



# Municipality of Anchorage

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Mayor Mark Begich

## Planning Department

January 13, 2006

Dear Reviewer:

***Subject: Title 21 Public Review Draft #2***

Thank you for participating in the Title 21 rewrite process. We received many, many comments in response to Public Review Draft #1—by mail, at meetings with various groups, and through e-mail. As a result, many changes have been made to produce this document, Public Review Draft #2.

Comments on Draft #2 will be due by Friday, March 3, 2006. After we receive comments, we will revise this draft and create a Public Hearing Draft. Our target date for release of the Public Hearing Draft is mid-May. The Public Hearing Draft will be the department-recommended draft document for public hearing before the municipal Planning and Zoning Commission and Assembly.

While Public Review Draft #2 contains some new illustrations, we are continuing to create additional illustrations for many of the concepts in Title 21 and will post new illustrations on our website as they are completed. Please check our website regularly to view these, at [www.muni.org/planning/prj\\_Title21.cfm](http://www.muni.org/planning/prj_Title21.cfm). Other pertinent information, such as Planning Department response to comments received on Public Review Draft #1, will also be posted on the website as time permits.

A tracked-changes version of Draft #2 is available on CD from the department, and also at our website. The tracked-changes version highlights new text in yellow and deleted text in gray. Most changes to grammar, punctuation, capitalization, and cross-references are not highlighted in the tracked-changes version.

A summary of the major changes between Public Review Draft #1 and Public Review Draft #2 is attached.

Also attached is a table that provides a cross-reference between existing zoning districts and new zoning districts proposed in Public Review Draft #2.

*Community, Security, Prosperity*

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Comments on this draft may be submitted by e-mail to [Title21@ci.anchorage.ak.us](mailto:Title21@ci.anchorage.ak.us) or mailed to the following address:

Physical Planning Division  
Planning Department  
P. O. Box 196650  
Anchorage, AK 99519

Thank you again for participating in the Title 21 rewrite review process and for the many comments, criticisms and suggestions you have submitted. All your comments have been heard and reviewed by staff. Many revisions have been made as a result, and more changes will be forthcoming.

This is a long and complex project, but one that is necessary for Anchorage's future. The process of developing drafts for public review has been intended as the most effective means of drawing out issues and problems that need to be resolved. Your continued interest and participation is appreciated. If you have any questions or need clarification about an issue, please contact Title 21 project staff at the e-mail address above or by phone at 343-7921.

Sincerely,

A handwritten signature in black ink, appearing to read "Tom Nelson", with a stylized, cursive script.

Tom Nelson  
Planning Director

Attachments: Summary of Major Changes between Drafts #1 and #2  
Cross-reference Table for Zoning Districts

## **Summary of Changes between Public Hearing Draft #1 and Draft #2**

**Chapter 1: General Provisions**—no significant changes.

**Chapter 2: Boards, Commissions, and Municipal Administration**

The appeal of an administrative site plan review was changed from the Planning and Zoning Commission to the Urban Design Commission.

**Chapter 3: Review and Approval Procedures**

Notice requirements for community councils were changed to match the community council redistricting ordinance passed in August 2003. Language was added to address concurrent rezoning and comprehensive plan amendments. The approval criteria for rezoning were amended. Language was added to guide interpretation of the land use plan map element of the comprehensive plan. The size threshold for both land use permits and public facility site selection was increased. The temporary use permit was deleted. Major revisions were made to the institutional master planning provision.

**Chapter 4: Zoning Districts**

A new, lower density multifamily district was created which allows from single-family dwellings up to a four-plex. All the residential zoning districts were renamed in order to provide consistency and clarity. The RMX district (renamed RM-4) has been moved from the mixed-use districts to the residential districts. Two districts (an existing residential district [RL-1] and new Rural Commercial district [RC]) have been allocated for use only in the Chugiak-Eagle River area, to address some issues specific to that area of the Municipality. The Marine Commercial (MC) and Marine Industrial (MI) districts were combined into one Marine (M) district. The Open Lands district (OL) name was changed to the Development Reserve district (DR). A new district for the railroad corridor (Railroad Utility Corridor [RUC]) was added, along with a new overlay district (Railroad Terminal Reserve Overlay) for the Alaska Railroad property.

**Chapter 5: Use Regulations**

The telecommunications section (towers) is a revised version of current code. The accessory use “Outdoor Keeping of Animals” was modified to allow keeping some smaller animals, such as chickens and rabbits, on smaller residential lots. The temporary use standards were modified for clarity and to delete the temporary use permit.

**Chapter 6: Dimensional Standards and Measurements**

The provision for usable yard was deleted and the concept combined with the private open space requirements in Section 21.07.030. In some residential districts, multiple principal structures are now allowed on one lot. The front setback and height standards in mixed use districts were revised.

### **Chapter 7: Development and Design Standards**

As noted above, the concept of private open space was combined with usable yard and the requirement was reduced to 600 square feet per dwelling unit for 6-plexes or greater, with revised design standards. Dumpsters are prohibited for 3-plex or fewer units instead of 6-plex or fewer. Four additional design standards were added to apply to single- and two-family structures to address manufactured housing. The Public/Institutional and Commercial design standards were revised to provide more clarity and to eliminate discretionary and subjective standards. Fewer standards are mandatory, and more options are given in the menus. The number of menu choices required is on a sliding scale based on the size of the building. The Large Commercial Establishment design standards have been revised to mirror the requirements of the current code. Some requirements have been amended for clarity, and three additional choices from a menu are now required. The content of the exterior lighting section was deleted and will be replaced within the next few months with a model ordinance from the Illuminating Engineers Society of North America. The model ordinance is expected to have simpler standards based on wattage. The operational standards were simplified to be more similar to current code.

### **Chapter 8: Subdivision Standards**

A slope chart (revised from current code) was added. The Municipality's policy on not creating new lots wholly within the high hazard avalanche zone was codified. A new section, "Access to Chugach State Park," was added, requiring easements to access points noted on plans. The Reserve Tract provision (from current code) was added, with a longer timeline for government action. The conservation subdivision section was revised to provide more clarity.

### **Chapter 9: Girdwood**

The land use regulations for Girdwood were adopted by the Anchorage Assembly on November 1, 2005, and are not included in this draft. The final regulations can be downloaded from the department's website at [www.muni.org/planning/prj\\_T21\\_Girdwood.cfm](http://www.muni.org/planning/prj_T21_Girdwood.cfm).

### **Chapter 10: Signs**

All changes were based on recent ordinances or to provide clarity of interpretation.

### **Chapter 11: Nonconformities**

This chapter is still undergoing revisions and will be released by January 27, 2006.

### **Chapter 12: Enforcement**—no significant changes.

### **Chapter 13: Definitions**—no significant changes.

## Cross-reference between Existing and New (Draft) Zoning Districts

The table below relates existing zoning districts in the current adopted Title 21 to the new recommended zoning districts that appear in this *Title 21 Public Review Draft #2*. The table should be read as follows:

- There is not always a one-to-one correspondence between the “old” and “new” district. Please do not interpret the table to mean that each existing zone completely equates to its corresponding new zone.
- This table should not be used as a comprehensive summary of all changes to each zoning district that are recommended in *Public Review Draft #2*. Only a reading of *Draft #2* can provide a complete picture of recommended changes to districts.
- The recommended new zoning districts will be implemented through amendments to the zoning map (“rezonings”). Not every area will automatically be transferred from its old district to the corresponding new district shown on this table. For example, a part of town currently zoned R-2A would not necessarily automatically be transferred to RT. The draft *Anchorage Bowl Land Use Plan Map* update (available now for public review) provides generalized guidance (in draft form) for possible future zoning map changes in the Anchorage Bowl.

Existing District	Draft New District	Highlights of Changes
R-1, R-1A	RS-1	Consolidates R-1 and R-1A using R-1 dimensional standards.
R-7	RS-2	Same zone with some changes.
R-2A, R-2D	RT	Consolidates R-2A and R-2D using R-2D dimensional standards.
R-2M	RM-1, RM-2	RM-2 is similar to existing R-2M. RM-1 is a lower density version of R-2M that allows only small multifamily structures.
R-3, R-4	RM-3	A combination of R-3 and R-4 using revised dimensional standards.
R-4	RM-4	Allows higher density and limited commercial activity.
R-5	n/a	R-5 is not carried forward. Changes to R-5A zone appear below.
R-5A	RL-1	Modified specifically for Chugiak–Eagle River.
R-6	RL-2	Same zone with some changes.
R-8, R-9	RL-3	Consolidates R-8 and R-9 using modified R-9 dimensional standards.
R-10	RL-4	Same zone with some changes.
R-11	TA	Same zone with some changes.
D-2, D-3	n/a	D-2 and D-3 are not carried forward.
R-O	OC	Revised office zone with limitations on building height.
B-1A	NC	Revised small-scale neighborhood commercial zone.
B-1B, B-3	NMU, CMU, RMU, MMU, AC	Breaks up B-3 into an “auto commercial” district and a set of mixed-use zones differentiated by scale and function. B-1B is replaced by the neighborhood-scale mixed-use (NMU) zone.
B-2A, -2B, -2C	CBD-1, -2, -3	Same zones with few changes.
B-4	RC	New rural commercial zone specifically for Chugiak–Eagle River.
I-1	IC, I-1	Commercial uses are more limited in IC than in current I-1. New I-1 further restricts commercial uses.
I-2	I-2	Restricts commercial uses.
I-3	n/a	Rural industrial zone is not carried forward.
MC, MI	M	Consolidates the MC and MI.
PLI, PLI-p	PLI, PR	Places dedicated parks in the new PR zone.
PC	master plan zones	Individually customized zones using a new set of approval criteria.
T	DR, AD	Existing T areas will be zoned different things; however, the DR is for lands not yet designated for a specific use.
AF, W	AF, W	Same zones.