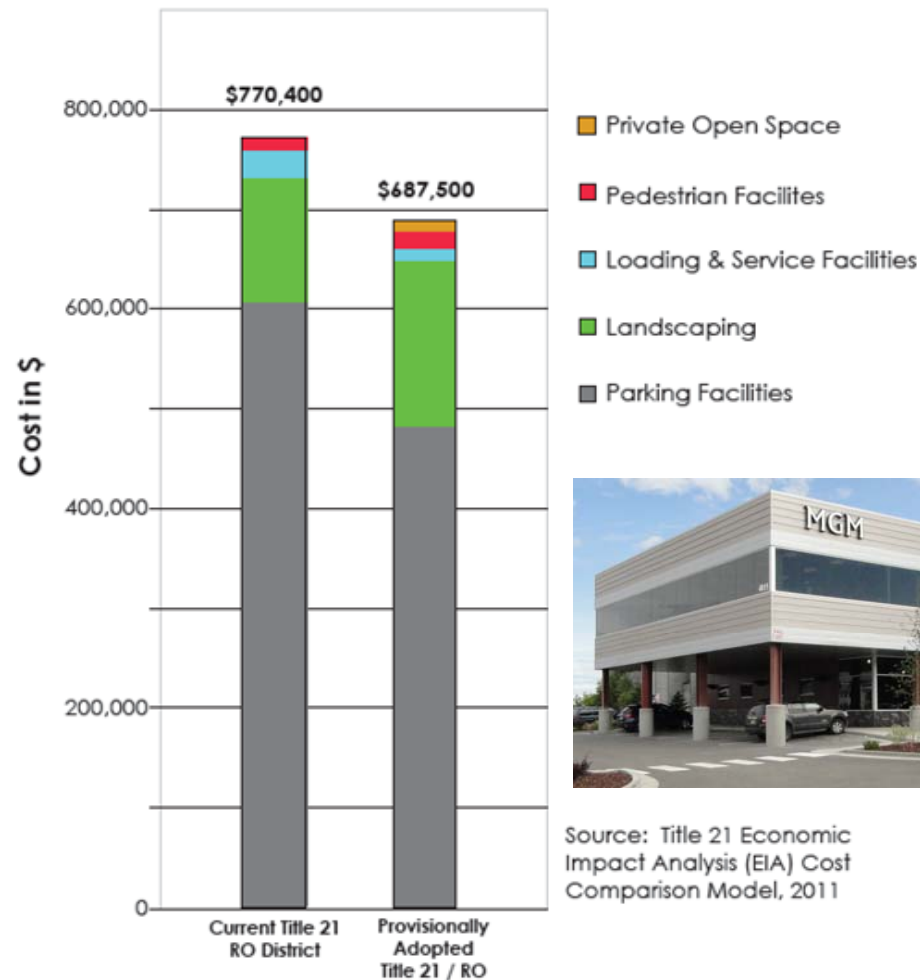
Connection

# Title 21 Economic Impacts | Testing

- Costs of site development generally fall or remain same
- Land area requirements generally fall or remain same
- In general, similar or larger size buildings can be built

Example Site Test

**Direct Monetary Costs of Compliance - MGM Medical Office**  
Comparison of Current and Provisionally Adopted Title 21



# Economic Benefits (hard to measure)

- Standards and processes are clearer, more flexible and efficient
- Ground rules reduce property-to-property conflicts
- Minimum standards yield:

a community of lasting value

# Title 21 **Process** | Community Product

**COMPREHENSIVE PLAN**  
sets the **DIRECTION**



**TITLE 21 DIAGNOSIS** 2002



**ANNOTATED OUTLINE** 2003



**DISCUSSION DRAFT MODULES** 2003-4



**Public Review Draft #1** 2005



**Public Review Draft #2** 2006

**Public Hearing Draft** 2007



**Planning & Zoning Commission** 2007-10  
**PZC Amended Chapters**



**Assembly Title 21 Committee** 2005-10  
**Committee Amended Chapters**



**ASSEMBLY** 2007-10  
**PROVISIONALLY ADOPTED TITLE 21**

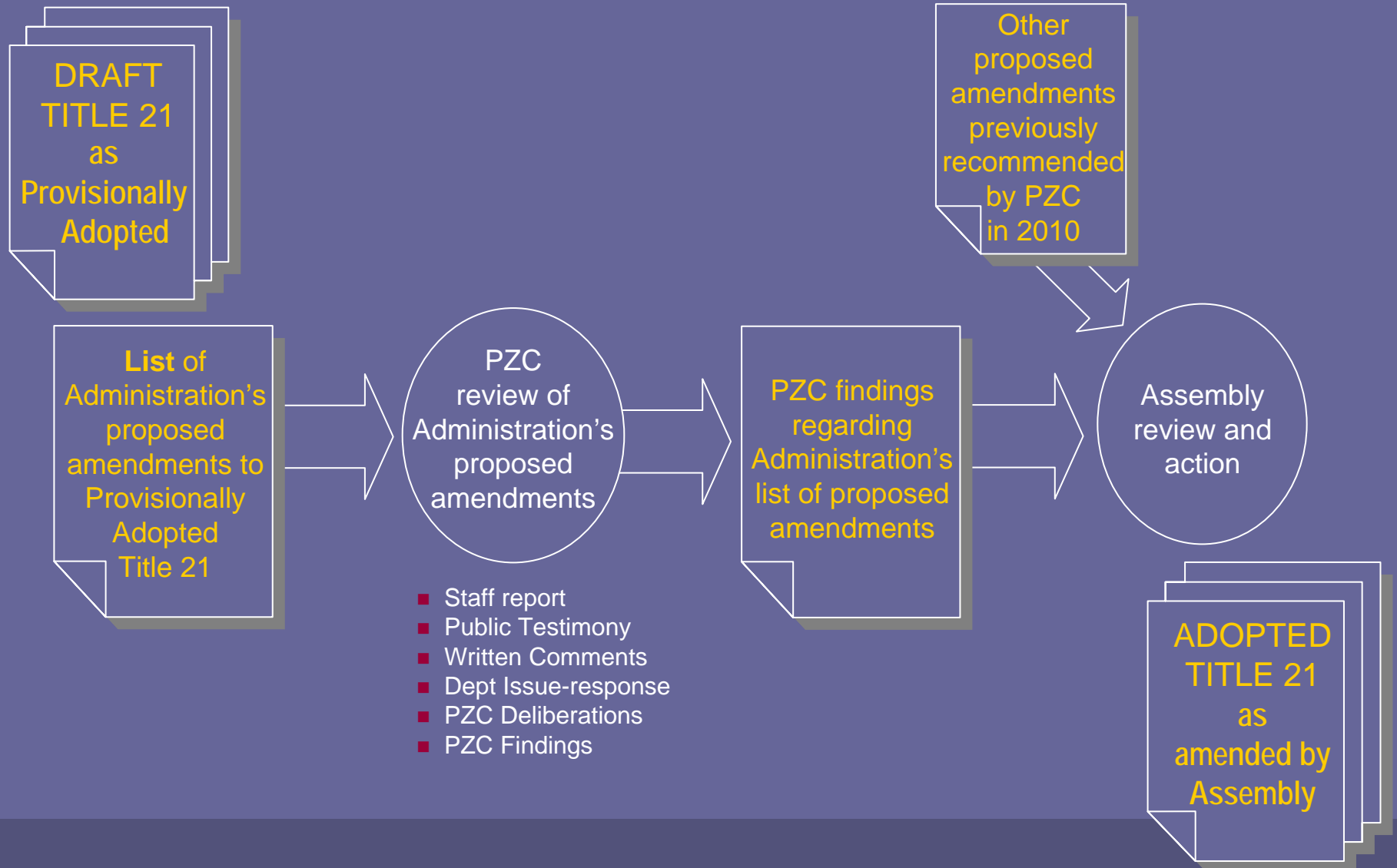


**Administration's Review Process** 2010-11  
**Administration List of Proposed Amendments**



**We are here ...**

# Public Process Final Steps




# Highlights of Mayor's Changes

See also <http://www.muni.org/Departments/OCPD/Planning/Projects/t21/Pages/Title21Rewrite.aspx>

- **Midtown:** Allow B-3 and RMU districts with unlimited building height in Midtown.
- **Commercial Use in Industrial Zones:** Allow most commercial uses in I-1 but preserve I-2.
- **Single-family in Multifamily Zones:** Allow single-family in the lower density areas of R-3.
- **Multifamily Standards:** Increase clarity and flexibility; address provider concerns.
- **Single-family Standards:** Delete design standards; allow same driveway widths as today.
- **Height Transitions:** Increase flexibility and describe different ways to achieve the intent.
- **Natural Resource Protection:** Reduce stream setbacks back to 25 feet.
- **Street Connectivity:** Replace connectivity index with a standard for street connectivity.
- **Pedestrian Facilities:** Exempt cul de sac bulbs from sidewalk requirements.
- **Dumpster Amortization:** Increase dumpster screening amortization period to 7 years.
- **Quick Fix Amendments:** Add an expedited procedure for amending title 21.

# Information




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## Planning Division

- ▶ [Community Development](#)
- ▶ [Title 21 Rewrite](#)
- ▶ <http://www.muni.org/Departments/OCPD/Planning/Projects/>

### Title 21 Rewrite Project

The Planning Department has developed some [Frequently Asked Questions](#) (updated 3-30-10) to help the general public understand the information that is being distributed outside the public process. Planning staff will be adding to these FAQs as time permits. If you have questions or concerns about the Title 21 Rewrite, please call the department at 343-7921, or email us at [title21@muni.org](mailto:title21@muni.org). You may also submit a question for planners to answer, to the same email. Please include a name and contact information, which will not be published. [See FAQs.](#)

#### Current News

This recent [PowerPoint presentation](#) gives an overview of the Title 21 Rewrite project.

### How Can We Help You?

Most Popular





How Do I...?

Municipal Departments

#### Title 21 Web Pages

- ▶ [Current Documents](#)
- ▶ [Upcoming Events](#)
- ▶ [Archived Documents](#)
- ▶ [In the News](#)

#### Title 21 Handouts

Type	Title	File Size
	<a href="#">Analysis of how Title 21 implements Anchorage 2020.pdf</a>	201 KB
	<a href="#">Dimensional Standards Comparison.pdf</a>	123 KB
	<a href="#">Frequently Asked Questions.pdf</a>	24 KB
	<a href="#">Rewrite Process Overview.pdf</a>	105 KB

<http://www.muni.org/Departments/OCPD/Planning/Projects/t21/Pages/Title21Rewrite.aspx>