



# Municipality of Anchorage

## Planning Department

### Memorandum



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**Date:** January 19, 2024

**To:** Reviewing Agencies, Community Councils, and Public

**From:** Planning Department

**Subject:** Clarification on Ordinance Versions Included in Routing

The Anchorage Assembly referred AO 2023-87(S) to the Planning and Zoning Commission during their September 26, 2023 meeting. **In accordance with this action, the Planning Department will base its review and recommendations on the content of AO 2023-87(S).** However, following this action, the sponsors of AO 2023-87(S) have since created a revised version (dated 1-12-24) that was requested to be included in this routing by the ordinance sponsors and Assembly Counsel. As a result, there are three draft ordinances included within this routing; the original draft of AO 2023-87, the referred (S) version, and the sponsors revised draft. A list of the included materials is provided below:

**Attachments:**

- 1) Draft AO 2023-87
- 2) Draft AO 2023-87(S)
- 3) AO 2023-87(S) – Floor Amendments
- 4) Revised HOME Initiative (Sponsor Draft, dated 1-12-24)

# Draft AO 2023-87

Submitted by: Vice Chair Zaletel and Assembly  
Members Volland and Brawley  
Prepared by: Assembly Counsel's Office  
For reading: August 22, 2023

**ANCHORAGE, ALASKA**  
**AO No. 2023-87**

1 AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ADOPTING THE  
2 "HOUSING OPPORTUNITIES IN THE MUNICIPALITY FOR EVERYONE"  
3 (HOME) INITIATIVE BY AMENDING AND REPEALING PORTIONS OF  
4 ANCHORAGE MUNICIPAL CODE CHAPTERS 21.04, 21.05, 21.06 AND 21.07 TO  
5 REALIGN THE RESIDENTIAL ZONING DISTRICTS THROUGHOUT THE  
6 ANCHORAGE BOWL WITH THE STATED GOALS AND INTENTS OF THE  
7 COMPREHENSIVE PLAN AND ANCHORAGE 2040 LAND USE PLAN,  
8 PROVIDING FOR STAGGERED EFFECTIVE DATES FOR CHANGES TO  
9 GROUPS OF RESIDENTIAL ZONING DISTRICTS, AND WAIVING PLANNING  
10 AND ZONING COMMISSION REVIEW OF THIS ORDINANCE.

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11  
12 **WHEREAS**, the Anchorage Assembly has stated one of its priorities is to increase  
13 housing availability within the Municipality of Anchorage; and

14  
15 **WHEREAS**, the Anchorage 2020 Comprehensive Plan is the parent of the  
16 Anchorage 2040 Land Use Plan ("2040 LUP") and both guide the implementation of  
17 and changes to Title 21 of the Anchorage Municipal Code; and

18  
19 **WHEREAS**, the 2040 LUP aims to promote sustainable growth and development  
20 within the Anchorage Bowl; and

21  
22 **WHEREAS**, the 2040 LUP seeks to improve capacity and types of housing to  
23 alleviate costs; and

24  
25 **WHEREAS**, the 2040 LUP supplements the Anchorage 2020 Comprehensive Plan  
26 and provides a baseline from which land use decisions can proceed, by: providing  
27 greater land use predictability and clearer policy direction, coordinating  
28 recommended land uses from various adopted area-specific plans, and clarifying  
29 the framework for making zoning and development decisions; and

30  
31 **WHEREAS**, the 2040 LUP recommends future land uses and a range of potential  
32 intensities of use, however, it is zoning that regulates and sets the rules for the use  
33 of property, lot size, setbacks, building heights, and other site attributes; and

34  
35 **WHEREAS**, changes to the official Zoning Map (rezonings) or to Title 21 land use  
36 regulations are separate public processes that include community input; and

37  
38 **WHEREAS**, the 2040 Land Use Plan Map is the "blueprint that guides future use,  
39 intensity, and character of growth" and Title 21 Land Use Code is the "action that  
40 carries out the plan by regulating use of property" (2040 LUP, p. 7); and

41  
42 **WHEREAS**, the 2040 LUP contends that recent Anchorage trends provide a general  
43 picture of the future population, including:

- Accelerated growth in aging households and smaller households with fewer children.
- Continued evolution into one of the most racially and ethnically diverse communities in the U.S.
- Diverse households and income levels that need more affordable housing options and more transportation choices.
- Talented professionals from all fields that are attracted to Anchorage's unique setting.
- A growing number of multigenerational families and less transient population (2040 LUP, p. 10); and

**WHEREAS**, the 2040 LUP anticipates that over the next 25 years, more people will be in "starter home," moderate income, or downsizing households and that, as a result, people will be looking for smaller, more urban residences with walkable neighborhood amenities nearby; and

**WHEREAS**, the majority of the 2040 LUP policies support simplifying and streamlining zoning, it is the intent of the Assembly to do so through this ordinance and subsequent implementing legislation which may be known as the HOME Initiative – Housing Opportunities in the Municipality for Everyone; and

**WHEREAS**, simplifying zoning in support of the 2040 LUP can help address the growing housing demand in Anchorage and provide more affordable housing options for residents while still retaining predictability and continuity with existing neighborhood characteristics; and

**WHEREAS**, simplifying zoning promotes efficient land use by utilizing existing infrastructure, reducing urban sprawl, and minimizing the need for extensive new infrastructure development; and

**WHEREAS**, simplifying zoning can contribute to a more walkable and bikeable community, reducing dependence on private vehicles and promoting healthier lifestyles; and

**WHEREAS**, allowing simplified zoning in residential areas can create diverse and vibrant neighborhoods with a greater mix of housing types, promoting social interaction and community cohesion, support public transit systems by providing a larger customer base, making public transportation more economically viable and accessible, enhance access to amenities such as parks, schools, healthcare facilities, and shopping centers, as these amenities can be located closer to where people live, help preserve natural areas and open spaces by minimizing the need for new development on undeveloped land, help reduce the environmental impact associated with suburban sprawl, including carbon emissions from transportation and the loss of natural habitats; and

**WHEREAS**, allowing for the possibility of more density in residential zoning consistent with the 2040 LUP can encourage the development of mixed-use neighborhoods, where residents have easy access to a variety of services, employment opportunities, and recreational amenities; and



**WHEREAS**, allowing for the possibility of more density in residential zoning consistent with the 2040 LUP aligns with the goals of creating a more inclusive and equitable city by providing housing options for people of different income levels and lifestyles and can foster a sense of belonging and community pride, as residents have more opportunities to engage with their neighbors and participate in local activities; and

**WHEREAS**, simplifying residential zoning to allow for predictable development in a streamlined manner is a proactive and forward-thinking approach that supports the long-term growth and sustainability of Anchorage as outlined in the Anchorage 2040 Land Use Plan; and

**WHEREAS**, changes to Residential Zoning District types will require additional updates to Title 21, so the effective date of this ordinance is staggered between January 1, 2024 and January 1, 2025 to create a phased implementation which will allow work on the necessary additional changes within code or the comprehensive plan to conform to and fully implement this ordinance and be enacted before the changes go into effect; now, therefore,

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** Anchorage Municipal Code Chapter 21.04 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

**21.04.010 General provisions.**

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**A. Districts Established; Zoning Map**

1. *Purpose.* The municipality is divided into zoning districts in order to achieve the purposes of this title established in chapter 21.01, which include implementation of the comprehensive plan, and its land use plan map.
2. Zoning districts established. The following zoning districts are established:

**TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED**

District Type	Abbreviation	District Name
<b>Residential Districts</b>	<u>STFR</u> [R-1]	<u>Single and Two Family Residential</u> [SINGLE-FAMILY RESIDENTIAL]
	[R-1A]	[SINGLE-FAMILY RESIDENTIAL (LARGER LOT)]
	[R-2A]	[TWO-FAMILY RESIDENTIAL (LARGER LOT)]

**TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED**

District Type	Abbreviation	District Name
	[R-2D]	[TWO-FAMILY RESIDENTIAL]
***	***	***

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2017-176 , § 2, 1-9-18; AO No. 2020-38 , § 4, 5-28-20)

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**21.04.020 Residential districts.**

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**B. STFR: Single and Two Family Residential district:**

1. Purpose. The STFR district provides for a variety of low-density urban/suburban residential neighborhoods with gross densities between three and eight dwelling units per acre. Most areas have well-developed infrastructure, public water and sewer, and municipal services.

**[B. R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT.**

1. PURPOSE. THE R-1 DISTRICT IS INTENDED PRIMARILY FOR DETACHED SINGLE-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FIVE DWELLING UNITS PER ACRE. THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE INTENDED TO BE PROVIDED.]

**C. Reserved.[R-1A: SINGLE-FAMILY RESIDENTIAL DISTRICT (LARGER LOT).**

1. PURPOSE. THE R-1A DISTRICT IS INTENDED PRIMARILY FOR DETACHED SINGLE-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FOUR DWELLING UNITS PER ACRE THE MINIMUM LOT SIZE IS SLIGHTLY LARGER THAN THE R-1 DISTRICT. THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE INTENDED TO BE PROVIDED.]

**D. Reserved.[R-2A: TWO-FAMILY RESIDENTIAL DISTRICT (LARGER LOT).**

1. PURPOSE. THE R-2A DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES BETWEEN FIVE AND SEVEN DWELLING UNITS PER ACRE. THE MINIMUM LOT SIZE IS SLIGHTLY LARGER THAN THE R-2D DISTRICT. THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE INTENDED TO BE PROVIDED.]

E. Reserved. [R-2D: TWO-FAMILY RESIDENTIAL DISTRICT.

1. PURPOSE. THE R-2D DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES BETWEEN FIVE AND EIGHT DWELLING UNITS PER ACRE. THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE INTENDED TO BE PROVIDED.]

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(AO 2012-124(S), 2-26-13; AO No. 2015-100, § 1, 10-13-15 ; AO No. 2017-176 , § 3, 1-9-18; AO No. 2019-58 , § 2, 5-7-19; AO 2022-36 , § 2, 4-26-22; AO No. 2022-80(S) , § 1, 11-22-22)

**Section 2.** Anchorage Municipal Code section 21.05.010E., Table 21.05-1: Table of Allowed Uses is hereby amended as shown in Exhibit A (*the remainder of the section is not affected and therefore not set out*):

**21.05.010 Table of allowed uses.**

Table 21.05-1 below lists the uses allowed within all base zoning districts in the Anchorage Bowl except for the Downtown (DT) Districts. (See Chapters 21.09, 21.10, and 21.11 for regulations specific to Girdwood, Chugiak-Eagle River, and the Downtown (DT) Districts, respectively.) Each of the listed uses is defined in Sections 21.05.030 through 21.05.060.

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E. *Table of Allowed Uses - Residential, Commercial, Industrial, and Other Districts*

*[See Exhibit A for amendments to the Table]*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-139, § 1, 1-28-14; AO No. 2014-58, § 2(Att. A), 5-20-14; AO No. 2015-133(S), § 3(Exh. A), 2-23-16 ; AO No. 2015-142(S-1), § 3(Exh. B), 6-21-16 ; AO No. 2016-3(S), §§ 6, 7, 2-23-16 ; AO No. 2016-131 , § 1, 11-15-16; AO No. 2016-136am , § 2, 11-15-16; AO No. 2016-156 , § 1, 12-20-16; AO No. 2017-10 , § 1, 1-24-17; AO No. 2017-57 , § 1, 4-11-17; AO No. 2017-74 , § 1, 5-23-17; AO No. 2017-176 , § 4, 1-9-18; AO No. 2017-175(S) , § 3(Exh. A), 2-13-18;

AO No. 2020-38 , § 6, 5-28-20; AO No. 2020-56 , § 2, 6-23-20; AO No. 2021-54 , § 1, 6-22-21)

**Section 3.** Anchorage Municipal Code Chapter 21.04 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

**21.04.010 General provisions.**

\*\*\*                      \*\*\*                      \*\*\*

A. Districts Established; Zoning Map

1. *Purpose.* The municipality is divided into zoning districts in order to achieve the purposes of this title established in chapter 21.01, which include implementation of the comprehensive plan, and its land use plan map.
2. Zoning districts established. The following zoning districts are established:

**TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED**

District Type	Abbreviation	District Name
Residential Districts	***	***      ***      ***
	CMR-L[R-2M]	<u>Compact Mixed Residential - Low</u>
	***	***      ***      ***

\*\*\*                      \*\*\*                      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2017-176 , § 2, 1-9-18; AO No. 2020-38 , § 4, 5-28-20)

\*\*\*                      \*\*\*                      \*\*\*

**21.04.020 Residential districts.**

\*\*\*                      \*\*\*                      \*\*\*

C. CMR-L: Compact Mixed Residential -Low[RESERVED].

1. Purpose. The CMR-L district is intended primarily for residential areas that allow for a variety of single-family, two-family, and multifamily dwellings, with gross densities between five and 15 dwelling units per acre, with 8 or more near Centers or Transit-supportive Development corridors. The CMR-L district provides residential neighborhoods with a greater diversity of housing by allowing a mix of both detached and a variety of attached

dwelling types in close proximity to each other, rather than separated into different zoning districts. The CMR-L district is to be located in areas that are accessible to major streets without travel through less-intensive uses and provide a transition from more intense uses or traffic volumes to lower intensity residential areas. The design of new development, such as building scale and setbacks, parking facility size and location, and yard landscaping, should be complementary to the existing neighborhood and mix of dwelling types.

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F. Reserved. *[R-2M: MIXED RESIDENTIAL DISTRICT.*

1. *PURPOSE.* THE R-2M DISTRICT IS INTENDED PRIMARILY FOR RESIDENTIAL AREAS THAT ALLOW FOR A VARIETY OF SINGLE-FAMILY, TWO-FAMILY, AND MULTIFAMILY DWELLINGS, WITH GROSS DENSITIES BETWEEN FIVE AND 15 DWELLING UNITS PER ACRE. THE R-2M DISTRICT PROVIDES RESIDENTIAL NEIGHBORHOODS WITH A GREATER DIVERSITY OF HOUSING BY ALLOWING A MIX OF BOTH DETACHED AND A VARIETY OF ATTACHED DWELLING TYPES IN CLOSE PROXIMITY TO EACH OTHER, RATHER THAN SEPARATED INTO DIFFERENT ZONING DISTRICTS. THE R-2M DISTRICT IS TO BE LOCATED IN ESTABLISHED OR REDEVELOPING RESIDENTIAL NEIGHBORHOODS OR IS TO CREATE A TRANSITION BETWEEN SINGLE-FAMILY, TWO-FAMILY, AND HIGHER DENSITY MULTIFAMILY AND MIXED-USE AREAS. THE DESIGN OF NEW DEVELOPMENT, SUCH AS BUILDING SCALE AND SETBACKS, PARKING FACILITY SIZE AND LOCATION, AND YARD LANDSCAPING, SHOULD BE COMPLEMENTARY TO THE EXISTING NEIGHBORHOOD AND MIX OF DWELLING TYPES.

2. DISTRICT-SPECIFIC STANDARDS.

- a. RESIDENTIAL BUILDINGS SHALL CONTAIN NO MORE THAN EIGHT DWELLING UNITS.
- b. THE MAXIMUM LENGTH OF A BUILDING ELEVATION THAT IS TWO AND A HALF STORIES OR MORE IN HEIGHT AT ANY POINT SHALL BE 150 FEET. OTHERWISE, THE MAXIMUM LENGTH SHALL BE 180 FEET.
- c. THE MINIMUM SIDE SETBACK ESTABLISHED IN TABLE 21.06-1 FOR MULTIFAMILY DWELLINGS IN THE R-2M DISTRICT IS REDUCED FROM TEN FEET

TO FIVE FEET, PROVIDED THE BUILDING ELEVATION FACING THE SIDE LOT LINE IS:

- i. NO MORE THAN 72 FEET IN LENGTH, IN ORDER TO BE COMPATIBLE IN SCALE TO A SINGLE-FAMILY DWELLING OR DUPLEX; OR
- ii. NO MORE THAN 48 FEET IN LENGTH WITHOUT A RECESS IN ITS WALL PLANE, SUCH THAT THE REMAINING PORTION OF THE BUILDING ELEVATION HAS A MINIMUM SIDE SETBACK OF AT LEAST 15 FEET, IN ORDER TO APPEAR AS AN ARRANGEMENT OF SMALLER, CONNECTED STRUCTURES WITH BACKYARD SPACE.]

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(AO 2012-124(S), 2-26-13; AO No. 2015-100, § 1, 10-13-15 ; AO No. 2017-176 , § 3, 1-9-18; AO No. 2019-58 , § 2, 5-7-19; AO 2022-36 , § 2, 4-26-22; AO No. 2022-80(S) , § 1, 11-22-22)

**Section 4.** Anchorage Municipal Code Chapter 21.04 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

**21.04.010 General provisions.**

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**A. Districts Established; Zoning Map**

1. *Purpose.* The municipality is divided into zoning districts in order to achieve the purposes of this title established in chapter 21.01, which include implementation of the comprehensive plan, and its land use plan map.
2. Zoning districts established. The following zoning districts are established:

**TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED**

District Type	Abbreviation	District Name
Residential Districts	***	***      ***      ***
	CMR-M[R-3]	Compact Mixed Residential - Medium
	[R-3A]	[RESIDENTIAL MIXED-USE]

**TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED**

District Type	Abbreviation	District Name
	<u>UR-H</u> [R-4]	<u>Urban Residential – High</u> [MULTIFAMILY RESIDENTIAL]
	[R-4A]	[MULTIFAMILY RESIDENTIAL MIXED-USE]
	<u>LLR</u> [R-5]	<u>Large Lot Residential</u> [LOW-DENSITY RESIDENTIAL]
	[R-6]	LOW-DENSITY RESIDENTIAL (1 ACRE)
	R-7	SINGLE-FAMILY RESIDENTIAL (20K)
	R-8	LOW-DENSITY RESIDENTIAL (4 ACRES)
	R-9	LOW-DENSITY RESIDENTIAL (2 ACRES)
	R-10	LOW-DENSITY RESIDENTIAL, ALPINE/SLOPE]
***	***	***

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2017-176 , § 2, 1-9-18; AO No. 2020-38 , § 4, 5-28-20)

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#### **21.04.020      Residential districts.**

\*\*\*      \*\*\*      \*\*\*

D.      CMR-M: Compact Mixed Residential – Medium[RESERVED].

1.      Purpose. The CMR-M district is a multifamily residential district with gross densities between 10 and 30 dwelling units per acre, with 15 or more near Centers or Transit-supportive Development corridors. It is intended primarily for multifamily, apartments, condominiums, and townhouse dwellings characterized by low-rise multistory buildings. It allows a higher percentage of lot coverage than the CMR-L zone, while also maintaining the residential living environment with landscaping, private/common open spaces, and other amenities for residents. This district provides greater housing opportunities and efficient use of residential land near commercial, community activity centers, town centers, and areas well served by transit.

1                   2.     District-specific standard. The maximum length of a  
2                   townhouse-style building elevation shall be 250 feet.  
3

4     E.     UR-H: Urban Residential – High[RESERVED].  
5

6             1.     Purpose. The UR-H zone provides for urban living opportunities  
7             close to major employment centers and contributes to the  
8             vitality of city centers by concentrating new housing nearby. It  
9             is intended primarily for apartment buildings, condominiums,  
10            and townhouses but also allows for compact single and two-  
11            family and mixed-density projects, as well as limited ground  
12            floor commercial space within residential projects to make  
13            efficient use of public infrastructure and lands near city centers.  
14

15     F.     LLR: Large Lot-Residential [RESERVED].  
16

17             1.     Purpose. The LLR district is intended primarily for single- and  
18             two-family residential areas with gross densities of one housing  
19             unit or less per gross acre, and up to three dwelling units per  
20             acre in areas designated by approved district plans. This district  
21             preserves natural vegetation, hillside topography,  
22             environmental constraints, and adjacent natural open spaces  
23             that contribute to the overall rural character and, where  
24             feasible, make use of “conservation subdivisions” that cluster  
25             homes to preserve natural features and shared open spaces.  
26             The availability of infrastructure and municipal services is  
27             varied. Mobile homes on individual lots are allowed in this  
28             district.  
29

30     [G.     R-3: MIXED RESIDENTIAL DISTRICT.  
31

32             1.     PURPOSE. THE R-3 DISTRICT IS A MULTIFAMILY  
33             RESIDENTIAL DISTRICT WITH GROSS DENSITIES  
34             BETWEEN 15 AND 40 DWELLING UNITS PER ACRE,  
35             PROVIDED, HOWEVER, THAT HOUSING ALLOWED IN THE  
36             R-1, R-1A, R-2A, AND R-2D ARE A PERMITTED USE. IT IS  
37             INTENDED PRIMARILY FOR MULTIFAMILY AND  
38             TOWNHOUSE DWELLINGS CHARACTERIZED BY LOW-  
39             RISE MULTISTORY BUILDINGS. IT ALLOWS A HIGHER  
40             PERCENTAGE OF LOT COVERAGE THAN THE R-2M ZONE,  
41             WHILE ALSO MAINTAINING THE RESIDENTIAL LIVING  
42             ENVIRONMENT WITH LANDSCAPING, PRIVATE/COMMON  
43             OPEN SPACES, AND OTHER AMENITIES FOR RESIDENTS.  
44             THIS DISTRICT PROVIDES GREATER HOUSING  
45             OPPORTUNITIES AND EFFICIENT USE OF RESIDENTIAL  
46             LAND NEAR COMMERCIAL, COMMUNITY ACTIVITY  
47             CENTERS, TOWN CENTERS, AND AREAS WELL SERVED  
48             BY TRANSIT.  
49



- 1                   2.     *DISTRICT-SPECIFIC STANDARD.* THE MAXIMUM LENGTH  
2                   OF A TOWNHOUSE-STYLE BUILDING ELEVATION SHALL  
3                   BE 250 FEET.

4  
5     H.     *R-3A: RESIDENTIAL MIXED-USE DISTRICT.*

- 6  
7           1.     *PURPOSE* R-3A DISTRICT IS A MEDIUM DENSITY, MIXED-  
8           USE MULTI-FAMILY DISTRICT WITH GROSS DENSITIES  
9           BETWEEN 12 AND 30 DWELLING UNITS PER GROSS  
10           ACRE. THE R-3A DISTRICT IS PRIMARILY RESIDENTIAL,  
11           BUT ALLOWS A VARIETY OF COMPATIBLE COMMERCIAL,  
12           RETAIL, SERVICES, OR OFFICE USES, AS IDENTIFIED IN  
13           TABLE 21.05-1. TO MAINTAIN AND PROVIDE DESIRED  
14           HOUSING DENSITIES WITH THE ADDITION OF OTHER  
15           USES, THE R-3A DISTRICT ALLOWS GREATER BUILDING  
16           HEIGHTS AND GREATER LOT COVERAGE THAN THE R-3  
17           DISTRICT, BASED ON SITE-SPECIFIC CRITERIA, WHILE  
18           MAINTAINING A RESIDENTIAL LIVING ENVIRONMENT  
19           WITH COMMON OPEN SPACE, LANDSCAPING, AND  
20           OTHER FEATURES THAT BENEFIT RESIDENTS AND THE  
21           COMMUNITY. THE R-3A DISTRICT IS TYPICALLY  
22           LOCATED NEAR DESIGNATED CITY, REGIONAL, AND  
23           TOWN CENTERS. THE COMMERCIAL ASPECTS OF THIS  
24           MIXED-USE DISTRICT ARE INTENDED TO SERVE LOCAL  
25           NEIGHBORHOOD NEEDS AND PROMOTE PEDESTRIAN  
26           ACCESS TO SUPPORT LOCAL SHOPPING.

27  
28           2.     *DISTRICT-SPECIFIC STANDARDS.*

- 29  
30           a.     *ALLOWED COMMERCIAL USES.* THE R-3A  
31           DISTRICT ALLOWS A MAXIMUM OF 33 PERCENT OF  
32           GROSS FLOOR AREA ON THE DEVELOPMENT SITE  
33           TO BE DEDICATED TO NON-RESIDENTIAL USES  
34           SUCH AS COMMERCIAL DEVELOPMENT. ALLOWED  
35           COMMERCIAL USES ARE IDENTIFIED IN TABLE  
36           21.05-1. COMMERCIAL USES MAY BE LOCATED IN  
37           THE SAME BUILDING AS RESIDENTIAL  
38           DEVELOPMENT OR MAY BE HOUSED IN A  
39           SEPARATE BUILDING FROM RESIDENTIAL UNITS.  
40  
41           b.     *MINIMUM RESIDENTIAL DENSITY.* THE  
42           DEVELOPMENT SHALL BE BUILT TO A NET  
43           DENSITY OF AT LEAST 15 DWELLING UNITS PER  
44           ACRE.  
45  
46           c.     *TIMING OF RESIDENTIAL AND NON-RESIDENTIAL*  
47           *DEVELOPMENT.* AT ANY PHASE OF THE  
48           DEVELOPMENT, THE NON-RESIDENTIAL PORTION  
49           OF THE DEVELOPMENT SHALL NOT RECEIVE A  
50           CERTIFICATE OF OCCUPANCY OR CONDITIONAL  
51           CERTIFICATE OF OCCUPANCY UNTIL THE

1 PROPORTIONATE SHARE OF RESIDENTIAL UNITS  
2 THAT MEET THE REQUIREMENTS OF  
3 SUBSECTIONS 2.A. AND 2.B. ABOVE HAVE  
4 RECEIVED A CERTIFICATE OF OCCUPANCY OR  
5 CONDITIONAL CERTIFICATE OF OCCUPANCY.  
6

7 d. *MIXED-USE DEVELOPMENT STANDARDS.*  
8

9 *PURPOSE:* THE R-3A DISTRICT IS INTENDED TO  
10 CREATE A MIXED-USE NEIGHBORHOOD  
11 DEVELOPMENT, WITH BUILDINGS ADDRESSING A  
12 "COMPLETE STREET" PEDESTRIAN ENVIRONMENT  
13 WITH SHOPS, ENTRANCES, AND WINDOWS. NON-  
14 RESIDENTIAL USES SHOULD BE LOCATED ALONG  
15 THE STREET FRONTAGE AND AWAY FROM  
16 PROPERTY LINES THAT ABUT LOWER DENSITY  
17 RESIDENTIAL AREAS.  
18

19 i. *BUILDING PLACEMENT RELATIVE TO THE*  
20 *STREET.* NON-RESIDENTIAL USE SHALL NOT  
21 BE SEPARATED FROM ABUTTING STREET  
22 ROWS BY PARKING LOTS THAT ARE WIDER  
23 THAN ONE PARKING BAY, OR 90 FEET OF  
24 TOTAL DISTANCE. WHERE FACING A  
25 STREET DESIGNATED IN THE  
26 COMPREHENSIVE PLAN AS MAIN STREET,  
27 MIXED-USE STREET, OR TRANSIT STREET  
28 TYPOLOGY, AT LEAST ONE-THIRD OF THE  
29 LENGTH OF THE STREET-FACING  
30 COMMERCIAL BUILDING ELEVATION SHALL  
31 HAVE A MAXIMUM SETBACK OF 40 FEET, IN  
32 COMPLIANCE WITH THE ILLUSTRATED  
33 MAXIMUM SETBACK PROVISIONS OF  
34 SUBSECTION 21.06.030C.5. THE MAXIMUM  
35 SETBACK MAY BE INCREASED TO 60 FEET  
36 AS PROVIDED IN SUBSECTION  
37 21.06.030C.5.C. OF THE MAXIMUM SETBACK  
38 PROVISIONS. SITES THAT FRONT ON MORE  
39 THAN ONE FRONTAGE ARE REQUIRED TO  
40 MEET THESE STANDARDS ON AT LEAST  
41 ONE STREET, AS ESTABLISHED ON  
42 SUBSECTION 21.06.030C.5.A.II., EXCEPT  
43 THAT A SECOND STREET FRONTAGE SHALL  
44 EITHER MEET THE MAXIMUM SETBACK OR  
45 INCORPORATE PRIMARY PEDESTRIAN  
46 WALKWAYS CONNECTING TO OFF-SITE  
47 DESTINATIONS.  
48

49 ii. *STREET-FACING WINDOWS AND ENTRIES.*  
50 VISUAL ACCESS WINDOWS OR PRIMARY  
51 ENTRANCES SHALL COMPRISE AT LEAST 15

PERCENT OF THE NON-RESIDENTIAL WALL AREA OF THE STREET-FACING ELEVATION. IF THERE IS MORE THAN ONE STREET FRONTAGE OR BUILDING ON THE SITE, THE STREET-FACING WALL AREAS MAY BE COMBINED FOR THE PURPOSE OF THIS CALCULATION. BUILDING FAÇADE WALLS MORE THAN 150 FEET AWAY FROM THE FACING-STREET ROW ARE EXEMPT FROM THIS CALCULATION. THE FOLLOWING ADDITIONAL STANDARDS APPLY TO THIS CALCULATION ON THE GROUND FLOOR:

(A) QUALIFYING WINDOWS SHALL BE NO MORE THAN FOUR FEET ABOVE FINISHED GRADE.

(B) NO SINGLE BLANK WALL SECTION BETWEEN QUALIFYING WINDOWS OR ENTRIES ON THE LONGEST BUILDING ELEVATION SHALL BE MORE THAN TWO-THIRDS OF THE TOTAL LENGTH OF THAT ELEVATION.

iii. *VISIBLE PRIMARY ENTRANCES.*

(A) DEVELOPMENTS WITH NON-RESIDENTIAL USES SHALL PROVIDE AT LEAST ONE PRIMARY ENTRANCE THAT IS CONNECTED BY A WALKWAY OF 90 FEET OR LESS TO THE STREET ROW. THE WALKWAY SHALL MEET THE STANDARDS OF PRIMARY PEDESTRIAN WALKWAY IF THE WALKWAY IS MORE THAN 45 FEET LONG.

(B) THE PRIMARY ENTRANCE IN SUBSECTION III.(A) ABOVE SHALL BE ACCENTUATED BY AT LEAST ONE OF THE FOLLOWING MENU CHOICES:

(1) PORTICO, OVERHANG, CANOPY, OR SIMILAR PERMANENT FEATURE PROJECTING FROM THE WALL;

(2) RECESSED AND/OR PROJECTED ENTRANCE WALL PLANE;

- 1 (3) ARCHES, PEAKED ROOF  
2 FORMS, TERRACING  
3 PARAPETS, OR OTHER CHANGE  
4 OF BUILDING ROOFLINE;  
5 (4) CHANGES IN SIDING MATERIAL,  
6 OR DETAIL FEATURES SUCH AS  
7 TILEWORK, TO SIGNIFY THE  
8 ENTRANCE; OR  
9  
10 (5) ENTRANCE PLAZA, PATIO, OR  
11 SIMILAR COMMON PRIVATE  
12 SPACE.  
13  
14 iv. *STREET-FACING STRUCTURED PARKING.*  
15 STRUCTURED PARKING IS SUBJECT TO  
16 SUBSECTION 21.07.090M.3.  
17  
18 v. *OUTDOOR COMMERCIAL OPERATIONS.* ALL  
19 COMMERCIAL AND NON-RESIDENTIAL USES  
20 SHALL BE CONDUCTED ENTIRELY WITHIN  
21 AN ENCLOSED BUILDING CONCEPT EXCEPT  
22 FOR PARKING AND LOADING FACILITIES  
23 AND RESTAURANT SEATING.  
24  
25 vi. *MAINTAINING RESIDENTIAL CHARACTER.*  
26 ALL FLOOR AREA DEDICATED TO HEIGHT  
27 INCREASES IN THE DEVELOPMENT BEYOND  
28 40 FEET SHALL BE RESIDENTIAL.  
29  
30 e. *ENHANCED SIDEWALK OPTION.* AN ENHANCED  
31 SIDEWALK ENVIRONMENT MAY BE PROVIDED IN  
32 LIEU OF REQUIRED SIDEWALKS AND SITE  
33 PERIMETER LANDSCAPING, AS PROVIDED IN  
34 SUBSECTION 21.07.060F.17.  
35  
36 f. *BUILDING HEIGHT INCREASES.* BUILDING HEIGHT  
37 INCREASES MAY EXCEED THE MAXIMUM HEIGHT  
38 ESTABLISHED IN TABLE 21.06-1, UP TO A MAXIMUM  
39 HEIGHT OF 70 FEET NOT TO EXCEED SIX STORIES  
40 THROUGH THE FOLLOWING BONUSES. THESE  
41 PROVIDE FOR AN INCREMENTAL INCREASE IN  
42 HEIGHT IN EXCHANGE FOR FEATURES DEEMED  
43 OF BENEFIT TO THE COMMUNITY. HEIGHT  
44 INCREASES ARE SUBJECT TO THE R-3A DISTRICT  
45 BUILDING BULK AND TRANSITION STANDARDS OF  
46 SUBSECTION H. BELOW TO MITIGATE IMPACTS ON  
47 SURROUNDING PROPERTIES AND SUPPORT  
48 NEIGHBORHOOD COMPATIBILITY. THE MAXIMUM  
49 BUILDING HEIGHT POSSIBLE SHALL BE LIMITED TO  
50 50 FEET NOT TO EXCEED FOUR STORIES ON SITES  
51 SMALLER THAN TWO ACRES. AN INCREASE IN

HEIGHT MAY BE ACHIEVED THROUGH THE USE OF ONE OR MORE OF THE FOLLOWING CHOICES:

- i. *INCREASED HOUSING DENSITY.* ONE STORY OF ADDITIONAL HEIGHT IS ALLOWED WHERE THE HOUSING DENSITY OF THE DEVELOPMENT SITE IS AT LEAST 30 DWELLING UNITS PER NET ACRE.
- ii. *BELOW-GRADE PARKING.* ONE STORY OF ADDITIONAL HEIGHT IS ALLOWED WHERE AT LEAST ONE-THIRD OF THE PARKING SPACES OF THE DEVELOPMENT SITE ARE IN A COVERED BELOW-GRADE PARKING LEVEL. ANOTHER STORY OF ADDITIONAL HEIGHT IS ALLOWED WHERE AT LEAST TWO-THIRDS OF THE PARKING SPACES OF THE DEVELOPMENT SITE ARE IN A COVERED BELOW-GRADE PARKING LEVEL.
- iii. *AFFORDABLE HOUSING UNITS.* ONE STORY OF ADDITIONAL HEIGHT IS ALLOWED WHERE AT LEAST TEN PERCENT OF THE DWELLINGS ARE AFFORDABLE RENTAL HOUSING UNITS CONSISTENT WITH THE STANDARDS OF SUBSECTION 21.07.110G., AFFORDABLE HOUSING.
- iv. *HABITABLE FLOOR AREA WRAPPING PARKING GARAGES.* ONE STORY OF ADDITIONAL HEIGHT IS ALLOWED WHERE THE DEVELOPMENT FEATURES HABITABLE FLOOR AREA WRAPPED AROUND A PARKING STRUCTURE. THE GROSS FLOOR AREA OF THE WRAP PORTION OF THE BUILDING SHALL BE EQUAL TO AT LEAST HALF THE GROSS FLOOR AREA OF ADDITIONAL HEIGHT GAINED THROUGH THIS FEATURE.
- v. *ADDITIONAL/HIGH-QUALITY OPEN SPACE.* ONE STORY OF ADDITIONAL HEIGHT IS ALLOWED WHERE ADDITIONAL GROUND-LEVEL OPEN SPACE NOT TO BE USED FOR SNOW STORAGE AND THAT MEETS THE STANDARDS FOR HIGH QUALITY SPACES IN SUBSECTION 21.07.030D.4. IS PROVIDED. THE OPEN SPACE SHALL BE IN ADDITION TO ANY OPEN SPACE OTHERWISE REQUIRED BY THIS TITLE, AND ITS AREA SHALL BE EQUAL TO OR GREATER THAN HALF THE

GROSS FLOOR AREA OF ADDITIONAL HEIGHT GAINED THROUGH THIS FEATURE.

vi. *TRANSITIONS IN BUILDING SCALE OR HOUSING TYPE.* ONE STORY OF ADDITIONAL HEIGHT IS ALLOWED WHERE THE DEVELOPMENT PROVIDES A TRANSITION IN BUILDING FORM AND SCALE OR HOUSING TYPE DOWN TO ADJACENT PROPERTIES IN LOWER DENSITY RESIDENTIAL ZONING DISTRICTS ALONG THE ENTIRE LENGTH OF AT LEAST ONE PROPERTY LINE OF THE DEVELOPMENT.

vii. *HIGHER-QUALITY STREET-LEVEL MIXED-USE PEDESTRIAN ENVIRONMENT.* ONE STORY OF ADDITIONAL HEIGHT IS ALLOWED WHERE THE DEVELOPMENT PROVIDES A PEDESTRIAN-INTERACTIVE USE MEETING THE STANDARDS OF SUBSECTION 21.07.060F.16. AND ENHANCED SIDEWALK MEETING THE STANDARDS OF SUBSECTION 21.07.060F.4. OR 21.07.060F.17., ALONG THE MAJORITY OF THE STREET-FACING BUILDING ELEVATIONS. SITES WITH MORE THAN TWO FRONTAGES ARE NOT REQUIRED TO MEET THIS STANDARD ON MORE THAN TWO STREETS.

g. *NEIGHBORHOOD PROTECTIONS.* IN ORDER FOR NEW DEVELOPMENTS IN THIS DISTRICT TO MAINTAIN COMPATIBILITY WITH ADJACENT RESIDENTIAL AREAS, THE FOLLOWING STANDARDS APPLY:

i. *HEIGHT/BULK TRANSITIONS.* BUILDINGS ARE SUBJECT TO THE HEIGHT TRANSITIONS FOR NEIGHBORHOOD COMPATIBILITY IN SUBSECTION 21.06.030D.8.

ii. *NORTHERN CLIMATE WEATHER PROTECTION AND SUNLIGHT.* BUILDINGS TALLER THAN 40 FEET SHALL NOT CAST SHADOWS ON RESIDENTIAL PROPERTIES, DEDICATED NEIGHBORHOOD USE PARKS, OR SCHOOL PROPERTIES BETWEEN 9:00 A.M. AND 3:00 P.M., SOLAR TIME ON THE MARCH/SEPTEMBER 21 EQUINOXES. PROPOSED BUILDINGS THAT WOULD CAST SHADOWS ON PROPERTIES IN AN R-1 OR R-2 DISTRICT BETWEEN 9:00 A.M. AND 3:00

1 P.M., SOLAR TIME FROM SEPTEMBER 21 TO  
2 OCTOBER 21, SHALL BE SUBJECT TO MAJOR  
3 SITE PLAN REVIEW PROCESS TO MITIGATE  
4 SUCH SHADOW IMPACTS.

5  
6 iii. *BUILDING HEIGHT INCREASES.* BUILDING  
7 HEIGHT INCREASES AS PROVIDED FOR IN  
8 SUBSECTION G. ABOVE SHALL BE SUBJECT  
9 TO ADMINISTRATIVE SITE PLAN REVIEW  
10 UNLESS A MAJOR SITE PLAN REVIEW IS  
11 REQUIRED BY OTHER PROVISIONS.  
12 NEIGHBORHOOD PROTECTION STANDARDS  
13 IN SECTION 21.07.070 APPLY AS APPROVAL  
14 CRITERIA. IN CASES WHERE LONG-  
15 DISTANCE VIEWS FROM ABUTTING  
16 STREETS OR RESIDENTIAL PROPERTIES TO  
17 THE MOUNTAINS, THE INLET, NEARBY  
18 LAKES, OR BOGS ARE IMPACTED BY  
19 PROPOSED CONSTRUCTION OVER 40 FEET  
20 IN HEIGHT, THE IMPORTANCE OF THE VIEW  
21 AND THE NUMBER OF PROPERTIES  
22 IMPACTED MAY BE CONSIDERED BY THE  
23 DECISION-MAKING BODY IN ESTABLISHING  
24 THE ALLOWED BUILDING HEIGHT.

25  
26 iv. *SCALE, PROPORTION, AND DAYLIGHTING*  
27 *OF STREET CANYON.* UPPER-FLOOR  
28 PORTIONS OF THE STRUCTURE SHALL BE  
29 SET BACK AN ADDITIONAL FOOT FROM THE  
30 STREET BEYOND THE MINIMUM 10-FOOT  
31 SETBACK OF THE DISTRICT, FOR EACH  
32 FOOT IN BUILDING HEIGHT ABOVE 40 FEET.

33  
34 v. *UPPER STORY SIZE/WIDTH LIMITS.*  
35 PORTIONS OF STRUCTURES GAINED  
36 THROUGH AN INCREASE IN ALLOWED  
37 HEIGHT ABOVE A HEIGHT OF 40 FEET ARE  
38 LIMITED TO A MAXIMUM FAÇADE WIDTH OF  
39 130 FEET. THE AVERAGE GROSS FLOOR  
40 AREA OF ALL STORIES ABOVE 40 FEET IN  
41 HEIGHT SHALL BE LIMITED TO 12,000  
42 SQUARE FEET. FOR EACH OF THE FOURTH  
43 THROUGH SIXTH STORIES, THE TOTAL  
44 GROSS FLOOR AREA OF THE FLOOR  
45 PLATES(S) OF THE BUILDING(S) ON THE SITE  
46 IS LIMITED TO A MAXIMUM OF 25 PERCENT  
47 OF THE LOT AREA.

48  
49 vi. *MAXIMUM BUILDING LENGTH.* THE MAXIMUM  
50 LENGTH OF A TOWNHOUSE-STYLE  
51 BUILDING ELEVATION SHALL BE 250 FEET.

vii. *COMMERCIAL GROSS FLOOR AREA LIMITATIONS.* THE GROSS FLOOR AREA OF EACH ALLOWED USE IN THE COMMERCIAL USE CATEGORY, EXCEPT FOR GROCERY OR FOOD STORE, IS LIMITED TO 10,000 SQUARE FEET PER USE, WITHOUT ANY REVIEW BEYOND THAT REQUIRED BY TABLE 21.05-1. GROSS FLOOR AREA OF MORE THAN 10,000 SQUARE FEET FOR ALLOWED COMMERCIAL USES EXCEPTING GROCERY OR FOOD STORES MAY BE REQUESTED THROUGH THE CONDITIONAL USE PROCEDURE. THE MAXIMUM GROSS FLOOR AREA OF A GROCERY OR FOOD STORE IS 20,000 SQUARE FEET, WITHOUT ANY REVIEW BEYOND THAT REQUIRED BY TABLE 21.05-1.

3. *DISTRICT LOCATION REQUIREMENTS.*

a. *PURPOSE.* IT IS ESSENTIAL THAT THIS DISTRICT BE LIMITED IN EXTENT TO PARTICULAR LOCATIONS THAT CAN ACCOMMODATE RESIDENTIAL GROWTH WITH MINIMAL IMPACTS TO THE CHARACTER OF SURROUNDING RESIDENTIAL NEIGHBORHOODS. AREAS IN THIS DISTRICT SHOULD ALSO INCLUDE ADEQUATE AND COMPLETE STREETS, PUBLIC TRANSIT, WATER, SEWER, ELECTRIC, PARKS AND OPEN SPACE INFRASTRUCTURE.

b. *REQUIREMENTS.* THE MINIMUM CONTIGUOUS AREA FOR AN R-3A DISTRICT SHALL BE 21,000 SQUARE FEET OR GREATER. IN ADDITION TO MEETING THE GENERAL REZONING APPROVAL CRITERIA, THE NEW OR ENLARGED R-3A DISTRICTS SHALL:

i. LOCATE IN AN AREA DESIGNATED IN THE COMPREHENSIVE PLAN, LAND USE PLAN MAP, WHERE THE GROWTH-SUPPORTING FEATURE FOR RESIDENTIAL MIXED-USE DEVELOPMENT OVERLAYS THE COMPACT MIXED RESIDENTIAL-MEDIUM, TOWN CENTER, OR MAIN STREET CORRIDOR DESIGNATION, OR A CORRESPONDING DESIGNATION IN A NEIGHBORHOOD OR DISTRICT PLAN; AND





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- a. *ALLOWED COMMERCIAL USES.* THE COMMERCIAL USES LISTED BELOW ARE ALLOWED THROUGH THE APPROVAL PROCESS SHOWN IN TABLE 21.05-1, SHALL ONLY BE DEVELOPED IN CONJUNCTION WITH MULTIFAMILY OR MIXED USE DWELLINGS, AND ARE LIMITED TO FIVE PERCENT OF THE GROSS FLOOR AREA OF THE DEVELOPMENT ON A SITE, OR 1,500 SQUARE FEET, WHICHEVER IS LESS.
    - i. FITNESS AND RECREATIONAL SPORTS CENTER;
    - ii. RESTAURANT;
    - iii. CONVENIENCE STORE;
    - iv. GROCERY OR FOOD STORE.
  - b. *ALCOHOL SALES PROHIBITED.* SPECIAL LAND USE PERMITS FOR ALCOHOL SHALL NOT BE AUTHORIZED FOR USES IN THE R-4 DISTRICT.
  - c. *FLOOR AREA RATIO (FAR).* THE MAXIMUM FLOOR AREA RATIO (FAR) IN THE R-4 DISTRICT IS 1.0, BUT MAY BE INCREASED THROUGH THE BONUS PROVISIONS IN SUBSECTION 21.04.020I.2.D. BELOW.
  - d. *BUILDING HEIGHT INCREASE.* BUILDINGS IN THE R-4 DISTRICT MAY EXCEED THE MAXIMUM HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO A MAXIMUM TOTAL HEIGHT OF 70 FEET (OR SLIGHTLY MORE—SEE SUBSECTION 21.06.030D.7., HEIGHT ADJUSTMENTS), SUBJECT TO ALL OF THE FOLLOWING REQUIREMENTS TO ENCOURAGE THE PROVISION OF LIGHT AND AIR AT THE GROUND LEVEL, AND ACTIVE USES ON THE GROUND FLOOR FACING THE STREET:
    - i. THE DEVELOPMENT SHALL PARTICIPATE IN THE FAR INCENTIVES PROVIDED IN SUBSECTION 21.04.020J.2.C. BELOW;
    - ii. THE GROUND FLOOR OF THE BUILDING SHALL BE RESIDENTIAL OR OTHER PERMITTED NONPARKING USE, FOR AT LEAST 24 FEET OF DEPTH FACING THE STREET FOR THE FULL LENGTH OF THE STREET FACING BUILDING ELEVATION,

EXCEPT FOR VEHICLE ENTRANCES AND EXITS. WHERE THE SITE HAS TWO OR MORE FRONTAGES, THE STANDARD SHALL BE MET ON AT LEAST ONE FRONTAGE. THE DIRECTOR MAY WAIVE THIS REQUIREMENT ON ARTERIALS OR GREATER CLASSIFICATION STREETS;

iii. THE HEIGHT INCREASE SHALL ADHERE TO THE HEIGHT TRANSITIONS PROVISIONS OF SUBSECTION 21.06.030D.8.; AND

iv. DEVELOPMENT REQUESTING THE HEIGHT INCREASE SHALL BE SUBJECT TO ADMINISTRATIVE SITE PLAN REVIEW, UNLESS A HIGHER LEVEL OF REVIEW IS ALREADY REQUIRED.

e. *MAXIMUM BUILDING LENGTH.* THE MAXIMUM LENGTH OF A TOWNHOUSE-STYLE BUILDING ELEVATION SHALL BE 300 FEET.

J. *R-4A: MULTIFAMILY RESIDENTIAL MIXED-USE DISTRICT.*

1. *PURPOSE.* THE R-4A DISTRICT IS A PRIMARILY RESIDENTIAL DISTRICT INTENDED FOR HIGH-DENSITY MULTIFAMILY DWELLINGS, WITH GROSS DENSITIES INTENDED TO BE GREATER THAN 35 DWELLING UNITS PER ACRE. COMMERCIAL RETAIL, SERVICES, AND OFFICE USES ARE ALSO ALLOWED IN COMBINATION WITH HOUSING TO CREATE A TRULY MIXED-USE NEIGHBORHOOD ENVIRONMENT, ALTHOUGH A MAJORITY OF THE GROSS FLOOR AREA OF THE DEVELOPMENT SHALL BE A RESIDENTIAL USE. THIS DISTRICT IS TO BE APPLIED IN AREAS NEAR DOWNTOWN AND MIDTOWN, IN ORDER TO PROVIDE HOUSING DENSITIES WHICH SUPPORT THESE CITY CENTERS, EFFICIENT USE OF RESIDENTIAL LAND, AND RESIDENTIAL LIVING OPPORTUNITIES NEAR EMPLOYMENT AND SERVICES. BY PROVIDING THE FLEXIBILITY FOR INTEGRATED MIXED-USE SITE DEVELOPMENT, THE R-4A DISTRICT FACILITATES REINVESTMENT AND REVITALIZATION WITHIN AREAS IN TRANSITION. NEW MIXED-USE DEVELOPMENT SHOULD FACILITATE STRONG PEDESTRIAN AND BICYCLE CONNECTIONS WITH NEARBY NEIGHBORHOODS AND CITY CENTERS.

2. *DISTRICT-SPECIFIC STANDARDS.*

1 a. MIXED-USE DEVELOPMENT STANDARDS.  
2 DEVELOPMENT IN THE R-4A DISTRICT SHALL  
3 COMPLY WITH THE MIXED-USE DEVELOPMENT  
4 STANDARDS IN SUBSECTIONS 21.04.030G.6. AND  
5 21.04.030G.7. REGARDING ENHANCED SIDEWALK  
6 OPTION AND BUILDING PLACEMENT AND  
7 ORIENTATION.

8  
9 b. MAINTAINING RESIDENTIAL CHARACTER.  
10 DEVELOPMENT SHALL BE PRIMARILY  
11 RESIDENTIAL. THE FOLLOWING STANDARDS AND  
12 EXCEPTIONS APPLY:  
13

14 i. NON-RESIDENTIAL USES ALLOWED IN THE  
15 R-4A DISTRICT SHALL BE MIXED WITH  
16 RESIDENTIAL ACCORDING TO THE  
17 PROVISIONS THAT FOLLOW. (THE USES  
18 "PARK, PUBLIC OR PRIVATE," "COMMUNITY  
19 GARDEN," "UTILITY SUBSTATION,"  
20 TELECOMMUNICATIONS TOWERS,  
21 "PARKING LOT, PRINCIPAL USE," AND  
22 "PARKING STRUCTURE, PRINCIPAL USE"  
23 ARE EXEMPT FROM THE MIXED-USE  
24 REQUIREMENT.)  
25

26 (A) IF RESIDENTIAL USES OCCUPY AT  
27 LEAST 90 PERCENT OF THE GROSS  
28 FLOOR AREA DEPICTED ON A SITE  
29 PLAN, NO REVIEW BEYOND THAT  
30 REQUIRED BY TABLE 21.05-1 IS  
31 REQUIRED.  
32

33 (B) A MAJOR SITE PLAN REVIEW IS  
34 REQUIRED FOR NON-RESIDENTIAL  
35 USES PROPOSED TO OCCUPY  
36 GREATER THAN TEN AND LESS THAN  
37 OR EQUAL TO 20 PERCENT OF THE  
38 GROSS FLOOR AREA OF THE  
39 DEVELOPMENT AS DEPICTED ON A  
40 SITE PLAN.  
41

42 (C) A CONDITIONAL USE PERMIT IS  
43 REQUIRED FOR NON-RESIDENTIAL  
44 USES PROPOSED TO OCCUPY  
45 GREATER THAN 20 AND LESS THAN  
46 OR EQUAL TO 49 PERCENT OF THE  
47 GROSS FLOOR AREA OF THE  
48 DEVELOPMENT AS DEPICTED ON A  
49 SITE PLAN.  
50

1 (D) MAJOR SITE PLAN REVIEWS OR  
2 CONDITIONAL USE REVIEWS UNDER  
3 SUBSECTIONS B.I.(B). AND B.I.(C).  
4 SHALL MEET THE FOLLOWING  
5 CRITERIA. THIS SHALL BE IN ADDITION  
6 TO THE GENERAL SITE PLAN  
7 APPROVAL CRITERIA (SUBSECTION  
8 21.03.180F.) AND CONDITIONAL USE  
9 APPROVAL CRITERIA (SUBSECTION  
10 21.03.080D.).

11  
12 (1) THE DEVELOPMENT SHALL  
13 RESULT IN A NET INCREASE IN  
14 DWELLING UNITS OVER PRE-  
15 DEVELOPMENT DENSITY, OR  
16 SHALL BE AT LEAST 20  
17 DWELLING UNITS PER ACRE,  
18 WHICHEVER IS GREATER. THE  
19 TOTAL GROSS FLOOR AREA OF  
20 HOUSEHOLD LIVING USES  
21 SHALL BE EQUAL TO OR  
22 GREATER THAN ANY PRIOR  
23 RESIDENTIAL DEVELOPMENT.  
24

25 (2) STIPULATIONS MAY BE  
26 IMPOSED RELATING TO  
27 BUILDING DESIGN, TRAFFIC,  
28 PRIVACY, FLOOR AREA  
29 RESTRICTIONS, RESTRICTIONS  
30 AGAINST COMMERCIAL ABOVE  
31 THE GROUND FLOOR, AND  
32 OTHER CONDITIONS  
33 NECESSARY TO MAINTAIN A  
34 RESIDENTIAL CHARACTER AND  
35 COMPATIBILITY WITH  
36 ADJACENT RESIDENTIAL  
37 DISTRICTS.  
38

39 ii. THE NON-RESIDENTIAL PORTION OF THE  
40 DEVELOPMENT SHALL NOT BE GIVEN A  
41 CERTIFICATE OF ZONING COMPLIANCE OR  
42 A CONDITIONAL CERTIFICATE OF ZONING  
43 COMPLIANCE UNTIL ALL OF THE  
44 RESIDENTIAL PORTION OF THE  
45 DEVELOPMENT IS GIVEN A CERTIFICATE OF  
46 ZONING COMPLIANCE.  
47

48 iii. GROUND FLOOR BUILDING FACADES  
49 FACING AND WITHIN 100 FEET OF PUBLIC  
50 STREETS, PRIMARY CIRCULATION DRIVES,  
51 OR PRIMARY PEDESTRIAN WALKWAYS

SHALL MEET THE FOLLOWING WINDOW STANDARDS ON THOSE FACADES:

(A) NON-RESIDENTIAL USES: AT LEAST 50 PERCENT OF THE LENGTH AND 25 PERCENT OF THE AREA OF GROUND-LEVEL WALLS SHALL BE WINDOWS PROVIDING VISUAL ACCESS TO THE INTERIOR OF THE BUILDING.

(B) RESIDENTIAL USES: AT LEAST 25 PERCENT OF THE LENGTH AND 12 PERCENT OF THE AREA OF GROUND-LEVEL WALLS SHALL BE WINDOWS.

(C) ALL USES: BLANK WALLS SHALL NOT EXCEED 30 FEET IN LENGTH.

iv. ALL COMMERCIAL USES SHALL BE CONDUCTED ENTIRELY WITHIN A COMPLETELY ENCLOSED BUILDING EXCEPT FOR PARKING AND LOADING FACILITIES AND OUTDOOR RESTAURANT SEATING. OUTDOOR STORAGE OF GOODS ACCESSORY TO A COMMERCIAL USE IS PROHIBITED.

c. *FLOOR AREA RATIO (FAR) INCENTIVES FOR THE R-4 AND R-4A DISTRICTS.* THE MAXIMUM FLOOR AREA RATIO (FAR) WITHIN THE R-4 AND R-4A DISTRICTS IS 1.5 AND 2.0 FAR RESPECTIVELY, BUT MAY BE INCREASED UP TO A MAXIMUM TOTAL FAR OF 2.0 IN THE R-4 DISTRICT AND 3.0 IN THE R-4A DISTRICT THROUGH THE FOLLOWING BONUS PROVISIONS, SUBJECT TO SECTION 21.06.030E. THESE INCENTIVES PROVIDE FOR AN INCREMENTAL INCREASE IN THE FLOOR AREA OF A DEVELOPMENT IN EXCHANGE FOR INCREMENTAL INCREASES IN ANY OF THE FOLLOWING SPECIAL FEATURES DEEMED OF BENEFIT TO THE COMMUNITY. INCREASES IN THE FAR MAY BE ACHIEVED THROUGH THE USE OF ONE OR MORE OF THE FOLLOWING:

i. *BONUS FOR OPEN SPACE.* ONE SQUARE FOOT OF ADDITIONAL FLOOR AREA IS ALLOWED PER SQUARE FOOT OF ADDITIONAL OPEN SPACE AREA. THIS SPACE SHALL MEET THE STANDARDS OF SUBSECTION 21.07.030D. AND BE IN ADDITION TO ANY OPEN SPACE REQUIRED

1 BY SECTION 21.07.030. THE FLOOR AREA  
2 BONUS INCREASES TO TWO SQUARE FEET  
3 FOR OPEN SPACE THAT MEETS THE  
4 STANDARDS FOR HIGH QUALITY SPACES IN  
5 SUBSECTION 21.07.030D.6.  
6

7 ii. *BONUS FOR BELOW GRADE PARKING.* TWO  
8 SQUARE FEET OF ADDITIONAL FLOOR AREA  
9 IS ALLOWED PER GROSS SQUARE FOOT OF  
10 COVERED BELOW GRADE PARKING FLOOR  
11 AREA, UP TO A MAXIMUM INCREASE OF 1.0  
12 FAR. THE FLOOR AREA BONUS INCREASES  
13 TO THREE SQUARE FEET ON THE SECOND  
14 PARKING LEVEL BELOW GRADE.  
15

16 iii. *BONUS FOR AFFORDABLE HOUSING.* THREE  
17 SQUARE FEET OF ADDITIONAL FLOOR AREA  
18 IS ALLOWED PER SQUARE FOOT OF  
19 AFFORDABLE HOUSING UNIT FLOOR AREA,  
20 UP TO A MAXIMUM INCREASE OF 0.5 FAR.  
21 THE AFFORDABLE HOUSING UNITS SHALL  
22 BE CONSISTENT WITH THE STANDARDS OF  
23 SUBSECTION 21.07.110H., AFFORDABLE  
24 HOUSING.  
25

26 iv. *BONUS FOR SIDEWALK/WALKWAY*  
27 *WIDENING.* ONE SQUARE FOOT OF  
28 ADDITIONAL FLOOR AREA IS ALLOWED PER  
29 SQUARE FOOT OF AREA PROVIDED AS PART  
30 OF A PRIMARY PEDESTRIAN WALKWAY  
31 THAT MEETS THE REQUIREMENTS OF  
32 SUBSECTION 21.07.060F.4.  
33

34 v. *BONUS FOR UPPER LEVEL SETBACKS/STEP*  
35 *BACKS FOR SUNLIGHT ACCESS.* A FLOOR  
36 AREA BONUS IS ALLOWED EQUAL TO ONE-  
37 THIRD OF THE SUM OF STEP BACK AREAS  
38 ON EACH UPPER FLOOR WHERE THE STEP  
39 BACK IS AT LEAST 16 FEET FROM THE FACE  
40 OF THE BUILDING AT THE FLOOR  
41 IMMEDIATELY BELOW, SUCH THAT THE  
42 FLOOR'S EXISTENCE DOES NOT INCREASE  
43 THE AMOUNT OF SHADOWING ON  
44 SURROUNDING RESIDENCES, PRIVATE  
45 OPEN SPACES, SIDEWALKS, SCHOOLS, OR  
46 PARKS ON MARCH/SEPTEMBER 21, FROM  
47 9:00 A.M. TO 3:00 P.M. SOLAR TIME.  
48

49 vi. *BONUS FOR AMBIENT DAYLIGHT FOR*  
50 *RESIDENCES.* A FLOOR AREA BONUS  
51 EQUAL TO TEN PERCENT OF THE LOT AREA

(0.10 FAR) BUT NOT TO EXCEED 4,000 SQUARE FEET IS ALLOWED FOR PRESERVATION OF DAYLIGHT FOR ALL DWELLINGS IN THE DEVELOPMENT AND FACING THE DEVELOPMENT, USING THE STANDARDS OF SUBSECTION 21.07.110C.8.H.

vii. *BONUS FOR PEDESTRIAN-INTERACTIVE USE.* THREE SQUARE FEET OF ADDITIONAL FLOOR AREA IS ALLOWED PER EACH SQUARE FOOT OF GROUND-FLOOR SPACE WHICH IS TO BE OCCUPIED BY A PEDESTRIAN-INTERACTIVE USE THAT MEETS THE STANDARDS OF SUBSECTION 21.07.060F.16.

d. *BUILDING HEIGHT INCREASE.* BUILDINGS IN THE R-4A DISTRICT MAY EXCEED THE MAXIMUM HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO A MAXIMUM TOTAL HEIGHT OF 90 FEET, SUBJECT TO ALL OF THE FOLLOWING CONDITIONS. THESE CONDITIONS ENCOURAGE SLENDER TOWERS WITH CONDENSED FLOOR PLATES, LIGHT AND AIR AT THE PEDESTRIAN LEVEL, AND ACTIVE USES ON THE GROUND FLOOR FACING THE STREET:

- i. THE DEVELOPMENT SHALL PARTICIPATE IN THE FAR INCENTIVES PROVIDED FOR THE R-4A DISTRICT IN SUBSECTION 21.04.020I.2.C. ABOVE;
- ii. THE GROUND FLOOR OF THE BUILDING SHALL BE RESIDENTIAL OR OTHER PERMITTED NON-PARKING USE FOR AT LEAST 25 FEET OF DEPTH FACING THE STREET FOR THE FULL LENGTH OF THE BUILDING, EXCEPT FOR VEHICLE ENTRANCES AND EXITS. WHERE THE SITE HAS TWO OR MORE FRONTAGES, THE STANDARD SHALL BE MET ON TWO FRONTAGES;
- iii. ALL FLOOR AREA PROVIDED BY THE HEIGHT INCREASE SHALL BE FOR RESIDENTIAL USES;
- iv. THE HEIGHT INCREASE SHALL ADHERE TO THE HEIGHT TRANSITIONS OF SUBSECTION 21.06.030D.8.;



v. THE HEIGHT INCREASE SHALL ADHERE TO THE APPLICABLE DESIGN STANDARDS FOR TALL BUILDINGS IN SUBSECTION 21.07.120C.; AND

vi. UNLESS A MAJOR SITE PLAN REVIEW OR A CONDITIONAL USE IS REQUIRED BY OTHER PARTS OF THIS SECTION, ALL DEVELOPMENTS REQUESTING THE HEIGHT INCREASE SHALL BE SUBJECT TO ADMINISTRATIVE SITE PLAN REVIEW.

3. *DISTRICT LOCATION REQUIREMENT.* IT IS ESSENTIAL THAT THIS DISTRICT BE LIMITED IN EXTENT TO PARTICULAR STRATEGIC LOCATIONS. THE SUBJECT PROPERTY SHALL BE:

a. IN AN AREA DESIGNATED IN THE COMPREHENSIVE PLAN FOR RESIDENTIAL CITY CENTER INTENSITY OR REDEVELOPMENT/MIXED-USE, OR SIMILAR DESIGNATION IN A NEIGHBORHOOD OR DISTRICT PLAN; AND

b. ADJACENT TO OR WITHIN A DESIGNATED MAJOR EMPLOYMENT CENTER OR MAJOR CITY CENTER, OR ON A DESIGNATED TRANSIT SUPPORTIVE DEVELOPMENT CORRIDOR OR TRANSIT ROUTE WITH 15-MINUTE BUS SERVICE HEADWAYS; AND

c. CONCENTRATED AS A NODE NEAR THE INTERSECTION OF AN ARTERIAL STREET AND ANOTHER STREET OF COLLECTOR CLASSIFICATION OR GREATER, IN A COMPACT FORM LIMITED IN EXTENT TO NO MORE THAN A QUARTER MILE BETWEEN ANY TWO POINTS ON THE DISTRICT BOUNDARY, UNLESS SPECIFICALLY DESIGNATED OTHERWISE IN AN ADOPTED NEIGHBORHOOD OR DISTRICT PLAN.

K. *R-5: LOW DENSITY RESIDENTIAL DISTRICT.*

1. *PURPOSE.* THE R-5 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FIVE DWELLING UNITS PER ACRE. MOBILE HOMES ON INDIVIDUAL LOTS ARE ALLOWED IN THIS DISTRICT.

L. *R-6: LOW-DENSITY RESIDENTIAL (1 ACRE) DISTRICT.*

1. *PURPOSE.* THE R-6 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO-FAMILY LARGE-LOT

1 RESIDENTIAL AREAS, WITH GROSS DENSITIES OF UP TO  
2 ONE DWELLING UNIT PER ACRE. THE R-6 IS DESIGNED  
3 TO ENCOURAGE LOW-DENSITY RESIDENTIAL  
4 DEVELOPMENT. THIS DISTRICT IS INTENDED TO  
5 PROTECT AND ENHANCE THOSE PHYSICAL AND  
6 ENVIRONMENTAL FEATURES THAT ADD TO THE  
7 DESIRABILITY OF LARGE-LOT RESIDENTIAL LIVING. THE  
8 AVAILABILITY OF INFRASTRUCTURE AND MUNICIPAL  
9 SERVICES IS VARIED.

10  
11 M. *R-7: SINGLE-FAMILY RESIDENTIAL (20K) DISTRICT.*  
12

- 13 1. *PURPOSE.* THE R-7 DISTRICT IS INTENDED PRIMARILY  
14 FOR SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS  
15 WITH GROSS DENSITIES BETWEEN ONE AND TWO  
16 DWELLING UNITS PER ACRE. THIS DISTRICT MAY ALSO  
17 BE APPLIED TO AREAS BETWEEN LARGER LOT  
18 DISTRICTS AND HIGHER DENSITY DISTRICTS.  
19

20 N. *R-8: LOW-DENSITY RESIDENTIAL (4 ACRES) DISTRICT.*  
21

- 22 1. *PURPOSE.* THE R-8 DISTRICT IS INTENDED PRIMARILY  
23 FOR SINGLE- AND TWO-FAMILY LARGE-LOT  
24 RESIDENTIAL AREAS WITH GROSS DENSITIES LESS  
25 THAN ONE DWELLING UNIT PER FOUR ACRES, WHERE  
26 TOPOGRAPHIC OR OTHER NATURAL CONDITIONS ARE  
27 SUCH THAT HIGHER-DENSITY DEVELOPMENT WOULD  
28 BE UNFEASIBLE. IN ADDITION TO TOPOGRAPHY, SOME  
29 OF THE NATURAL CONDITIONS WHICH COULD EXIST TO  
30 RENDER LAND DESIRABLE FOR THE DENSITIES  
31 PROPOSED IN THIS ZONE ARE WIND HAZARDS,  
32 MARGINAL SOILS, LANDSLIDE SUSCEPTIBILITY,  
33 POTENTIAL FOR GROUNDWATER POLLUTION, AND  
34 GROUNDWATER AVAILABILITY.  
35

36 O. *R-9: LOW-DENSITY RESIDENTIAL (2 ACRES) DISTRICT.*  
37

- 38 1. *PURPOSE.* THE R-9 DISTRICT IS INTENDED PRIMARILY  
39 FOR SINGLE- AND TWO-FAMILY LARGE LOT  
40 RESIDENTIAL AREAS WITH GROSS DENSITIES LESS  
41 THAN ONE DWELLING UNIT PER TWO ACRES, WHERE  
42 PUBLIC SEWER AND WATER ARE UNLIKELY TO BE  
43 PROVIDED OR WHERE TOPOGRAPHIC OR OTHER  
44 NATURAL CONDITIONS ARE SUCH THAT HIGHER-  
45 DENSITY DEVELOPMENT WOULD BE UNFEASIBLE.  
46 WHERE PUBLIC FACILITIES MAY BE PROVIDED IN THE  
47 DISTANT FUTURE, THE REGULATIONS ARE INTENDED TO  
48 ENSURE THAT DEVELOPMENT DURING THE INTERIM  
49 PERIOD DOES NOT EXCEED GEOLOGICAL AND  
50 HYDROLOGICAL CAPACITIES FOR SAFE AND  
51 HEALTHFUL MAINTENANCE OF HUMAN HABITATION.

P. *R-10: LOW-DENSITY RESIDENTIAL, ALPINE/SLOPE DISTRICT.*

1. *PURPOSE.* THE R-10 DISTRICT IS INTENDED FOR USE IN THOSE AREAS WHERE NATURAL PHYSICAL FEATURES AND ENVIRONMENTAL FACTORS SUCH AS SLOPES, ALPINE AND FOREST VEGETATION, SOILS, SLOPE STABILITY, AND GEOLOGIC HAZARDS REQUIRE UNIQUE AND CREATIVE DESIGN FOR DEVELOPMENT. CREATIVE SITE DESIGN AND SITE ENGINEERING ARE ESSENTIAL TO ENSURE THAT THE DEVELOPMENT OF THESE LANDS WILL:

- a. PROTECT NATURAL FEATURES SUCH AS PONDS, STREAMS, WETLANDS, AND SPRINGS, AND INCORPORATE SUCH FEATURES INTO THE DEVELOPMENT OF THE SITE DESIGN;
- b. ENSURE THE USE OF SITE DESIGN TECHNIQUES THAT TAKE INTO CONSIDERATION TOPOGRAPHIC CONSTRAINTS AND OTHER PHYSICAL FEATURES;
- c. AVOID NATURAL HAZARDS INCLUDING SNOW AVALANCHE AND MASS WASTING AREAS;
- d. DETAIN THE NATURAL FLOW AND STORAGE CAPACITY OF ANY WATERCOURSE AND WETLAND, TO MINIMIZE THE POSSIBILITY OF FLOODING OR ALTERATION OF WATER BOUNDARIES;
- e. ASSURE THAT SOIL AND SUBSOIL CONDITIONS ARE SUITABLE FOR EXCAVATIONS, SITE PREPARATION, AND ON-SITE WASTE WATER DISPOSAL;
- f. PROVIDE ADEQUATE SITE DRAINAGE TO AVOID EROSION AND TO CONTROL THE SURFACE RUNOFF IN COMPLIANCE WITH THE FEDERAL CLEAN WATER ACT;
- g. ASSURE AN ADEQUATE SUPPLY OF POTABLE WATER FOR THE SITE DEVELOPMENT; AND
- h. MINIMIZE THE GRADING OPERATIONS, INCLUDING CUT AND FILL, CONSISTENT WITH THE RETENTION OF THE NATURAL CHARACTER OF THE SITE.

2. *DISTRICT-SPECIFIC STANDARDS.*

- a. *LOT AND SITE REQUIREMENTS.* TABLE 21.04-2 PROVIDES THE LOT AND SITE REQUIREMENTS FOR THE R-10 DISTRICT. THIS TABLE APPLIES IN ADDITION TO THE DIMENSIONAL STANDARDS STATED IN TABLE 21.06-1.

**TABLE 21.04-2: LOT AND SITE REQUIREMENTS FOR R-10 DISTRICT**

AVERAGE SLOPE OF LOT (PERCENT)	MINIMUM LOT AREA (ACRES)	MINIMUM LOT WIDTH (FEET)	MAXIMUM LOT COVERAGE OF ALL BUILDINGS (PERCENT)	COVERAGE IMPERVIOUS SURFACES (PERCENT)
MORE THAN 30.00	7.50	300	3	8
25.01—30.00	5.00	300	5	10
20.01—25.00	2.50	180	8	14
20.00 OR LESS	1.25	100	10	20

AVERAGE SLOPE IS CALCULATED BY THE FOLLOWING FORMULA:

$$S = \frac{FRAX; I * L; A;}{* 0.0023}$$

WHERE:

S = AVERAGE SLOPE OF LOT OR TRACT IN PERCENT

I = CONTOUR INTERVAL (20 FEET OR LESS)

L = SUM OF LENGTH OF ALL CONTOURS ON LOT OR TRACT IN FEET

A = AREA OF THE LOT OR TRACT IN ACRES

- b. BEDROCK. WHEN ONE-THIRD OR MORE OF REQUIRED SOILS BORINGS REVEAL BEDROCK AT A DEPTH OF LESS THAN 16 FEET ON THE LOT OR TRACT, LOT AND SITE REQUIREMENTS SHALL BE DETERMINED AS IF THE AVERAGE SLOPE WERE IN THE NEXT STEEPER PERCENTAGE RANGE SHOWN ON THE TABLE IN THIS SUBSECTION. ANY REQUIRED SOIL BORING THAT DOES NOT EXTEND TO A DEPTH OF AT LEAST 16 FEET SHALL BE DEEMED FOR THE PURPOSES OF THIS SUBSECTION TO HAVE ENCOUNTERED BEDROCK.]

(AO 2012-124(S), 2-26-13; AO No. 2015-100, § 1, 10-13-15 ; AO No. 2017-176 , § 3, 1-9-18; AO No. 2019-58 , § 2, 5-7-19; AO 2022-36 , § 2, 4-26-22; AO No. 2022-80(S) , § 1, 11-22-22)

**Section 5.** Upon passage of this ordinance by the Assembly, the Planning Department shall initiate the procedure under AMC 21.03.070. to amend the comprehensive plan to be consistent with this ordinance, if the Department

determines there are any inconsistencies of this ordinance with the comprehensive plan.

**Section 6.** The Assembly hereby petitions the Planning Department to initiate and expedite a text amendment ordinance to Title 21 under AMC section 21.03.210 by evaluating what amendments are needed to the dimensional standards in AMC chapter 21.06 and to other provisions of the Anchorage Municipal Code necessary to give effect to Sections 1 and 2 of this ordinance; drafting an ordinance or ordinances that do so; and providing it and a staff report to the Planning and Zoning Commission for its review and recommendation to be forwarded to the Assembly for action.

**Section 7.** The Planning Department shall report to the Assembly by information memorandum at the September 26, 2023 regular meeting the status of its review, its determination, and the timeline for a comprehensive plan amendment if such is needed, and text amendment ordinance(s), pursuant to Sections 5 and 6 of this ordinance.

**Section 8.** It is the intent of the Assembly that it shall, through subsequent ordinance(s), make any additional amendments to the Anchorage Municipal Code necessary to give effect to Sections 3 and 4 of this ordinance by the effective dates for those respective sections, after the Planning Department staff report and Planning and Zoning Commission's review and recommendation in accordance with AMC section 21.03.210.

**Section 9.** Notwithstanding AMC section 21.03.210, this ordinance shall not require Planning and Zoning Commission review prior to Assembly action, and the 21-day published notice requirement of AMC subsection 21.03.020H.4. is waived; this ordinance shall comply with Charter § 10.01(b) notice requirements.

**Section 10.** This ordinance and the subsequent ordinance and legislation necessary to implement it shall be known as the Housing Opportunities in the Municipality for Everyone (HOME) Initiative.

**Section 11.** This ordinance shall have the following effective dates:

- Sections 1 and 2 of this ordinance shall be effective on January 1, 2024.
- Section 3 of this ordinance shall be effective on June 1, 2024.
- Section 4 of this ordinance shall be effective on January 1, 2025.
- The remainder of this ordinance shall be effective upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day  
of \_\_\_\_\_, 2023.

Chair \_\_\_\_\_

ATTEST:

1  
2  
3  
4

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Municipal Clerk

# **MUNICIPALITY OF ANCHORAGE**

## **ASSEMBLY MEMORANDUM**

No. AM 662-2023

Meeting Date: August 22, 2023

**From:** Assembly Member Volland

**Subject:** AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ADOPTING THE “HOUSING OPPORTUNITIES IN THE MUNICIPALITY FOR EVERYONE” (HOME) INITIATIVE BY AMENDING AND REPEALING PORTIONS OF ANCHORAGE MUNICIPAL CODE CHAPTERS 21.04, 21.05, 21.06 AND 21.07 TO REALIGN THE RESIDENTIAL ZONING DISTRICTS THROUGHOUT THE ANCHORAGE BOWL WITH THE STATED GOALS AND INTENTS OF THE COMPREHENSIVE PLAN AND ANCHORAGE 2040 LAND USE PLAN, PROVIDING FOR STAGGERED EFFECTIVE DATES FOR CHANGES TO GROUPS OF RESIDENTIAL ZONING DISTRICTS, AND WAIVING PLANNING AND ZONING COMMISSION REVIEW OF THIS ORDINANCE.

---

This Memorandum outlines a proposal for the “Housing Opportunities in the Municipality for Everyone (HOME) Initiative,” including future process requirements, benefits, and challenges of consolidating current Title 21 residential zoning districts into broader, more flexible, and more inclusionary zones that align with adopted 2040 Land Use Plan land use designations, which are already mapped on the 2020 Land Use Plan Map. The 2040 LUP map, as well as a 2040 LUP table that cross references 2040 LUP land designations and current zoning districts, are included.

**I request your support for the ordinance.**

Reviewed by: Assembly Counsel’s Office

Respectfully submitted: Daniel Volland, Assembly Member  
District 1, North Anchorage

# Residential Zoning By 2040 Land Use Plan Proposal

## Proposal:

Simplify existing Title 21 zoning according to the adopted 2040 Land Use Plan designations by converting some residential zones into new, broadly flexible zones based on 2040 land use designations. Create a code where when people want to build housing, they are able to build it.

Existing Zone	Converts To:
R-5, R-6, R-7, R-8, R-9, R-10	LLR–Large Lot Residential
R-1, R-1A, R-2A, R-2D	STFR–Single and Two Family Residential
R-2M	Compact Mixed Residential - Low
R-3, R-3A	Compact Mixed Residential - Medium
R-4, R-4A	Urban Residential - High

Other zoning districts would remain the same.

## What This Would Require:

- *Amending chapter 4: Zoning districts*—creating new purpose statements according to the 2040 land use plan.
- *Amending chapter 5: Uses*—update the primary use and accessory use tables. Also look into any special use restrictions for existing zones.
  - Which uses should be allowed where? What is the purpose of distinguishing between so many use types (especially for residential)?
  - Are there any uses that need to be added or removed? (Short term rentals, for example)
  - Is this the time to look seriously at moving away from use-based zoning towards form-based zoning?
- *Amending chapter 6: Dimensional standards*—Discuss the dimensional standards for each new zone (lot size, height, setback, etc.)
- *Amending chapter 7: Do we need all these highly specific design standards?*
- *Amending other sections of code with buried references to existing zones.*
- *Addressing whether Girdwood and Eagle River want a similar approach or prefer their existing codes.*



## Justification:

- This directly implements the adopted 2040 plan. This is the direction in which the MOA is already moving.
- Large swaths of Title 21 create complications without clear benefit, but this allows a chance to start over without a complete code rewrite.
- This proposal does not address mixed use or industrial zones or any of the highly impactful elements of Title 21 related to design and other standards.

## Potential Benefits, Obstacles, and Complications:

### Benefits

- This addresses the need for change within the existing framework.
- This could be a new approach to zoning which focuses on trying to reach positive outcomes rather than avoid negative potentialities.
- Simplified zoning will allow for expanded property rights and more flexibility for development.
- Simplified zoning provides more opportunities for building different types of housing and other economic activity.
- Simplified zoning makes local land use regulations more accessible and transparent to the public.
- This approach would directly implement the 2040 plan, and likely result in an Anchorage that looks like the plan intended.

### Obstacles/Complications

- Existing residents will have less control/influence over their neighbors' behavior.
- MOA might need to be more responsive to dealing with nuisances relating to impactful behaviors on private property.
- Finding consensus on design standards (Chapter 7 of Title 21), or establishing a baseline of what is arbitrary and what is clear and objective, might be difficult.
- Existing bureaucratic structures may be uncomfortable with uncertainty and/or hostile to growth/change.
- This won't make the desire to exclude go away. Those with means might resort to more HOA or other types of restrictions in some areas, but these are more easily changed (and enforced differently) than zoning rules controlled by the Municipality (see lot reform in Texas).

## How to Move Forward:

1. Direct Municipal Staff to provide a proposal that combines existing zones into fewer more flexible zones that reflect the 2040 land use plan.
2. Provide a clear timeline for deliverables.
3. Require that any standards be clear, objective, and justifiable under the Title21 purpose statement that zoning “protects the public health, safety, welfare, and economic vitality” (or change that purpose statement if it is no longer appropriate).

### Relationship to Land Use Designations in Area-specific Plans

As of 2017, the 14 neighborhood, district, and other area-specific plans adopted for the Bowl collectively used 70 different land use designations to represent future intensity and distribution of land uses. Many of these designations share similar names and definitions. **Map 2-1, Anchorage 2040 Land Use Plan Map**, retains each plan's land uses.

The *2040 Land Use Plan Map* illustrates a more general picture of future land use for the Bowl by distilling all 70 land use designations into 18. This provides a citywide land use policy structure which supports and coordinates the various plans with a common terminology.

Figure 2-4 on the following pages cross-references the *2040 Land Use Plan Map* designations with the corresponding designations applied in the area-specific plans. This system retains the land use designation categories in the neighborhood and district plans, which refine the citywide land use categories in order to address area-specific needs.



Search online with “Anchorage 2040 Land Use Plan” to go to the zoom-in interactive version of this map.

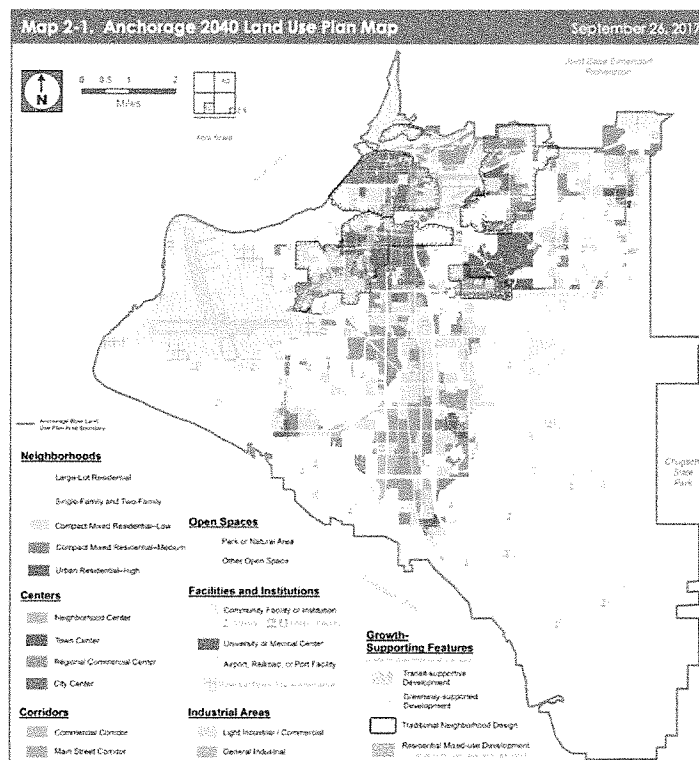


Figure 3-2. 2040 LUP and Zoning District Cross-Reference

Types of Places	Land Use Designations	Potential Implementation Zoning Districts as Established in Section 2
Neighborhoods	Large-lot Residential	R-6, R-8, R-9, and R-10; R-7 where designated in <i>HDP</i> Map 2.1 Land Use Plan for 1-3 units per acre.
	Single-family and Two-family	R-1 and R-1A; R-2A and R-2D in attached and two-family areas.
	Compact Mixed Residential–Low	R-2M; R-2D in transition areas; New compact housing district between R-2D and R-2M.
	Compact Mixed Residential–Medium	R-3; R-2M in transition areas; New R-3A mixed-use variation of R-3 in “Residential Mixed-use Development” areas.
	Urban Residential–High	R-4; R-3 in transition areas; R-4A in “Residential Mixed-use Development” areas.
Centers	Small-scale commercial uses in the Neighborhood designations above	B-1A in existing locations or in new locations designated by a neighborhood or district plan; R-4 allows limited ground-floor commercial space within residential projects.
	Neighborhood Center	B-1A and B-1B; CCO overlay zone. Potential new form-based district or overlay zone in “Traditional Neighborhood Design” areas.
	Town Center	B-3 and B-1B; CCO overlay zone. New form-based overlay or district. R-3 and new R-3A (mixed-use variation of R-3) also possible for housing sites.
	Regional Commercial Center	B-3 District.
	City Center	New DT-1, DT-2, and DT-3 in Downtown; PCD and I-2 in Ship Creek; New seismically-induced ground failure overlay zone in parts of Downtown; B-3 with CCO overlay or other overlay in Midtown; R-4 and R-4A also possible.
Corridors	Commercial Corridor	B-3 primarily; secondarily B-1A and B-1B; RO in residential-office areas; R-3.
	Main Street Corridor	B-3 or B1-B, or RO in residential-office locations, with CCO overlay or new overlay zone; potential new overlay or form-based zone in “Traditional Neighborhood Design” areas; R-3 and new R-3A mixed-use variation of R-3 also possible; R-4 or R4-A possible in Fairview.
Open Spaces	Park or Natural Area	PR and PLI.
	Other Open Space	PLI or other districts depending on location.
Facilities and Institutions	Community Facility or Institution	PLI and other districts; utility / public works facilities may be implemented by I-1 and I-2, and antenna farms by AF.
	University or Medical Center	PLI primarily; RO in limited locations, subject to special limitations; zoning to implement UMED Village.
	Airport, Railroad, or Port Facility	MI, I-1, I-2, and PLI; new Airport District; Alaska Railroad Corridor passes through a variety of zoning districts.
Industrial Area	Light Industrial / Commercial	I-1 and Ship Creek PCD.
	General Industrial	I-2 and MI.
Growth-supporting Features	Transit-supportive Development	The underlying base color indicates the land use designation. Potential new overlay zone.
	Greenway-supported Development	The underlying base color indicates the land use designation.
	Traditional Neighborhood Design	The underlying base color indicates the land use designation. Potential new overlay or form-based districts.
	Residential Mixed-use Development	R-4A, and new R-3A mixed-use variation of R-3 district; new DT-3 district in Downtown; RO also possible in designated Centers and Corridors.

Enter the code on page A-74 and TP details are shown on page 31 of 35

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Use Category	Use Type	RESIDENTIAL				COMMERCIAL										INDUST.			OTHER			Definitions and Use-Specific Standards										
		SFTR [R-1]	[R-1A]	[R-2A]	[R-2D]	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC		I-1	I-2.1	MI	AF	DR	PR	PLI	W		
RESIDENTIAL USES																																
Household Living	Dwelling, mixed-use							P	P	P								P	P	P	C									21.05.030A.1.		
	Dwelling, multifamily					P/S		P	P	P								P	P	P										21.05.030A.2.		
	Dwelling, single-family, attached	E		[P]		P		P	P																					21.05.030A.3.		
	Dwelling, single-family, detached	P	[P]	[P]		P		P	P		P	P	P	P	P	P										P				21.05.030A.4.		
	Dwelling, townhouse					S	S	S	S	S									S	S										21.05.030A.5.		
	Dwelling, two-family	E		[P]		P		P	P		P	P	P	P																21.05.030A.6.		
	Dwelling, mobile home										P																			21.05.030A.7.		
	Manufactured home community								C	C	C																				21.05.030A.8.	
	Assisted living facility (3-8 residents)	P	[P]	[P]		P		P	P	P	P	P	P	P	P	P	P	P	P	P											21.05.030B.1.	
	Assisted living facility (9 or more residents)	C	[C]	[C]	[C]	P		P	P	P	P	C	C						P	P	C							C			21.05.030B.1.	
Group Living	Correctional community																	C	C			C						C			21.05.030B.2.	
	Residential center																														21.05.030B.2.	
	Habilitative care facility, small (up to 8 residents)	P	[P]	[P]		P		P	P	P	P	P						P	P	P								P			21.05.030B.3.	
	Habilitative care facility, medium (9-25 residents)	C	[C]	[C]	[C]	C		P	P	P	C	C	C					P	P	P								C			21.05.030B.3.	
	Habilitative care facility, large (26+ residents)																		P	P							C				21.05.030B.3.	
	Rooming-house					C	P	P	P	P	C	C	C	C				P	P	P											21.05.030B.4.	
	Transitional living facility							P	P	P	P							P	P	P							C				21.05.030B.5.	
	COMMUNITY USES																															
	Adult Care	Adult care facility (3 to 8 persons)	P	[P]	[P]		P		P	P	P	P	P	P	P	P	P	P	P	P									P			21.05.040A.
		Adult care facility (9 or more persons)	C	[C]	[C]		C		C	C	C								P	P	P											21.05.040 A.
Child Care	Child care center (9 or more children)	C	[C]	[C]		S		S	S	S	S	S	S	S	S	S	P	P	P								P				21.05.040B.1.	
	Child care home (up to 8 children)	P	[P]	[P]		P		P	P	P	P	P	P	P	P	P	P	P	P												21.05.040B.2.	
Community Service	Cemetery or mausoleum																										P					21.05.040C.1.
	Community center							S	S	S	S							S	S	S							C	S			21.05.040C.2.	

[illegible]

## Exhibit A

Utility Facility	Tower, high voltage transmission																		P/C	P/C	21.05.040J.1.
	Utility facility																		C	C	21.05.040J.2.
	Utility substation	C	[C]	[C]	C	C	C	C	C	C	C	S	S	S	S	P	P	P	S	S	21.05.040J.3.
	Wind energy conversion system (WECS), utility																	C	C	C	21.05.040J.4.
	Antenna only, large 4																	P	P	P	21.05.040K.
	Antenna only, small 4	P	[P]	[P]	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21.05.040K.
Telecommunication Facilities	Type 1 tower 4																	P	P	P	21.05.040K.
	Type 2 tower 4																	C	C	C	21.05.040K.
	Type 3 tower 4																	P	P	P	21.05.040K.
	Type 4 tower 4																	P	P	P	21.05.040K.
																		P	P	P	21.05.040K.
COMMERCIAL USES	Commercial horticulture	C	[C]	[C]	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	21.05.050A.1.
INDUSTRIAL USES	Commercial food production																	C	P	P	21.05.060B.1.
Manufacturing and Production	Cottage crafts																	P	P	P	21.05.060B.2.
	Manufacturing, general																	P	P	P	21.05.060B.3.
	Manufacturing, heavy																	C	P	P	21.05.060B.4.
	Manufacturing, light																	S/C	P	P	21.05.060B.5.
	Natural resource extraction, organic and inorganic	C	[C]	[C]	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	21.05.060B.6.
	Natural resource extraction, placer mining																		C	C	21.05.060B.7.
Waste and Salvage	Composting facility																		P	C	21.05.060E.1.
	Incinerator or thermal desorption unit																		C	C	21.05.060E.3.
	Junkyard or salvage yard																		C		21.05.060E.4.
	Land reclamation	P/C	[P/C]	[P/C]	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	21.05.060E.5.
	Landfill																		C	C	21.05.060E.6.
	Recycling drop-off																		P	P	21.05.060E.7.
	Snow disposal site	C	[C]	[C]	C	C	C	C	C	C	C	C	C	C	C	C	C	S	S	C	21.05.060E.8.
	Solid waste transfer facility																		C	S	21.05.060E.9.

## Exhibit A

[illegible]

# Draft

# AO 2023-87(S)



Submitted by: Vice Chair Zaletel and Assembly  
Members Volland and Brawley  
Prepared by: Assembly Counsel's Office  
For reading: September 26, 2023

**ANCHORAGE, ALASKA**  
**AO No. 2023-87(S)**

1 AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ADOPTING THE  
2 "HOUSING OPPORTUNITIES IN THE MUNICIPALITY FOR EVERYONE"  
3 (HOME) INITIATIVE BY AMENDING AND REPEALING PORTIONS OF  
4 ANCHORAGE MUNICIPAL CODE CHAPTERS 21.04, 21.05, 21.06 AND 21.07 TO  
5 REALIGN THE RESIDENTIAL ZONING DISTRICTS THROUGHOUT THE  
6 ANCHORAGE BOWL WITH THE STATED GOALS AND INTENTS OF THE  
7 COMPREHENSIVE PLAN AND ANCHORAGE 2040 LAND USE PLAN, AND  
8 PROVIDING FOR STAGGERED EFFECTIVE DATES FOR CHANGES TO  
9 GROUPS OF RESIDENTIAL ZONING DISTRICTS[, AND WAIVING PLANNING  
10 AND ZONING COMMISSION REVIEW OF THIS ORDINANCE].  
11 .

---

12  
13 **WHEREAS**, the Anchorage Assembly has stated one of its priorities is to increase  
14 housing availability within the Municipality of Anchorage; and  
15

16 **WHEREAS**, the Anchorage 2020 Comprehensive Plan is the parent of the  
17 Anchorage 2040 Land Use Plan ("2040 LUP") and both guide the implementation of  
18 and changes to Title 21 of the Anchorage Municipal Code; and  
19

20 **WHEREAS**, the 2040 LUP aims to promote sustainable growth and development  
21 within the Anchorage Bowl; and  
22

23 **WHEREAS**, the 2040 LUP seeks to improve capacity and types of housing to  
24 alleviate costs; and  
25

26 **WHEREAS**, the 2040 LUP supplements the Anchorage 2020 Comprehensive Plan  
27 and provides a baseline from which land use decisions can proceed, by: providing  
28 greater land use predictability and clearer policy direction, coordinating  
29 recommended land uses from various adopted area-specific plans, and clarifying  
30 the framework for making zoning and development decisions; and  
31

32 **WHEREAS**, the 2040 LUP recommends future land uses and a range of potential  
33 intensities of use, however, it is zoning that regulates and sets the rules for the use  
34 of property, lot size, setbacks, building heights, and other site attributes; and  
35

36 **WHEREAS**, changes to the official Zoning Map (rezonings) or to Title 21 land use  
37 regulations are separate public processes that include community input; and  
38

39 **WHEREAS**, the 2040 Land Use Plan Map is the "blueprint that guides future use,  
40 intensity, and character of growth" and Title 21 Land Use Code is the "action that  
41 carries out the plan by regulating use of property" (2040 LUP, p. 7); and  
42

43 **WHEREAS**, the 2040 LUP contends that recent Anchorage trends provide a general  
44 picture of the future population, including:

- Accelerated growth in aging households and smaller households with fewer children.
- Continued evolution into one of the most racially and ethnically diverse communities in the U.S.
- Diverse households and income levels that need more affordable housing options and more transportation choices.
- Talented professionals from all fields that are attracted to Anchorage's unique setting.
- A growing number of multigenerational families and less transient population (2040 LUP, p. 10); and

**WHEREAS**, the 2040 LUP anticipates that over the next 25 years, more people will be in “starter home,” moderate income, or downsizing households and that, as a result, people will be looking for smaller, more urban residences with walkable neighborhood amenities nearby; and

**WHEREAS**, the majority of the 2040 LUP policies support simplifying and streamlining zoning, it is the intent of the Assembly to do so through this ordinance and subsequent implementing legislation which may be known as the HOME Initiative – Housing Opportunities in the Municipality for Everyone; and

**WHEREAS**, simplifying zoning in support of the 2040 LUP can help address the growing housing demand in Anchorage and provide more affordable housing options for residents while still retaining predictability and continuity with existing neighborhood characteristics; and

**WHEREAS**, simplifying zoning promotes efficient land use by utilizing existing infrastructure, reducing urban sprawl, and minimizing the need for extensive new infrastructure development; and

**[WHEREAS, SIMPLIFYING ZONING CAN CONTRIBUTE TO A MORE WALKABLE AND BIKEABLE COMMUNITY, REDUCING DEPENDENCE ON PRIVATE VEHICLES AND PROMOTING HEALTHIER LIFESTYLES; AND]**

**WHEREAS**, allowing simplified zoning in residential areas can create diverse and vibrant neighborhoods with a greater mix of housing types, promoting social interaction and community cohesion, support public transit systems by providing a larger customer base, making public transportation more economically viable and accessible, enhance access to amenities such as parks, schools, healthcare facilities, and shopping centers, as these amenities can be located closer to where people live, help preserve natural areas and open spaces by minimizing the need for new development on undeveloped land, help reduce the environmental impact associated with suburban sprawl, including carbon emissions from transportation and the loss of natural habitats; and

**WHEREAS**, allowing for the possibility of more density in residential zoning consistent with the 2040 LUP can encourage the development of mixed-use neighborhoods, where residents have easy access to a variety of services, employment opportunities, and recreational amenities; and

1 **WHEREAS**, allowing for the possibility of more density in residential zoning  
2 consistent with the 2040 LUP aligns with the goals of creating a more inclusive and  
3 equitable city by providing housing options for people of different income levels and  
4 lifestyles and can foster a sense of belonging and community pride, as residents  
5 have more opportunities to engage with their neighbors and participate in local  
6 activities; and

7  
8 **WHEREAS**, simplifying residential zoning to allow for predictable development in a  
9 streamlined manner is a proactive and forward-thinking approach that supports the  
10 long-term growth and sustainability of Anchorage as outlined in the Anchorage 2040  
11 Land Use Plan; and

12  
13 **WHEREAS, the Planning and Zoning Commission is granted specific advisory**  
14 **powers and duties in AMC 21.10.015 regarding the comprehensive plan and**  
15 **Title 21, including to “1. Develop, review and make recommendations to the**  
16 **assembly regarding policies, plans and ordinances to implement the**  
17 **municipal function of planning for the economic, social and land use needs**  
18 **of the community” and “2. Develop, review and make recommendations to the**  
19 **assembly regarding the comprehensive development plan and amendments”;**  
20 **and**

21  
22 **WHEREAS**, changes to Residential Zoning District types will require additional  
23 updates to Title 21, so [THE EFFECTIVE DATE OF ]this ordinance outlines[IS  
24 STAGGERED BETWEEN JANUARY 1, 2024 AND JANUARY 1, 2025 TO  
25 CREATE] a phased implementation which will allow work on the necessary  
26 additional changes within code or the comprehensive plan to conform to and fully  
27 implement this ordinance and be enacted before the changes go into effect; now,  
28 therefore,

29  
30 **THE ANCHORAGE ASSEMBLY ORDAINS:**

31  
32 **Section 1.** Anchorage Municipal Code Chapter 21.04 is hereby amended to read  
33 as follows (*the remainder of the section is not affected and therefore not set out*):

34  
35 **21.04.010 General provisions.**

36 \*\*\*

\*\*\*

\*\*\*

37 **A. Districts Established; Zoning Map**

- 38  
39 1. *Purpose.* The municipality is divided into zoning districts in  
40 order to achieve the purposes of this title established in chapter  
41 21.01, which include implementation of the comprehensive  
42 plan, and its land use plan map.  
43  
44 2. Zoning districts established. The following zoning districts are  
45 established:  
46

**TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED**

District Type	Abbreviation	District Name
<b>Residential Districts</b>	<u>STFR</u> [R-1]	<u>Single and Two Family Residential</u> [SINGLE-FAMILY RESIDENTIAL]
	[R-1A]	[SINGLE-FAMILY RESIDENTIAL (LARGER LOT)]
	[R-2A]	[TWO-FAMILY RESIDENTIAL (LARGER LOT)]
	[R-2D]	[TWO-FAMILY RESIDENTIAL]
***	***	***

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2017-176 , § 2, 1-9-18; AO No. 2020-38 , § 4, 5-28-20)

\*\*\*      \*\*\*      \*\*\*

#### **21.04.020      Residential districts.**

\*\*\*      \*\*\*      \*\*\*

#### **B.      STFR: Single and Two Family Residential district:**

1. Purpose. The STFR district provides for a variety of low-density urban/suburban residential neighborhoods with gross densities between three and eight dwelling units per acre. Most areas have well-developed infrastructure, public water and sewer, and municipal services.

#### **[B.      R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT.**

1. PURPOSE. THE R-1 DISTRICT IS INTENDED PRIMARILY FOR DETACHED SINGLE-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FIVE DWELLING UNITS PER ACRE. THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE INTENDED TO BE PROVIDED.]

#### **C.      Reserved.[R-1A:      SINGLE-FAMILY      RESIDENTIAL      DISTRICT (LARGER LOT).**

1. PURPOSE. THE R-1A DISTRICT IS INTENDED PRIMARILY FOR DETACHED SINGLE-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FOUR DWELLING UNITS PER ACRE THE MINIMUM LOT SIZE IS SLIGHTLY LARGER

THAN THE R-1 DISTRICT. THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE INTENDED TO BE PROVIDED.]

D. Reserved.[R-2A: TWO-FAMILY RESIDENTIAL DISTRICT (LARGER LOT).

1. PURPOSE. THE R-2A DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES BETWEEN FIVE AND SEVEN DWELLING UNITS PER ACRE. THE MINIMUM LOT SIZE IS SLIGHTLY LARGER THAN THE R-2D DISTRICT. THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE INTENDED TO BE PROVIDED.]

E. Reserved.[R-2D: TWO-FAMILY RESIDENTIAL DISTRICT.

1. PURPOSE. THE R-2D DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES BETWEEN FIVE AND EIGHT DWELLING UNITS PER ACRE. THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE INTENDED TO BE PROVIDED.]

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO No. 2015-100, § 1, 10-13-15 ; AO No. 2017-176 , § 3, 1-9-18; AO No. 2019-58 , § 2, 5-7-19; AO 2022-36 , § 2, 4-26-22; AO No. 2022-80(S) , § 1, 11-22-22)

**Section 2.** Anchorage Municipal Code section 21.05.010E., Table 21.05-1: Table of Allowed Uses is hereby amended as shown in Exhibit A (*the remainder of the section is not affected and therefore not set out*):

**21.05.010 Table of allowed uses.**

Table 21.05-1 below lists the uses allowed within all base zoning districts in the Anchorage Bowl except for the Downtown (DT) Districts. (See Chapters 21.09, 21.10, and 21.11 for regulations specific to Girdwood, Chugiak-Eagle River, and the Downtown (DT) Districts, respectively.) Each of the listed uses is defined in Sections 21.05.030 through 21.05.060.

\*\*\*      \*\*\*      \*\*\*

E. *Table of Allowed Uses - Residential, Commercial, Industrial, and Other Districts*

[See Exhibit A for amendments to the Table]

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-139, § 1, 1-28-14; AO No. 2014-58, § 2(Att. A), 5-20-14; AO No. 2015-133(S), § 3(Exh. A), 2-23-16 ; AO No. 2015-142(S-1), § 3(Exh. B), 6-21-16 ; AO No. 2016-3(S), §§ 6, 7, 2-23-16 ; AO No. 2016-131 , § 1, 11-15-16; AO No. 2016-136am , § 2, 11-15-16; AO No. 2016-156 , § 1, 12-20-16; AO No. 2017-10 , § 1, 1-24-17; AO No. 2017-57 , § 1, 4-11-17; AO No. 2017-74 , § 1, 5-23-17; AO No. 2017-176 , § 4, 1-9-18; AO No. 2017-175(S) , § 3(Exh. A), 2-13-18; AO No. 2020-38 , § 6, 5-28-20; AO No. 2020-56 , § 2, 6-23-20; AO No. 2021-54 , § 1, 6-22-21)

**Section 3.** Anchorage Municipal Code Chapter 21.04 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

**21.04.010 General provisions.**

\*\*\*                      \*\*\*                      \*\*\*

**A. Districts Established; Zoning Map**

1. *Purpose.* The municipality is divided into zoning districts in order to achieve the purposes of this title established in chapter 21.01, which include implementation of the comprehensive plan, and its land use plan map.
2. Zoning districts established. The following zoning districts are established:

**TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED**

District Type	Abbreviation	District Name
	***	***      ***      ***
Residential Districts	<u>CMR-L[R-2M]</u>	<u>Compact Mixed Residential - Low</u>
	***	***      ***      ***

\*\*\*                      \*\*\*                      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2017-176 , § 2, 1-9-18; AO No. 2020-38 , § 4, 5-28-20)

\*\*\*                      \*\*\*                      \*\*\*

**21.04.020 Residential districts.**

\*\*\*                      \*\*\*                      \*\*\*

C. CMR-L: Compact Mixed Residential -Low[RESERVED].

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1. Purpose. The CMR-L district is intended primarily for residential areas that allow for a variety of single-family, two-family, and multifamily dwellings, with gross densities between five and 15 dwelling units per acre, with 8 or more near Centers or Transit-supportive Development corridors. The CMR-L district provides residential neighborhoods with a greater diversity of housing by allowing a mix of both detached and a variety of attached dwelling types in close proximity to each other, rather than separated into different zoning districts. The CMR-L district is to be located in areas that are accessible to major streets without travel through less-intensive uses and provide a transition from more intense uses or traffic volumes to lower intensity residential areas. The design of new development, such as building scale and setbacks, parking facility size and location, and yard landscaping, should be complementary to the existing neighborhood and mix of dwelling types.

19 \*\*\* \*\*

20 F. Reserved. *[R-2M: MIXED RESIDENTIAL DISTRICT.*

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1. *PURPOSE. THE R-2M DISTRICT IS INTENDED PRIMARILY FOR RESIDENTIAL AREAS THAT ALLOW FOR A VARIETY OF SINGLE-FAMILY, TWO-FAMILY, AND MULTIFAMILY DWELLINGS, WITH GROSS DENSITIES BETWEEN FIVE AND 15 DWELLING UNITS PER ACRE. THE R-2M DISTRICT PROVIDES RESIDENTIAL NEIGHBORHOODS WITH A GREATER DIVERSITY OF HOUSING BY ALLOWING A MIX OF BOTH DETACHED AND A VARIETY OF ATTACHED DWELLING TYPES IN CLOSE PROXIMITY TO EACH OTHER, RATHER THAN SEPARATED INTO DIFFERENT ZONING DISTRICTS. THE R-2M DISTRICT IS TO BE LOCATED IN ESTABLISHED OR REDEVELOPING RESIDENTIAL NEIGHBORHOODS OR IS TO CREATE A TRANSITION BETWEEN SINGLE-FAMILY, TWO-FAMILY, AND HIGHER DENSITY MULTIFAMILY AND MIXED-USE AREAS. THE DESIGN OF NEW DEVELOPMENT, SUCH AS BUILDING SCALE AND SETBACKS, PARKING FACILITY SIZE AND LOCATION, AND YARD LANDSCAPING, SHOULD BE COMPLEMENTARY TO THE EXISTING NEIGHBORHOOD AND MIX OF DWELLING TYPES.*

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45

2. *DISTRICT-SPECIFIC STANDARDS.*

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50
- a. *RESIDENTIAL BUILDINGS SHALL CONTAIN NO MORE THAN EIGHT DWELLING UNITS.*
- b. *THE MAXIMUM LENGTH OF A BUILDING ELEVATION THAT IS TWO AND A HALF STORIES OR MORE IN*

HEIGHT AT ANY POINT SHALL BE 150 FEET.  
OTHERWISE, THE MAXIMUM LENGTH SHALL BE  
180 FEET.

c. THE MINIMUM SIDE SETBACK ESTABLISHED IN  
TABLE 21.06-1 FOR MULTIFAMILY DWELLINGS IN  
THE R-2M DISTRICT IS REDUCED FROM TEN FEET  
TO FIVE FEET, PROVIDED THE BUILDING  
ELEVATION FACING THE SIDE LOT LINE IS:

i. NO MORE THAN 72 FEET IN LENGTH, IN  
ORDER TO BE COMPATIBLE IN SCALE TO A  
SINGLE-FAMILY DWELLING OR DUPLEX; OR

ii. NO MORE THAN 48 FEET IN LENGTH  
WITHOUT A RECESS IN ITS WALL PLANE,  
SUCH THAT THE REMAINING PORTION OF  
THE BUILDING ELEVATION HAS A MINIMUM  
SIDE SETBACK OF AT LEAST 15 FEET, IN  
ORDER TO APPEAR AS AN ARRANGEMENT  
OF SMALLER, CONNECTED STRUCTURES  
WITH BACKYARD SPACE.]

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(AO 2012-124(S), 2-26-13; AO No. 2015-100, § 1, 10-13-15 ; AO No. 2017-  
176 , § 3, 1-9-18; AO No. 2019-58 , § 2, 5-7-19; AO 2022-36 , § 2, 4-26-22;  
AO No. 2022-80(S) , § 1, 11-22-22)

**Section 4.** Anchorage Municipal Code Chapter 21.04 is hereby amended to read  
as follows (*the remainder of the section is not affected and therefore not set out*):

**21.04.010 General provisions.**

\*\*\*

\*\*\*

\*\*\*

A. Districts Established; Zoning Map

1. *Purpose.* The municipality is divided into zoning districts in  
order to achieve the purposes of this title established in chapter  
21.01, which include implementation of the comprehensive  
plan, and its land use plan map.

2. Zoning districts established. The following zoning districts are  
established:



TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED		
District Type	Abbreviation	District Name
Residential Districts	***	***      ***      ***
	CMR-M[R-3]	Compact Mixed Residential - Medium
	[R-3A]	[RESIDENTIAL MIXED-USE]
	UR-H[R-4]	Urban Residential – High[MULTIFAMILY RESIDENTIAL]
	[R-4A]	[MULTIFAMILY RESIDENTIAL MIXED-USE]
	LLR[R-5]	Large Lot Residential[LOW-DENSITY RESIDENTIAL]
	[R-6	LOW-DENSITY RESIDENTIAL (1 ACRE)
	R-7	SINGLE-FAMILY RESIDENTIAL (20K)
	R-8	LOW-DENSITY RESIDENTIAL (4 ACRES)
	R-9	LOW-DENSITY RESIDENTIAL (2 ACRES)
	R-10	LOW-DENSITY RESIDENTIAL, ALPINE/SLOPE]
***	***	***

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2017-176 , § 2, 1-9-18; AO No. 2020-38 , § 4, 5-28-20)

\*\*\*      \*\*\*      \*\*\*

#### 21.04.020 Residential districts.

\*\*\*      \*\*\*      \*\*\*

D. CMR-M: Compact Mixed Residential – Medium[RESERVED].

1. Purpose. The CMR-M district is a multifamily residential district with gross densities between 10 and 30 dwelling units per acre, with 15 or more near Centers or Transit-supportive Development corridors. It is intended primarily for multifamily, apartments, condominiums, and townhouse dwellings characterized by low-rise multistory buildings. It allows a higher percentage of lot coverage than the CMR-L zone, while also maintaining the residential living environment with landscaping.

private/common open spaces, and other amenities for residents. This district provides greater housing opportunities and efficient use of residential land near commercial, community activity centers, town centers, and areas well served by transit.

2. District-specific standard. The maximum length of a townhouse-style building elevation shall be 250 feet.

E. UR-H: Urban Residential – High[RESERVED].

1. Purpose. The UR-H zone provides for urban living opportunities close to major employment centers and contributes to the vitality of city centers by concentrating new housing nearby. It is intended primarily for apartment buildings, condominiums, and townhouses but also allows for compact single and two-family and mixed-density projects, as well as limited ground floor commercial space within residential projects to make efficient use of public infrastructure and lands near city centers.

F. LLR: Large Lot-Residential [RESERVED].

1. Purpose. The LLR district is intended primarily for single- and two-family residential areas with gross densities of one housing unit or less per gross acre, and up to three dwelling units per acre in areas designated by approved district plans. This district preserves natural vegetation, hillside topography, environmental constraints, and adjacent natural open spaces that contribute to the overall rural character and, where feasible, make use of “conservation subdivisions” that cluster homes to preserve natural features and shared open spaces. The availability of infrastructure and municipal services is varied. Mobile homes on individual lots are allowed in this district.

[G. R-3: MIXED RESIDENTIAL DISTRICT.

1. PURPOSE. THE R-3 DISTRICT IS A MULTIFAMILY RESIDENTIAL DISTRICT WITH GROSS DENSITIES BETWEEN 15 AND 40 DWELLING UNITS PER ACRE, PROVIDED, HOWEVER, THAT HOUSING ALLOWED IN THE R-1, R-1A, R-2A, AND R-2D ARE A PERMITTED USE. IT IS INTENDED PRIMARILY FOR MULTIFAMILY AND TOWNHOUSE DWELLINGS CHARACTERIZED BY LOW-RISE MULTISTORY BUILDINGS. IT ALLOWS A HIGHER PERCENTAGE OF LOT COVERAGE THAN THE R-2M ZONE, WHILE ALSO MAINTAINING THE RESIDENTIAL LIVING ENVIRONMENT WITH LANDSCAPING, PRIVATE/COMMON OPEN SPACES, AND OTHER AMENITIES FOR RESIDENTS. THIS DISTRICT PROVIDES GREATER HOUSING OPPORTUNITIES AND EFFICIENT USE OF RESIDENTIAL

1 LAND NEAR COMMERCIAL, COMMUNITY ACTIVITY  
2 CENTERS, TOWN CENTERS, AND AREAS WELL SERVED  
3 BY TRANSIT.  
4

- 5 2. *DISTRICT-SPECIFIC STANDARD.* THE MAXIMUM LENGTH  
6 OF A TOWNHOUSE-STYLE BUILDING ELEVATION SHALL  
7 BE 250 FEET.  
8

9 H. *R-3A: RESIDENTIAL MIXED-USE DISTRICT.*  
10

- 11 1. *PURPOSE* R-3A DISTRICT IS A MEDIUM DENSITY, MIXED-  
12 USE MULTI-FAMILY DISTRICT WITH GROSS DENSITIES  
13 BETWEEN 12 AND 30 DWELLING UNITS PER GROSS  
14 ACRE. THE R-3A DISTRICT IS PRIMARILY RESIDENTIAL,  
15 BUT ALLOWS A VARIETY OF COMPATIBLE COMMERCIAL,  
16 RETAIL, SERVICES, OR OFFICE USES, AS IDENTIFIED IN  
17 TABLE 21.05-1. TO MAINTAIN AND PROVIDE DESIRED  
18 HOUSING DENSITIES WITH THE ADDITION OF OTHER  
19 USES, THE R-3A DISTRICT ALLOWS GREATER BUILDING  
20 HEIGHTS AND GREATER LOT COVERAGE THAN THE R-3  
21 DISTRICT, BASED ON SITE-SPECIFIC CRITERIA, WHILE  
22 MAINTAINING A RESIDENTIAL LIVING ENVIRONMENT  
23 WITH COMMON OPEN SPACE, LANDSCAPING, AND  
24 OTHER FEATURES THAT BENEFIT RESIDENTS AND THE  
25 COMMUNITY. THE R-3A DISTRICT IS TYPICALLY  
26 LOCATED NEAR DESIGNATED CITY, REGIONAL, AND  
27 TOWN CENTERS. THE COMMERCIAL ASPECTS OF THIS  
28 MIXED-USE DISTRICT ARE INTENDED TO SERVE LOCAL  
29 NEIGHBORHOOD NEEDS AND PROMOTE PEDESTRIAN  
30 ACCESS TO SUPPORT LOCAL SHOPPING.  
31

32 2. *DISTRICT-SPECIFIC STANDARDS.*  
33

- 34 a. *ALLOWED COMMERCIAL USES.* THE R-3A  
35 DISTRICT ALLOWS A MAXIMUM OF 33 PERCENT OF  
36 GROSS FLOOR AREA ON THE DEVELOPMENT SITE  
37 TO BE DEDICATED TO NON-RESIDENTIAL USES  
38 SUCH AS COMMERCIAL DEVELOPMENT. ALLOWED  
39 COMMERCIAL USES ARE IDENTIFIED IN TABLE  
40 21.05-1. COMMERCIAL USES MAY BE LOCATED IN  
41 THE SAME BUILDING AS RESIDENTIAL  
42 DEVELOPMENT OR MAY BE HOUSED IN A  
43 SEPARATE BUILDING FROM RESIDENTIAL UNITS.  
44
- 45 b. *MINIMUM RESIDENTIAL DENSITY.* THE  
46 DEVELOPMENT SHALL BE BUILT TO A NET  
47 DENSITY OF AT LEAST 15 DWELLING UNITS PER  
48 ACRE.  
49
- 50 c. *TIMING OF RESIDENTIAL AND NON-RESIDENTIAL*  
51 *DEVELOPMENT.* AT ANY PHASE OF THE

1 DEVELOPMENT, THE NON-RESIDENTIAL PORTION  
2 OF THE DEVELOPMENT SHALL NOT RECEIVE A  
3 CERTIFICATE OF OCCUPANCY OR CONDITIONAL  
4 CERTIFICATE OF OCCUPANCY UNTIL THE  
5 PROPORTIONATE SHARE OF RESIDENTIAL UNITS  
6 THAT MEET THE REQUIREMENTS OF  
7 SUBSECTIONS 2.A. AND 2.B. ABOVE HAVE  
8 RECEIVED A CERTIFICATE OF OCCUPANCY OR  
9 CONDITIONAL CERTIFICATE OF OCCUPANCY.

10  
11 d. *MIXED-USE DEVELOPMENT STANDARDS.*  
12

13 *PURPOSE:* THE R-3A DISTRICT IS INTENDED TO  
14 CREATE A MIXED-USE NEIGHBORHOOD  
15 DEVELOPMENT, WITH BUILDINGS ADDRESSING A  
16 "COMPLETE STREET" PEDESTRIAN ENVIRONMENT  
17 WITH SHOPS, ENTRANCES, AND WINDOWS. NON-  
18 RESIDENTIAL USES SHOULD BE LOCATED ALONG  
19 THE STREET FRONTAGE AND AWAY FROM  
20 PROPERTY LINES THAT ABUT LOWER DENSITY  
21 RESIDENTIAL AREAS.  
22

- 23 i. *BUILDING PLACEMENT RELATIVE TO THE*  
24 *STREET.* NON-RESIDENTIAL USE SHALL NOT  
25 BE SEPARATED FROM ABUTTING STREET  
26 ROWS BY PARKING LOTS THAT ARE WIDER  
27 THAN ONE PARKING BAY, OR 90 FEET OF  
28 TOTAL DISTANCE. WHERE FACING A  
29 STREET DESIGNATED IN THE  
30 COMPREHENSIVE PLAN AS MAIN STREET,  
31 MIXED-USE STREET, OR TRANSIT STREET  
32 TYPOLOGY, AT LEAST ONE-THIRD OF THE  
33 LENGTH OF THE STREET-FACING  
34 COMMERCIAL BUILDING ELEVATION SHALL  
35 HAVE A MAXIMUM SETBACK OF 40 FEET, IN  
36 COMPLIANCE WITH THE ILLUSTRATED  
37 MAXIMUM SETBACK PROVISIONS OF  
38 SUBSECTION 21.06.030C.5. THE MAXIMUM  
39 SETBACK MAY BE INCREASED TO 60 FEET  
40 AS PROVIDED IN SUBSECTION  
41 21.06.030C.5.C. OF THE MAXIMUM SETBACK  
42 PROVISIONS. SITES THAT FRONT ON MORE  
43 THAN ONE FRONTAGE ARE REQUIRED TO  
44 MEET THESE STANDARDS ON AT LEAST  
45 ONE STREET, AS ESTABLISHED ON  
46 SUBSECTION 21.06.030C.5.A.II., EXCEPT  
47 THAT A SECOND STREET FRONTAGE SHALL  
48 EITHER MEET THE MAXIMUM SETBACK OR  
49 INCORPORATE PRIMARY PEDESTRIAN  
50 WALKWAYS CONNECTING TO OFF-SITE  
51 DESTINATIONS.

1  
2 ii. *STREET-FACING WINDOWS AND ENTRIES.*  
3 VISUAL ACCESS WINDOWS OR PRIMARY  
4 ENTRANCES SHALL COMPRISE AT LEAST 15  
5 PERCENT OF THE NON-RESIDENTIAL WALL  
6 AREA OF THE STREET-FACING ELEVATION.  
7 IF THERE IS MORE THAN ONE STREET  
8 FRONTAGE OR BUILDING ON THE SITE, THE  
9 STREET-FACING WALL AREAS MAY BE  
10 COMBINED FOR THE PURPOSE OF THIS  
11 CALCULATION. BUILDING FAÇADE WALLS  
12 MORE THAN 150 FEET AWAY FROM THE  
13 FACING-STREET ROW ARE EXEMPT FROM  
14 THIS CALCULATION. THE FOLLOWING  
15 ADDITIONAL STANDARDS APPLY TO THIS  
16 CALCULATION ON THE GROUND FLOOR:

17  
18 (A) QUALIFYING WINDOWS SHALL BE NO  
19 MORE THAN FOUR FEET ABOVE  
20 FINISHED GRADE.

21  
22 (B) NO SINGLE BLANK WALL SECTION  
23 BETWEEN QUALIFYING WINDOWS OR  
24 ENTRIES ON THE LONGEST BUILDING  
25 ELEVATION SHALL BE MORE THAN  
26 TWO-THIRDS OF THE TOTAL LENGTH  
27 OF THAT ELEVATION.

28  
29 iii. *VISIBLE PRIMARY ENTRANCES.*

30  
31 (A) DEVELOPMENTS WITH NON-  
32 RESIDENTIAL USES SHALL PROVIDE  
33 AT LEAST ONE PRIMARY ENTRANCE  
34 THAT IS CONNECTED BY A WALKWAY  
35 OF 90 FEET OR LESS TO THE STREET  
36 ROW. THE WALKWAY SHALL MEET  
37 THE STANDARDS OF PRIMARY  
38 PEDESTRIAN WALKWAY IF THE  
39 WALKWAY IS MORE THAN 45 FEET  
40 LONG.

41  
42 (B) THE PRIMARY ENTRANCE IN  
43 SUBSECTION III.(A) ABOVE SHALL BE  
44 ACCENTUATED BY AT LEAST ONE OF  
45 THE FOLLOWING MENU CHOICES:

46  
47 (1) PORTICO, OVERHANG,  
48 CANOPY, OR SIMILAR  
49 PERMANENT FEATURE  
50 PROJECTING FROM THE WALL;  
51

- 1 (2) RECESSED AND/OR  
2 PROJECTED ENTRANCE WALL  
3 PLANE;  
4
- 5 (3) ARCHES, PEAKED ROOF  
6 FORMS, TERRACING  
7 PARAPETS, OR OTHER CHANGE  
8 OF BUILDING ROOFLINE;  
9
- 10 (4) CHANGES IN SIDING MATERIAL,  
11 OR DETAIL FEATURES SUCH AS  
12 TILEWORK, TO SIGNIFY THE  
13 ENTRANCE; OR  
14
- 15 (5) ENTRANCE PLAZA, PATIO, OR  
16 SIMILAR COMMON PRIVATE  
17 SPACE.
- 18 iv. *STREET-FACING STRUCTURED PARKING.* STRUCTURED PARKING IS SUBJECT TO  
19 SUBSECTION 21.07.090M.3.  
20
- 21
- 22 v. *OUTDOOR COMMERCIAL OPERATIONS.* ALL  
23 COMMERCIAL AND NON-RESIDENTIAL USES  
24 SHALL BE CONDUCTED ENTIRELY WITHIN  
25 AN ENCLOSED BUILDING CONCEPT EXCEPT  
26 FOR PARKING AND LOADING FACILITIES  
27 AND RESTAURANT SEATING.  
28
- 29 vi. *MAINTAINING RESIDENTIAL CHARACTER.* ALL FLOOR AREA DEDICATED TO HEIGHT  
30 INCREASES IN THE DEVELOPMENT BEYOND  
31 40 FEET SHALL BE RESIDENTIAL.  
32
- 33
- 34 e. *ENHANCED SIDEWALK OPTION.* AN ENHANCED  
35 SIDEWALK ENVIRONMENT MAY BE PROVIDED IN  
36 LIEU OF REQUIRED SIDEWALKS AND SITE  
37 PERIMETER LANDSCAPING, AS PROVIDED IN  
38 SUBSECTION 21.07.060F.17.  
39
- 40 f. *BUILDING HEIGHT INCREASES.* BUILDING HEIGHT  
41 INCREASES MAY EXCEED THE MAXIMUM HEIGHT  
42 ESTABLISHED IN TABLE 21.06-1, UP TO A MAXIMUM  
43 HEIGHT OF 70 FEET NOT TO EXCEED SIX STORIES  
44 THROUGH THE FOLLOWING BONUSES. THESE  
45 PROVIDE FOR AN INCREMENTAL INCREASE IN  
46 HEIGHT IN EXCHANGE FOR FEATURES DEEMED  
47 OF BENEFIT TO THE COMMUNITY. HEIGHT  
48 INCREASES ARE SUBJECT TO THE R-3A DISTRICT  
49 BUILDING BULK AND TRANSITION STANDARDS OF  
50 SUBSECTION H. BELOW TO MITIGATE IMPACTS ON  
51 SURROUNDING PROPERTIES AND SUPPORT

1 NEIGHBORHOOD COMPATIBILITY. THE MAXIMUM  
2 BUILDING HEIGHT POSSIBLE SHALL BE LIMITED TO  
3 50 FEET NOT TO EXCEED FOUR STORIES ON SITES  
4 SMALLER THAN TWO ACRES. AN INCREASE IN  
5 HEIGHT MAY BE ACHIEVED THROUGH THE USE OF  
6 ONE OR MORE OF THE FOLLOWING CHOICES:  
7

- 8 i. *INCREASED HOUSING DENSITY.* ONE STORY  
9 OF ADDITIONAL HEIGHT IS ALLOWED  
10 WHERE THE HOUSING DENSITY OF THE  
11 DEVELOPMENT SITE IS AT LEAST 30  
12 DWELLING UNITS PER NET ACRE.  
13
- 14 ii. *BELOW-GRADE PARKING.* ONE STORY OF  
15 ADDITIONAL HEIGHT IS ALLOWED WHERE  
16 AT LEAST ONE-THIRD OF THE PARKING  
17 SPACES OF THE DEVELOPMENT SITE ARE IN  
18 A COVERED BELOW-GRADE PARKING  
19 LEVEL. ANOTHER STORY OF ADDITIONAL  
20 HEIGHT IS ALLOWED WHERE AT LEAST  
21 TWO-THIRDS OF THE PARKING SPACES OF  
22 THE DEVELOPMENT SITE ARE IN A  
23 COVERED BELOW-GRADE PARKING LEVEL.  
24
- 25 iii. *AFFORDABLE HOUSING UNITS.* ONE STORY  
26 OF ADDITIONAL HEIGHT IS ALLOWED  
27 WHERE AT LEAST TEN PERCENT OF THE  
28 DWELLINGS ARE AFFORDABLE RENTAL  
29 HOUSING UNITS CONSISTENT WITH THE  
30 STANDARDS OF SUBSECTION 21.07.110G.,  
31 AFFORDABLE HOUSING.  
32
- 33 iv. *HABITABLE FLOOR AREA WRAPPING*  
34 *PARKING GARAGES.* ONE STORY OF  
35 ADDITIONAL HEIGHT IS ALLOWED WHERE  
36 THE DEVELOPMENT FEATURES HABITABLE  
37 FLOOR AREA WRAPPED AROUND A  
38 PARKING STRUCTURE. THE GROSS FLOOR  
39 AREA OF THE WRAP PORTION OF THE  
40 BUILDING SHALL BE EQUAL TO AT LEAST  
41 HALF THE GROSS FLOOR AREA OF  
42 ADDITIONAL HEIGHT GAINED THROUGH  
43 THIS FEATURE.  
44
- 45 v. *ADDITIONAL/HIGH-QUALITY OPEN SPACE.*  
46 ONE STORY OF ADDITIONAL HEIGHT IS  
47 ALLOWED WHERE ADDITIONAL GROUND-  
48 LEVEL OPEN SPACE NOT TO BE USED FOR  
49 SNOW STORAGE AND THAT MEETS THE  
50 STANDARDS FOR HIGH QUALITY SPACES IN  
51 SUBSECTION 21.07.030D.4. IS PROVIDED.

1 THE OPEN SPACE SHALL BE IN ADDITION TO  
2 ANY OPEN SPACE OTHERWISE REQUIRED  
3 BY THIS TITLE, AND ITS AREA SHALL BE  
4 EQUAL TO OR GREATER THAN HALF THE  
5 GROSS FLOOR AREA OF ADDITIONAL  
6 HEIGHT GAINED THROUGH THIS FEATURE.  
7

8 vi. *TRANSITIONS IN BUILDING SCALE OR*  
9 *HOUSING TYPE.* ONE STORY OF ADDITIONAL  
10 HEIGHT IS ALLOWED WHERE THE  
11 DEVELOPMENT PROVIDES A TRANSITION IN  
12 BUILDING FORM AND SCALE OR HOUSING  
13 TYPE DOWN TO ADJACENT PROPERTIES IN  
14 LOWER DENSITY RESIDENTIAL ZONING  
15 DISTRICTS ALONG THE ENTIRE LENGTH OF  
16 AT LEAST ONE PROPERTY LINE OF THE  
17 DEVELOPMENT.  
18

19 vii. *HIGHER-QUALITY STREET-LEVEL MIXED-*  
20 *USE PEDESTRIAN ENVIRONMENT.* ONE  
21 STORY OF ADDITIONAL HEIGHT IS ALLOWED  
22 WHERE THE DEVELOPMENT PROVIDES A  
23 PEDESTRIAN-INTERACTIVE USE MEETING  
24 THE STANDARDS OF SUBSECTION  
25 21.07.060F.16. AND ENHANCED SIDEWALK  
26 MEETING THE STANDARDS OF SUBSECTION  
27 21.07.060F.4. OR 21.07.060F.17., ALONG THE  
28 MAJORITY OF THE STREET-FACING  
29 BUILDING ELEVATIONS. SITES WITH MORE  
30 THAN TWO FRONTAGES ARE NOT  
31 REQUIRED TO MEET THIS STANDARD ON  
32 MORE THAN TWO STREETS.  
33

34 g. *NEIGHBORHOOD PROTECTIONS.* IN ORDER FOR  
35 NEW DEVELOPMENTS IN THIS DISTRICT TO  
36 MAINTAIN COMPATIBILITY WITH ADJACENT  
37 RESIDENTIAL AREAS, THE FOLLOWING  
38 STANDARDS APPLY:  
39

40 i. *HEIGHT/BULK TRANSITIONS.* BUILDINGS  
41 ARE SUBJECT TO THE HEIGHT TRANSITIONS  
42 FOR NEIGHBORHOOD COMPATIBILITY IN  
43 SUBSECTION 21.06.030D.8.  
44

45 ii. *NORTHERN CLIMATE WEATHER*  
46 *PROTECTION AND SUNLIGHT.* BUILDINGS  
47 TALLER THAN 40 FEET SHALL NOT CAST  
48 SHADOWS ON RESIDENTIAL PROPERTIES,  
49 DEDICATED NEIGHBORHOOD USE PARKS,  
50 OR SCHOOL PROPERTIES BETWEEN 9:00  
51 A.M. AND 3:00 P.M., SOLAR TIME ON THE



1 MARCH/SEPTEMBER 21 EQUINOXES.  
2 PROPOSED BUILDINGS THAT WOULD CAST  
3 SHADOWS ON PROPERTIES IN AN R-1 OR R-  
4 2 DISTRICT BETWEEN 9:00 A.M. AND 3:00  
5 P.M., SOLAR TIME FROM SEPTEMBER 21 TO  
6 OCTOBER 21, SHALL BE SUBJECT TO MAJOR  
7 SITE PLAN REVIEW PROCESS TO MITIGATE  
8 SUCH SHADOW IMPACTS.  
9

10 iii. *BUILDING HEIGHT INCREASES.* BUILDING  
11 HEIGHT INCREASES AS PROVIDED FOR IN  
12 SUBSECTION G. ABOVE SHALL BE SUBJECT  
13 TO ADMINISTRATIVE SITE PLAN REVIEW  
14 UNLESS A MAJOR SITE PLAN REVIEW IS  
15 REQUIRED BY OTHER PROVISIONS.  
16 NEIGHBORHOOD PROTECTION STANDARDS  
17 IN SECTION 21.07.070 APPLY AS APPROVAL  
18 CRITERIA. IN CASES WHERE LONG-  
19 DISTANCE VIEWS FROM ABUTTING  
20 STREETS OR RESIDENTIAL PROPERTIES TO  
21 THE MOUNTAINS, THE INLET, NEARBY  
22 LAKES, OR BOGS ARE IMPACTED BY  
23 PROPOSED CONSTRUCTION OVER 40 FEET  
24 IN HEIGHT, THE IMPORTANCE OF THE VIEW  
25 AND THE NUMBER OF PROPERTIES  
26 IMPACTED MAY BE CONSIDERED BY THE  
27 DECISION-MAKING BODY IN ESTABLISHING  
28 THE ALLOWED BUILDING HEIGHT.  
29

30 iv. *SCALE, PROPORTION, AND DAYLIGHTING*  
31 *OF STREET CANYON.* UPPER-FLOOR  
32 PORTIONS OF THE STRUCTURE SHALL BE  
33 SET BACK AN ADDITIONAL FOOT FROM THE  
34 STREET BEYOND THE MINIMUM 10-FOOT  
35 SETBACK OF THE DISTRICT, FOR EACH  
36 FOOT IN BUILDING HEIGHT ABOVE 40 FEET.  
37

38 v. *UPPER STORY SIZE/WIDTH LIMITS.*  
39 PORTIONS OF STRUCTURES GAINED  
40 THROUGH AN INCREASE IN ALLOWED  
41 HEIGHT ABOVE A HEIGHT OF 40 FEET ARE  
42 LIMITED TO A MAXIMUM FAÇADE WIDTH OF  
43 130 FEET. THE AVERAGE GROSS FLOOR  
44 AREA OF ALL STORIES ABOVE 40 FEET IN  
45 HEIGHT SHALL BE LIMITED TO 12,000  
46 SQUARE FEET. FOR EACH OF THE FOURTH  
47 THROUGH SIXTH STORIES, THE TOTAL  
48 GROSS FLOOR AREA OF THE FLOOR  
49 PLATES(S) OF THE BUILDING(S) ON THE SITE  
50 IS LIMITED TO A MAXIMUM OF 25 PERCENT  
51 OF THE LOT AREA.

vi. *MAXIMUM BUILDING LENGTH.* THE MAXIMUM LENGTH OF A TOWNHOUSE-STYLE BUILDING ELEVATION SHALL BE 250 FEET.

vii. *COMMERCIAL GROSS FLOOR AREA LIMITATIONS.* THE GROSS FLOOR AREA OF EACH ALLOWED USE IN THE COMMERCIAL USE CATEGORY, EXCEPT FOR GROCERY OR FOOD STORE, IS LIMITED TO 10,000 SQUARE FEET PER USE, WITHOUT ANY REVIEW BEYOND THAT REQUIRED BY TABLE 21.05-1. GROSS FLOOR AREA OF MORE THAN 10,000 SQUARE FEET FOR ALLOWED COMMERCIAL USES EXCEPTING GROCERY OR FOOD STORES MAY BE REQUESTED THROUGH THE CONDITIONAL USE PROCEDURE. THE MAXIMUM GROSS FLOOR AREA OF A GROCERY OR FOOD STORE IS 20,000 SQUARE FEET, WITHOUT ANY REVIEW BEYOND THAT REQUIRED BY TABLE 21.05-1.

### 3. *DISTRICT LOCATION REQUIREMENTS.*

a. *PURPOSE.* IT IS ESSENTIAL THAT THIS DISTRICT BE LIMITED IN EXTENT TO PARTICULAR LOCATIONS THAT CAN ACCOMMODATE RESIDENTIAL GROWTH WITH MINIMAL IMPACTS TO THE CHARACTER OF SURROUNDING RESIDENTIAL NEIGHBORHOODS. AREAS IN THIS DISTRICT SHOULD ALSO INCLUDE ADEQUATE AND COMPLETE STREETS, PUBLIC TRANSIT, WATER, SEWER, ELECTRIC, PARKS AND OPEN SPACE INFRASTRUCTURE.

b. *REQUIREMENTS.* THE MINIMUM CONTIGUOUS AREA FOR AN R-3A DISTRICT SHALL BE 21,000 SQUARE FEET OR GREATER. IN ADDITION TO MEETING THE GENERAL REZONING APPROVAL CRITERIA, THE NEW OR ENLARGED R-3A DISTRICTS SHALL:

i. LOCATE IN AN AREA DESIGNATED IN THE COMPREHENSIVE PLAN, LAND USE PLAN MAP, WHERE THE GROWTH-SUPPORTING FEATURE FOR RESIDENTIAL MIXED-USE DEVELOPMENT OVERLAYS THE COMPACT MIXED RESIDENTIAL-MEDIUM, TOWN CENTER, OR MAIN STREET CORRIDOR DESIGNATION, OR A CORRESPONDING

DESIGNATION IN A NEIGHBORHOOD OR DISTRICT PLAN; AND

- ii. BE ADJACENT TO ONE OF THE FOLLOWING LAND USE DESIGNATIONS OR STREET CLASSIFICATIONS IDENTIFIED IN THE COMPREHENSIVE PLAN:

- (A) CITY CENTER;
- (B) REGIONAL CENTER;
- (C) TOWN CENTER;
- (D) MAIN STREET CORRIDOR;
- (E) ONE-QUARTER MILE OF A TRANSIT ROUTE STREET ROW OF A DESIGNATED TRANSIT-SUPPORTIVE DEVELOPMENT CORRIDOR; OR
- (F) INTERSECTION OF AN ARTERIAL STREET AND ANOTHER STREET CLASSIFIED IN THE OFFICIAL STREETS AND HIGHWAYS PLAN AS A COLLECTOR OR GREATER, WITH PUBLIC TRANSIT ON BOTH STREETS.]

I. *R-4: MULTIFAMILY RESIDENTIAL DISTRICT.*

1. *PURPOSE.* THE R-4 DISTRICT IS A MULTIFAMILY MEDIUM TO HIGH DENSITY RESIDENTIAL DISTRICT. IT IS INTENDED PRIMARILY FOR MULTIFAMILY AND MULTI-STORY RESIDENTIAL BUILDINGS, BUT ALSO ALLOWS SINGLE-FAMILY, DUPLEX, AND TOWNHOUSE RESIDENTIAL DEVELOPMENT. FOR MULTI-STORY BUILDINGS, THE MAXIMUM SIZE OF BUILDINGS AND INTENSITY OF USE IS REGULATED BY FLOOR AREA RATIO (FAR) AND OTHER SITE DEVELOPMENT STANDARDS. MULTI-STORY DEVELOPMENT IS INTENDED TO BE APPLIED IN AREAS WELL SERVED BY TRANSIT AND/OR ARTERIAL STREETS, AND BY SUPPORTIVE COMMERCIAL SERVICES NEAR THE MAJOR COMMERCIAL AND EMPLOYMENT CENTERS IN DOWNTOWN AND MIDTOWN. ALTHOUGH SOME COMMERCIAL DEVELOPMENT IS ALLOWED WITHIN A RESIDENTIAL DEVELOPMENT, THE DISTRICT IS INTENDED TO BE PRIMARILY RESIDENTIAL. FOR MULTI-STORY BUILDINGS, DEVELOPMENT IS INTENDED TO BE ORIENTED TO THE SIDEWALK WITH WINDOWS,

ENTRANCES, AND WALKWAYS TO PROVIDE STRONG PEDESTRIAN CONNECTIONS TO NEARBY SERVICES.

2. *DISTRICT-SPECIFIC STANDARDS.*

a. *ALLOWED COMMERCIAL USES.* THE COMMERCIAL USES LISTED BELOW ARE ALLOWED THROUGH THE APPROVAL PROCESS SHOWN IN TABLE 21.05-1, SHALL ONLY BE DEVELOPED IN CONJUNCTION WITH MULTIFAMILY OR MIXED USE DWELLINGS, AND ARE LIMITED TO FIVE PERCENT OF THE GROSS FLOOR AREA OF THE DEVELOPMENT ON A SITE, OR 1,500 SQUARE FEET, WHICHEVER IS LESS.

i. FITNESS AND RECREATIONAL SPORTS CENTER;

ii. RESTAURANT;

iii. CONVENIENCE STORE;

iv. GROCERY OR FOOD STORE.

b. *ALCOHOL SALES PROHIBITED.* SPECIAL LAND USE PERMITS FOR ALCOHOL SHALL NOT BE AUTHORIZED FOR USES IN THE R-4 DISTRICT.

c. *FLOOR AREA RATIO (FAR).* THE MAXIMUM FLOOR AREA RATIO (FAR) IN THE R-4 DISTRICT IS 1.0, BUT MAY BE INCREASED THROUGH THE BONUS PROVISIONS IN SUBSECTION 21.04.020I.2.D. BELOW.

d. *BUILDING HEIGHT INCREASE.* BUILDINGS IN THE R-4 DISTRICT MAY EXCEED THE MAXIMUM HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO A MAXIMUM TOTAL HEIGHT OF 70 FEET (OR SLIGHTLY MORE—SEE SUBSECTION 21.06.030D.7., HEIGHT ADJUSTMENTS), SUBJECT TO ALL OF THE FOLLOWING REQUIREMENTS TO ENCOURAGE THE PROVISION OF LIGHT AND AIR AT THE GROUND LEVEL, AND ACTIVE USES ON THE GROUND FLOOR FACING THE STREET:

i. THE DEVELOPMENT SHALL PARTICIPATE IN THE FAR INCENTIVES PROVIDED IN SUBSECTION 21.04.020J.2.C. BELOW;

ii. THE GROUND FLOOR OF THE BUILDING SHALL BE RESIDENTIAL OR OTHER

1 PERMITTED NONPARKING USE, FOR AT  
2 LEAST 24 FEET OF DEPTH FACING THE  
3 STREET FOR THE FULL LENGTH OF THE  
4 STREET FACING BUILDING ELEVATION,  
5 EXCEPT FOR VEHICLE ENTRANCES AND  
6 EXITS. WHERE THE SITE HAS TWO OR MORE  
7 FRONTAGES, THE STANDARD SHALL BE  
8 MET ON AT LEAST ONE FRONTAGE. THE  
9 DIRECTOR MAY WAIVE THIS REQUIREMENT  
10 ON ARTERIALS OR GREATER  
11 CLASSIFICATION STREETS;

12  
13 iii. THE HEIGHT INCREASE SHALL ADHERE TO  
14 THE HEIGHT TRANSITIONS PROVISIONS OF  
15 SUBSECTION 21.06.030D.8.; AND

16  
17 iv. DEVELOPMENT REQUESTING THE HEIGHT  
18 INCREASE SHALL BE SUBJECT TO  
19 ADMINISTRATIVE SITE PLAN REVIEW,  
20 UNLESS A HIGHER LEVEL OF REVIEW IS  
21 ALREADY REQUIRED.

22  
23 e. *MAXIMUM BUILDING LENGTH.* THE MAXIMUM  
24 LENGTH OF A TOWNHOUSE-STYLE BUILDING  
25 ELEVATION SHALL BE 300 FEET.

26  
27 J. *R-4A: MULTIFAMILY RESIDENTIAL MIXED-USE DISTRICT.*

28  
29 1. *PURPOSE.* THE R-4A DISTRICT IS A PRIMARILY  
30 RESIDENTIAL DISTRICT INTENDED FOR HIGH-DENSITY  
31 MULTIFAMILY DWELLINGS, WITH GROSS DENSITIES  
32 INTENDED TO BE GREATER THAN 35 DWELLING UNITS  
33 PER ACRE. COMMERCIAL RETAIL, SERVICES, AND  
34 OFFICE USES ARE ALSO ALLOWED IN COMBINATION  
35 WITH HOUSING TO CREATE A TRULY MIXED-USE  
36 NEIGHBORHOOD ENVIRONMENT, ALTHOUGH A  
37 MAJORITY OF THE GROSS FLOOR AREA OF THE  
38 DEVELOPMENT SHALL BE A RESIDENTIAL USE. THIS  
39 DISTRICT IS TO BE APPLIED IN AREAS NEAR DOWNTOWN  
40 AND MIDTOWN, IN ORDER TO PROVIDE HOUSING  
41 DENSITIES WHICH SUPPORT THESE CITY CENTERS,  
42 EFFICIENT USE OF RESIDENTIAL LAND, AND  
43 RESIDENTIAL LIVING OPPORTUNITIES NEAR  
44 EMPLOYMENT AND SERVICES. BY PROVIDING THE  
45 FLEXIBILITY FOR INTEGRATED MIXED-USE SITE  
46 DEVELOPMENT, THE R-4A DISTRICT FACILITATES  
47 REINVESTMENT AND REVITALIZATION WITHIN AREAS IN  
48 TRANSITION. NEW MIXED-USE DEVELOPMENT SHOULD  
49 FACILITATE STRONG PEDESTRIAN AND BICYCLE  
50 CONNECTIONS WITH NEARBY NEIGHBORHOODS AND  
51 CITY CENTERS.

2. *DISTRICT-SPECIFIC STANDARDS.*

a. *MIXED-USE DEVELOPMENT STANDARDS.*  
DEVELOPMENT IN THE R-4A DISTRICT SHALL COMPLY WITH THE MIXED-USE DEVELOPMENT STANDARDS IN SUBSECTIONS 21.04.030G.6. AND 21.04.030G.7. REGARDING ENHANCED SIDEWALK OPTION AND BUILDING PLACEMENT AND ORIENTATION.

b. *MAINTAINING RESIDENTIAL CHARACTER.*  
DEVELOPMENT SHALL BE PRIMARILY RESIDENTIAL. THE FOLLOWING STANDARDS AND EXCEPTIONS APPLY:

i. NON-RESIDENTIAL USES ALLOWED IN THE R-4A DISTRICT SHALL BE MIXED WITH RESIDENTIAL ACCORDING TO THE PROVISIONS THAT FOLLOW. (THE USES "PARK, PUBLIC OR PRIVATE," "COMMUNITY GARDEN," "UTILITY SUBSTATION," "TELECOMMUNICATIONS TOWERS," "PARKING LOT, PRINCIPAL USE," AND "PARKING STRUCTURE, PRINCIPAL USE" ARE EXEMPT FROM THE MIXED-USE REQUIREMENT.)

(A) IF RESIDENTIAL USES OCCUPY AT LEAST 90 PERCENT OF THE GROSS FLOOR AREA DEPICTED ON A SITE PLAN, NO REVIEW BEYOND THAT REQUIRED BY TABLE 21.05-1 IS REQUIRED.

(B) A MAJOR SITE PLAN REVIEW IS REQUIRED FOR NON-RESIDENTIAL USES PROPOSED TO OCCUPY GREATER THAN TEN AND LESS THAN OR EQUAL TO 20 PERCENT OF THE GROSS FLOOR AREA OF THE DEVELOPMENT AS DEPICTED ON A SITE PLAN.

(C) A CONDITIONAL USE PERMIT IS REQUIRED FOR NON-RESIDENTIAL USES PROPOSED TO OCCUPY GREATER THAN 20 AND LESS THAN OR EQUAL TO 49 PERCENT OF THE GROSS FLOOR AREA OF THE

1 DEVELOPMENT AS DEPICTED ON A  
2 SITE PLAN.

3  
4 (D) MAJOR SITE PLAN REVIEWS OR  
5 CONDITIONAL USE REVIEWS UNDER  
6 SUBSECTIONS B.I.(B). AND B.I.(C).  
7 SHALL MEET THE FOLLOWING  
8 CRITERIA. THIS SHALL BE IN ADDITION  
9 TO THE GENERAL SITE PLAN  
10 APPROVAL CRITERIA (SUBSECTION  
11 21.03.180F.) AND CONDITIONAL USE  
12 APPROVAL CRITERIA (SUBSECTION  
13 21.03.080D.).  
14

15 (1) THE DEVELOPMENT SHALL  
16 RESULT IN A NET INCREASE IN  
17 DWELLING UNITS OVER PRE-  
18 DEVELOPMENT DENSITY, OR  
19 SHALL BE AT LEAST 20  
20 DWELLING UNITS PER ACRE,  
21 WHICHEVER IS GREATER. THE  
22 TOTAL GROSS FLOOR AREA OF  
23 HOUSEHOLD LIVING USES  
24 SHALL BE EQUAL TO OR  
25 GREATER THAN ANY PRIOR  
26 RESIDENTIAL DEVELOPMENT.  
27

28 (2) STIPULATIONS MAY BE  
29 IMPOSED RELATING TO  
30 BUILDING DESIGN, TRAFFIC,  
31 PRIVACY, FLOOR AREA  
32 RESTRICTIONS, RESTRICTIONS  
33 AGAINST COMMERCIAL ABOVE  
34 THE GROUND FLOOR, AND  
35 OTHER CONDITIONS  
36 NECESSARY TO MAINTAIN A  
37 RESIDENTIAL CHARACTER AND  
38 COMPATIBILITY WITH  
39 ADJACENT RESIDENTIAL  
40 DISTRICTS.  
41

42 ii. THE NON-RESIDENTIAL PORTION OF THE  
43 DEVELOPMENT SHALL NOT BE GIVEN A  
44 CERTIFICATE OF ZONING COMPLIANCE OR  
45 A CONDITIONAL CERTIFICATE OF ZONING  
46 COMPLIANCE UNTIL ALL OF THE  
47 RESIDENTIAL PORTION OF THE  
48 DEVELOPMENT IS GIVEN A CERTIFICATE OF  
49 ZONING COMPLIANCE.  
50

iii. GROUND FLOOR BUILDING FACADES FACING AND WITHIN 100 FEET OF PUBLIC STREETS, PRIMARY CIRCULATION DRIVES, OR PRIMARY PEDESTRIAN WALKWAYS SHALL MEET THE FOLLOWING WINDOW STANDARDS ON THOSE FACADES:

(A) NON-RESIDENTIAL USES: AT LEAST 50 PERCENT OF THE LENGTH AND 25 PERCENT OF THE AREA OF GROUND-LEVEL WALLS SHALL BE WINDOWS PROVIDING VISUAL ACCESS TO THE INTERIOR OF THE BUILDING.

(B) RESIDENTIAL USES: AT LEAST 25 PERCENT OF THE LENGTH AND 12 PERCENT OF THE AREA OF GROUND-LEVEL WALLS SHALL BE WINDOWS.

(C) ALL USES: BLANK WALLS SHALL NOT EXCEED 30 FEET IN LENGTH.

iv. ALL COMMERCIAL USES SHALL BE CONDUCTED ENTIRELY WITHIN A COMPLETELY ENCLOSED BUILDING EXCEPT FOR PARKING AND LOADING FACILITIES AND OUTDOOR RESTAURANT SEATING. OUTDOOR STORAGE OF GOODS ACCESSORY TO A COMMERCIAL USE IS PROHIBITED.

c. *FLOOR AREA RATIO (FAR) INCENTIVES FOR THE R-4 AND R-4A DISTRICTS.* THE MAXIMUM FLOOR AREA RATIO (FAR) WITHIN THE R-4 AND R-4A DISTRICTS IS 1.5 AND 2.0 FAR RESPECTIVELY, BUT MAY BE INCREASED UP TO A MAXIMUM TOTAL FAR OF 2.0 IN THE R-4 DISTRICT AND 3.0 IN THE R-4A DISTRICT THROUGH THE FOLLOWING BONUS PROVISIONS, SUBJECT TO SECTION 21.06.030E. THESE INCENTIVES PROVIDE FOR AN INCREMENTAL INCREASE IN THE FLOOR AREA OF A DEVELOPMENT IN EXCHANGE FOR INCREMENTAL INCREASES IN ANY OF THE FOLLOWING SPECIAL FEATURES DEEMED OF BENEFIT TO THE COMMUNITY. INCREASES IN THE FAR MAY BE ACHIEVED THROUGH THE USE OF ONE OR MORE OF THE FOLLOWING:

i. *BONUS FOR OPEN SPACE.* ONE SQUARE FOOT OF ADDITIONAL FLOOR AREA IS ALLOWED PER SQUARE FOOT OF



1 ADDITIONAL OPEN SPACE AREA. THIS  
2 SPACE SHALL MEET THE STANDARDS OF  
3 SUBSECTION 21.07.030D. AND BE IN  
4 ADDITION TO ANY OPEN SPACE REQUIRED  
5 BY SECTION 21.07.030. THE FLOOR AREA  
6 BONUS INCREASES TO TWO SQUARE FEET  
7 FOR OPEN SPACE THAT MEETS THE  
8 STANDARDS FOR HIGH QUALITY SPACES IN  
9 SUBSECTION 21.07.030D.6.

10  
11 ii. *BONUS FOR BELOW GRADE PARKING.* TWO  
12 SQUARE FEET OF ADDITIONAL FLOOR AREA  
13 IS ALLOWED PER GROSS SQUARE FOOT OF  
14 COVERED BELOW GRADE PARKING FLOOR  
15 AREA, UP TO A MAXIMUM INCREASE OF 1.0  
16 FAR. THE FLOOR AREA BONUS INCREASES  
17 TO THREE SQUARE FEET ON THE SECOND  
18 PARKING LEVEL BELOW GRADE.

19  
20 iii. *BONUS FOR AFFORDABLE HOUSING.* THREE  
21 SQUARE FEET OF ADDITIONAL FLOOR AREA  
22 IS ALLOWED PER SQUARE FOOT OF  
23 AFFORDABLE HOUSING UNIT FLOOR AREA,  
24 UP TO A MAXIMUM INCREASE OF 0.5 FAR.  
25 THE AFFORDABLE HOUSING UNITS SHALL  
26 BE CONSISTENT WITH THE STANDARDS OF  
27 SUBSECTION 21.07.110H., AFFORDABLE  
28 HOUSING.

29  
30 iv. *BONUS FOR SIDEWALK/WALKWAY*  
31 *WIDENING.* ONE SQUARE FOOT OF  
32 ADDITIONAL FLOOR AREA IS ALLOWED PER  
33 SQUARE FOOT OF AREA PROVIDED AS PART  
34 OF A PRIMARY PEDESTRIAN WALKWAY  
35 THAT MEETS THE REQUIREMENTS OF  
36 SUBSECTION 21.07.060F.4.

37  
38 v. *BONUS FOR UPPER LEVEL SETBACKS/STEP*  
39 *BACKS FOR SUNLIGHT ACCESS.* A FLOOR  
40 AREA BONUS IS ALLOWED EQUAL TO ONE-  
41 THIRD OF THE SUM OF STEP BACK AREAS  
42 ON EACH UPPER FLOOR WHERE THE STEP  
43 BACK IS AT LEAST 16 FEET FROM THE FACE  
44 OF THE BUILDING AT THE FLOOR  
45 IMMEDIATELY BELOW, SUCH THAT THE  
46 FLOOR'S EXISTENCE DOES NOT INCREASE  
47 THE AMOUNT OF SHADOWING ON  
48 SURROUNDING RESIDENCES, PRIVATE  
49 OPEN SPACES, SIDEWALKS, SCHOOLS, OR  
50 PARKS ON MARCH/SEPTEMBER 21, FROM  
51 9:00 A.M. TO 3:00 P.M. SOLAR TIME.

vi. *BONUS FOR AMBIENT DAYLIGHT FOR RESIDENCES.* A FLOOR AREA BONUS EQUAL TO TEN PERCENT OF THE LOT AREA (0.10 FAR) BUT NOT TO EXCEED 4,000 SQUARE FEET IS ALLOWED FOR PRESERVATION OF DAYLIGHT FOR ALL DWELLINGS IN THE DEVELOPMENT AND FACING THE DEVELOPMENT, USING THE STANDARDS OF SUBSECTION 21.07.110C.8.H.

vii. *BONUS FOR PEDESTRIAN-INTERACTIVE USE.* THREE SQUARE FEET OF ADDITIONAL FLOOR AREA IS ALLOWED PER EACH SQUARE FOOT OF GROUND-FLOOR SPACE WHICH IS TO BE OCCUPIED BY A PEDESTRIAN-INTERACTIVE USE THAT MEETS THE STANDARDS OF SUBSECTION 21.07.060F.16.

d. *BUILDING HEIGHT INCREASE.* BUILDINGS IN THE R-4A DISTRICT MAY EXCEED THE MAXIMUM HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO A MAXIMUM TOTAL HEIGHT OF 90 FEET, SUBJECT TO ALL OF THE FOLLOWING CONDITIONS. THESE CONDITIONS ENCOURAGE SLENDER TOWERS WITH CONDENSED FLOOR PLATES, LIGHT AND AIR AT THE PEDESTRIAN LEVEL, AND ACTIVE USES ON THE GROUND FLOOR FACING THE STREET:

i. THE DEVELOPMENT SHALL PARTICIPATE IN THE FAR INCENTIVES PROVIDED FOR THE R-4A DISTRICT IN SUBSECTION 21.04.020I.2.C. ABOVE;

ii. THE GROUND FLOOR OF THE BUILDING SHALL BE RESIDENTIAL OR OTHER PERMITTED NON-PARKING USE FOR AT LEAST 25 FEET OF DEPTH FACING THE STREET FOR THE FULL LENGTH OF THE BUILDING, EXCEPT FOR VEHICLE ENTRANCES AND EXITS. WHERE THE SITE HAS TWO OR MORE FRONTAGES, THE STANDARD SHALL BE MET ON TWO FRONTAGES;

iii. ALL FLOOR AREA PROVIDED BY THE HEIGHT INCREASE SHALL BE FOR RESIDENTIAL USES;

iv. THE HEIGHT INCREASE SHALL ADHERE TO THE HEIGHT TRANSITIONS OF SUBSECTION 21.06.030D.8.;

v. THE HEIGHT INCREASE SHALL ADHERE TO THE APPLICABLE DESIGN STANDARDS FOR TALL BUILDINGS IN SUBSECTION 21.07.120C.; AND

vi. UNLESS A MAJOR SITE PLAN REVIEW OR A CONDITIONAL USE IS REQUIRED BY OTHER PARTS OF THIS SECTION, ALL DEVELOPMENTS REQUESTING THE HEIGHT INCREASE SHALL BE SUBJECT TO ADMINISTRATIVE SITE PLAN REVIEW.

3. *DISTRICT LOCATION REQUIREMENT.* IT IS ESSENTIAL THAT THIS DISTRICT BE LIMITED IN EXTENT TO PARTICULAR STRATEGIC LOCATIONS. THE SUBJECT PROPERTY SHALL BE:

a. IN AN AREA DESIGNATED IN THE COMPREHENSIVE PLAN FOR RESIDENTIAL CITY CENTER INTENSITY OR REDEVELOPMENT/MIXED-USE, OR SIMILAR DESIGNATION IN A NEIGHBORHOOD OR DISTRICT PLAN; AND

b. ADJACENT TO OR WITHIN A DESIGNATED MAJOR EMPLOYMENT CENTER OR MAJOR CITY CENTER, OR ON A DESIGNATED TRANSIT SUPPORTIVE DEVELOPMENT CORRIDOR OR TRANSIT ROUTE WITH 15-MINUTE BUS SERVICE HEADWAYS; AND

c. CONCENTRATED AS A NODE NEAR THE INTERSECTION OF AN ARTERIAL STREET AND ANOTHER STREET OF COLLECTOR CLASSIFICATION OR GREATER, IN A COMPACT FORM LIMITED IN EXTENT TO NO MORE THAN A QUARTER MILE BETWEEN ANY TWO POINTS ON THE DISTRICT BOUNDARY, UNLESS SPECIFICALLY DESIGNATED OTHERWISE IN AN ADOPTED NEIGHBORHOOD OR DISTRICT PLAN.

K. *R-5: LOW DENSITY RESIDENTIAL DISTRICT.*

1. *PURPOSE.* THE R-5 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FIVE DWELLING UNITS PER ACRE. MOBILE HOMES ON INDIVIDUAL LOTS ARE ALLOWED IN THIS DISTRICT.

1       L.     *R-6: LOW-DENSITY RESIDENTIAL (1 ACRE) DISTRICT.*

- 2
- 3           1.     *PURPOSE.* THE R-6 DISTRICT IS INTENDED PRIMARILY  
4                   FOR SINGLE- AND TWO-FAMILY LARGE-LOT  
5                   RESIDENTIAL AREAS, WITH GROSS DENSITIES OF UP TO  
6                   ONE DWELLING UNIT PER ACRE. THE R-6 IS DESIGNED  
7                   TO ENCOURAGE LOW-DENSITY RESIDENTIAL  
8                   DEVELOPMENT. THIS DISTRICT IS INTENDED TO  
9                   PROTECT AND ENHANCE THOSE PHYSICAL AND  
10                  ENVIRONMENTAL FEATURES THAT ADD TO THE  
11                  DESIRABILITY OF LARGE-LOT RESIDENTIAL LIVING. THE  
12                  AVAILABILITY OF INFRASTRUCTURE AND MUNICIPAL  
13                  SERVICES IS VARIED.

14

15       M.     *R-7: SINGLE-FAMILY RESIDENTIAL (20K) DISTRICT.*

- 16
- 17           1.     *PURPOSE.* THE R-7 DISTRICT IS INTENDED PRIMARILY  
18                   FOR SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS  
19                   WITH GROSS DENSITIES BETWEEN ONE AND TWO  
20                   DWELLING UNITS PER ACRE. THIS DISTRICT MAY ALSO  
21                   BE APPLIED TO AREAS BETWEEN LARGER LOT  
22                   DISTRICTS AND HIGHER DENSITY DISTRICTS.

23

24       N.     *R-8: LOW-DENSITY RESIDENTIAL (4 ACRES) DISTRICT.*

- 25
- 26           1.     *PURPOSE.* THE R-8 DISTRICT IS INTENDED PRIMARILY  
27                   FOR SINGLE- AND TWO-FAMILY LARGE-LOT  
28                   RESIDENTIAL AREAS WITH GROSS DENSITIES LESS  
29                   THAN ONE DWELLING UNIT PER FOUR ACRES, WHERE  
30                   TOPOGRAPHIC OR OTHER NATURAL CONDITIONS ARE  
31                   SUCH THAT HIGHER-DENSITY DEVELOPMENT WOULD  
32                   BE UNFEASIBLE. IN ADDITION TO TOPOGRAPHY, SOME  
33                   OF THE NATURAL CONDITIONS WHICH COULD EXIST TO  
34                   RENDER LAND DESIRABLE FOR THE DENSITIES  
35                   PROPOSED IN THIS ZONE ARE WIND HAZARDS,  
36                   MARGINAL SOILS, LANDSLIDE SUSCEPTIBILITY,  
37                   POTENTIAL FOR GROUNDWATER POLLUTION, AND  
38                   GROUNDWATER AVAILABILITY.

39

40       O.     *R-9: LOW-DENSITY RESIDENTIAL (2 ACRES) DISTRICT.*

- 41
- 42           1.     *PURPOSE.* THE R-9 DISTRICT IS INTENDED PRIMARILY  
43                   FOR SINGLE- AND TWO-FAMILY LARGE LOT  
44                   RESIDENTIAL AREAS WITH GROSS DENSITIES LESS  
45                   THAN ONE DWELLING UNIT PER TWO ACRES, WHERE  
46                   PUBLIC SEWER AND WATER ARE UNLIKELY TO BE  
47                   PROVIDED OR WHERE TOPOGRAPHIC OR OTHER  
48                   NATURAL CONDITIONS ARE SUCH THAT HIGHER-  
49                   DENSITY DEVELOPMENT WOULD BE UNFEASIBLE.  
50                   WHERE PUBLIC FACILITIES MAY BE PROVIDED IN THE  
51                   DISTANT FUTURE, THE REGULATIONS ARE INTENDED TO

1 ENSURE THAT DEVELOPMENT DURING THE INTERIM  
2 PERIOD DOES NOT EXCEED GEOLOGICAL AND  
3 HYDROLOGICAL CAPACITIES FOR SAFE AND  
4 HEALTHFUL MAINTENANCE OF HUMAN HABITATION.  
5

6 P. *R-10: LOW-DENSITY RESIDENTIAL, ALPINE/SLOPE DISTRICT.*  
7

8 1. *PURPOSE.* THE R-10 DISTRICT IS INTENDED FOR USE IN  
9 THOSE AREAS WHERE NATURAL PHYSICAL FEATURES  
10 AND ENVIRONMENTAL FACTORS SUCH AS SLOPES,  
11 ALPINE AND FOREST VEGETATION, SOILS, SLOPE  
12 STABILITY, AND GEOLOGIC HAZARDS REQUIRE UNIQUE  
13 AND CREATIVE DESIGN FOR DEVELOPMENT. CREATIVE  
14 SITE DESIGN AND SITE ENGINEERING ARE ESSENTIAL  
15 TO ENSURE THAT THE DEVELOPMENT OF THESE LANDS  
16 WILL:  
17

- 18 a. PROTECT NATURAL FEATURES SUCH AS PONDS,  
19 STREAMS, WETLANDS, AND SPRINGS, AND  
20 INCORPORATE SUCH FEATURES INTO THE  
21 DEVELOPMENT OF THE SITE DESIGN;  
22
- 23 b. ENSURE THE USE OF SITE DESIGN TECHNIQUES  
24 THAT TAKE INTO CONSIDERATION TOPOGRAPHIC  
25 CONSTRAINTS AND OTHER PHYSICAL FEATURES;  
26
- 27 c. AVOID NATURAL HAZARDS INCLUDING SNOW  
28 AVALANCHE AND MASS WASTING AREAS;  
29
- 30 d. DETAIN THE NATURAL FLOW AND STORAGE  
31 CAPACITY OF ANY WATERCOURSE AND  
32 WETLAND, TO MINIMIZE THE POSSIBILITY OF  
33 FLOODING OR ALTERATION OF WATER  
34 BOUNDARIES;  
35
- 36 e. ASSURE THAT SOIL AND SUBSOIL CONDITIONS  
37 ARE SUITABLE FOR EXCAVATIONS, SITE  
38 PREPARATION, AND ON-SITE WASTE WATER  
39 DISPOSAL;  
40
- 41 f. PROVIDE ADEQUATE SITE DRAINAGE TO AVOID  
42 EROSION AND TO CONTROL THE SURFACE  
43 RUNOFF IN COMPLIANCE WITH THE FEDERAL  
44 CLEAN WATER ACT;  
45
- 46 g. ASSURE AN ADEQUATE SUPPLY OF POTABLE  
47 WATER FOR THE SITE DEVELOPMENT; AND  
48
- 49 h. MINIMIZE THE GRADING OPERATIONS, INCLUDING  
50 CUT AND FILL, CONSISTENT WITH THE RETENTION  
51 OF THE NATURAL CHARACTER OF THE SITE.

2. *DISTRICT-SPECIFIC STANDARDS.*

- a. *LOT AND SITE REQUIREMENTS.* TABLE 21.04-2 PROVIDES THE LOT AND SITE REQUIREMENTS FOR THE R-10 DISTRICT. THIS TABLE APPLIES IN ADDITION TO THE DIMENSIONAL STANDARDS STATED IN TABLE 21.06-1.

TABLE 21.04-2: LOT AND SITE REQUIREMENTS FOR R-10 DISTRICT				
AVERAGE SLOPE OF LOT (PERCENT)	MINIMUM LOT AREA (ACRES)	MINIMUM LOT WIDTH (FEET)	MAXIMUM LOT COVERAGE OF ALL BUILDINGS (PERCENT)	COVERAGE IMPERVIOUS SURFACES (PERCENT)
MORE THAN 30.00	7.50	300	3	8
25.01—30.00	5.00	300	5	10
20.01—25.00	2.50	180	8	14
20.00 OR LESS	1.25	100	10	20
AVERAGE SLOPE IS CALCULATED BY THE FOLLOWING FORMULA: $S = \frac{I \cdot L}{A} \cdot 0.0023$ WHERE: S = AVERAGE SLOPE OF LOT OR TRACT IN PERCENT I = CONTOUR INTERVAL (20 FEET OR LESS) L = SUM OF LENGTH OF ALL CONTOURS ON LOT OR TRACT IN FEET A = AREA OF THE LOT OR TRACT IN ACRES				

- b. BEDROCK. WHEN ONE-THIRD OR MORE OF REQUIRED SOILS BORINGS REVEAL BEDROCK AT A DEPTH OF LESS THAN 16 FEET ON THE LOT OR TRACT, LOT AND SITE REQUIREMENTS SHALL BE DETERMINED AS IF THE AVERAGE SLOPE WERE IN THE NEXT STEEPER PERCENTAGE RANGE SHOWN ON THE TABLE IN THIS SUBSECTION. ANY REQUIRED SOIL BORING THAT DOES NOT EXTEND TO A DEPTH OF AT LEAST 16 FEET SHALL BE DEEMED FOR THE PURPOSES OF THIS SUBSECTION TO HAVE ENCOUNTERED BEDROCK.]

(AO 2012-124(S), 2-26-13; AO No. 2015-100, § 1, 10-13-15 ; AO No. 2017-176 , § 3, 1-9-18; AO No. 2019-58 , § 2, 5-7-19; AO 2022-36 , § 2, 4-26-22; AO No. 2022-80(S) , § 1, 11-22-22)

**Section 5.** Upon passage of this ordinance by the Assembly, the Planning Department shall initiate the procedure under AMC 21.03.070. to amend the comprehensive plan and the 2040 Land Use Plan to be consistent with this ordinance, if the Department determines there are any inconsistencies of this ordinance with the comprehensive plan or the 2040 Land Use Plan.

**Section 6.** The Assembly hereby petitions the Planning Department to initiate **[AND EXPEDITE]** a **concurrent** text amendment ordinance to Title 21 under AMC section 21.03.210 by evaluating what amendments are needed to the dimensional standards in AMC chapter 21.06 and to other provisions of the Anchorage Municipal Code necessary to give effect to Sections 1 and 2 of this ordinance; drafting an ordinance or ordinances that do so; and providing it and a staff report to the Planning and Zoning Commission for its review and recommendation to be forwarded to the Assembly for action.

**Section 7.** **[THE PLANNING DEPARTMENT SHALL REPORT TO THE ASSEMBLY BY INFORMATION MEMORANDUM AT THE SEPTEMBER 26, 2023 REGULAR MEETING THE STATUS OF ITS REVIEW, ITS DETERMINATION, AND THE TIMELINE FOR A COMPREHENSIVE PLAN AMENDMENT IF SUCH IS NEEDED, AND TEXT AMENDMENT ORDINANCE(S), PURSUANT TO SECTIONS 5 AND 6 OF THIS ORDINANCE.**

**SECTION 8. ]** It is the intent of the Assembly that it shall, through subsequent ordinance(s), make any additional amendments to the Anchorage Municipal Code necessary to give effect to Sections 3 and 4 of this ordinance by the effective dates for those respective sections, after the Planning Department staff report and Planning and Zoning Commission's review and recommendation in accordance with AMC section 21.03.210.

**[SECTION 9. NOTWITHSTANDING AMC SECTION 21.03.210, THIS ORDINANCE SHALL NOT REQUIRE PLANNING AND ZONING COMMISSION REVIEW PRIOR TO ASSEMBLY ACTION, AND THE 21-DAY PUBLISHED NOTICE REQUIREMENT OF AMC SUBSECTION 21.03.020H.4. IS WAIVED; THIS ORDINANCE SHALL COMPLY WITH CHARTER § 10.01(B) NOTICE REQUIREMENTS.]**

**Section 8[10].** This ordinance and the subsequent ordinance and legislation necessary to implement it shall be known as the Housing Opportunities in the Municipality for Everyone (HOME) Initiative.

**Section 9[11].** This ordinance shall have the following effective dates:

- Sections 1 and 2 of this ordinance shall be effective immediately upon passage and approval by the Assembly**[ON JANUARY 1, 2024.**
- **SECTION 3 OF THIS ORDINANCE SHALL BE EFFECTIVE ON JUNE 1, 2024].**
- Sections 3 and 4 of this ordinance shall be effective on January 1, 2025.
- The remainder of this ordinance shall be effective upon passage and approval by the Assembly.

1 PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day  
2 of \_\_\_\_\_, 2023.  
3  
4  
5  
6

7 Chair \_\_\_\_\_

8 ATTEST:  
9  
10  
11

12 \_\_\_\_\_  
13 Municipal Clerk



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM \_\_\_\_-2023

Meeting Date: \_\_\_\_\_, 2023

**From:** Assembly Vice Chair Zaletel and Members Brawley and Volland

**Subject:** AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ADOPTING THE “HOUSING OPPORTUNITIES IN THE MUNICIPALITY FOR EVERYONE” (HOME) INITIATIVE BY AMENDING AND REPEALING PORTIONS OF ANCHORAGE MUNICIPAL CODE CHAPTERS 21.04, 21.05, 21.06 AND 21.07 TO REALIGN THE RESIDENTIAL ZONING DISTRICTS THROUGHOUT THE ANCHORAGE BOWL WITH THE STATED GOALS AND INTENTS OF THE COMPREHENSIVE PLAN AND ANCHORAGE 2040 LAND USE PLAN, AND PROVIDING FOR STAGGERED EFFECTIVE DATES FOR CHANGES TO GROUPS OF RESIDENTIAL ZONING DISTRICTS[, AND WAIVING PLANNING AND ZONING COMMISSION REVIEW OF THIS ORDINANCE].

---

The substitute version of AO 2023-87, the “Housing Opportunities in the Municipality for Everyone (HOME) Initiative,” does not change the overall policy intent of this proposed ordinance, which is to simplify the residential zoning districts in Title 21, and make other necessary changes to code to enact this change, and amendments to the 2040 Land Use Plan it would require to do so.

In response to community feedback, and consideration of the processes necessary to amend the current comprehensive plan and enact re-zones, this version makes changes to the proposed timeline and process, detailed in the list on the following page.

### **Summary of Policy Direction: No Changes from Original to S Version**

The table below illustrates a summary of changes to residential zoning districts, which remain unchanged between the original and substitute versions:

Existing Zone	Converts To:
R-5, R-6, R-7, R-8, R-9, R-10	LLR—Large Lot Residential
R-1, R-1A, R-2A, R-2D	STFR—Single and Two Family Residential
R-2M	Compact Mixed Residential - Low
R-3, R-3A	Compact Mixed Residential - Medium
R-4, R-4A	Urban Residential - High

Other zoning districts would remain the same.

## Summary of Process Changes from Original to S Version

The overall intent of this version is to ensure the ordinance follows the established process for comprehensive plan amendments and Title 21 code changes; engages the Planning Department and Planning and Zoning Commission in the work to identify other code changes needed in Title 21, because this change impacts multiple other sections, including the Use Table (AMC 21.05) and Dimensional Standards (AMC 21.06), as well as requiring plan amendments; and still maintains the overall policy direction of the original ordinance, which is to simplify residential zoning codes and make changes on a timeline that appropriately responds to the urgency of the city's housing shortage.

- (Existing Section 6) Petitions the Planning Department to concurrently identify changes needed to Title 21 to implement the changes proposed in this ordinance to residential zoning districts, as well as to identify necessary changes to the Comprehensive Plan and the 2040 Land Use Plan, and prepare recommendations and draft legislation to enact those changes.
- (Deleted Section 7) Strikes the language requiring a report by the Planning Department on September 26, 2023.
- (Deleted Section 9) Strikes the language waiving referral to the Planning and Zoning Commission, which restores the referral to that body.
- (Renumbered Section 9) Changes effective dates of certain sections to remove 2024 dates: the new zoning district "Single and Two Family Residential" would be effective immediately on passage by the Assembly, after the ordinance has returned from review by the Planning and Zoning Commission; changes enacting the other four districts (Sections 3 and 4) would be effective January 1, 2025, also after having followed review by the Planning and Zoning Commission.

**I request your support for the ordinance.**

Reviewed by: Assembly Counsel's Office

Respectfully submitted: Meg Zaletel, Assembly Vice Chair  
District 4, Midtown Anchorage

Daniel Volland, Assembly Member  
District 1, North Anchorage

Anna Brawley, Assembly Member  
District 3, West Anchorage

Draft  
AO 2023-87(S)  
Floor Amendments

## Proposed Amendment #1 to AO 2023-87(S)

AO No. 2023-87(S) AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ADOPTING THE “HOUSING OPPORTUNITIES IN THE MUNICIPALITY FOR EVERYONE” (HOME) INITIATIVE BY AMENDING AND REPEALING PORTIONS OF ANCHORAGE MUNICIPAL CODE CHAPTERS 21.04, 21.05, 21.06 AND 21.07 TO REALIGN THE RESIDENTIAL ZONING DISTRICTS THROUGHOUT THE ANCHORAGE BOWL WITH THE STATED GOALS AND INTENTS OF THE COMPREHENSIVE PLAN AND ANCHORAGE 2040 LAND USE PLAN, AND PROVIDING FOR STAGGERED EFFECTIVE DATES FOR CHANGES TO GROUPS OF RESIDENTIAL ZONING DISTRICTS[, AND WAIVING PLANNING AND ZONING COMMISSION REVIEW OF THIS ORDINANCE].

Submitted by: Assembly Members Sulte and Johnson

### PROPOSED AMENDMENT

**Purpose/Summary of Amendment:** This amendment puts the process into its standard order with code following adopted plans. AMC 21.03.210 regards amendments to the code. AMC 21.03.160E regards requirements for rezones, AMC 21.03.070 regards amendments to the Comprehensive Plan.

Section 1 changes should go through the same process as the other consolidations in Sections 3 and 4.

### TEXT OF AMENDMENT

*(adding new language, [DELETING CURRENT CODE LANGUAGE] and [Deleting words proposed by the unamended AO or AO(S)])*

AO(S) Section 5, p. 31, beginning at line 22, amending as follows:

**Section 5.** Upon passage of this ordinance by the Assembly, the Planning Department shall initiate the procedure under AMC 21.03.210 ~~[AMC 21.03.070]~~ to recommend amendments to Code enactments by Sections 1, 2, 3 and 4 ~~[the comprehensive plan and the 2040 Land Use Plan]~~ to be consistent with the comprehensive plan and all its elements, [this ordinance,] if the Department determines there are any inconsistencies of this ordinance with any and all elements of the comprehensive plan [or the 2040 Land Use Plan]. The Planning Department shall also consider Sections 1, 3 and 4 in light of the approval criteria for rezonings in AMC 21.03.160E.

Will there be any public or private economic effect to the proposed amendment?

☐ YES ☒ NO (check one) If yes, please detail below.

No

## Proposed Amendment #2 to AO 2023-87(S)

AO No. 2023-87(S) AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ADOPTING THE “HOUSING OPPORTUNITIES IN THE MUNICIPALITY FOR EVERYONE” (HOME) INITIATIVE BY AMENDING AND REPEALING PORTIONS OF ANCHORAGE MUNICIPAL CODE CHAPTERS 21.04, 21.05, 21.06 AND 21.07 TO REALIGN THE RESIDENTIAL ZONING DISTRICTS THROUGHOUT THE ANCHORAGE BOWL WITH THE STATED GOALS AND INTENTS OF THE COMPREHENSIVE PLAN AND ANCHORAGE 2040 LAND USE PLAN, AND PROVIDING FOR STAGGERED EFFECTIVE DATES FOR CHANGES TO GROUPS OF RESIDENTIAL ZONING DISTRICTS[, AND WAIVING PLANNING AND ZONING COMMISSION REVIEW OF THIS ORDINANCE].

Submitted by: Assembly Members Sulte and Johnson

### PROPOSED AMENDMENT

**Purpose/Summary of Amendment:** Section 1 and 2 changes should go through the same process as the other consolidations in Sections 3 and 4.

- The changes by Sections 1 and 2 should be aligned with the referral to Planning.
- Making Sections 1 and 2 effective immediately is inconsistent with the work still required in Section 6.
- There is no justification for putting the other new districts through a broader review but skipping that for the single family districts.
- Planning Department does not have staff to perform this work.
- Lessons from the Title 21 rewrite showed that there should be a transition time after significant code changes.
- A delay in implementation will allow the Municipal Assessor’s office time to reevaluate land value changes as a result of this significant rezoning.

### TEXT OF AMENDMENT

*(adding new language, [DELETING CURRENT CODE LANGUAGE] and ~~[Deleting words proposed by the unamended AO or AO(S)]~~)*

**AO(S) Section 6, p. 31, beginning at line 7-14, amending as follows:**

**Section 6.** The Assembly hereby petitions the Planning Department to initiate **[AND EXPEDITE]** a **concurrent** text amendment ordinance to Title 21 under AMC section 21.03.210 by evaluating what amendments are needed to the dimensional standards in AMC chapter 21.06 and to other provisions of the Anchorage Municipal Code necessary to give effect to Sections 1, ~~and~~ 2, 3 and 4 of this ordinance; drafting an ordinance or ordinances that do so; and providing it and a

Agenda Item No. 14.G.3.  
Sulte-Johnson Amendment No. 2

staff report to the Planning and Zoning Commission for its review and recommendation to be forwarded to the Assembly for action.

**AND AO(S) Section 7, p. 32, beginning at line 23-28, amending as follows:**

**Section 7.**

It is the intent of the Assembly that it shall, through subsequent ordinance(s), make any additional amendments to the Anchorage Municipal Code necessary to give effect to Sections 1, 2, 3 and 4 of this ordinance by the effective dates for those respective sections, after the Planning Department staff report and Planning and Zoning Commission's review and recommendation in accordance with AMC section 21.03.210.

**AND AO(S) Section 9 [11], p. 32, beginning at line 39, amending as follows:**

**Section 9[11].** This ordinance shall have the following effective dates:

- ~~*[Sections 1 and 2 of this ordinance shall be effective immediately upon passage and approval by the Assembly]*~~ **ON JANUARY 1, 2024.**
- **SECTION 3 OF THIS ORDINANCE SHALL BE EFFECTIVE ON JUNE 1, 2024].**
- Sections 1, 2, 3 and 4 of this ordinance shall be effective no sooner than 12 months after the public process in Sections 5 and 6 is completed [on January 1, 2025].
- The remainder of this ordinance shall be effective upon passage and approval by the Assembly.

**Will there be any public or private economic effect to the proposed amendment?**  
☐ YES ☒ NO (check one) If yes, please detail below.

No

Revised  
HOME Initiative  
(Sponsor Draft  
Dated 1-12-24)

Submitted by: Assembly Member Zaletel  
Assembly Member Brawley  
Assembly Member Volland  
Prepared by: Assembly Council's Office  
Reviewed by: \_\_\_\_\_  
For reading: \_\_\_\_\_

ANCHORAGE, ALASKA  
AO NO. 2024-\_\_

1 AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ADOPTING THE “HOUSING  
2 OPPORTUNITIES IN THE MUNICIPALITY FOR EVERYONE” (HOME) INITIATIVE BY  
3 AMENDING AND REPEALING PORTIONS OF ANCHORAGE MUNICIPAL CODE CHAPTERS,  
4 21.01, 21.04, 21.05, 21.06, 21.07, 21.08, 21.09, 21.10, 21.12, AND 21.13 AND TO  
5 REALIGN THE RESIDENTIAL ZONING DISTRICTS THROUGHOUT THE ANCHORAGE BOWL  
6 WITH THE STATED GOALS AND INTENTS OF THE COMPREHENSIVE PLAN AND  
7 ANCHORAGE 2040 LAND USE PLAN, AND PROVIDING FOR STAGGERED EFFECTIVE DATES  
8 FOR CHANGES TO GROUPS OF RESIDENTIAL ZONING DISTRICTS.

9  
10 (Planning and Zoning Commission Case No. 2022-0010)

11  
12 **WHEREAS**, the bill of rights of the Anchorage charter states; “Among rights guaranteed  
13 by this Charter are: The right to opportunities in housing, public accommodations,  
14 employment, and education without regard to race, religion, sex, color, national origin,  
15 marital status, or physical disability; and the right to an equal rights commission at the  
16 municipal level in aid thereof”; and

17  
18 **WHEREAS**, the Anchorage Assembly has stated one of its priorities is to increase  
19 housing availability within the Municipality of Anchorage; and

20  
21 **WHEREAS**, the Anchorage 2020 Comprehensive Plan is the parent of the  
22 Anchorage 2040 Land Use Plan (“2040 LUP”) and both guide the implementation of and  
23 changes to Title 21 of the Anchorage Municipal Code; and

24  
25 **WHEREAS**, the 2040 LUP aims to promote sustainable growth and development within  
26 the Anchorage Bowl; and

27  
28 **WHEREAS**, the 2040 LUP seeks to improve capacity and types of housing to  
29 alleviate costs; and

30  
31 **WHEREAS**, the 2040 LUP supplements the Anchorage 2020 Comprehensive Plan and  
32 provides a baseline from which land use decisions can proceed, by: providing greater  
33 land use predictability and clearer policy direction, coordinating recommended land uses  
34 from various adopted area-specific plans, and clarifying the framework for making  
35 zoning and development decisions; and

36  
37 **WHEREAS**, the 2040 LUP recommends future land uses and a range of potential



intensities of use, however, it is zoning that regulates and sets the rules for the use of property, lot size, setbacks, building heights, and other site attributes; and

**WHEREAS**, changes to the official Zoning Map (rezonings) or to Title 21 land use regulations are separate public processes that include community input; and

**WHEREAS**, the 2040 Land Use Plan Map is the “blueprint that guides future use, intensity, and character of growth” and Title 21 Land Use Code is the “action that carries out the plan by regulating use of property” (2040 LUP, p. 7); and

**WHEREAS**, the 2040 LUP contends that recent Anchorage trends provide a general picture of the future population, including:

- Accelerated growth in aging households and smaller households with fewer children. Continued evolution into one of the most racially and ethnically diverse communities in the U.S.
- Diverse households and income levels that need more affordable housing options and more transportation choices.
- Talented professionals from all fields that are attracted to Anchorage’s unique setting.
- A growing number of multigenerational families and less transient population (2040 LUP, p. 10); and

**WHEREAS**, the 2040 LUP anticipates that over the next 25 years, more people will be in “starter home,” moderate income, or downsizing households and that, as a result, people will be looking for smaller, more urban residences with walkable neighborhood amenities nearby; and

**WHEREAS**, simplifying zoning means reducing the number of zones, standardizing dimensions across similar zones, and other amendments which make codes shorter and easier to read and understand; and

**WHEREAS**, the majority of the 2040 LUP policies support simplifying zoning, it is the intent of the Assembly to do so through this ordinance and subsequent implementing legislation which may be known as the HOME Initiative – Housing Opportunities in the Municipality for Everyone; and

**WHEREAS**, simplifying zoning in support of the 2040 LUP can help address the growing housing demand in Anchorage and provide more affordable housing options for residents while still retaining predictability and continuity with existing neighborhood characteristics; and

**WHEREAS**, simplifying residential zoning to allow for predictable development is a proactive and forward-thinking approach that supports the long-term growth and sustainability of Anchorage as outlined in the Anchorage 2040 Land Use Plan; and

1 **WHEREAS**, simplifying zoning promotes efficient land use by utilizing existing  
2 infrastructure, reducing urban sprawl, and minimizing the need for extensive new  
3 infrastructure development; and  
4

5 **WHEREAS**, allowing simplified zoning in residential areas can create diverse and vibrant  
6 neighborhoods with a greater mix of housing types, promoting social interaction  
7 and community cohesion, support public transit systems by providing a larger customer  
8 base, making public transportation more economically viable and accessible, enhance  
9 access to amenities such as parks, schools, healthcare facilities, and shopping  
10 centers, as these amenities can be located closer to where people live, help preserve  
11 natural areas and open spaces by minimizing the need for new development on  
12 undeveloped land, help reduce the environmental impact associated with suburban  
13 sprawl, including carbon emissions from transportation and the loss of natural habitats;  
14 and  
15

16 **WHEREAS**, allowing for the possibility of more density in residential zoning  
17 consistent with the 2040 LUP encourages development of mixed-use  
18 neighborhoods, where residents have easy access to a variety of services,  
19 employment opportunities, and recreational amenities; and  
20

21 **WHEREAS**, allowing for the possibility of more density in residential zoning  
22 consistent with the 2040 LUP aligns with the goals of creating a more inclusive and  
23 equitable city by providing housing options for people of different income levels and  
24 lifestyles and fosters a sense of belonging and community pride, as residents have more  
25 opportunities to engage with their neighbors and participate in local activities; and  
26

27 **WHEREAS**, Assembly Resolution AR 2022-416 called for the Anchorage Assembly to  
28 support actions that would alleviate Anchorage's housing shortage and affordability crisis  
29 through support of the development of housing across the Municipality of varied  
30 densities, types, and price points, also identifying opportunities for additional housing  
31 development incentives and streamlining regulations; and  
32

33 **WHEREAS**, the Assembly's 2023 Housing Action Strategic Plan, adopted in AR 2023-433 on  
34 December 19<sup>th</sup>, 2023 called for increasing the supply of housing units for sale and for rent,  
35 diversify the housing market: housing types, sizes, price points, locations, accessibility, and  
36 ownership models, making the Municipality a better partner in the development process,  
37 reducing housing cost burdens by removing barriers to infill and new construction, and  
38 encouraging reuse and redevelopment, among others; and  
39

40 **WHEREAS**, the HOME project implements implementation action A-2 of the Assembly  
41 Housing Action Plan, which states, "Simplify residential zoning code to align with 2040 Land  
42 Use Plan (HOME Initiative, AO 2023-87(S))"; and  
43

44 **WHEREAS**, the Planning and Zoning Commission is granted specific advisory powers and  
45 duties in AMC 21.10.015 regarding the comprehensive plan and Title 21, including to  
46 "1. Develop, review and make recommendations to the assembly regarding policies,

1 plans and ordinances to implement the municipal function of planning for the  
2 economic, social and land use needs of the community” and “2. Develop, review and  
3 make recommendations to the assembly regarding the comprehensive development plan  
4 and amendments”; and  
5

6 **WHEREAS**, changes to the Residential Zoning Districts types will require additional  
7 updates to Title 21, so this ordinance includes a phased implementation which will allow  
8 work on the necessary additional changes within code or the comprehensive plan to  
9 conform to and fully implement this ordinance and be enacted before the changes go  
10 into effect; now, therefore,  
11

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** Anchorage Municipal Code Chapter 21.01 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

**21.01.050 OFFICIAL ZONING MAP**

\*\*\*      \*\*\*      \*\*\*

**C. Interpretation of District Boundaries**

6. Where the case record conflicts with the zoning map, the case record shall control. For example, if the zoning map shows a property to be zoned STFR [R-1], yet the case record shows that the property was actually zoned I-1, the case record would control and the map would be changed to reflect the case record. Any permits issued in reliance on the erroneous designation shall be considered valid under this title; however, the lot, structure, or use shall be considered nonconforming and governed by chapter 21.13, *Nonconformities*.

(AO 2012-124(S), 2-26-13; AO 2020-38, 4-28-20)

**Section 2.** Anchorage Municipal Code Chapter 21.03 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

**21.03.160 REZONINGS (ZONING MAP AMENDMENTS)**

\*\*\*      \*\*\*      \*\*\*

**B. Minimum Area Requirements**

A rezoning shall only be considered for properties totaling 1.75 acres (76,230 square feet) or more (excluding rights-of-way), except for:

1. A rezoning extending the boundaries of an existing zoning district;  
or
2. A rezoning initiated by the municipal administration to place municipally owned land in a PLI, PR, DR, GIP, GOS, CE-PLI, CE-PR, or CE-DR zoning district.
3. A rezoning into the B-1A [or R-3A] district.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2017-176, 1-9-18; AO 2021-89(S), 2-15-2022; AO 2022-38, 4-12-2022)

\*\*\* \*\*

#### **21.03.180 SITE PLAN REVIEW**

\*\*\* \*\*

### **G. Approval Criteria – Topic-Specific Site Plan Reviews**

*Note to revisor—renumber accordingly*

- [1. ADMINISTRATIVE SITE PLAN REVIEW APPROVAL CRITERIA FOR PROPOSALS TO EXCEED THE TWO-AND-ONE- HALF STORY HEIGHT LIMIT IN THE [R-2A, R-2D, AND R-2M] DISTRICTS ARE LISTED IN 21.06.030D.7.D.]

\*\*\* \*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-142(S-1), 6-21-16; AO 2021-89(S), 2-15-22; AO 2022-36, 4-25-22)

#### **21.03.200 SUBDIVISIONS**

\*\*\* \*\*

### **B. Applicability**

\*\*\* \*\*

#### **2. Abbreviated Plat**

\*\*\* \*\*

- b. The subdivision of a single tract, parcel, or lot into no more than three tracts, eight lots, or eight unit lots (see subsection 21.08.070E.), provided that the subdivision does not:

- i. Allow a change in the permitted use to which the lot or tract may be devoted under existing zoning.
- ii. Deny adequate access to and from all lots or tracts created by the subdivision or those adjacent to it.
- iii. Divide a tract, parcel or lot:

- (A) Created within the previous 48 months

(except when considering unit lot subdivisions under AMC 21.08.070E.) pursuant to the approval of a preliminary plat under this section;

(B) Contiguous to or having an owner either in an individual capacity or as an owner of a corporation, partnership, or other legal entity of a preliminary plat approved within the previous 48 months; or

(C) That is 10 acres or more in the LLR [R-6, R-7, R-8, R-9, AND R-10] zoning district or that is governed by AO 84-21 (G-5 areawide rezoning).

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2017-75, 5-9-2017; AO 2020-38, 4-28-20; AO 2021-89(S), 2-15-2022)

**Section 3.** Anchorage Municipal Code Chapter 21.04 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

#### **21.04.010 GENERAL PROVISIONS**

\*\*\*      \*\*\*      \*\*\*

##### **A. Districts Established; Zoning Map**

\*\*\*      \*\*\*      \*\*\*

##### **2. Zoning Districts Established**

The following zoning districts are established:

TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED		
District Type	Abbreviation	District Name
	[R-1	SINGLE-FAMILY RESIDENTIAL
	R-1A	SINGLE-FAMILY RESIDENTIAL (LARGER LOT)
	R-2A	TWO-FAMILY RESIDENTIAL (LARGER LOT)]
	<u>STFR</u>	<u>Single Family and Two Family Residential</u>
	[R-2D	TWO-FAMILY RESIDENTIAL
	R-2M	MIXED RESIDENTIAL]

Residential Districts	CMRL	Compact Mixed Residential Low
	[R-3	MIXED RESIDENTIAL
	R-3A	RESIDENTIAL MIXED-USE]
	CMRM	Compact Mixed Residential Medium
	[R-4	MULTIFAMILY RESIDENTIAL
	R-4A	MULTIFAMILY RESIDENTIAL MIXED-USE]
	URH	Urban Residential High
	[R-5	LOW-DENSITY RESIDENTIAL]
	[R-6	LOW-DENSITY RESIDENTIAL (1 ACRE)
	R-7	SINGLE-FAMILY RESIDENTIAL (20K)
	R-8	LOW-DENSITY RESIDENTIAL (4 ACRES)
	R-9	LOW-DENSITY RESIDENTIAL (2 ACRES)
	R-10	LOW-DENSITY RESIDENTIAL, ALPINE/SLOPE]
	LLR	Large Lot Residential
Commercial Districts	B-1A	Local and Neighborhood Business
	B-1B	Community Business
	B-3	General Business
	RO	Residential Office
	MC	Marine Commercial
Industrial Districts	I-1	Light Industrial
	I-2	Heavy Industrial
	MI	Marine Industrial

\*\*\*      \*\*\*      \*\*\*

#### 21.04.020 RESIDENTIAL DISTRICTS

\*\*\*      \*\*\*      \*\*\*

B. STFR: Single Family and Two Family Residential: Is intended primarily for residential development with up to eight (8) dwelling units per acre. These areas generally have well-developed infrastructure and municipal services.

#### [R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT

##### 1. PURPOSE

THE R-1 DISTRICT IS INTENDED PRIMARILY FOR DETACHED SINGLE-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FIVE DWELLING UNITS PER ACRE. THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE INTENDED TO BE PROVIDED.

#### C. R-1A: SINGLE-FAMILY RESIDENTIAL DISTRICT (LARGER LOT)

## 2. PURPOSE

THE R-1A DISTRICT IS INTENDED PRIMARILY FOR DETACHED SINGLE-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FOUR DWELLING UNITS PER ACRE THE MINIMUM LOT SIZE IS SLIGHTLY LARGER THAN THE R-1 DISTRICT. THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE INTENDED TO BE PROVIDED.

## D. R-2A: TWO-FAMILY RESIDENTIAL DISTRICT (LARGER LOT)

## 1. PURPOSE

THE R-2A DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES BETWEEN FIVE AND SEVEN DWELLING UNITS PER ACRE. THE MINIMUM LOT SIZE IS SLIGHTLY LARGER THAN THE R-2D DISTRICT. THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE INTENDED TO BE PROVIDED.]

C. CMRL: Compact Mixed Residential Low1. Purpose

The CMRL district is intended primarily for residential development of up to 24 dwelling units per acre. These areas generally have well-developed infrastructure and municipal services.

## [R-2D: TWO-FAMILY RESIDENTIAL DISTRICT]

## [1. PURPOSE

THE R-2D DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES BETWEEN FIVE AND EIGHT DWELLING UNITS PER ACRE. THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE INTENDED TO BE PROVIDED.

## R-2M: MIXED RESIDENTIAL DISTRICT

## 2. PURPOSE

THE R-2M DISTRICT IS INTENDED PRIMARILY FOR RESIDENTIAL AREAS THAT ALLOW FOR A VARIETY OF SINGLE- FAMILY, TWO-FAMILY, AND MULTIFAMILY DWELLINGS, WITH GROSS DENSITIES



1 BETWEEN FIVE AND 15 DWELLING UNITS PER ACRE. THE R-2M  
2 DISTRICT PROVIDES RESIDENTIAL NEIGHBORHOODS WITH A  
3 GREATER DIVERSITY OF HOUSING BY ALLOWING A MIX OF BOTH  
4 DETACHED AND A VARIETY OF ATTACHED DWELLING TYPES IN  
5 CLOSE PROXIMITY TO EACH OTHER, RATHER THAN SEPARATED  
6 INTO DIFFERENT ZONING DISTRICTS. THE R-2M DISTRICT IS TO BE  
7 LOCATED IN ESTABLISHED OR REDEVELOPING RESIDENTIAL  
8 NEIGHBORHOODS OR IS TO CREATE A TRANSITION BETWEEN  
9 SINGLE-FAMILY, TWO-FAMILY, AND HIGHER DENSITY  
10 MULTIFAMILY AND MIXED-USE AREAS. THE DESIGN OF NEW  
11 DEVELOPMENT, SUCH AS BUILDING SCALE AND SETBACKS,  
12 PARKING FACILITY SIZE AND LOCATION, AND YARD LANDSCAPING,  
13 SHOULD BE COMPLEMENTARY TO THE EXISTING NEIGHBORHOOD  
14 AND MIX OF DWELLING TYPES.

15  
16 3. DISTRICT-SPECIFIC STANDARDS

- 17  
18 A. RESIDENTIAL BUILDINGS SHALL CONTAIN NO MORE THAN  
19 EIGHT DWELLING UNITS.  
20 B. THE MAXIMUM LENGTH OF A BUILDING ELEVATION THAT  
21 IS TWO AND A HALF STORIES OR MORE IN HEIGHT AT ANY  
22 POINT SHALL BE 150 FEET. OTHERWISE, THE MAXIMUM  
23 LENGTH SHALL BE 180 FEET.  
24 C. THE MINIMUM SIDE SETBACK ESTABLISHED IN TABLE 21.06-  
25 1 FOR MULTIFAMILY DWELLINGS IN THE R-2M DISTRICT IS  
26 REDUCED FROM 10 FEET TO 5 FEET, PROVIDED THE  
27 BUILDING ELEVATION FACING THE SIDE LOT LINE IS:  
28  
29 I. NO MORE THAN 72 FEET IN LENGTH, IN ORDER TO  
30 BE COMPATIBLE IN SCALE TO A SINGLE-FAMILY  
31 DWELLING OR DUPLEX; OR  
32 II. NO MORE THAN 48 FEET IN LENGTH WITHOUT A  
33 RECESS IN ITS WALL PLANE, SUCH THAT THE  
34 REMAINING PORTION OF THE BUILDING ELEVATION  
35 HAS A MINIMUM SIDE SETBACK OF AT LEAST 15  
36 FEET, IN ORDER TO APPEAR AS AN ARRANGEMENT  
37 OF SMALLER, CONNECTED STRUCTURES WITH  
38 BACKYARD SPACE.]

- 39  
40 D. CMRM: Compact Mixed Residential Medium. This district is intended  
41 primarily for residential development of up to 50 dwelling units per acre,  
42 with some limited non-residential uses for mixed use developments. These  
43 areas shall generally have well-developed infrastructure and municipal

services.

1. District Location Requirements:

- a. Areas designated as Compact Mixed Residential Medium in the Comprehensive Plan Land Use Plan Map, or a corresponding designation in a neighborhood or district plan.

2.

[R-3: MIXED RESIDENTIAL DISTRICT

1. PURPOSE

THE R-3 DISTRICT IS A MULTIFAMILY RESIDENTIAL DISTRICT WITH GROSS DENSITIES BETWEEN 15 AND 40 DWELLING UNITS PER ACRE, PROVIDED, HOWEVER, THAT HOUSING ALLOWED IN THE R-1, R-1A, R-2A, AND R-2D ARE A PERMITTED USE. IT IS INTENDED PRIMARILY FOR MULTIFAMILY AND TOWNHOUSE DWELLINGS CHARACTERIZED BY LOW-RISE MULTISTORY BUILDINGS. IT ALLOWS A HIGHER PERCENTAGE OF LOT COVERAGE THAN THE R-2M ZONE, WHILE ALSO MAINTAINING THE RESIDENTIAL LIVING ENVIRONMENT WITH LANDSCAPING, PRIVATE/COMMON OPEN SPACES, AND OTHER AMENITIES FOR RESIDENTS. THIS DISTRICT PROVIDES GREATER HOUSING OPPORTUNITIES AND EFFICIENT USE OF RESIDENTIAL LAND NEAR COMMERCIAL, COMMUNITY ACTIVITY CENTERS, TOWN CENTERS, AND AREAS WELL SERVED BY TRANSIT.

2. DISTRICT-SPECIFIC STANDARD

THE MAXIMUM LENGTH OF A TOWNHOUSE-STYLE BUILDING ELEVATION SHALL BE 250 FEET.

D. R-3A: RESIDENTIAL MIXED-USE DISTRICT

1. PURPOSE

THE R-3A DISTRICT IS A MEDIUM DENSITY, MIXED-USE MULTIFAMILY DISTRICT WITH GROSS DENSITIES BETWEEN 12 AND 30 DWELLING UNITS PER GROSS ACRE. THE R-3A DISTRICT IS PRIMARILY RESIDENTIAL, BUT ALLOWS A VARIETY OF COMPATIBLE COMMERCIAL, RETAIL, SERVICES, OR OFFICE USES, AS IDENTIFIED IN TABLE 21.05-1. TO MAINTAIN AND PROVIDE DESIRED HOUSING DENSITIES WITH THE ADDITION OF OTHER USES, THE R-3A

DISTRICT ALLOWS GREATER BUILDING HEIGHTS AND GREATER LOT COVERAGE THAN THE R-3 DISTRICT, BASED ON SITE-SPECIFIC CRITERIA, WHILE MAINTAINING A RESIDENTIAL LIVING ENVIRONMENT WITH COMMON OPEN SPACE, LANDSCAPING, AND OTHER FEATURES THAT BENEFIT RESIDENTS AND THE COMMUNITY. THE R-3A DISTRICT IS TYPICALLY LOCATED NEAR DESIGNATED CITY, REGIONAL, AND TOWN CENTERS. THE COMMERCIAL ASPECTS OF THIS MIXED-USE DISTRICT ARE INTENDED TO SERVE LOCAL NEIGHBORHOOD NEEDS AND PROMOTE PEDESTRIAN ACCESS TO SUPPORT LOCAL SHOPPING.]

[2. DISTRICT-SPECIFIC STANDARDS

A. ALLOWED COMMERCIAL USES

THE R-3A DISTRICT ALLOWS A MAXIMUM OF 33% OF GROSS FLOOR AREA ON THE DEVELOPMENT SITE TO BE DEDICATED TO NON-RESIDENTIAL USES SUCH AS COMMERCIAL DEVELOPMENT. ALLOWED COMMERCIAL USES ARE IDENTIFIED IN TABLE 21.05-1. COMMERCIAL USES MAY BE LOCATED IN THE SAME BUILDING AS RESIDENTIAL DEVELOPMENT OR MAY BE HOUSED IN A SEPARATE BUILDING FROM RESIDENTIAL UNITS.

B. MINIMUM RESIDENTIAL DENSITY

THE DEVELOPMENT SHALL BE BUILT TO A NET DENSITY OF AT LEAST 15 DWELLING UNITS PER ACRE.

C. TIMING OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT

AT ANY PHASE OF THE DEVELOPMENT, THE NON-RESIDENTIAL PORTION OF THE DEVELOPMENT SHALL NOT RECEIVE A CERTIFICATE OF OCCUPANCY OR CONDITIONAL CERTIFICATE OF OCCUPANCY UNTIL THE PROPORTIONATE SHARE OF RESIDENTIAL UNITS THAT MEET THE REQUIREMENTS OF 2.A. AND 2.B. ABOVE HAVE RECEIVED A CERTIFICATE OF OCCUPANCY OR CONDITIONAL CERTIFICATE OF OCCUPANCY.

D. MIXED-USE DEVELOPMENT STANDARDS

PURPOSE: THE R-3A DISTRICT IS INTENDED TO CREATE A MIXED-USE NEIGHBORHOOD DEVELOPMENT, WITH BUILDINGS ADDRESSING A "COMPLETE STREET"

1 PEDESTRIAN ENVIRONMENT WITH SHOPS, ENTRANCES,  
2 AND WINDOWS. NON-RESIDENTIAL USES SHOULD BE  
3 LOCATED ALONG THE STREET FRONTAGE AND AWAY FROM  
4 PROPERTY LINES THAT ABUT LOWER DENSITY RESIDENTIAL  
5 AREAS.

6  
7 I. BUILDING PLACEMENT RELATIVE TO THE STREET.  
8 NON-RESIDENTIAL USE SHALL NOT BE SEPARATED  
9 FROM ABUTTING STREET ROWS BY PARKING LOTS  
10 THAT ARE WIDER THAN ONE PARKING BAY, OR 90  
11 FEET OF TOTAL DISTANCE. WHERE FACING A STREET  
12 DESIGNATED IN THE COMPREHENSIVE PLAN AS  
13 MAIN STREET, MIXED-USE STREET, OR TRANSIT  
14 STREET TYPOLOGY, AT LEAST ONE-THIRD OF THE  
15 LENGTH OF THE STREET-FACING COMMERCIAL  
16 BUILDING ELEVATION SHALL HAVE A MAXIMUM  
17 SETBACK OF 40 FEET, IN COMPLIANCE WITH THE  
18 ILLUSTRATED MAXIMUM SETBACK PROVISIONS OF  
19 SUBSECTION 21.06.030C.5. THE MAXIMUM  
20 SETBACK MAY BE INCREASED TO 60 FEET AS  
21 PROVIDED IN SUBSECTION 21.06.030C.5.C. OF THE  
22 MAXIMUM SETBACK PROVISIONS. SITES THAT  
23 FRONT ON MORE THAN ONE FRONTAGE ARE  
24 REQUIRED TO MEET THESE STANDARDS ON AT  
25 LEAST ONE STREET, AS ESTABLISHED ON  
26 21.06.030C.5.A.II., EXCEPT THAT A SECOND STREET  
27 FRONTAGE SHALL EITHER MEET THE MAXIMUM  
28 SETBACK OR INCORPORATE PRIMARY PEDESTRIAN  
29 WALKWAYS CONNECTING TO OFF-SITE  
30 DESTINATIONS.

31  
32 II. STREET-FACING WINDOWS AND ENTRIES. VISUAL  
33 ACCESS WINDOWS OR PRIMARY ENTRANCES SHALL  
34 COMPRISE AT LEAST 15 PERCENT OF THE NON-  
35 RESIDENTIAL WALL AREA OF THE STREET-FACING  
36 ELEVATION. IF THERE IS MORE THAN ONE STREET  
37 FRONTAGE OR BUILDING ON THE SITE, THE STREET-  
38 FACING WALL AREAS MAY BE COMBINED FOR THE  
39 PURPOSE OF THIS CALCULATION. BUILDING FAÇADE  
40 WALLS MORE THAN 150 FEET AWAY FROM, THE  
41 FACING-STREET ROW ARE EXEMPT FROM THIS  
42 CALCULATION. THE FOLLOWING ADDITIONAL  
43 STANDARDS APPLY TO THIS CALCULATION ON THE

## GROUND FLOOR:

- (A) QUALIFYING WINDOWS SHALL BE NO MORE THAN FOUR FEET ABOVE FINISHED GRADE.
- (B) NO SINGLE BLANK WALL SECTION BETWEEN QUALIFYING WINDOWS OR ENTRIES ON THE LONGEST BUILDING ELEVATION SHALL BE MORE THAN TWO-THIRDS OF THE TOTAL LENGTH OF THAT ELEVATION.

## III. VISIBLE PRIMARY ENTRANCES

- (A) DEVELOPMENTS WITH NON-RESIDENTIAL USES SHALL PROVIDE AT LEAST ONE PRIMARY ENTRANCE THAT IS CONNECTED BY A WALKWAY OF 90 FEET OR LESS TO THE STREET ROW. THE WALKWAY SHALL MEET THE STANDARDS OF PRIMARY PEDESTRIAN WALKWAY IF THE WALKWAY IS MORE THAN 45 FEET LONG.
- (B) THE PRIMARY ENTRANCE IN SUBSECTION III.(A) ABOVE SHALL BE ACCENTUATED BY AT LEAST ONE OF THE FOLLOWING MENU CHOICES:
  - (1) PORTICO, OVERHANG, CANOPY, OR SIMILAR PERMANENT FEATURE PROJECTING FROM THE WALL;
  - (2) RECESSED AND/OR PROJECTED ENTRANCE WALL PLANE;
  - (3) ARCHES, PEAKED ROOF FORMS, TERRACING PARAPETS, OR OTHER CHANGE OF BUILDING ROOFLINE;
  - (4) CHANGES IN SIDING MATERIAL, OR DETAIL FEATURES SUCH AS TILEWORK, TO SIGNIFY THE ENTRANCE, OR

- 1 (5) ENTRANCE PLAZA, PATIO, OR  
2 SIMILAR COMMON PRIVATE SPACE.  
3
- 4 IV. STREET-FACING STRUCTURE PARKING.  
5 STRUCTURED PARKING IS SUBJECT TO SUBSECTION  
6 21.07.090M.3.  
7
- 8 V. OUTDOOR COMMERCIAL OPERATIONS. ALL  
9 COMMERCIAL AND NON-RESIDENTIAL USES SHALL  
10 BE CONDUCTED ENTIRELY WITHIN AN ENCLOSED  
11 BUILDING CONCEPT EXCEPT FOR PARKING AND  
12 LOADING FACILITIES AND RESTAURANT SEATING.  
13
- 14 VI. MAINTAINING RESIDENTIAL CHARACTER. ALL  
15 FLOOR AREA DEDICATED TO HEIGHT INCREASES IN  
16 THE DEVELOPMENT BEYOND 40 FEET SHALL BE  
17 RESIDENTIAL.  
18
- 19 E. ENHANCED SIDEWALK OPTION  
20 AN ENHANCED SIDEWALK ENVIRONMENT MAY BE  
21 PROVIDED IN LIEU OF REQUIRED SIDEWALKS AND SITE  
22 PERIMETER LANDSCAPING, AS PROVIDED IN SUBSECTION  
23 21.07.060F.16.  
24
- 25 F. BUILDING HEIGHT INCREASES  
26 BUILDING HEIGHT INCREASES MAY EXCEED THE MAXIMUM  
27 HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO A  
28 MAXIMUM HEIGHT OF 70 FEET NOT TO EXCEED 6 STORIES  
29 THROUGH THE FOLLOWING BONUSES. THESE PROVIDE FOR  
30 AN INCREMENTAL INCREASE IN HEIGHT IN EXCHANGE FOR  
31 FEATURES DEEMED OF BENEFIT TO THE COMMUNITY.  
32 HEIGHT INCREASES ARE SUBJECT TO THE R-3A DISTRICT  
33 BUILDING BULK AND TRANSITION STANDARDS OF  
34 SUBSECTION H. BELOW TO MITIGATE IMPACTS ON  
35 SURROUNDING PROPERTIES AND SUPPORT  
36 NEIGHBORHOOD COMPATIBILITY. THE MAXIMUM  
37 BUILDING HEIGHT POSSIBLE SHALL BE LIMITED TO 50 FEET  
38 NOT TO EXCEED FOUR STORIES ON SITES SMALLER THAN  
39 TWO ACRES. AN INCREASE IN HEIGHT MAY BE ACHIEVED  
40 THROUGH THE USE OF ONE OR MORE OF THE FOLLOWING  
41 CHOICES:  
42
- 43 I. INCREASED HOUSING DENSITY. ONE STORY OF ADDITIONAL

1 HEIGHT IS ALLOWED WHERE THE HOUSING DENSITY OF THE  
2 DEVELOPMENT SITE IS AT LEAST 30 DWELLING UNITS PER  
3 NET ACRE.  
4

5 II. BELOW-GRADE PARKING. ONE STORY OF  
6 ADDITIONAL HEIGHT IS ALLOWED WHERE AT LEAST  
7 ONE-THIRD OF THE PARKING SPACES OF THE  
8 DEVELOPMENT SITE ARE IN A COVERED BELOW-  
9 GRADE PARKING LEVEL. ANOTHER STORY OF  
10 ADDITIONAL HEIGHT IS ALLOWED WHERE AT LEAST  
11 TWO-THIRDS OF THE PARKING SPACES OF THE  
12 DEVELOPMENT SITE ARE IN A COVERED BELOW-  
13 GRADE PARKING LEVEL.  
14

15 III. AFFORDABLE HOUSING UNITS. ONE STORY OF  
16 ADDITIONAL HEIGHT IS ALLOWED WHERE AT LEAST  
17 10 PERCENT OF THE DWELLINGS ARE AFFORDABLE  
18 RENTAL HOUSING UNITS CONSISTENT WITH THE  
19 STANDARDS OF SUBSECTION 21.07.110G.,  
20 AFFORDABLE HOUSING.  
21

22 IV. HABITABLE FLOOR AREA WRAPPING PARKING  
23 GARAGES. ONE STORY OF ADDITIONAL HEIGHT IS  
24 ALLOWED WHERE THE DEVELOPMENT FEATURES  
25 HABITABLE FLOOR AREA WRAPPED AROUND A  
26 PARKING STRUCTURE. THE GROSS FLOOR AREA OF  
27 THE WRAP PORTION OF THE BUILDING SHALL BE  
28 EQUAL TO AT LEAST HALF THE GROSS FLOOR AREA  
29 OF ADDITIONAL HEIGHT GAINED THROUGH THIS  
30 FEATURE.  
31

32 V. ADDITIONAL/HIGH-QUALITY OPEN SPACE. ONE  
33 STORY OF ADDITIONAL HEIGHTS IS ALLOWED  
34 WHERE ADDITIONAL GROUND-LEVEL OPEN SPACE  
35 NOT TO BE USED FOR SOIL STORAGE AND THAT  
36 MEETS THE STANDARDS FOR HIGH QUALITY SPACES  
37 IN SUBSECTION 21.07.030D.4. IS PROVIDED. THE  
38 OPEN SPACE SHALL BE IN ADDITION TO ANY OPEN  
39 SPACE OTHERWISE REQUIRED BY THIS TITLE, AND  
40 ITS AREA SHALL BE EQUAL TO OR GREATER THAN  
41 HALF THE GROSS FLOOR AREA OF ADDITIONAL  
42 HEIGHT GAINED THROUGH THIS FEATURE.  
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VI. TRANSITIONS IN BUILDING SCALE OR HOUSING TYPE. ONE STORY OF ADDITIONAL HEIGHT IS ALLOWED WHERE THE DEVELOPMENT PROVIDES A TRANSITION IN BUILDING FORM AND SCALE OR HOUSING TYPE DOWN TO ADJACENT PROPERTIES IN LOWER DENSITY RESIDENTIAL ZONING DISTRICTS ALONG THE ENTIRE LENGTH OF AT LEAST ONE PROPERTY LINE OF THE DEVELOPMENT.

VII. HIGHER-QUALITY STREET-LEVEL MIXED-USE PEDESTRIAN ENVIRONMENT. ONE STORY OF ADDITIONAL HEIGHT IS ALLOWED WHERE THE DEVELOPMENT PROVIDES A PEDESTRIAN-INTERACTIVE USE MEETING THE STANDARDS OF SUBSECTION 21.07.060F.15. AND ENHANCED SIDEWALK MEETING THE STANDARDS OF SUBSECTIONS 21.07.060F.4. OR F.17., ALONG THE MAJORITY OF THE STREET-FACING BUILDING ELEVATIONS. SITES WITH MORE THAN TWO FRONTAGES ARE NOT REQUIRED TO MEET THIS STANDARD ON MORE THAN TWO STREETS.

G. NEIGHBORHOOD PROTECTIONS.  
IN ORDER FOR NEW DEVELOPMENTS IN THIS DISTRICT TO MAINTAIN COMPATIBILITY WITH ADJACENT RESIDENTIAL AREAS, THE FOLLOWING STANDARDS APPLY:

I. HEIGHT/BULK TRANSITIONS. BUILDINGS ARE SUBJECT TO THE HEIGHT TRANSITIONS FOR NEIGHBORHOOD COMPATIBILITY IN SUBSECTION 21.06.030D.8.

II. NORTHERN CLIMATE WEATHER PROTECTION AND SUNLIGHT. BUILDINGS TALLER THAN 40 FEET SHALL NOT CAST SHADOWS ON RESIDENTIAL PROPERTIES, DEDICATED NEIGHBORHOOD USE PARKS, OR SCHOOL PROPERTIES BETWEEN 9:00 AM AND 3:00 PM, SOLAR TIME ON THE MARCH/SEPTEMBER 21 EQUINOXES. PROPOSED BUILDINGS THAT WOULD CAST SHADOWS ON PROPERTIES IN AN R-1 OR R-2 DISTRICT BETWEEN 9:00 AM AND 3:00 PM, SOLAR TIME FROM SEPTEMBER 21 TO OCTOBER 21, SHALL BE SUBJECT TO THE MAJOR SITE PLAN REVIEW



PROCESS TO MITIGATE SUCH SHADOW IMPACTS.

- III. BUILDING HEIGHT INCREASES. BUILDING HEIGHT INCREASES AS PROVIDED FOR IN SUBSECTION G. ABOVE SHALL BE SUBJECT TO ADMINISTRATIVE SITE PLAN REVIEW UNLESS A MAJOR SITE PLAN REVIEW IS REQUIRED BY OTHER PROVISIONS. NEIGHBORHOOD PROTECTION STANDARDS IN SECTION 21.07.070 APPLY AS APPROVAL CRITERIA. IN CASES WHERE LONG-DISTANCE VIEWS FROM ABUTTING STREETS OR RESIDENTIAL PROPERTIES TO THE MOUNTAINS, THE INLET, NEARBY LAKES, OR BOGS ARE IMPACTED BY PROPOSED CONSTRUCTION OVER 40 FEET IN HEIGHT, THE IMPORTANCE OF THE VIEW AND THE NUMBER OF PROPERTIES IMPACTED MAY BE CONSIDERED BY THE DECISION-MAKING BODY IN ESTABLISHING THE ALLOWED BUILDING HEIGHT.
- IV. SCALE, PROPORTION, AND DAYLIGHTING OF STREET CANYON. UPPER-FLOOR PORTIONS OF THE STRUCTURE SHALL BE SET BACK AN ADDITIONAL FOOT FROM THE STREET BEYOND THE MINIMUM 10-FOOT SETBACK OF THE DISTRICT, FOR EACH FOOT IN BUILDING HEIGHT ABOVE 40 FEET.
- V. UPPER STORY SIZE/WIDTH LIMITS. PORTIONS OF STRUCTURES GAINED THROUGH AN INCREASE IN ALLOWED HEIGHT ABOVE A HEIGHT OF 40 FEET ARE LIMITED TO A MAXIMUM FAÇADE WIDTH OF 130 FEET. THE AVERAGE GROSS FLOOR AREA OF ALL STORIES ABOVE 40 FEET IN HEIGHT SHALL BE LIMITED TO 12,000 SQUARE FEET. FOR EACH OF THE FOURTH THROUGH SIXTH STORIES, THE TOTAL GROSS FLOOR AREA OF THE FLOOR PLATE(S) OF THE BUILDING(S) ON THE SITE IS LIMITED TO A MAXIMUM OF 25 PERCENT OF THE LOT AREA.
- VI. MAXIMUM BUILDING LENGTH. THE MAXIMUM LENGTH OF A TOWNHOUSE-STYLE BUILDING ELEVATION SHALL BE 250 FEET.
- VII. COMMERCIAL GROSS FLOOR AREA LIMITATIONS.

1 THE GROSS FLOOR AREA OF EACH ALLOWED USE IN  
2 THE COMMERCIAL USE CATEGORY, EXCEPT FOR  
3 GROCERY OR FOOD STORE, IS LIMITED TO 10,000  
4 SQUARE FEET PER USE, WITHOUT ANY REVIEW  
5 BEYOND THAT REQUIRED BY TABLE 21.05-1. GROSS  
6 FLOOR AREA OF MORE THAN 10,000 SQUARE FEET  
7 FOR ALLOWED COMMERCIAL USES EXCEPTING  
8 GROCERY OR FOOD STORES MAY BE REQUESTED  
9 THROUGH THE CONDITIONAL USE PROCEDURE. THE  
10 MAXIMUM GROSS FLOOR AREA OF A GROCERY OR  
11 FOOD STORE IS 20,000 SQUARE FEET, WITHOUT  
12 ANY REVIEW BEYOND THAT REQUIRED BY TABLE  
13 21.05-1.  
14

15 3. DISTRICT LOCATION REQUIREMENTS.

16 A. PURPOSE.

17 IT IS ESSENTIAL THAT THIS DISTRICT BE LIMITED IN EXTENT TO  
18 PARTICULAR LOCATIONS THAT CAN ACCOMMODATE RESIDENTIAL  
19 GROWTH WITH MINIMAL IMPACTS TO THE CHARACTER OF  
20 SURROUNDING RESIDENTIAL NEIGHBORHOODS. AREAS IN THIS  
21 DISTRICT SHOULD ALSO INCLUDE ADEQUATE AND COMPLETE  
22 STREETS, PUBLIC TRANSIT, WATER, SEWER, ELECTRIC, PARKS AND  
23 OPEN SPACE INFRASTRUCTURE.  
24

25 B. REQUIREMENTS.

26 THE MINIMUM CONTIGUOUS AREA FOR AN R-3A DISTRICT SHALL  
27 BE 21,000 SQUARE FEET OR GREATER. IN ADDITION TO MEETING  
28 THE GENERAL REZONING APPROVAL CRITERIA, THE NEW OR  
29 ENLARGED R-3A DISTRICTS SHALL:  
30

31 I. LOCATE IN AN AREA DESIGNATED IN THE COMPREHENSIVE  
32 PLAN, LAND USE PLAN MAP, WHERE THE GROWTH-  
33 SUPPORTING FEATURE FOR RESIDENTIAL MIXED-USE  
34 DEVELOPMENT OVERLAYS THE COMPACT MIXED  
35 RESIDENTIAL- MEDIUM, TOWN CENTER, OR MAIN STREET  
36 CORRIDOR DESIGNATION, OR A CORRESPONDING  
37 DESIGNATION IN A NEIGHBORHOOD OR DISTRICT PLAN;  
38 AND  
39

40 II. BE ADJACENT TO ONE OF THE FOLLOWING LAND USE  
41 DESIGNATIONS OR STREET CLASSIFICATIONS IDENTIFIED IN  
42 THE COMPREHENSIVE PLAN:  
43

- (A) CITY CENTER;
- (B) REGIONAL CENTER;
- (C) TOWN CENTER;
- (D) MAIN STREET CORRIDOR;
- (E) ONE-QUARTER MILE OF A TRANSIT ROUTE STREET ROW OF A DESIGNATED TRANSIT-SUPPORTIVE DEVELOPMENT CORRIDOR; OR
- (F) INTERSECTION OF AN ARTERIAL STREET AND ANOTHER STREET CLASSIFIED IN THE OFFICIAL STREETS & HIGHWAYS PLAN AS A COLLECTOR OR GREATER, WITH PUBLIC TRANSIT ON BOTH STREETS.]

E. URH: Urban Residential High District:

This district is intended primarily for residential development over 49 dwelling units per acre, with some limited non-residential uses for mixed use developments. These areas shall generally have well-developed infrastructure and municipal services."

1. District Location Requirements:

- a. Locate in a land use designation, center, or corridor in the Comprehensive Plan Land Use Plan Map or in any other place which allowed R-4 or R-4A as an implementation zoning district, or a corresponding designation in a neighborhood or district plan.

[R-4: MULTIFAMILY RESIDENTIAL DISTRICT

1. PURPOSE

THE R-4 DISTRICT IS A MULTIFAMILY MEDIUM TO HIGH DENSITY RESIDENTIAL DISTRICT. IT IS INTENDED PRIMARILY FOR MULTIFAMILY AND MULTI-STORY RESIDENTIAL BUILDINGS, BUT ALSO ALLOWS SINGLE-FAMILY, DUPLEX, AND TOWNHOUSE RESIDENTIAL DEVELOPMENT. FOR MULTI-STORY BUILDINGS, THE MAXIMUM SIZE OF BUILDINGS AND INTENSITY OF USE IS REGULATED BY FLOOR AREA RATIO (FAR) AND OTHER SITE

1 DEVELOPMENT STANDARDS. MULTI-STORY DEVELOPMENT IS  
2 INTENDED TO BE APPLIED IN AREAS WELL SERVED BY TRANSIT  
3 AND/OR ARTERIAL STREETS, AND BY SUPPORTIVE COMMERCIAL  
4 SERVICES NEAR THE MAJOR COMMERCIAL AND EMPLOYMENT  
5 CENTERS IN DOWNTOWN AND MIDTOWN. ALTHOUGH SOME  
6 COMMERCIAL DEVELOPMENT IS ALLOWED WITHIN A RESIDENTIAL  
7 DEVELOPMENT, THE DISTRICT IS INTENDED TO BE PRIMARILY  
8 RESIDENTIAL. FOR MULTI-STORY BUILDINGS, DEVELOPMENT IS  
9 INTENDED TO BE ORIENTED TO THE SIDEWALK WITH WINDOWS,  
10 ENTRANCES, AND WALKWAYS TO PROVIDE STRONG PEDESTRIAN  
11 CONNECTIONS TO NEARBY SERVICES.  
12

13 2. DISTRICT-SPECIFIC STANDARDS  
14

15 A. ALLOWED COMMERCIAL USES

16 THE COMMERCIAL USES LISTED BELOW ARE ALLOWED  
17 THROUGH THE APPROVAL PROCESS SHOWN IN TABLE  
18 21.05-1, SHALL ONLY BE DEVELOPED IN CONJUNCTION  
19 WITH MULTIFAMILY OR MIXED USE DWELLINGS, AND ARE  
20 LIMITED TO FIVE PERCENT OF THE GROSS FLOOR AREA OF  
21 THE DEVELOPMENT ON A SITE, OR 1,500 SQUARE FEET,  
22 WHICHEVER IS LESS.  
23

- 24 I. FITNESS AND RECREATIONAL SPORTS CENTER;
- 25 II. RESTAURANT;
- 26 III. CONVENIENCE STORE;
- 27 IV. GROCERY OR FOOD STORE.  
28

29 B. ALCOHOL SALES PROHIBITED  
30

31 SPECIAL LAND USE PERMITS FOR ALCOHOL SHALL NOT BE  
32 AUTHORIZED FOR USES IN THE R-4 DISTRICT.  
33

34 C. FLOOR AREA RATIO (FAR)  
35

36 THE MAXIMUM FLOOR AREA RATIO (FAR) IN THE R-4  
37 DISTRICT IS 1.0 BUT MAY BE INCREASED THROUGH THE  
38 BONUS PROVISIONS. THESE INCENTIVES PROVIDE FOR AN  
39 INCREMENTAL INCREASE IN THE FLOOR AREA OF A  
40 DEVELOPMENT IN EXCHANGE FOR INCREMENTAL  
41 INCREASES IN ANY OF THE FOLLOWING SPECIAL FEATURES  
42 DEEMED OF BENEFIT TO THE COMMUNITY.  
43

- I. BONUS FOR OPEN SPACE. ONE SQUARE FOOT OF ADDITIONAL FLOOR AREA IS ALLOWED PER SQUARE FOOT OF ADDITIONAL OPEN SPACE AREA. THIS SPACE SHALL MEET THE STANDARDS OF 21.07.030D.4.
- II. BONUS FOR BELOW GRADE PARKING. TWO SQUARE FEET OF ADDITIONAL FLOOR AREA IS ALLOWED PER GROSS SQUARE FOOT OF COVERED BELOW GRADE PARKING FLOOR AREA, UP TO A MAXIMUM INCREASE OF 1.0 FAR. THE FLOOR AREA BONUS INCREASES TO FOUR SQUARE FEET ON THE SECOND PARKING LEVEL BELOW GRADE.
- III. BONUS FOR AFFORDABLE RENTAL HOUSING. FOUR SQUARE FEET OF ADDITIONAL GROSS FLOOR AREA IS ALLOWED PER SQUARE FOOT OF AFFORDABLE RENTAL HOUSING UNIT FLOOR AREA, UP TO A MAXIMUM INCREASE OF 1.0 FAR. THE AFFORDABLE HOUSING UNITS SHALL BE CONSISTENT WITH THE STANDARDS OF 21.07.110G., AFFORDABLE HOUSING.
- IV. BONUS FOR ENHANCED SIDEWALK/WALKWAY WIDENING. TWO SQUARE FEET OF ADDITIONAL FLOOR AREA IS ALLOWED PER SQUARE FOOT OF AREA PROVIDED AS PART OF A PRIMARY PEDESTRIAN WALKWAY OR ENHANCED SIDEWALK THAT MEETS THE REQUIREMENTS OF SUBSECTIONS 21.07.060F.4. OR 21.07.060F.17.
- V. BONUS FOR UPPER-LEVEL SETBACKS/STEP BACKS FOR SUNLIGHT ACCESS. A FLOOR AREA BONUS IS ALLOWED EQUAL TO ONE-THIRD OF THE SUM OF STEP BACK AREAS ON EACH UPPER FLOOR WHERE THE STEP BACK IS AT LEAST 16 FEET FROM THE FACE OF THE BUILDING AT THE FLOOR IMMEDIATELY BELOW, SUCH THAT THE FLOOR'S EXISTENCE DOES NOT INCREASE THE AMOUNT OF SHADOWING ON SURROUNDING RESIDENCES, PRIVATE OPEN SPACES, SIDEWALKS, SCHOOLS, OR PARKS ON MARCH/SEPTEMBER 21, FROM 9:00 A.M. TO 3:00 P.M. SOLAR TIME.

VI. BONUS FOR AMBIENT DAYLIGHT FOR RESIDENCES. A FLOOR AREA BONUS EQUAL TO 10 PERCENT OF THE LOT AREA (0.10 FAR) BUT NOT TO EXCEED 4,000 SQUARE FEET IS ALLOWED FOR PRESERVATION OF DAYLIGHT FOR ALL DWELLINGS IN THE DEVELOPMENT AND FACING THE DEVELOPMENT, USING THE STANDARDS OF 21.07.110C.8.H.

VII. BONUS FOR PEDESTRIAN-INTERACTIVE USE. THREE SQUARE FEET OF ADDITIONAL FLOOR AREA IS ALLOWED PER EACH SQUARE FOOT OF GROUND-FLOOR SPACE WHICH IS TO BE OCCUPIED BY A PEDESTRIAN-INTERACTIVE USE THAT MEETS THE STANDARDS OF 21.07.060F.16.

VIII. BONUS FOR WRAPPED PARKING. ONE SQUARE FOOT OF ADDITIONAL FLOOR AREA IS ALLOWED PER EACH SQUARE FOOT OF HABITABLE FLOOR AREA AROUND A WRAPPED PARKING STRUCTURE THAT CONFORMS TO SUBSECTION 21.06.030E.2.G., UP TO A MAXIMUM INCREASE OF 0.5 FAR.

D. BUILDING HEIGHT INCREASE

BUILDINGS IN THE R-4 DISTRICT MAY EXCEED THE MAXIMUM HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO A MAXIMUM TOTAL HEIGHT OF 70 FEET (OR SLIGHTLY MORE—SEE SUBSECTION 21.06.030D.7., HEIGHT ADJUSTMENTS), SUBJECT TO ALL OF THE FOLLOWING REQUIREMENTS TO ENCOURAGE THE PROVISION OF LIGHT AND AIR AT THE GROUND LEVEL, AND ACTIVE USES ON THE GROUND FLOOR FACING THE STREET:

I. THE DEVELOPMENT SHALL PARTICIPATE IN THE FAR INCENTIVES PROVIDED IN SUBSECTION 21.04.020J.2.C. BELOW;

II. THE GROUND FLOOR OF THE BUILDING SHALL BE RESIDENTIAL OR OTHER PERMITTED NON- PARKING USE, FOR AT LEAST 24 FEET OF DEPTH FACING THE STREET FOR THE FULL LENGTH OF THE STREET FACING BUILDING ELEVATION, EXCEPT FOR VEHICLE

ENTRANCES AND EXITS. WHERE THE SITE HAS TWO OR MORE FRONTAGES, THE STANDARD SHALL BE MET ON AT LEAST ONE FRONTAGE. THE DIRECTOR MAY WAIVE THIS REQUIREMENT ON ARTERIALS OR GREATER CLASSIFICATION STREETS;

III. THE HEIGHT INCREASE SHALL ADHERE TO THE HEIGHT TRANSITIONS PROVISIONS OF SUBSECTION 21.06.030D.8.; AND

IV. DEVELOPMENT REQUESTING THE HEIGHT INCREASE SHALL BE SUBJECT TO ADMINISTRATIVE SITE PLAN REVIEW, UNLESS A HIGHER LEVEL OF REVIEW IS ALREADY REQUIRED.

E. MAXIMUM BUILDING LENGTH  
THE MAXIMUM LENGTH OF A TOWNHOUSE-STYLE BUILDING ELEVATION SHALL BE 300 FEET.]

[R-4A: MULTIFAMILY RESIDENTIAL MIXED-USE DISTRICT

1. PURPOSE

THE R-4A DISTRICT IS A PRIMARILY RESIDENTIAL DISTRICT INTENDED FOR HIGH-DENSITY RESIDENTIAL AND MIXED-USE DEVELOPMENT, WITH A MINIMUM GROSS DENSITY OF 20 DWELLING UNITS PER ACRE AND GROSS DENSITIES INTENDED TO BE GREATER THAN 35 DWELLING UNITS PER ACRE. THIS DISTRICT IS INTENDED TO IMPLEMENT THE LAND USE PLAN, MEET HOUSING NEEDS FOR THE COMMUNITY, ESTABLISH A PEDESTRIAN-ORIENTED ENVIRONMENT THAT HELPS SUPPORT TRANSIT, AND PROVIDE THE FLEXIBILITY TO INTEGRATE RESIDENTIAL AND NON-RESIDENTIAL USES.

3. DISTRICT-SPECIFIC STANDARDS

A. DWELLING UNITS REQUIRED

I. UNLESS LIMITED BY PHYSICAL CONSTRAINTS OR DETERMINED OTHERWISE THROUGH A SMALL AREA IMPLEMENTATION PLAN (SAIP), DEVELOPMENT IN THE R-4A DISTRICT SHALL INCLUDE AT LEAST 20 DWELLING UNITS PER GROSS ACRE PER PHASE, OR ON AVERAGE OF SUBSEQUENT PHASES.

II. THE OVERALL DEVELOPMENT SITE SHALL INCLUDE AT LEAST 20 DWELLING UNITS PER GROSS ACRE AT THE COMPLETION OF ALL PHASES UNLESS PROVIDED OTHERWISE THROUGH A MAJOR SITE PLAN REVIEW, CONDITIONAL USE PROCESS, OR SMALL AREA IMPLEMENTATION PLAN.

B. ALLOWED COMMERCIAL USES. A MAXIMUM PERCENTAGE OF GROSS FLOOR AREA PER TABLE 21.04-2 ON THE DEVELOPMENT SITE MAY BE NON-RESIDENTIAL USES, AS PROVIDED IN I. THROUGH II. BELOW.

I. NON-RESIDENTIAL USES MAY BE LOCATED IN THE SAME BUILDING(S) AS THE RESIDENTIAL UNITS OR IN ONE OR MORE SEPARATE BUILDINGS ON THE DEVELOPMENT SITE.

II. THE DEVELOPMENT SITE MAY COMPRISE MULTIPLE ADJOINING AND/OR ADJACENT LOTS. A MASTER FILL AND GRADE PERMIT FOR THE ENTIRE DEVELOPMENT IS REQUIRED TO ENSURE THE SITE MEETS ALL APPLICABLE PROVISIONS OF THIS TITLE.

C. USES WHICH ARE NOT COUNTED TOWARDS ANY GFA CALCULATION:

I. ANY COMMUNITY USES ALLOWED BY THE ZONING DISTRICT;

II. PARK, PUBLIC OR PRIVATE;

III. COMMUNITY GARDEN;

IV. UTILITY SUBSTATION;

V. PARKING LOT, PRINCIPAL USE; AND

VI. PARKING STRUCTURE, PRINCIPAL USE.]

**[TABLE 21.04-2: MAXIMUM PERCENTAGE OF SITE GFA FOR NON-RESIDENTIAL USES]**

MAXIMUM	ALLOWANCE
UP TO 49%	ALLOWED BY RIGHT WHEN THE DEVELOPMENT COMPLIES WITH THE DISTRICT-SPECIFIC STANDARDS OF THIS SECTION 21.04.020J.2.



>50 PERCENT	<p>THE DEVELOPMENT IS APPROVED THROUGH ONE OF THE FOLLOWING PROCEDURES:</p> <p><b>A. MAJOR SITE PLAN REVIEW</b> (21.03.180D.) AND PROVIDES UP TO 35 DWELLING UNITS PER GROSS ACRE ON THE DEVELOPMENT SITE; (21.03.180D.)</p> <p><b>B. CONDITIONAL USE</b> (21.03.080) AND PROVIDES GREATER THAN 35 DWELLING UNITS PER GROSS ACRES ON THE DEVELOPMENT SITE; OR</p> <p><b>C. SMALL AREA IMPLEMENTATION PLAN</b> (21.03.115).]</p>
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D. TIMING OF MIXED-USE DEVELOPMENTS. EXCEPT BY DECISION OF THE DIRECTOR OR THROUGH A SMALL AREA IMPLEMENTATION PLAN, PRIOR TO THE ISSUANCE OF ANY CO OR CCO ANY DEVELOPMENT MUST:

I. MEET THE MINIMUM HOUSING UNIT REQUIREMENT OF 21.04.020J.2.A; AND

II. MEET THE MAXIMUM ALLOWED PROPORTIONATE SHARE OF NON-RESIDENTIAL USE IN TABLE 21.04-2 AT ALL PHASES OF CONSTRUCTION.

E. STREET FRONTAGE REQUIREMENTS

I. NOTWITHSTANDING 21.07.110C.6.E.-F., NEW PARKING FACILITIES SHALL NOT BE LOCATED BETWEEN BUILDINGS AND THE NEAREST PUBLIC STREET IN THE R-4A ZONING DISTRICT. ON LOTS WITH TWO OR MORE STREET FRONTAGES, THIS LIMITATION SHALL APPLY ONLY ON THE PRIMARY FRONT SETBACK; HOWEVER, WHEN THE SITE ABUTS A STREET DESIGNATED IN THE COMPREHENSIVE PLAN AS A "MAIN STREET, A "TRANSIT STREET," A "MIXED-USE STREET," OR A DERIVATION OF THESE STREET TYPOLOGIES, THIS LIMITATION MAY BE CHANGED TO SUCH STREET WITH THE CONCURRENCE OF THE DIRECTOR.

II. EXISTING REQUIREMENTS FOR MULTIFAMILY DEVELOPMENT OUTLINED IN 21.07.110.

F. FLOOR AREA RATIO (FAR). THE MAXIMUM FLOOR AREA RATIO (FAR IN THE R-4A DISTRICT IS 4.0.

G. BUILDING HEIGHT INCREASE. BUILDINGS IN THE R-4A DISTRICT MAY REACH A HEIGHT OF 60 FEET, AND UP TO 90

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FEET IF THEY UNDERGO AN ADMINISTRATIVE SITE PLAN REVIEW AS OUTLINED IN 21.03.180C.

3. DISTRICT LOCATION REQUIREMENT  
IN ADDITION TO MEETING THE GENERAL REZONING APPROVAL CRITERIA, A NEW OR ENLARGED R-4A DISTRICT SHALL:

A. LOCATE IN A LAND USE DESIGNATION, CENTER, OR CORRIDOR IN THE 2040 ANCHORAGE LAND USE PLAN THAT ALLOW R-4A AS AN IMPLEMENTATION ZONING DISTRICT; OR AN EQUIVALENT DESIGNATION IN A NEIGHBORHOOD OR DISTRICT PLAN, OR MEET AT LEAST ONE OF THE FOLLOWING:

- I. BE ADJACENT TO OR WITHIN A DESIGNATED MAJOR EMPLOYMENT CENTER OR MAJOR CITY CENTER, OR ON A DESIGNATED TRANSIT SUPPORTIVE DEVELOPMENT CORRIDOR OR TRANSIT ROUTE, OR
- II. BE LOCATED WITHIN A QUARTER MILE OF THE INTERSECTION OF AN ARTERIAL STREET AND ANOTHER STREET OF COLLECTOR CLASSIFICATION OR GREATER.]

[G. R-5: LOW DENSITY RESIDENTIAL DISTRICT

1. PURPOSE

THE R-5 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FIVE DWELLING UNITS PER ACRE. MOBILE HOMES ON INDIVIDUAL LOTS ARE ALLOWED IN THIS DISTRICT.]

F. LLR: Large Lot Residential District: This district is intended to accommodate primarily residential development up to 1 dwelling unit per acre without a special subdivision process. Densities for special subdivisions (cluster, narrow lot, or other) may be allowed through an administrative site plan review process that has clear criteria and considers local area or neighborhood plans, septic capability, well capability, or other natural features.

R-6: LOW-DENSITY RESIDENTIAL (1 ACRE) DISTRICT

1. PURPOSE

1  
2 THE R-6 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO-  
3 FAMILY LARGE-LOT RESIDENTIAL AREAS, WITH GROSS DENSITIES  
4 OF UP TO ONE DWELLING UNIT PER ACRE. THE R-6 IS DESIGNED TO  
5 ENCOURAGE LOW-DENSITY RESIDENTIAL DEVELOPMENT. THIS  
6 DISTRICT IS INTENDED TO PROTECT AND ENHANCE THOSE  
7 PHYSICAL AND ENVIRONMENTAL FEATURES THAT ADD TO THE  
8 DESIRABILITY OF LARGE-LOT RESIDENTIAL LIVING. THE  
9 AVAILABILITY OF INFRASTRUCTURE AND MUNICIPAL SERVICES IS  
10 VARIED.

11  
12 I. R-7: SINGLE-FAMILY RESIDENTIAL (20K) DISTRICT

13  
14 1. PURPOSE

15  
16 THE R-7 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO-  
17 FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES BETWEEN  
18 ONE AND TWO DWELLING UNITS PER ACRE. THIS DISTRICT MAY  
19 ALSO BE APPLIED TO AREAS BETWEEN LARGER LOT DISTRICTS AND  
20 HIGHER DENSITY DISTRICTS.

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22 J. R-8: LOW-DENSITY RESIDENTIAL (4 ACRES) DISTRICT

23  
24 1. PURPOSE

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26 THE R-8 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO-  
27 FAMILY LARGE-LOT RESIDENTIAL AREAS WITH GROSS DENSITIES  
28 LESS THAN ONE DWELLING UNIT PER FOUR ACRES, WHERE  
29 TOPOGRAPHIC OR OTHER NATURAL CONDITIONS ARE SUCH THAT  
30 HIGHER-DENSITY DEVELOPMENT WOULD BE UNFEASIBLE. IN  
31 ADDITION TO TOPOGRAPHY, SOME OF THE NATURAL CONDITIONS  
32 WHICH COULD EXIST TO RENDER LAND DESIRABLE FOR THE  
33 DENSITIES PROPOSED IN THIS ZONE ARE WIND HAZARDS,  
34 MARGINAL SOILS, LANDSLIDE SUSCEPTIBILITY, POTENTIAL FOR  
35 GROUNDWATER POLLUTION, AND GROUNDWATER AVAILABILITY.

36  
37 K. R-9: LOW-DENSITY RESIDENTIAL (2 ACRES) DISTRICT

38  
39 1. PURPOSE

40 THE R-9 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO-  
41 FAMILY LARGE LOT RESIDENTIAL AREAS WITH GROSS DENSITIES  
42 LESS THAN ONE DWELLING UNIT PER TWO ACRES, WHERE PUBLIC  
43 SEWER AND WATER ARE UNLIKELY TO BE PROVIDED OR WHERE

1 TOPOGRAPHIC OR OTHER NATURAL CONDITIONS ARE SUCH THAT  
2 HIGHER-DENSITY DEVELOPMENT WOULD BE UNFEASIBLE. WHERE  
3 PUBLIC FACILITIES MAY BE PROVIDED IN THE DISTANT FUTURE, THE  
4 REGULATIONS ARE INTENDED TO ENSURE THAT DEVELOPMENT  
5 DURING THE INTERIM PERIOD DOES NOT EXCEED GEOLOGICAL  
6 AND HYDROLOGICAL CAPACITIES FOR SAFE AND HEALTHFUL  
7 MAINTENANCE OF HUMAN HABITATION.]  
8

9 [L. R-10: LOW-DENSITY RESIDENTIAL, ALPINE/SLOPE DISTRICT]  
10

11 1. PURPOSE

12 THE R-10 DISTRICT IS INTENDED FOR USE IN THOSE AREAS WHERE NATURAL  
13 PHYSICAL FEATURES AND ENVIRONMENTAL FACTORS SUCH AS SLOPES,  
14 ALPINE AND FOREST VEGETATION, SOILS, SLOPE STABILITY, AND GEOLOGIC  
15 HAZARDS REQUIRE UNIQUE AND CREATIVE DESIGN FOR DEVELOPMENT.  
16 CREATIVE SITE DESIGN AND SITE ENGINEERING ARE ESSENTIAL TO ENSURE  
17 THAT THE DEVELOPMENT OF THESE LANDS WILL:PROTECT NATURAL  
18 FEATURES SUCH AS PONDS, STREAMS, WETLANDS, AND SPRINGS, AND  
19 INCORPORATE SUCH FEATURES INTO THE DEVELOPMENT OF THE SITE  
20 DESIGN;

- 21 A. ENSURE THE USE OF SITE DESIGN TECHNIQUES THAT TAKE INTO  
22 CONSIDERATION TOPOGRAPHIC CONSTRAINTS AND OTHER PHYSICAL  
23 FEATURES;
- 24 B. AVOID NATURAL HAZARDS INCLUDING SNOW AVALANCHE AND MASS  
25 WASTING AREAS;
- 26 C. RETAIN THE NATURAL FLOW AND STORAGE CAPACITY OF ANY  
27 WATERCOURSE AND WETLAND, TO MINIMIZE THE POSSIBILITY OF  
28 FLOODING OR ALTERATION OF WATER BOUNDARIES;
- 29 D. ASSURE THAT SOIL AND SUBSOIL CONDITIONS ARE SUITABLE  
30 FOR EXCAVATIONS, SITE PREPARATION, AND ON-SITE WASTE  
31 WATER DISPOSAL;
- 32 E. PROVIDE ADEQUATE SITE DRAINAGE TO AVOID EROSION AND TO  
33 CONTROL THE SURFACE RUNOFF IN COMPLIANCE WITH THE FEDERAL  
34 CLEAN WATER ACT;
- 35 F. ASSURE AN ADEQUATE SUPPLY OF POTABLE WATER FOR THE SITE  
36 DEVELOPMENT; AND
- 37 G. MINIMIZE THE GRADING OPERATIONS, INCLUDING CUT AND FILL,  
38 CONSISTENT WITH THE RETENTION OF THE NATURAL CHARACTER OF  
39 THE SITE.

40 2. DISTRICT-SPECIFIC STANDARDS

**A. LOT AND SITE REQUIREMENTS**

TABLE 21.04-3 PROVIDES THE LOT AND SITE REQUIREMENTS FOR THE R-10 DISTRICT. THIS TABLE APPLIES IN ADDITION TO THE DIMENSIONAL STANDARDS STATED IN TABLE 21.06-1.

TABLE 21.04-3: LOT AND SITE REQUIREMENTS FOR R-10 DISTRICT				
AVERAGE SLOPE (PERCENT)	MINIMUM LOT MAXIMUM LOT AREA (IMPERVIOUS ACRES)	MINIMUM LOT MAXIMUM LOT WIDTH (FEET)	MINIMUM LOT MAXIMUM LOT COVERAGE OF LOT COVERAGE OF ALL BUILDINGS (PERCENT)	MINIMUM LOT MAXIMUM LOT SURFACES (PERCENT)
MORE THAN 30.00	7.50	300	3	8
25.01--30.00	5.00	300	5	10
20.01--25.00	2.50	180	8	14
20.00 OR LESS	1.25	100	10	20
AVERAGE SLOPE IS CALCULATED BY THE FOLLOWING FORMULA:				
$S = \frac{I * L}{A} * 0.0023$				
WHERE; S = AVERAGE SLOPE OF LOT OR TRACT IN PERCENT I = CONTOUR INTERVAL (20 FEET OR LESS) L = SUM OF LENGTH OF ALL CONTOURS ON LOT OR TRACT IN FEET A = AREA OF THE LOT OR TRACT IN ACRES				

**B. BEDROCK**

WHEN ONE-THIRD OR MORE OF REQUIRED SOILS BORINGS REVEAL BEDROCK AT A DEPTH OF LESS THAN 16 FEET ON THE LOT OR TRACT, LOT AND SITE REQUIREMENTS SHALL BE DETERMINED AS IF THE AVERAGE SLOPE WERE IN THE NEXT STEEPER PERCENTAGE RANGE SHOWN ON THE TABLE IN THIS SUBSECTION. ANY REQUIRED SOIL BORING THAT DOES NOT EXTEND TO A DEPTH OF AT LEAST 16 FEET SHALL BE DEEMED FOR THE PURPOSES OF THIS SUBSECTION TO HAVE ENCOUNTERED BEDROCK.]

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2014-132, 11-5-14; AO 2015-100, 10-13-15; AO 2017-176, 1-9-18; AO 2019-58, 5-7-19; AO 2022-36, 4-26-22; AO 2023-77, 7-25-23; AO 2023-42, 8-22-23)

**21.040.030 COMMERCIAL DISTRICTS**

1 \*\*\*      \*\*\*      \*\*\*  
2 D.      B-3 General Business District  
3  
4 \*\*\*      \*\*\*      \*\*\*  
5  
6 2.      District-Specific Standards  
7  
8 a.      [RESIDENTIAL IN B-3]  
9  
10 [RESIDENTIAL HOUSEHOLD LIVING USES IN THE B-3 DISTRICT SHALL  
11 BE SUBJECT TO THE R-4 RELATED FAR PROVISIONS IN SUBSECTION  
12 21.04.020I.2.C. THE BUILDING HEIGHT INCREASE OF SUBSECTION  
13 21.04.020I.2.D. IS AVAILABLE TO RESIDENTIAL HOUSEHOLD LIVING  
14 USES IN THE B-3 DISTRICT.]  
15  
16 *Note to revisor—renumber subsequent items accordingly*  
17 \*\*\*      \*\*\*      \*\*\*  
18  
19 E.      Residential Office District  
20  
21 \*\*\*      \*\*\*      \*\*\*  
22  
23 *Note to revisor—renumber subsequent items accordingly*  
24  
25 [C.      RESIDENTIAL IN RO  
26  
27 [RESIDENTIAL HOUSEHOLD LIVING USES IN THE RO DISTRICT SHALL  
28 BE SUBJECT TO THE R-4 RELATED FAR PROVISIONS IN SUBSECTION  
29 21.04.020I.2.C. THE BUILDING HEIGHT INCREASE OF SUBSECTION  
30 21.04.020I.2.D. IS AVAILABLE TO RESIDENTIAL HOUSEHOLD LIVING  
31 USES IN THE RO DISTRICT.]  
32  
33 c[D].      Conditional Building Height Increase  
34  
35 Buildings with nonresidential or group living uses in the RO district  
36 may exceed the maximum height established in table 21.06-2, up  
37 to a maximum total height of 65 feet, not to exceed 4 stories of  
38 non-residential, subject to a conditional use review and the  
39 following additional approval criteria:  
40  
41 \*\*\*      \*\*\*      \*\*\*  
42 iii.      The property is not adjacent to any residential district other  
43 than the URH district [R-4 OR R-4A DISTRICTS]; and

**21.040.060 OTHER DISTRICTS**

\*\*\* \*\*

D. PCD: Planned Community Development District

\*\*\* \*\*

2. Application

The PCD district may be applied as described in subsection 21.03.160I. or, shall be restricted to the uses and regulations as specified in the LLR [R-8] district.

**Section 4.** Anchorage Municipal Code Chapter 21.05 is hereby amended to read as follows  
(the remainder of the section is not affected and therefore not set out):

**21.05.010 TABLE OF ALLOWED USES**

\*\*\* \*\*

E. TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL,  
AND OTHER DISTRICTS

-----SEE APPENDIX 1-----

\*\*\* \*\*

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

\*\*\* \*\*

A. Household Living

\*\*\* \*\*

6. Dwelling, Two-Family

a. Definition

One or two detached buildings on one lot designed for and constituting two dwelling units. The definition includes the

term “duplex.”

\*\*\* \*\*

**7. Dwelling, Mobile Home**

\*\*\* \*\*

[B. USE-SPECIFIC STANDARD  
ONLY ONE MOBILE HOME IS ALLOWED PER LOT IN THE R-5  
DISTRICT, UNLESS THE LOT IS WITHIN A MANUFACTURED  
HOME COMMUNITY. A MOBILE HOME SHALL BE PLACED  
ON A PERMANENT FOUNDATION UNLESS IT IS LOCATED  
WITHIN A MANUFACTURED HOME COMMUNITY.]

\*\*\* \*\*

**B. Group Living**

\*\*\* \*\*

**4. Roominghouse**

\*\*\* \*\*

**b. Use-Specific Standards**

\*\*\* \*\*

**ii. General Standards**

\*\*\* \*\*

(C) [IN THE R-2M, R-5, R-6, R-7, R-8, AND R-9  
ZONING DISTRICTS, THE NUMBER OF  
GUESTROOMS SHALL BE LIMITED TO EIGHT  
GUESTROOMS OR 12 PILLOWS.]

Note to revisor: please re-letter accordingly

**21.05.040 COMMUNITY USES: DEFINITIONS AND USE-SPECIFIC STANDARDS**

**C. Community Service**

\*\*\* \*\*

**8. Social Service Facility**



\*\*\* \*\*

**b. Use-Specific Standards**

- i. In the [R-3, R-4,] and B-1A district[S], social service facilities shall not exceed 3,000 square feet of gross floor area.

\*\*\* \*\*

**J. Visitor Accommodations**

**2. Extended-Stay Lodgings**

\*\*\* \*\*

**b. Use-Specific Standards**

\*\*\* \*\*

- [III. IN THE R-4 DISTRICT, EXTENDED-STAY LODGINGS SHALL HAVE A MINIMUM LOT SIZE OF 14,000 SQUARE FEET AND SHALL HAVE PRINCIPAL ACCESS FROM A STREET OF COLLECTOR CLASS OR GREATER.]

**3. Hostel**

\*\*\* \*\*

**b. Use-Specific Standards**

- [I. HOSTELS IN THE R-2M SHALL CONTAIN NO MORE THAN 20 PILLOWS. HOSTELS IN THE R-4, AND R-4A SHALL CONTAIN NO MORE THAN 40 PILLOWS.]

Note to revisor: please re-letter accordingly.

**4. Hotel/Motel**

\*\*\* \*\*

**b. Use-Specific Standards**

- i. Any use that involves the retail sale of alcohol is subject to the special land use permit for alcohol process; see section 21.05.020A.
- II. [ESTABLISHMENTS IN THE R-4 AND R-4A DISTRICTS

SHALL HAVE ALL THEIR GUESTROOMS ACCESSIBLE  
BY MEANS OF INTERIOR CORRIDORS.]

Note to revisor: please re-letter accordingly.

iii. Establishments whose rooms are individually accessible from the outdoors shall have frontage on a major arterial or street of greater classification. This restriction shall not apply in the GRST-1 and GRST-2 districts.

iv. [IN THE R-4 DISTRICT, HOTELS SHALL HAVE A MINIMUM LOT SIZE OF 14,000 SQUARE FEET AND SHALL HAVE PRINCIPAL ACCESS FROM A STREET OF COLLECTOR CLASS OR GREATER.]

**5. Inn**

\*\*\* \*\*

**b. Use-Specific Standards**

\*\*\* \*\*

[II. INNS IN THE R-4A DISTRICT SHALL BE SUBJECT TO THE MULTIFAMILY BUILDING DESIGN STANDARDS IN SECTION 21.07.110C., AND THE MULTI-FAMILY BUILDING PARKING STANDARDS IN SECTION 21.07.090. IN THE R-4A DISTRICT, INNS SHALL ADHERE TO THE MAXIMUM FLOOR AREA RATIO PERMITTED FOR MULTI-FAMILY DWELLINGS.]

**21.05.070 ACCESSORY USES AND STRUCTURES**

\*\*\* \*\*

**C. Table of Allowed Accessory Uses**

\*\*\* \*\*

**1. Explanation of Table Abbreviations**

\*\*\*\*\* \*\*\*

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

----SEE APPENDIX 1----

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

\*\*\* \*\*\* \*\*\*

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

\*\*\* \*\*\* \*\*\*

**b. Use-Specific Standards**

\*\*\* \*\*\* \*\*\*

**iii. Requirements**

\*\*\* \*\*\* \*\*\*

**(B) Requirements for Developing an ADU**

\*\*\* \*\*\* \*\*\*

**(5) Setbacks**

ADUs are subject to the same setbacks of the underlying zone except that an ADU may encroach into the side or rear setback abutting an alley. [DETACHED ACCESSORY UNITS TALLER THAN 15 FEET SHALL ADHERE TO A 10-FOOT SIDE SETBACK ABUTTING A NEIGHBORING R-1 OR R-1A LOT.]

**9. Garage or Carport, Private Residential**

\*\*\* \*\*\* \*\*\*

**b. Use-Specific Standards**

\*\*\*      \*\*\*      \*\*\*

[III.      IN R-1, R-1A, R-2A, AND R-2D, DISTRICTS ALL GARAGES OR CARPORTS ACCESSORY TO A SINGLE RESIDENTIAL USE, WHETHER ATTACHED OR DETACHED FROM THE PRINCIPAL STRUCTURE SHALL CUMULATIVELY BE NO LARGER THAN 100% OF THE TOTAL GROSS FLOOR AREA OF THE PRINCIPAL STRUCTURE FOR LOTS SMALLER THAN 10,000 SQUARE FEET, BUT NOT TO EXCEED ALLOWABLE LOT COVERAGE. FOR LOTS GREATER THAN 10,000 SQUARE FEET, GARAGES OR CARPORTS MAY BE UP TO 100% OF TOTAL GROSS FLOOR AREA OF THE PRINCIPAL STRUCTURE OR UP TO 10% OF THE TOTAL LOT AREA, WHICHEVER IS GREATER, BUT SHALL NOT EXCEED MAXIMUM ALLOWABLE LOT COVERAGE FOR THE ZONE.

IV.      IN THE R-2M, R-3, R-4, AND R-4A, DISTRICTS ALL GARAGES OR CARPORTS ACCESSORY TO A SINGLE RESIDENTIAL USE, WHETHER ATTACHED TO OR DETACHED FROM THE PRINCIPAL STRUCTURE, SHALL CUMULATIVELY BE NO LARGER THAN 50% OF THE TOTAL GROSS FLOOR AREA OF THE PRINCIPAL STRUCTURE.

V.      IN THE R-5, R-6, AND R-7 DISTRICTS, ALL GARAGES OR CARPORTS ACCESSORY TO A SINGLE RESIDENTIAL USE, WHETHER ATTACHED OR DETACHED FROM THE PRINCIPAL STRUCTURE SHALL CUMULATIVELY BE NO LARGER THAN 100% OF THE TOTAL GROSS FLOOR AREA OF THE PRINCIPAL STRUCTURE FOR LOTS SMALLER THAN 10,000 SQUARE FEET. FOR LOTS GREATER THAN 10,000 SQUARE FEET, GARAGES OR CARPORTS MAY BE UP TO 10% OF THE TOTAL LOT AREA, BUT SHALL NOT EXCEED MAXIMUM LOT COVERAGE.]

vi.[      IN THE R-8 DISTRICT, ALL GARAGES OR CARPORTS ACCESSORY TO A SINGLE RESIDENTIAL USE, WHETHER ATTACHED TO OR DETACHED FROM THE PRINCIPAL STRUCTURE, SHALL CUMULATIVELY BE NO LARGER THAN 100% OF THE TOTAL GROSS FLOOR AREA OF THE PRINCIPAL STRUCTURE.

VII.      IN THE R-9 AND R-10 DISTRICTS, ALL GARAGES OR

CARPORTS ACCESSORY TO A SINGLE RESIDENTIAL USE, WHETHER ATTACHED OR DETACHED FROM THE PRINCIPAL STRUCTURE SHALL CUMULATIVELY BE NO LARGER THAN 100% OF THE TOTAL GROSS FLOOR AREA OF THE PRINCIPAL STRUCTURE.]

[VIII.] In all residential zones, exterior garage materials, to include siding, trim and windows, shall be similar in character to those of the principal structure.

#### 10. Home- and Garden-Related Use

\*\*\* \*\*

##### b. Use-Specific Standards

\*\*\* \*\*

ii. In class A improvement areas [AND IN THE R-7 DISTRICT], all detached accessory structures under this use shall cumulatively be no larger than 50 percent of the total gross floor area of the principal structure.

iii. In class B improvement areas, [EXCEPT FOR THE R-7 DISTRICT,] all detached accessory structures under this use shall cumulatively be no larger than five percent of the lot area, up to a maximum of 5,000 square feet.

\*\*\* \*\*

#### 23. Wind Energy Conversion System (WECS)

\*\*\* \*\*

##### b. Zoning Districts Allowed

\*\*\* \*\*

iii. In the CMRL, CMRM, and UHR [R-2M, R-3, R-4, and R-4A] districts, one freestanding small WECS is only allowed on lots with only one principal structure.

iv. In the URH [R-4 and R-4A] districts, building-mounted WECS are only allowed on lots with only one principal structure.

**E. Prohibited Accessory Uses and Structures**

\*\*\* \*\*

**4. Use of [MOBILE HOME,] Recreational Vehicle[,] or Travel trailer as Residence**

Except as allowed by 21.05.080B.3.d., in all zoning districts, [MOBILE HOMES,] recreational vehicles[,] and travel trailers may not be used as an accessory use for a permanent or temporary residence. However, an RV or travel trailer may be used as visitor accommodation for not more than 90 days in any calendar year.

\*\*\* \*\*

2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-131, 1-12-15; AO2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-136, 11-15-16; AO 2017-10, 1-24-17; AO 2017-160, 12-19-17; AO 2017-176, 1-9-18, AO 2018-43(S); 6-12-18; AO 2020-38, 4-28-20; AO 2021-26, 3-9-21; AO 2021-89(S), 2-15-22; AO 2022-107, 2-7-23; AO 2023-77, 7-25-23)

**21.05.080 TEMPORARY USES AND STRUCTURES**

\*\*\* \*\*

**B. General Temporary Use Standards**

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**2. Other Uses and Structures Allowed**

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**d. Temporary Living in a [MOBILE HOME,] Motor Home[,] or Other Recreational Vehicle**

Notwithstanding title 23, one [MOBILE HOME,] motor home[,] or other recreational vehicle with a fully operable self-contained sanitation system may be used on a lot in the STFR, LLR, [ R-5, R-6, R-7, R-8, R-9, R-10], and TA districts as temporary living quarters for not more than 18 months while a permanent dwelling is being constructed or repaired, if the following requirements are met:

\*\*\* \*\*

**3.**

**Section 5.** Anchorage Municipal Code Chapter 21.06 is hereby amended to read as follows  
(the remainder of the section is not affected and therefore not set out):

**21.06.020      DIMENSIONAL STANDARDS TABLES**

\*\*\*      \*\*\*      \*\*\*

**A. Table of Dimensional Standards: Residential Districts**

TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS (Additional standards may apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)									
Use	Minimum lot dimensions <sup>1</sup>		Max lot coverage (%) <sup>7</sup>	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract <sup>2</sup>	Maximum height of structures (ft)	
	Area (sq ft)	Width (ft)		Front	Side	Rear			
[R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT]									
RESIDENTIAL USES	6,000	50	40 <sup>3</sup>	20	5	10	1	PRINCIPAL: 30 ACCESSORY GARAGES/CARPORTS: 25 OTHER ACCESSORY: 12	
ALL OTHER USES	6,000	50	40	20	5	10	N/A		
R-1A: SINGLE-FAMILY RESIDENTIAL DISTRICT (LARGER LOT)									
RESIDENTIAL USES	8,400	70	40 <sup>3</sup>	20	5	10	1	PRINCIPAL: 30 ACCESSORY GARAGES/CARPORTS: 25 OTHER ACCESSORY: 12	
ALL OTHER USES	8,400	70	40	20	5	10	N/A		
R-2A: TWO-FAMILY RESIDENTIAL DISTRICT (LARGER LOT)									
DWELLING, SINGLE- FAMILY DETACHED	7,200	60	40	20	5	10	1	PRINCIPAL: 30, NOT TO EXCEED TWO AND ONE- HALF STORIES, EXCEPT WHERE THREE STORIES ARE ALLOWED PER 21.06.030D.7. ACCESSORY GARAGES/CARPORTS: 25 OTHER ACCESSORY: 12]	
DWELLING, TWO-FAMILY	8,400	70	40	20	5	10	1		
DWELLING, SINGLE- FAMILY ATTACHED	3,500	35 (40 ON CORNER LOTS)	40	20	N/A ON COMMON LOT LINE; OTHERWISE 5	10	N/A		
ALL OTHER USES	7,200	60	40	5'	5	10	N/A		
STFR: Single and Two Family									
Dwelling, single- family attached	3000	35 (40 on corner lots)	40	20	N/A on common lot line; otherwise 5	10	N/A	30	







	DWELLING, SINGLE- FAMILY DETACHED	6,000	50	40	20	20	5	10	1	35	
	DWELLING, TOWNHOUSE	2,000	20 (30 ON CORNER LOTS)	60	20	20	N/A ON COMMON LOT LINE; OTHERWISE 5	10	1	35]	
	[DWELLING, TWO-FAMILY	6,000	50	40	20	20	5	10	[1]		

TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS

(Additional standards may apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)

Use	Minimum lot dimensions <sup>1</sup>			Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract <sup>2</sup>		Maximum height of structures (ft)	
	Area (sq ft)	Width (ft)	Max lot coverage (%) <sup>7</sup>	Front	Side	Rear				
DWELLING, MULTI-FAMILY, THREE OR MORE UNITS	6,000 +1,000 FOR EVERY UNIT OVER 4 UNITS	50	40	10	5, UNLESS THE ABUTTING LOT HAS A LOWER- DENSITY RESIDENTIAL ZONING, IN WHICH CASE 10	10 IF ABUTTING AN ALLEY; OTHERWISE 20	MORE THAN ONE PRINCIPAL STRUCTURE MAY BE ALLOWED ON ANY LOT OR TRACT IN ACCORDANCE WITH SUBSECTION 21.07.110F.2.			
ALL OTHER USES	6,000	50	40	20	10	20				
<b>R-3A: MEDIUM DENSITY, MIXED-USE RESIDENTIAL DISTRICT</b>										
DWELLING, TOWNHOUSE	2,000	20 (30 ON CORNER LOTS)	60	20	N/A WITH COMMON WALL – OTHERWISE 5	10			35	
DWELLING, MIXED-USE	6,000 + 1,000 FOR EVERY DWELLING UNIT OVER 6	50	50	MIN. 10			MORE THAN 1			

CMRM

	UNITS	MAX. 40 A MINIMUM OF 33% OF THE FRONT BUILDING ELEVATION SHALL BE WITHIN THE MAXIMUM FRONT SETBACK (SEE 21.06.030C.5.)	5, PLUS TWO FEET FOR EACH 5 FEET IN HEIGHT EXCEEDING 35 FEET	10 IF ABUTTING AN ALLEY, OTHERWISE 20	PRINCIPAL STRUCTURE MAY BE ALLOWED ON ANY LOT PER 21.07.110F.2	40, NOT TO EXCEED D 3 STORIES §4)
DWELLING, MULTI-FAMILY	6,000 + 1,000 FOR EVERY DWELLING UNIT OVER 6 UNITS	50	50			
ALL OTHER USES	6,000 + 1,000 FOR EVERY DWELLING UNIT OVER 6 UNITS	50	50			
<b>CMRM: Compact Mixed Residential Medium</b>						
Dwelling, single family attached	2,000	20 (30 on corner lots)	70	N/A on common lot line; otherwise 5	10	More than 1 Principal Structure may be allowed on any lot per 21.07.110F
Dwelling, townhouse	2,000	20 (30 on corner lots)	70	N/A on common lot line; otherwise 5	10	More than 1 Principal Structure may be allowed on any lot per 21.07.110F
All other uses	6,000	50	70	N/A on common lot line; otherwise 5	10	More than 1 Principal Structure may be allowed on any lot per 21.07.110F
<b>IR-4: MULTIFAMILY RESIDENTIAL DISTRICT</b>						
DWELLING, SINGLE- FAMILY, ATTACHED	3,000	35 (40 ON CORNER LOTS)	40	N/A ON COMMON LOT LINE; OTHERWISE 5	10	
URH						

	DWELLING, SINGLE- FAMILY DETACHED	6,000	50	40	20	5	10	1	35]
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TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS

(Additional standards may apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)

Use	Minimum lot dimensions <sup>1</sup>			Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract <sup>2</sup>		Maximum height of structures (ft)
	Area (sq ft)	Width (ft)	Max lot coverage (%) <sup>7</sup>	Front	Side	Rear			
[DWELLING, TOWNHOUSE	2,000	20 (30 ON CORNER LOTS)	60		N/A ON COMMON LOT LINE; OTHERWISE 5	10		MORE THAN ONE PRINCIPAL STRUCTURE MAY BE ALLOWED ON ANY LOT OR TRACT IN ACCORDANCE WITH SUBSECTION 21.07.110F.2.	35
DWELLING, MULTI-FAMILY	6,000	50	60	10	5 PLUS ONE FOOT FOR EACH 5 FEET IN HEIGHT EXCEEDING 35 FEET	10			45 <sup>4</sup>
ALL OTHER USES	6,000	50	60			10			45
<b>R-4A: MULTIFAMILY RESIDENTIAL MIXED-USE DISTRICT</b>									
ALL USES	AS REQUIRED BY 21.08.030K	UNRESTRICTED	N/A	0 OR AT LEAST 5 MAXIMUM: 20 (SEE 21.06.030C.5)	0 OR AT LEAST 5	10		N/A	60 AND UP TO 90 SUBJECT TO ADMINISTRATIVE SITE PLAN REVIEW]
<b>URH: Urban Residential High</b>									
All uses	2,000	Unrestricted	N/A	0 or at least 5 Maximum: 20 (See 21.06.030C.5)	0 or at least 5	10		N/A	60 and up to 90 subject to Administrative Site Plan Review
<b>[R-5: LOW-DENSITY RESIDENTIAL DISTRICT</b>									
DWELLING, SINGLE-FAMILY, OR ONE MOBILE HOME	7,000	50	30	20	5	10	1		[PRINCIPAL: 30 ACCESSORY

DWELLING, TWO-FAMILY	13,000	100	30	20	5	10	1	GARAGES/CARPORTS: 25
ALL OTHER USES	7,000	50	30	20	5	10	N/A	OTHER ACCESSORY: 12
<b>R-6: Low-Density Residential District (1 acre)</b>								
DWELLING, SINGLE-FAMILY	43,560	150	30	50	25	50	1	PRINCIPAL: 35 ACCESSORY GARAGES/CARPORTS: 30
DWELLING, TWO-FAMILY	87,120	200	30	50	25	50	1	OTHER ACCESSORY: 25
ALL OTHER USES	43,560	150	30	50	25	50	N/A	
<b>R-7: SINGLE-FAMILY RESIDENTIAL DISTRICT (20K)</b>								
DWELLING, SINGLE-FAMILY	20,000	120	30	25	10	20	1	PRINCIPAL: 35 ACCESSORY GARAGES/CARPORTS: 30
DWELLING, TWO-FAMILY	40,000	120	30	25	10	20	1	

TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS

(Additional standards may apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)

Use	Minimum lot dimensions <sup>1</sup>			Max lot coverage (%) <sup>7</sup>	Minimum Setback Requirements (ft)				Max number of principal structures per lot or tract <sup>2</sup>	Maximum height of structures (ft)
	Area (sq ft)	Width (ft)	Depth (ft)		Front	Side	Rear			
ALL OTHER USES	20,000	120	30	30	25	10	20	N/A	OTHER ACCESSORY: 25	
<b>R-8: LOW-DENSITY RESIDENTIAL DISTRICT (4 ACRES)</b>										
DWELLING, SINGLE-FAMILY	174,240	300	5	5	25	15	25	1	PRINCIPAL: 35 ACCESSORY GARAGES/CARPORTS:	
DWELLING, TWO-FAMILY	261,360	300	5	5	25	15	25	1		

ALL OTHER USES	174,240	300	5	25	15	25	N/A	30	OTHER ACCESSORY: 25
<b>R-9: LOW-DENSITY RESIDENTIAL DISTRICT (2 ACRES)</b>									
DWELLING, SINGLE- FAMILY	87,120	180	10	25	15	25	1	PRINCIPAL: 35	
DWELLING, TWO-FAMILY	130,680	180	10	25	15	25	1	ACCESSORY GARAGES/CARPORTS: 30	
ALL OTHER USES	87,120	180	10	25	15	25	N/A	OTHER ACCESSORY: 25]	
<b>LLR: Large Lot Residential</b>									
All uses	43,560'	120	30	25	10	20	1	Principal: 35 Accessory garages/carports: 30 Other accessory: 25	
<b>[R-10: LOW-DENSITY RESIDENTIAL ALPINE/SLOPE DISTRICT]</b>									
[ALL USES (SEE SECTION 21.04.020P.2.)				10		25 FEET, 50 FEET IF AVERAGE SLOPE EXCEEDS 30 PERCENT	1	PRINCIPAL: 30 ACCESSORY GARAGES/CARPORTS: 25	OTHER ACCESSORY: 18]

	<p><sup>1</sup> For other lot dimensional standards, see section 21.08.030K.</p> <p><sup>4</sup> See subsection 21.04.020H. for information regarding possible height increases.</p> <p><sup>5</sup> See subsection 21.06.030C.5. for information regarding possible increases and exceptions to the maximum front setback.</p> <p><sup>6</sup> See subsection 21.04.020I.2.e. for information regarding possible height increases.</p> <p><sup>7</sup> See subsection 21.07.020E.5 for additional restrictions for lots with slopes greater than 20%.</p>
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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-100, 10-13-15; AO 2016-71, 6-21-16; AO 2017-160, 12-19-17; AO 2017-176, 1-9-18; AO 2018-43(S), 6-12-18; AO 2019-11, 2-12-19; AO 2018-58, 5-7-19; AO 2020-38, 5-28-20; AO 2022-36, 4-26-22; AO 2023-77, 7-25-23; AO 2023-42, 8-22-23)



1 **21.06.030 MEASUREMENTS AND EXCEPTIONS**

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3 \*\*\* \*\*

4  
5 **B. Lot Coverage**

6  
7 **1. Lot Coverage Requirement Generally**

8  
9 \*\*\* \*\*

10 [B. IN THE R-1 AND R-1A DISTRICTS FOR RESIDENTIAL USES ON LOTS  
11 LESS THAN 10,000 SQUARE FEET, LOT COVERAGE MAY BE  
12 INCREASED TO 40 PERCENT WHEN THE ENTIRE PRINCIPAL  
13 STRUCTURE IS LESS THAN 16 FEET IN HEIGHT, MEASURED IN  
14 ACCORDANCE WITH SUBSECTION 21.06.030D.3.]

15  
16 *Note to revisor: Please renumber accordingly*

17  
18 **D. Height**

19  
20 \*\*\* \*\*

21 **6. Height Exceptions**

22  
23 \*\*\* \*\*

24 c. Except as specifically provided elsewhere in this title, the height  
25 limitations contained in this chapter do not apply to appurtenances  
26 on buildings, such as spires and similar religious appurtenances,  
27 belfries, cupolas, flagpoles, chimneys, antennas, rooftop  
28 mechanical equipment and its screening, stairwell and elevator  
29 enclosures, parapets, firewalls, open or transparent railings, solar  
30 reflectors, photovoltaic panels, skylights, or similar appurtenances;  
31 provided, however, the following:

32  
33 \*\*\* \*\*

34 iv. The appurtenance does not exceed the height limit of the  
35 district by more than 12 feet in the STFR and CMRL [R-2A,  
36 R-2D, and R-2M] zoning districts and 15 feet otherwise, with  
37 the following exceptions:

38  
39 (A) The allowed height of high voltage transmission  
40 towers is addressed in subsection 21.05.040J.1.

41  
42 (B) The allowed height of antennas and other  
43 telecommunications infrastructure is addressed in  
44 subsection 21.05.040K.;

45  
46 (C) Flagpoles and spires and similar religious  
47 appurtenances may exceed up to 30 feet in

residential districts and up to 50 feet in nonresidential districts;

(D) Elevator enclosures may exceed by up to 18 feet on residential buildings in the STFR and CMRL [R-2A, R-2D, and R-2M] zoning districts and up to 25 feet otherwise.

(E) Parapets, required fire-resistant rated walls, and skylights may exceed by up to two feet on residential buildings in the STFR and CMRL [R-2A, R-2D, and R-2M] zoning districts and up to four feet otherwise.

(F) Any railing or portion of a railing that exceeds the maximum allowed parapet height in (E) shall be an open or transparent railing as defined in section 21.15.040.

v. Rooftop stairwell and elevator enclosures in the STFR and CMRL [R-2A, R-2D, and R-2M] districts are set back from the perimeter of street-facing building façade walls by at least four feet.

d. Greenhouses constructed on rooftops may exceed the maximum allowable height of the district by no more than ten feet within the CMRM, URH, [R-3, R-3A, R-4, R-4A,] B-1B, B-3, RO, I-1 and, Downtown (DT) zoning districts

i. Approval of a land use permit shall be required prior to construction and use of a rooftop greenhouse allowed under this section.

ii. The structure or any portion thereof exceeding the maximum allowable height shall not penetrate a daylight plane that rises inward over the development site as measured in subsection 21.06.030D.8.c. where adjacent to parcels zoned STFR and CMRL [R-1, R-1A, R-2A, R-2D, R-2M, or R-3].

\*\*\*      \*\*\*      \*\*\*

*Note to revisor—please renumber accordingly*

1 [7. THREE-STORY ENTITLEMENT IN R-2A, R-2D, AND R-2M] ZONING  
2 DISTRICTS]

3  
4 [A. PURPOSE

5  
6 THE INTENT OF THIS SECTION IS TO ALLOW THREE-STORY  
7 BUILDINGS IN THE R-2 ZONING DISTRICTS AT TRANSITIONS TO  
8 HIGHER-INTENSITY ZONES OR IN LOCATIONS THAT MINIMIZE  
9 BULK, SHADOWING, PRIVACY, AND CHARACTER IMPACTS ON R-2  
10 ZONED RESIDENTIAL NEIGHBORHOODS.

11  
12 B. THREE-STORY ENTITLEMENT ON LARGE OR TRANSITIONAL SITES  
13 DEVELOPMENT SITES THAT MEET ONE OR MORE OF CRITERIA I. TO  
14 III. ARE EXEMPT FROM THE TWO-AND-ONE-HALF STORY LIMIT IN  
15 TABLE 21.06-1, PROVIDED ALL STRUCTURES MEET THE 30- FOOT  
16 HEIGHT LIMIT AND PROVIDE THE HEIGHT/BULK TRANSITION  
17 DESCRIBED IN SUBSECTION C.:

18  
19 I. THE DEVELOPMENT SITE IS AT LEAST ½ ACRE;

20  
21 II. THE SITE IS LOCATED AT A TRANSITION TO AN R-3, R-3A, R-  
22 4, R-4A, RO, B-1B, B-3, I-1, OR I-2 ZONING DISTRICT, EITHER  
23 ABUTTING AT ITS SIDE LOT LINE (EXCEPT NOT THE SIDE LOT  
24 LINE OPPOSITE THE PRIMARY FRONT LOT LINE ON A  
25 CORNER LOT), OR ADJACENT FACING ACROSS A LOCAL OR  
26 COLLECTOR STREET (EXCEPT NOT A SECONDARY FRONTAGE  
27 OPPOSITE THE PRIMARY FRONTAGE ON A DOUBLE-  
28 FRONTED LOT); OR

29  
30 III. THE SITE IS ADJACENT ONLY TO NON-RESIDENTIAL OR  
31 THREE-STORY RESIDENTIAL USES.]

32  
33 \*\*\* \*\*\* \*\*\*

34 **8[9]. Height Transitions for Neighborhood Compatibility**

35  
36 \*\*\* \*\*\* \*\*\*

37  
38 **b. Applicability**

39  
40 This standard shall apply to structures located in any non-  
41 residential district (except for the DT districts), or URH district [THE  
42 R-3A DISTRICT, THE R-4 DISTRICT, OR THE R-4A DISTRICT,] that is  
43 within 200 feet of any lot designated in the comprehensive plan

land use plan map as “large lot residential,” “single family— detached,” “single family— attached and detached,” “compact and mixed housing,” and “multifamily.”

\*\*\*      \*\*\*      \*\*\*

**d. Exceptions**

\*\*\*      \*\*\*      \*\*\*

- iii. Any portion of a proposed structure to which this section applies because it is adjacent to a protected CMRL or CMRM [R-2M OR R-3 DISTRICT], and which adheres to the maximum height of the protected CMRL or CMRM [R-2M OR R-3] district, may penetrate the daylight plane.

**E. Floor Area Ratio (FAR)**

\*\*\*      \*\*\*      \*\*\*

**3. Maximum Floor Area Ratios**

**a. Downtown and Other Districts**

Maximum FAR in the [DT-1, DT-2, DT-3], URH [R-4, R-4A], and other districts in which FARs may apply are established within the district-specific standards in chapter 21.04. Increases in allowable FAR are available through incentives also provided in 21.07.070.E Bonus Provisions [the district-specific standards].

\*\*\*      \*\*\*      \*\*\*

**Section 6.** Anchorage Municipal Code Chapter 21.07 is hereby amended to read as follows  
(the remainder of the section is not affected and therefore not set out):

**21.07.020 NATURAL RESOURCE PROTECTION**

\*\*\*      \*\*\*      \*\*\*

**C. Steep Slope Development**

**1. Purpose**

The purpose of this subsection 21.07.020C. is to establish standards that protect health, safety, and reduce environmental risks to life and property. [HELP ACHIEVE THE FOLLOWING OBJECTIVES FOR

DEVELOPMENT ON STEEP SLOPES:

- A. PREVENT SOIL EROSION AND LANDSLIDES;
- B. PROVIDE SAFE CIRCULATION OF VEHICULAR AND PEDESTRIAN TRAFFIC TO AND WITHIN HILLSIDE AREAS AND TO PROVIDE ACCESS FOR EMERGENCY VEHICLES NECESSARY TO SERVE THE HILLSIDE AREAS;
- C. ENCOURAGE ONLY MINIMAL GRADING THAT RELATES TO THE NATURAL CONTOUR OF THE LAND AND DISCOURAGE MASS GRADING OF LARGE PADS AND EXCESSIVE TERRACING;
- D. ENCOURAGE BUILDING TYPES, GRADING DESIGN, LOT SIZES, SITE DESIGN, DENSITY, ARRANGEMENT, AND SPACING OF BUILDINGS IN DEVELOPMENTS IN SLOPED AREAS THAT INTEGRATE INTO THE NATURAL TERRAIN WITH MINIMAL RE-CONTOURING, IN ACCORDANCE WITH ADOPTED GOALS AND POLICIES;
- E. ENCOURAGE INNOVATIVE ARCHITECTURAL, LANDSCAPING, CIRCULATION, AND SITE DESIGN;
- F. ENCOURAGE THE PROTECTION OF VISUALLY SIGNIFICANT AND/OR PROMINENT NATURAL FEATURES, SUCH AS RIDGELINES AND ROCK OUTCROPPINGS;
- G. INCORPORATE DRAINAGE DESIGN THAT DOES NOT ADVERSELY IMPACT NEIGHBORING OR NEARBY PROPERTIES, DOWNSTREAM PROPERTIES, RECEIVING WATERS, AND PUBLIC INFRASTRUCTURE; AND
- H. ENCOURAGE THE RETENTION OF NATURAL, INDIGENOUS VEGETATION THAT PROVIDES WILDLIFE HABITAT, HELPS RETAIN RUNOFF, AND MAINTAINS THE AREA'S VISUAL CHARACTER.]

**2. Applicability**

- a. Except as noted in subsection 2.b. and 2.c below, any lot with an average slope of 20 percent or greater, or where adverse conditions associated with slope stability, erosion, or sedimentation are present as determined by the municipal engineer, shall comply with the standards of this subsection 21.07.020C. Lots being subdivided shall comply with chapter 21.08, including subsection 21.08.030H., Subdivisions on Slopes, if applicable.

\*\*\*    \*\*\*    \*\*\*

**5. Additional Slope Standards for lots in the LLR Large Lot Residential Zone**

**a. Lot and Site Requirements**

Except when development or subdivision is done through a special process or review, Table 21.04-3 applies in addition to the dimensional standards stated in table 21.06-1.

Note to revisor: Please renumber table accordingly.

TABLE 21.07-X: LOT AND SITE REQUIREMENTS FOR R-10 DISTRICT				
Average Slope of Lot (percent)	Minimum Lot Area (acres)	Minimum Lot Width (feet)	Maximum Lot Coverage of All Buildings (percent)	Coverage Impervious Surfaces (percent)
More than 30.00	7.50	300	3	8
25.01--30.00	5.00	300	5	10
20.01--25.00	2.50	180	8	14
20.00 or less	1	100	40	20

Average slope is calculated by the following formula:

$$S = \frac{I * L}{A} * 0.0023$$

Where:  
 S = Average slope of lot or tract in percent  
 I = Contour interval (20 feet or less)  
 L = Sum of length of all contours on lot or tract in feet  
 A = Area of the lot or tract in acres

b. Bedrock

When one-third or more of required soils borings reveal bedrock at a depth of less than 16 feet on the lot or tract, lot and site requirements shall be determined as if the average slope were in the next steeper percentage range shown on the table in this subsection. Any required soil boring that does not extend to a depth of at least 16 feet shall be deemed for the purposes of this subsection to have encountered bedrock.

**21.07.030 PRIVATE OPEN SPACE**

\*\*\* \*\*\* \*\*\*

**B. Applicability and Open Space Requirement**

\*\*\* \*\*\* \*\*\*

2. CMRL [R-2M] districts: 400 square feet of private open space per dwelling unit, or an area equal to five percent of the gross floor area of group living uses or nonresidential development.
3. CMRH [R-3 and R-3A] districts: 250 square feet of private open space per dwelling unit. Group living uses and nonresidential

development shall provide an area equal to five percent of the gross floor area for open space.

4. URH [R-4 and R-4A] districts: 100 square feet of private open space per dwelling unit. Group living uses and nonresidential development shall provide an area equal to five percent of the gross floor area for open space.

\*\*\* \*\*

#### 21.07.060 TRANSPORTATION AND CONNECTIVITY

\*\*\* \*\*

##### E. Standards for Pedestrian Facilities

\*\*\* \*\*

##### 2. Sidewalks

\*\*\* \*\*

- f. Development on lots along existing streets in class A zoning districts shall install sidewalks in the following situations:

- i. In URH [R-4, R-4A], commercial districts, and DT districts.

\*\*\* \*\*

#### 21.07.070 NEIGHBORHOOD PROTECTION STANDARDS

\*\*\* \*\*

##### 21.07.070.E Bonus Provisions

The items below provide for opportunities to increase dimensional standards or floor area of a development in exchange for incremental increases in any of the following special features that can be demonstrated to be of benefit to the community.

##### 1. Bonuses for Floor Area Ratio (FAR) in Residential Districts:

- a. Bonus for Open Space. One square foot of additional floor area is allowed per square foot of additional open space area. This space shall meet the standards of 21.07.030D.4.

- b. Bonus for Below Grade Parking. Two square feet of additional floor area is allowed per gross square foot of covered below grade parking floor area, up to a maximum increase of 1.0 FAR. The floor area bonus increases to four square feet on the second parking level below grade.
- c. Bonus for Affordable Rental Housing. Four square feet of additional gross floor area is allowed per square foot of affordable rental housing unit floor area, up to a maximum increase of 1.0 FAR. The affordable housing units shall be consistent with the standards of 21.07.110G., Affordable Housing.
- d. Bonus for Enhanced Sidewalk/Walkway Widening. Two square feet of additional floor area is allowed per square foot of area provided as part of a primary pedestrian walkway or enhanced sidewalk that meets the requirements of subsections 21.07.060F.4. or 21.07.060F.17.
- e. Bonus for Upper-Level Setbacks/Step Backs for Sunlight Access. A floor area bonus is allowed equal to one-third of the sum of step back areas on each upper floor where the step back is at least 16 feet from the face of the building at the floor immediately below, such that the floor's existence does not increase the amount of shadowing on surrounding residences, private open spaces, sidewalks, schools, or parks on March/September 21, from 9:00 a.m. to 3:00 p.m. solar time.
- f. Bonus for Ambient Daylight for Residences. A floor area bonus equal to 10 percent of the lot area (0.10 FAR) but not to exceed 4,000 square feet is allowed for preservation of daylight for all dwellings in the development and facing the development, using the standards of 21.07.110C.8.h.
- g. Bonus for Pedestrian-Interactive Use. Three square feet of additional floor area is allowed per each square foot of ground-floor space which is to be occupied by a pedestrian-interactive use that meets the standards of 21.07.060F.16.
- h. Bonus for Wrapped Parking. One square foot of additional floor area is allowed per each square foot of habitable floor area around a wrapped parking structure that conforms to subsection 21.06.030E.2.g., up to a maximum increase of 0.5 FAR.



2. Bonuses for additional height

- i. Increased housing density. One story of additional height is allowed where the housing density of the development site is at least 30 dwelling units per net acre.
- ii. Below-grade parking. One story of additional height is allowed where at least one-third of the parking spaces of the development site are in a covered below-grade parking level. Another story of additional height is allowed where at least two-thirds of the parking spaces of the development site are in a covered below-grade parking level.
- iii. Affordable housing units. One story of additional height is allowed where at least 10 percent of the dwellings are affordable rental housing units consistent with the standards of subsection 21.07.110G., Affordable housing.
- iv. Habitable floor area wrapping parking garages. One story of additional height is allowed where the development features habitable floor area wrapped around a parking structure. The gross floor area of the wrap portion of the building shall be equal to at least half the gross floor area of additional height gained through this feature.
- v. Additional/high-quality open space. One story of additional heights is allowed where additional ground-level open space not to be used for sow storage and that meets the standards for high quality spaces in subsection 21.07.030D.4. is provided. The open space shall be in addition to any open space otherwise required by this title, and its area shall be equal to or greater than half the gross floor area of additional height gained through this feature.
- vi. Transitions in building scale or housing type. One story of additional height is allowed where the development provides a transition in building form and scale or housing type down to adjacent properties in lower density residential zoning districts along the entire length of at least one property line of the development.
- vii. Higher-quality street-level mixed-use pedestrian environment. One story of additional height is allowed where the development provides a pedestrian-interactive use meeting the standards of

1                    subsection 21.07.060F.15. and enhanced sidewalk meeting the  
2                    standards of subsections 21.07.060F.4. or F.17., along the majority  
3                    of the street-facing building elevations. Sites with more than two  
4                    frontages are not required to meet this standard on more than two  
5                    streets.

6  
7                    3.            Bonuses for FAR in the B-1A, B-1B, and B-3 Districts.  
8

9                    a.            Bonus for Housing

10                   Two square feet of additional floor area is allowed per gross square  
11                   foot of housing unit floor area, up to a maximum increase of 0.5  
12                   far.

13  
14                   b.            Bonus for Open Space

15                   One square foot of additional floor area is allowed per square foot  
16                   of additional open space. This space shall meet the standards of  
17                   subsection 21.07.030D. and be in addition to any open space  
18                   required by section 21.07.030. The floor area bonus increases to  
19                   two square feet for open space that meets the standards for high  
20                   quality spaces in subsection 21.07.030D.6.

21  
22                   c.            Bonus for Below Grade Parking

23                   Two square feet of additional floor area is allowed per gross square  
24                   foot of below grade parking floor area, up to a maximum increase  
25                   of 0.75 FAR. The floor area bonus increases to four square feet on  
26                   the second parking level below grade.

27  
28                   d.            Bonus for Affordable Rental Housing

29                   Four square feet of additional gross floor area is allowed per square  
30                   foot of affordable rental housing unit floor area, up to a maximum  
31                   increase of 1.0 FAR. The affordable housing units shall be  
32                   consistent with the standards of 21.07.110H., Affordable Housing.  
33                   A housing unit receives this affordable housing bonus instead of the  
34                   housing bonus in subsection 3.a. above.

35  
36                   e.            Bonus for Enhanced Sidewalk/Walkway Widening

37                   Two square feet of additional floor area is allowed per square foot  
38                   of area provided as part of a primary pedestrian walkway or  
39                   enhanced sidewalk that meets the requirements of subsections  
40                   21.07.060F.4. or 21.07.060F.16.

41  
42                   f.            Bonus for Pedestrian-Interactive Use

43                   Three square feet of additional floor area is allowed per each

square foot of ground-floor space which is to be occupied by a pedestrian-interactive use that meets the standards of subsection 21.07.060F.15.

**g. Bonus for Upper Level Setbacks/Step Backs for Sunlight Access**

A floor area bonus equal to one-third of the sum of step back areas on each upper floor where the step back is at least 16 feet from the face of the building at the floor immediately below, such that the floor's existence does not increase the amount of shadowing on surrounding residences, private open spaces, sidewalks, schools, or parks on March/September 21, from 9:00 a.m. to 3:00 p.m. solar time.

**h. Bonus for Wrapped Parking**

One square foot of additional floor area is allowed per each square foot of habitable floor area around a wrapped parking structure that conforms to subsection 21.06.030E.2.g., up to a maximum increase of 0.5 FAR.

\*\*\* \*\*

**21.07.080 LANDSCAPING, SCREENING, AND FENCES**

\*\*\* \*\*

**E. Types of Landscaping**

\*\*\* \*\*

**1. Site Perimeter Landscaping Requirements**

**TABLE 21.07-2: MINIMUM SITE PERIMETER LANDSCAPING – BY ABUTTING DISTRICT OR STREET**

**TABLE 21.07-2: MINIMUM SITE PERIMETER LANDSCAPING – BY ABUTTING DISTRICT OR STREET**

Abutting District or Street	Required Level of Site Perimeter Landscaping (Levels 1-4) <sup>1, 2, 3</sup>									
	LLR [R-6, R-8, R-9, R-10], TA	STFR[R-1, R-1A, R-2A, R-2D, R-5, R-7]	CMRL [R-2M]	CMR M [R-3, R-3A]	URH [R-4, R-4A]	PLI	RO	MI	PR	Freeway
Local Street										
Collector										
Arterial, Expressway										
Freeway										
PR										
I-1, I-2, MC, MI, AF	L2	L2	L2	L2	L2	L1	L1	L1	L2	L4
B-1A, B-1B, B-3, RO	L2	L2	L2	L2	L2	L1	L1	L1	L2	L4
PLI	L2	L2	L2	L2	L2	L1	L1	L1	L1	L4
URH [R-4, R-4A]	L2	L2	L2	L2	L2	L1	L1	L1	L2	L4
CMRL [R-2M]	L2	L2	L2	L2	L2	L1	L1	L1	L1	L4
CMRM [R-3, R-3A]	L2	L2	L2	L2	L2	L1	L1	L1	L1	L4
STFR[R-1, R-1A, R-2A, R-2D, R-5, R-7]	L2	L2	L2	L2	L2	L1	L1	L1	L1	L4
LLR [R-6, R-8, R-9, R-10], TA		L2	L2	L2	L2	L1	L1	L1	L2	L4
Development										
District of										
Proposed										

**NOTES:**

<sup>1</sup> This table lists minimum site perimeter landscaping standards. Other chapters or sections of title 21 may have stricter site perimeter landscaping standards which would be used instead of the standards listed in this table.

<sup>2</sup> L3 screening landscaping is not included in this table as it only occurs as a use-specific standard for certain industrial uses, or through development-specific application in processes such as conditional use approvals.

<sup>3</sup> Commercial developments and buildings exceeding 35 feet in height in the CMRL [R-3A] district are subject to the URH [R-4/R-4A] site perimeter landscaping standards.

1 \*\*\* \*\*

2  
3 H. Fences

4  
5 \*\*\* \*\*

6  
7 3. Maximum Height

8  
9 \*\*\* \*\*

- 10 a. In the STFR, CMRL, CMRM, and URH [R-1, R-1A, R-2A, R-2D,
- 11 R-2M, R-3, R-4, R-4A, R-5, and R-7] districts:

12  
13 \*\*\* \*\*

- 14 b. In the LLR [R-6, R-8, R-9, AND R-10] district, fences in front
- 15 setbacks shall not exceed six feet in height if the fence is a
- 16 screening or sight-obscuring fence.

17  
18  
19 21.07.090 OFF-STREET PARKING AND LOADING

20  
21 \*\*\* \*\*

22  
23 G. Off-Street Loading Requirements

24  
25 \*\*\* \*\*

26  
27 2. Number of Spaces

28  
29 The following numbers and types of berths shall be provided for

30 the specified uses in table 21.07-5, Off-Street Loading Berths;

31 provided, however, that, in any DT district, or in any mixed-use

32 development where an alley is available that is not shared with any

33 adjacent STFR, CMRL, or CMRM [R- 1, R-1A, R-2A, R-2D, R-2M, OR

34 R-3] zoned residential lot, one type C berth may be substituted for

35 one type B berth. The uses specified in this subsection shall include

36 all structures designed, intended, or arranged for such use.

37  
38 M. Structured Parking

39  
40 \*\*\* \*\*

41  
42 3. Ground Floor Use

43  
44 In the B-3, CMRM, and URH [R-3A, R-4, AND R-4A] districts along

45 streets that have been specifically designated in the

46 comprehensive plan as a main street, transit street, mixed-use

47 street, or with a similar street typology, ground-floor structured

parking shall be enclosed along that street frontage by a first-story habitable space that:

\*\*\*      \*\*\*      \*\*\*

## 21.07.110      RESIDENTIAL DESIGN STANDARDS

\*\*\*      \*\*\*      \*\*\*

### F.      Site Design

\*\*\*      \*\*\*      \*\*\*

#### 2.      Multiple Structures on One Lot

\*\*\*      \*\*\*      \*\*\*

##### c.      Review Process

- i.      Multiple residential structures on a single lot are permitted in all residential [THE R-2M, R- 3, R-3A R-4, R-4A], B-1B, B-3, and RO districts.

\*\*\*      \*\*\*      \*\*\*

### H.      Conditional Use for a Residential Planned Unit Development

\*\*\*      \*\*\*      \*\*\*

#### 2.      Minimum Standards

All planned unit developments shall meet the following minimum standards. In addition, the planning and zoning commission may require compliance with such other design standards relating to the construction, design, and placement of buildings, landscaping, streets, roadways, walkways, drainageways, and other site design features as it may deem necessary. Variances shall not be required as part of a conditional use process for a residential planned unit development. [A PUD SHALL COMPLY WITH ANY SPECIAL LIMITATIONS OF THE ZONING DISTRICT.]

\*\*\*      \*\*\*      \*\*\*

##### a.      Minimum Site Area

The minimum site area for a PUD in any zone shall be 2.0 acres. [FOR PUDS LOCATED ENTIRELY IN THE R-2M, R-3,R-4 AND R-4A ZONING DISTRICTS. IF ANY PORTION OF A PROPOSED PUD IS LOCATED WITHIN THE R-1, R-1A, R-2A, R-

2D, R-5, R-7], GR-1, GR-2, GR-2A, GR-3,GR-4, OR GR-5 ZONING DISTRICTS, THE MINIMUM SITE AREA SHALL BE 5.0 ACRES. IF ANY PORTION OF A PROPOSED PUD IS LOCATED WITHIN THE R-6, R-8, OR R-9 ZONING DISTRICTS, THE MINIMUM SITE AREA SHALL BE 10 ACRES.] For the GR-1, GR-2, GR-2A, GR-3,GR-4, or GR-5 zoning districts, the minimum site area shall be 5.0 acres.

\*\*\*      \*\*\*      \*\*\*

### 3. Development Options

\*\*\*      \*\*\*      \*\*\*

#### a. Density

The number of dwelling units per acre (gross area of the PUD) beyond the thresholds allowed by the cluster development subdivision standards in 21.08.70C, [ALLOWABLE ON THE GROSS AREA OF A PUD,] shall be determined by the planning and zoning commission. [HOWEVER, IN NO EVENT SHALL THE NUMBER OF DWELLING UNITS PER ACRE EXCEED THE MAXIMUMS ESTABLISHED BY THE FOLLOWING SCHEDULE]:

TABLE 21.D07-12	
Zoning District	Dwelling Units per Acre (gross area)
[R-1 and R-5]	[8]
[R-1A]	[6]
[R-2A]	[12]
<u>STFR</u>	12
[R-2D]	[15]
[R-2M]	[22]
<u>CMRL</u>	22
[R-3]	[55]
CMRM	<u>55</u>
[R-4]	[110]
[R-4A]	[110]
<u>URH</u>	<u>Unrestricted</u>
[R-6]	[2]
[R-7]	[4.5]
[R-8]	[0.5]
[R-9]	[1.0]
<u>LLR</u>	<u>4.5</u>

GR districts	As determined by the planning and zoning commission
--------------	---

**b. Uses**

The applicant may propose any residential use, and in class A zoning districts, may propose any commercial use that is allowed in the URH [R-4] district in table 21.05-1. A PUD may not include the storage or use of [MOBILE HOMES OR] quonset huts. Any nonresidential use must be specifically authorized as to its exact location, type, and size. In no event shall the total gross floor area of all nonresidential uses exceed 10 percent of the total gross floor area of the PUD.

**c. Dimensional Standards**

i. Height limitations in the STFR, CMRL, LLR, [R-1, R-1A, R-2A, R-2D, R-2F, R-2M, R-6, R-7, R-8, R-9,] GR-1, GR-2, GR-2A, GR-3, GR-4, or GR-5 zoning districts may be exceeded by an additional five feet. Height limitations in the CMRM and URH [R-3, R-4 and R-4A] districts may be exceeded by an additional 10 feet.

\*\*\*      \*\*\*      \*\*\*

**Section 7.** Anchorage Municipal Code Chapter 21.08 is hereby amended to read as follows  
(the remainder of the section is not affected and therefore not set out):

**21.08.030      DESIGN STANDARDS**

\*\*\*      \*\*\*      \*\*\*

**K.      Lot Dimensions**

\*\*\*      \*\*\*      \*\*\*

5. The length of the flag pole portion of the lot shall not exceed 300 feet in the LLR [R-6, R-8, R-9, R-10] or TA districts or 120 feet in all other districts, and all other measurements shall be consistent with other sections of this title.

\*\*\*      \*\*\*      \*\*\*

**21.08.070      ALTERNATIVE RESIDENTIAL SUBDIVISIONS**



\*\*\* \*\*

**C. Cluster Housing**

\*\*\* \*\*

**3. Maximum Density and Minimum Site Area**

- a. Multiple principal structures are allowed per lot.[THERE SHALL BE NO MORE THAN ONE PRINCIPAL STRUCTURE PER LOT.]

\*\*\* \*\*

TABLE 21.XXX.XX MAXIMUM DENSITY FOR CLUSTER HOUSING SUBDIVISIONS	
Zoning District	Dwelling Units per Acre (gross area)
[R-1 and R-5]	[8]
[R-1A]	[6]
[R-2A]	[12]
<u>STFR</u>	12
[R-2D]	[15]
[R-2M]	[22]
<u>CMRL</u>	22
[R-3]	[55]
<u>CMRM</u>	55
[R-4]	[110]
[R-4A]	[110]
<u>URH</u>	<u>Unrestricted</u>
[R-6]	[2]
[R-7]	[4.5]
[R-8]	[0.5]
[R-9]	[1.0]
<u>LLR</u>	4.5
GR districts	As determined by the planning and zoning commission

TABLE 21.08-10: MAXIMUM DENSITY FOR CLUSTER HOUSING SUBDIVISIONS		
Zoning District	Dwelling Units Per Acre	Minimum Site Area (acres) <sup>13</sup>
<u>STFR</u>	<u>10</u>	<u>1.5</u>
[R-1]	5.0	[2.5]
[R-1A]	5.0	[2.5]
[R-2A]	10.0	[1.5]
<u>CMRL</u>	19	<u>1.5</u>
[R-2D]	16.0	[1.5]
[R-2M]	19.0	[1.5]
<u>CMRM</u>	20	<u>1.0</u>

[R-3]	20.0	[1.0]
URH	<u>35</u>	<u>1.0</u>
[R-4]	24.0	[1.0]
[R-4A]	35	[1.0]
[R-5]	5.0	[2.5]
[R-6]	0.8	[5.0]
[R-7]	2.0	[5.0]
[R-8]	0.2	[10.0]
[R-9]	0.4	[5.0]
[R-10]	[See 21.04.0200.2.]	[10.0]
LLR	<u>2</u>	<u>2.5</u>
TA	As provided in the Turnagain Arm Comprehensive Plan	5.0
GR districts	As determined by the Platting Board	5.0
<sup>13</sup> The minimum site area may be reduced by up to 5 percent to account for irregular lots or difficult sites.		

#### 4. Review of Housing Type

The pre-application submissions for a cluster housing development in the STFR [R-1 or R-1A] zoning districts, more than 50 percent of whose dwelling units are attached, are subject to review and approval by the planning and zoning commission for compatibility with surrounding land use patterns.

\*\*\*      \*\*\*      \*\*\*

#### 7. Minimum Setbacks

a. Minimum setbacks for the LLR [R-6, R-8, R-9 AND R-10] zoning districts shall be as follows:

- i. Front setback: 25 feet
- ii. Side setback: 10 feet
- iii. Rear setback: 20 feet

\*\*\*      \*\*\*      \*\*\*

#### D. Narrow Lot Housing

\*\*\*      \*\*\*      \*\*\*

#### 2. Applicability

Narrow lot housing is permitted in the STFR, CMRL, CMRM, URH [R-

2A, R-2D, R-2M, R-3, R-4A, R-5], and RO districts. The various applicable standards of title 21 apply, unless specifically addressed and replaced below.

\*\*\*      \*\*\*      \*\*\*

**E.      Unit Lot Subdivisions**

\*\*\*      \*\*\*      \*\*\*

**2.      Applicability**

The unit lot subdivision process may be used within the CMRL, CMRM, URH, [R-2M, R-3, R-4, R-4A,] RO, B-1A, B-1B, B-2C, B-3, gR-4, gR-5, gC-6, gC-7, gC-8, gC-9, CE-R-2M, CE-R-3, CE-RO, and CE-R-2M, CE-R-3, CE-RO, and CE-B-3 districts.

**Section 8.** Anchorage Municipal Code Chapter 21.10 is hereby amended to read as follows  
(the remainder of the section is not affected and therefore not set out):

**21.10.020      APPLICATION OF CHAPTER 21.10**

**B.      Relationship to Other Title 21 Provisions**

\*\*\*      \*\*\*      \*\*\*

**2.      [WHERE PROVISIONS OF CHAPTERS 21.01 THROUGH 21.08 AND 21.12 THROUGH 21.15 APPLY AND REFERENCE A SPECIFIC ZONING DISTRICT, THE FOLLOWING TABLE SHALL BE USED TO APPLY THE APPLICABLE PROVISION IN CHUGIAK-EAGLE RIVER]**

**a.      Where provisions of chapters 21.01 through 21.08 and 21.12 through 21.15 apply and reference a specific zoning district, the following table shall be used to apply the applicable provision in Chugiak-Eagle River.**

*Note to revisor: Please provide date of passage of the HOME Initiative code changes in the following section and label the table accordingly.*

- b. Chugiak-Eagle River zoning districts will refer to the following sections of Title 21 as it existed the day before the passage of the HOME initiative on XXXX, 2024.

TABLE 21.10-1: APPLICATION OF ZONING DISTRICT PROVISIONS	
Zoning District in <u>pre-HOME</u> 21.01 through 21.08 and 21.12[1] through 21.15	Zoning District in Chapters Chugiak and Eagle River
R-1	CE-R-1
R-1A	CE-R-1A
R-2A	CE-R-2A
R-2D	CE-R-2D
R-2M	CE-R-2M
R-3	CE-R-3
R-4	N/A
R-4A	N/A
R-5	CE-R-5
R-6	CE-R-5A and CE-R-6
R-7	CE-R-7
R-8	CE-R-8
R-9	CE-R-9
R-10	CE-R-10
B-1A	N/A
B-1B	N/A
B-3	CE-B-3 and CE-RC
DT Districts	N/A
RO	CE-RO
MC	N/A
I-1	CE-I-1
I-2	CE-I-2 and CE-I-3
MI	N/A
A	CE-AD
AF	AF

\*\*\*      \*\*\*      \*\*\*

#### 21.10.060      DIMENSIONAL STANDARDS

\*\*\*      \*\*\*      \*\*\*

#### C.      Dimensional Standards Tables

\*\*\*      \*\*\*      \*\*\*

2. Where no dimensional standards are provided for a district, the dimensional standards shall be found in pre-HOME Title 21 section 21.06.020 in accordance with table 21.10-1.

**Section 9.** Anchorage Municipal Code Chapter 21.12 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

## 21.12.050 SIGNS IN RESIDENTIAL DISTRICTS AND THE DEVELOPMENT RESERVE DISTRICT (DR)

\*\*\*      \*\*\*      \*\*\*

**TABLE 21.12-1: SIGNS IN THE RESIDENTIAL DISTRICTS AND THE DEVELOPMENT RESERVE DISTRICT (DR)**

Type	Maximum Number Permitted	Maximum Area Per Sign	Standards for Freestanding Signs	
			Maximum Height	Minimum Setback from ROW
Temporary Signs				
2	6 sq. ft.			
Shall be exempt from requirements when in compliance with subsection 21.12.050E.				
<p><sup>1</sup> Temporary signs are also subject to provisions of subsection 21.12.050F.</p> <p><sup>2</sup> A sign plate is not in violation of these regulations if a larger sign is determined to be necessary to accommodate identification as mandated by the municipality.</p> <p><sup>3</sup> A sign which is located within 40 feet of a property line of a parcel which is either occupied by, or is zoned for, a single- family or two-family dwelling unit shall be limited to a maximum area of 30 square feet.</p> <p><sup>4</sup> Sign height is measured from the natural grade at the base of the sign.</p> <p><sup>5</sup> For parcels larger than one acre located within the <u>LLR R-6, R-7, R-8C, R-9, R-10</u>, and TA residential zoning districts, one freestanding sign no greater than eight square feet shall be permitted.</p>				

\*\*\*      \*\*\*      \*\*\*

**Section 10.** Anchorage Municipal Code Chapter 21.13 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

### 21.13.050 NONCONFORMING LOTS OF RECORD

\*\*\*      \*\*\*      \*\*\*

#### 2. Residential Districts

\*\*\*      \*\*\*      \*\*\*

b. Any lots legal platted as of the date this ordinance becomes effective are considered legally non-conforming.

\*\*\*      \*\*\*      \*\*\*

**Section 11.** Anchorage Municipal Code Chapter 21.09 and 21.10 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

Note to revisor: include chapters 21.01-21.14, except 21.09, 21.10, 21.11 respectively,

1 in the Chugiak/Eagle River and Girdwood codes.  
2  
3

4 **Section X.** This ordinance shall become effective immediately upon passage and  
5 approval by the Assembly.  
6

7 PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_ day of  
8 \_\_\_\_\_, 2024.  
9

10  
11  
12 \_\_\_\_\_  
13 Chair of the Assembly

14 ATTEST:  
15  
16  
17

18 \_\_\_\_\_  
19 Municipal Clerk  
20  
21

(Planning and Zoning Commission Case No. XXXX)

TABLE 21-05-1. TABLE OF ALLOWED USES—RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS  
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana For  
uses allowed in the A, TA, and TR districts, see section 21.04.060.  
All other uses not shown are prohibited.

[illegible]

**TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND OTHER DISTRICTS**  
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana  
For uses allowed in the A, TA, and TR districts, see section 21.04.060.  
All other uses not shown are prohibited.

Use Category	Use Type	RESIDENTIAL										COMMERCIAL					INDUST.			OTHER					Definitions and Use-Specific Standards										
		[R-1]	[R-1A]	[R-2A]	STFR	[R-2D]	[R-2M]	CMRL	[R-3]	[R-3A]	CMRM	[R-4]	[R-4A]	URM	[R-5]	[R-6]	[R-7]	[R-8]	[R-9]	LRR	[R-10]	B-1A	B-1B	B-2		RO	MC	I-1	I-2	MI	AF	DR	PR	PLU	W
	Habitative care facility, small (up to 8 residents)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P		P	P	P		P							P		21.05.030B.3.
	Habitative care facility, medium (6-25 residents)	C	C	C	C	C	C	C	P	P	P	P	P	P	C	C	C		C			P	P	P		P						C		21.05.030B.3.	
	Habitative care facility, large (26+ residents)								P	P	P	P	P	P								P	P	P		P						C		21.05.030B.3.	
	Rooming-house						C	C	P	P	P	P	P	P	C	C	C	C	C			P	P	P										21.05.030B.4.	
	Transitional living facility								P	P	P	P	P	P								P	P	P								C		21.05.030B.5.	
Adult Care	Adult care facility (3-8 persons)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P								P		21.05.040A.	
	Adult care facility (9 or more persons)	C	C	C	C	C	C	C	C	C	C	C	C	C								P	P	P	P									21.05.040A.	
	Child care center (9 or more children)	C	C	C	S	C	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P							P		21.05.040B.1.	
Community Service	Child care home (up to 6 children)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P									21.05.040B.2.		
	Cemetery or mausoleum																														P		21.05.040C.1.		
	Community center									S	S	S	S	S								S	S	S	S							C	S	21.05.040C.2.	



**TABLE 24.05-4: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS**  
**P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana**  
 For uses allowed in the A, TA, and TR districts, see section 24.04.060.  
 All other uses not shown are prohibited.

Use Category	Use Type	RESIDENTIAL										COMMERCIAL				INDUST.				OTHER				Definitions and Use-Specific Standards																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
		[R-1]	[R-1A]	[R-2A]	[R-2B]	[R-2M]	[R-3]	[R-3A]	[R-3B]	[R-3C]	[R-3D]	[R-3E]	[R-3F]	[R-3G]	[R-3H]	[R-3I]	[R-3J]	[R-3K]	[R-3L]	[R-3M]	[R-3N]	[R-3O]	[R-3P]		[R-3Q]	[R-3R]	[R-3S]	[R-3T]	[R-3U]	[R-3V]	[R-3W]	[R-3X]	[R-3Y]	[R-3Z]																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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TABLE 24.05-4: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS

P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana For uses allowed in the A, TA, and TR districts, see section 21.04.060.

All other uses not shown are prohibited.

[illegible]

TABLE 24.05-4: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND OTHER DISTRICTS  
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana For uses allowed in the A, TA, and TR districts, see section 21.04.06D.  
All other uses not shown are prohibited.

[illegible]

TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL AND OTHER DISTRICTS P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana For uses allowed in the A, TA, and TR districts, see section 21.04.060. All other uses not shown are prohibited.																																					
		RESIDENTIAL															COMMERCIAL					INDUST.			OTHER												
Use Category	Use Type	[R-1]	[R-1A]	[R-2A]	STFR	[R-2D]	[R-2M]	CMRL	[R-3]	[R-3A]	CMRMA	[R-4]	[R-4A]	URH	[R-5]	[R-6]	[R-7]	[R-8]	[R-9]	LRR	[R-10]	B-1A	B-1B	B-2	RO	MC	L-1	L-2	M	AF	DR	PR	PL	W	Definitions and Use-Specific Standards		
Agricultural Uses	Commercial horticulture	[C]	[C]	[C]	[C]	[C]	[C]	[C]							[C]	[C]	[C]	[C]	[C]	[C]				P				P	P					C		21.05.050A.1.	
	Animal Boarding <sup>2</sup>																		[C]	[C]				P	P			P	P							21.05.050B.1.	
	Animal shelter <sup>2</sup>																								S			P	P					M		21.05.050B.2.	
	Large domestic animal facility, principal use <sup>2</sup>																									C		P	C					C	C		21.05.050B.3.
Assembly	Retail and pet services <sup>2</sup>													[P]	[P]								P	P	P			P	C							21.05.050B.4.	
	Veterinary clinic <sup>2</sup>									[P]	[P]	[P]	[P]	[P]		[C]	[C]	[C]	[C]	[C]			P	P	P	P		P	C							21.05.050B.5.	
	Chic / convention center																										C								C		21.05.050C.1. 21.05.020A.
	Club / lodge / meeting hall								[C]	[C]	[C]	[S]	[S]	[S]	[S]									P	P	P		P						S		21.05.050C.2. 21.05.020A.	
Entertainment and recreation <sup>1</sup>	Amusement establishment <sup>2</sup>													[P]	[P]										C	P		P / C									21.05.050D.1. 21.05.020A.
	Entertainment facility, major <sup>2</sup>																								C		C	C					C	C			21.05.050D.2. 21.05.020A.
	Fitness and recreational sports center <sup>2</sup>									[P]	[P]	[P]	[S]	[S]	[P]								P	P	P	P	P	C	P / C					C	C		

**TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS**  
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana For uses allowed in the A, TA, and TR districts, see section 21.04.060.  
All other uses not shown are prohibited.

[illegible]

TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS																																			
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana For uses allowed in the A, TA, and TR districts, see section 21.04.060. All other uses not shown are prohibited.																																			
Use Category	Use Type	RESIDENTIAL										COMMERCIAL					INDUST.			OTHER					Definitions and Use-Specific Standards										
		[R-1]	[R-1A]	[R-2A]	STR	[R-20]	[R-2M]	CMRLP	[R-3]	[R-3A]	CMRMM	[R-4]	[R-4A]	URH	[R-5]	[R-6]	[R-7]	[R-8]	[R-9]	LRR	[R-10]	B-1A	B-1B	B-2		RO	MC	I-1	I-2	M1	AF	DR	PR	PL	M
Personal Services, Repair, and Rental	Office, business or professional										P		P									P	P	P	P	P	P	P					P		21.05.050F.3.
	Business service establishment									C		C		C								C	P	P	P	C	P	C							21.05.050G.1.
	Funeral/mortuary services																						C	P	P		P								21.05.050G.2.
	General personal services										P		P		P							P	P	P	P	C	P								21.05.050G.3.
	Small equipment rental																					P	P	P	P	C	P								21.05.050G.4.
Retail Sales <sup>2</sup>	Auction house <sup>2</sup>																						P	P	P	P	P								21.05.050H.1.
	Building materials store <sup>2</sup>																						P	P	P	P	P								21.05.050H.2.
	Convenience store <sup>2</sup>																						P	P	P		P	C							21.05.050H.3. 21.05.020A.
	Farmers market <sup>2</sup>																					P	P	P	P	P	C					P	P		21.05.050H.4.
	Fueling station <sup>2</sup>																					C	P	P	P	P	P	P							21.05.050H.5. 21.05.020A.
	Furniture and home appliance store <sup>2</sup>																																		21.05.050H.6.
	General retail <sup>2</sup>																					P	P	P	P	P	C								21.05.050H.7.
	Grocery or food store <sup>2</sup>																					P	P	P	P	C	P								21.05.050H.8.

**TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS**  
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review P = Special Land Use Permit for Marijuana  
For uses allowed in the A, T, and TR districts, see section 21.04.060.  
All other uses not shown are prohibited.

Use Category	Use Type	RESIDENTIAL												COMMERCIAL						INDUST.			OTHER				Definitions and Use-Specific Standards								
		[R-1]	[R-1A]	[R-2A]	STR	[R-2D]	[R-2M]	CMRL	[R-3]	[R-3A]	CMRM	[R-4]	[R-4A]	URH	[R-5]	[R-6]	[R-7]	[R-8]	[R-9]	[R-10]	B-1A	B-1B	B-2	RO	MC	L-1		L-2	MI	AF	DR	PR	PL	W	
Vehicles and Equipment	Liquor store <sup>2</sup>												[C]								P	P		C	C	P	C							21.05.050H.9. 21.05.020A.	
	Pawnshop <sup>2</sup>																						P			P								21.05.050H.10.	
	Aircraft and marine vessel sales																						P	P	P	P								21.05.050I.1.	
	Parking lot or structure (50+ spaces)																				C	C	P	C	P	P	P							21.05.050I.2. or I.3.	
	Parking lot or structure (less than 50 spaces)																				P	P	P	P	P	P	P							21.05.050I.2. or I.3.	
	Vehicle parts and supplies <sup>2</sup>																																		21.05.050I.4.
	Vehicle-large, sales and rental <sup>2</sup>																						P											21.05.050I.5.	
	Vehicle-small, sales and rental <sup>2</sup>																							P	C	P	P								21.05.050I.6.
	Vehicle service and repair, major																							P			P								21.05.050I.7.
	Vehicle service and repair, minor																					C	C	P		P	P								21.05.050I.8.
Visitor Accommodations	Camper park																									C								21.05.050J.1.	
	Extended-stay lodgings																						P	S		S								21.05.050J.2.	
	Hostel																						P	S		S								21.05.050J.3.	

**TABLE 21.05-4: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS**  
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana  
For uses allowed in the A, TA, and TR districts, see section 21.04.080.  
All other uses not shown are prohibited.

Use Category	Use Type	RESIDENTIAL																COMMERCIAL						INDUST.		OTHER						Definitions and Use-Specific Standards					
		[R-1]	[R-1A]	[R-2A]	SFR	[R-2D]	CMRL	[R-3]	[R-3A]	CMRM	[R-4]	[R-4A]	URH	[R-5]	[R-6]	[R-7]	[R-8]	[R-9]	LRR	[R-10]	B-1A	B-1B	B-2	RO	MC	L-1	L-2	M	AF	DR	PR		PLI	W			
	Hotel/motel							[C]	[C]	[C]	[S]	KC										P		P	M	C	S								21.05.050J.4, 21.05.020A,		
	Inn							[S]	KC													P	P	S	C	S								21.05.050J.5 21.05.020A,			
	Recreational and vacation camp														[C]			[C]	[C]	C			P			P						C		21.05.050J.6,			
COMMERCIAL MARIJUANA USES																																					
	Marijuana cultivation facility																						T <sup>b</sup>			T	T								21.05.055B.1, 21.03.105		
	Marijuana manufacturing facility																						T <sup>b</sup>			T	T							21.05.055B.2, 21.03.105			
	Marijuana testing facility																					T			T	T							21.05.055B.3, 21.03.105				
	Marijuana retail sales establishment <sup>2</sup>																					T			T	T <sup>a</sup>	T	T <sup>a</sup>						21.05.055B.4, 21.03.105			
	INDUSTRIAL USES																																				
Industrial Service	Contractor and special trades, light																					S/ C			P	P								21.05.060A.1,			
	Data processing facility																					P	P		P	C					P		21.05.060A.2,				
	Dry cleaning establishment																					P			P	P							21.05.060A.3,				
	General industrial service																									P	P	P	P					21.05.060A.4, 21.05.060A.4,			



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TABLE 21.05-3: TABLE OF ACCESSORY USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS																																			
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Accessory Uses	RESIDENTIAL										COMMERCIAL					INDUST.			OTHER				Definitions and Use-Specific Standards												
	[R-1]	[R-1A]	[R-2A]	STFR	[R-2D]	[R-2M]	GMRL	[R-3]	[R-3A]	CMRM	[R-4]	[R-4A]	URH	[R-5]	[R-6]	[R-7]	[R-8]	[R-9]	LIR	[R-10]	B-1A	B-1B		B-2	RO	MC	I-1	I-2	M	AF	DR	PR	PLU	W	
Accessory dwelling unit (ADU)	[P]	[P]	[P]	P	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	S	P	P	P	P	P										21.05.0700.1.	
Aircraft Hangar, private residential	[P]	[P]	[P]	P	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	P	P															
Bed and breakfast (up to 3 guestrooms)	[P]	[P]	[P]	P	[P]	[P]	[P]	[P]	[P]	[P]				[P]	[P]	[P]	[P]	[P]		P	P	P	P	P										21.05.0700.3	
Bed and breakfast (4 or 5 guestrooms)	[S]	[S]	[S]	S	[S]	[S]	[S]	[S]		S				[S]	[S]	[S]	[S]	[S]	S	S	P	P	P	P										21.05.0700.3	
Beekkeeping	[P]	[P]	[P]	P	[P]	[P]	[P]	[P]		P	P		P	[P]	[P]	[P]	[P]	[P]	P									P	P						21.05.0700.4
Caretaker's residence																			P		P	P	P	P			P	P						21.05.0700.5	
Dormitory								[S]	[S]	[S]	[S]	[S]	S	[S]	[S]	[S]	[S]	[S]	P	S							C	P							21.05.0700.6
Drive-through service																			P		P	S	S	S	P	P	P	P	P	P					21.05.0700.7
Farm, hobby				P										[P]	[P]	[P]	[P]	[P]	P																21.05.0700.8
Garage or carport, private residential	[P]	[P]	[P]	P	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	P	P	P	P	P	P	P		P	P							21.05.0700.9
Home- and garden-related use	[P]	[P]	[P]	P	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	P/C	P	P	P	P	P	P		P	P							21.05.0700.10
Home occupation	[P]	[P]	[P]	P	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	P	P	P	P	P	P	P		P	P							21.05.0700.11
Intermodal shipping container	[P]	[P]	[P]	P	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	S	P	P	P	P	P	P		P	P							21.05.0700.12
Large domestic animal facility				P/C										[P/C]	[P/C]	[P/C]	[P/C]	[P/C]	P	C															21.05.0700.13
Marijuana, personal cultivation	[P]	[P]	[P]	P	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]		P	P	P	P	P	P		P	P							21.05.0700.14



- 10.F.1. Information Memorandum No. AIM 3-2024, Sole Source Procurement Report for the Month of December 2023, Purchasing Department.
- 10.F.2. Information Memorandum No. AIM 4-2024, Executive Compensation 4th Quarter 2023, Human Resources.
- 10.F.3. Information Memorandum No. AIM 5-2024, Executive Compensation Annual Report 2023, Human Resources.
- 10.F.4. Information Memorandum No. AIM 6-2024, November 2023 Expenditure Reports for General Government Departments and Alcohol Tax, Office of Management and Budget.

**10.G. ORDINANCES AND RESOLUTIONS FOR INTRODUCTION**

- 10.G.1. Ordinance No. AO 2024-10, an ordinance of the Municipality of Anchorage **amending the Anchorage 2040 Land Use Plan Map Designation of one parcel, containing approximately 3.3 acres, from “Urban Residential-High” to “Main Street Corridor”** and retaining the “Residential Mixed-Use Development” and “Transit-Supportive Development Corridor” growth supporting features within Township 13N Range 4W Section 25 S2NE4NE4 Parcels 1-28,1-34,1-27, generally located north of West 32nd Avenue, east of Spenard Road, south of West 30th Avenue, and west of North Star Street, in Anchorage (Spenard Community Council) (Planning and Zoning Commission Case 2023-0130), Planning Department. P.H. 2-27-2024.  
10.G.1.a. Assembly Memorandum No. AM 85-2024.
- 10.G.2. Ordinance No. AO 2024-12, an ordinance amending the zoning map and approving the **rezone for one parcel containing approximately 3.3 acres to revise the special limitations of the B-3 SL (General Business with Special Limitations) District within Township 13N Range 4W Section 25 S2NE4NE4 Parcels 1-28,1-34,1-27**, generally located north of West 32nd Avenue, east of Spenard Road, south of West 30th Avenue, and west of North Star Street, in Anchorage (Spenard Community Council) (Planning and Zoning Commission Case 2023-0131), Planning Department. P.H. 2-27-2024.  
10.G.2.a. Assembly Memorandum No. AM 88-2024.
- 10.G.3. Ordinance No. AO 2024-11, an ordinance of the Municipality of Anchorage, Alaska, providing for, authorizing and approving the **issuance of Port Revenue Bonds and/or Notes** for the Municipality in one or more series in the aggregate principal amount outstanding at any time of Not To Exceed Three Hundred Ninety-Six Million Dollars (\$396,000,000) for the purpose of providing funds to refinance certain outstanding debt and to provide for additional funds for future capital improvements and related financing expenses of the Port of Alaska, and appropriating the proceeds of such bonds and/or notes to the Port of Alaska Capital Improvement Fund (570800), Finance Department. P.H. 2-27-2024.  
10.G.3.a. Assembly Memorandum No. AM 86-2024.
- 10.G.4. Resolution No. AR 2024-27, a resolution of the Municipality of Anchorage appropriating Six Hundred Twenty-One Thousand Two Hundred Ninety-Seven Dollars (\$621,297) of Convention Center Capital Reserve Fund (202030), Fund Balance within the Convention Center Capital Reserve Fund