

**Revised H.O.M.E. Initiative**  
**(Sponsors' Draft), dated 1-12-2024**

***Title 21 Text Amendment: H.O.M.E. Initiative***

**PZC Case No. 2024-0006**

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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

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

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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

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

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

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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

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

1 intensities of use, however, it is zoning that regulates and sets the rules for the use of  
2 property, lot size, setbacks, building heights, and other site attributes; and  
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4 **WHEREAS**, changes to the official Zoning Map (rezonings) or to Title 21 land use  
5 regulations are separate public processes that include community input; and  
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7 **WHEREAS**, the 2040 Land Use Plan Map is the “blueprint that guides future use,  
8 intensity, and character of growth” and Title 21 Land Use Code is the “action that  
9 carries out the plan by regulating use of property” (2040 LUP, p. 7); and  
10

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

- 13 • Accelerated growth in aging households and smaller households with fewer  
14 children. Continued evolution into one of the most racially and ethnically  
15 diverse communities in the U.S.
- 16 • Diverse households and income levels that need more affordable housing  
17 options and more transportation choices.
- 18 • Talented professionals from all fields that are attracted to Anchorage’s  
19 unique setting.
- 20 • A growing number of multigenerational families and less transient  
21 population (2040 LUP, p. 10); and  
22

23 **WHEREAS**, the 2040 LUP anticipates that over the next 25 years, more people will be in  
24 “starter home,” moderate income, or downsizing households and that, as a result,  
25 people will be looking for smaller, more urban residences with walkable  
26 neighborhood amenities nearby; and  
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28 **WHEREAS**, simplifying zoning means reducing the number of zones, standardizing  
29 dimensions across similar zones, and other amendments which make codes shorter and  
30 easier to read and understand; and  
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32 **WHEREAS**, the majority of the 2040 LUP policies support simplifying zoning, it is  
33 the intent of the Assembly to do so through this ordinance and subsequent  
34 implementing legislation which may be known as the HOME Initiative – Housing  
35 Opportunities in the Municipality for Everyone; and  
36

37 **WHEREAS**, simplifying zoning in support of the 2040 LUP can help address the  
38 growing housing demand in Anchorage and provide more affordable housing  
39 options for residents while still retaining predictability and continuity with existing  
40 neighborhood characteristics; and  
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42 **WHEREAS**, simplifying residential zoning to allow for predictable development is a  
43 proactive and forward-thinking approach that supports the long-term growth and  
44 sustainability of Anchorage as outlined in the Anchorage 2040 Land Use Plan; and  
45

AO regarding \_\_\_\_\_

- 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,  
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**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**

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**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)**

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**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.

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(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)

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**21.03.180 SITE PLAN REVIEW**

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**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.]

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(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**

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**B. Applicability**

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**2. Abbreviated Plat**

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- 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

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(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).

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(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**

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**A. Districts Established; Zoning Map**

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**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)]
	STFR	Single Family and Two Family Residential
	[R-2D	TWO-FAMILY RESIDENTIAL
	R-2M	MIXED RESIDENTIAL]

<b>Residential Districts</b>	<u>CMRL</u>	<u>Compact Mixed Residential Low</u>
	[R-3	MIXED RESIDENTIAL
	R-3A	RESIDENTIAL MIXED-USE]
	<u>CMRM</u>	<u>Compact Mixed Residential Medium</u>
	[R-4	MULTIFAMILY RESIDENTIAL
	R-4A	MULTIFAMILY RESIDENTIAL MIXED-USE]
	<u>URH</u>	<u>Urban Residential High</u>
	[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]
	<u>LLR</u>	<u>Large Lot Residential</u>
<b>Commercial Districts</b>	B-1A	Local and Neighborhood Business
	B-1B	Community Business
	B-3	General Business
	RO	Residential Office
	MC	Marine Commercial
<b>Industrial Districts</b>	I-1	Light Industrial
	I-2	Heavy Industrial
	MI	Marine Industrial

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**21.04.020 RESIDENTIAL DISTRICTS**

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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)**

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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 Low

1. 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

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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.

3. 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 10 FEET TO 5 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.]

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

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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.

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[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 MULTI-FAMILY 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

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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"

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

I. BUILDING PLACEMENT RELATIVE TO THE STREET. NON-RESIDENTIAL USE SHALL NOT BE SEPARATED FROM ABUTTING STREET ROWS BY PARKING LOTS THAT ARE WIDER THAN ONE PARKING BAY, OR 90 FEET OF TOTAL DISTANCE. WHERE FACING A STREET DESIGNATED IN THE COMPREHENSIVE PLAN AS MAIN STREET, MIXED-USE STREET, OR TRANSIT STREET TYPOLOGY, AT LEAST ONE-THIRD OF THE LENGTH OF THE STREET-FACING COMMERCIAL BUILDING ELEVATION SHALL HAVE A MAXIMUM SETBACK OF 40 FEET, IN COMPLIANCE WITH THE ILLUSTRATED MAXIMUM SETBACK PROVISIONS OF SUBSECTION 21.06.030C.5. THE MAXIMUM SETBACK MAY BE INCREASED TO 60 FEET AS PROVIDED IN SUBSECTION 21.06.030C.5.C. OF THE MAXIMUM SETBACK PROVISIONS. SITES THAT FRONT ON MORE THAN ONE FRONTAGE ARE REQUIRED TO MEET THESE STANDARDS ON AT LEAST ONE STREET, AS ESTABLISHED ON 21.06.030C.5.A.II., EXCEPT THAT A SECOND STREET FRONTAGE SHALL EITHER MEET THE MAXIMUM SETBACK OR INCORPORATE PRIMARY PEDESTRIAN WALKWAYS CONNECTING TO OFF-SITE DESTINATIONS.

II. STREET-FACING WINDOWS AND ENTRIES. VISUAL ACCESS WINDOWS OR PRIMARY 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

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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

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(5) ENTRANCE PLAZA, PATIO, OR  
SIMILAR COMMON PRIVATE SPACE.

IV. STREET-FACING STRUCTURE PARKING.  
STRUCTURED PARKING IS SUBJECT TO SUBSECTION  
21.07.090M.3.

V. OUTDOOR COMMERCIAL OPERATIONS. ALL  
COMMERCIAL AND NON-RESIDENTIAL USES SHALL  
BE CONDUCTED ENTIRELY WITHIN AN ENCLOSED  
BUILDING CONCEPT EXCEPT FOR PARKING AND  
LOADING FACILITIES AND RESTAURANT SEATING.

VI. MAINTAINING RESIDENTIAL CHARACTER. ALL  
FLOOR AREA DEDICATED TO HEIGHT INCREASES IN  
THE DEVELOPMENT BEYOND 40 FEET SHALL BE  
RESIDENTIAL.

E. ENHANCED SIDEWALK OPTION  
AN ENHANCED SIDEWALK ENVIRONMENT MAY BE  
PROVIDED IN LIEU OF REQUIRED SIDEWALKS AND SITE  
PERIMETER LANDSCAPING, AS PROVIDED IN SUBSECTION  
21.07.060F.16.

F. BUILDING HEIGHT INCREASES  
BUILDING HEIGHT INCREASES MAY EXCEED THE MAXIMUM  
HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO A  
MAXIMUM HEIGHT OF 70 FEET NOT TO EXCEED 6 STORIES  
THROUGH THE FOLLOWING BONUSES. THESE PROVIDE FOR  
AN INCREMENTAL INCREASE IN HEIGHT IN EXCHANGE FOR  
FEATURES DEEMED OF BENEFIT TO THE COMMUNITY.  
HEIGHT INCREASES ARE SUBJECT TO THE R-3A DISTRICT  
BUILDING BULK AND TRANSITION STANDARDS OF  
SUBSECTION H. BELOW TO MITIGATE IMPACTS ON  
SURROUNDING PROPERTIES AND SUPPORT  
NEIGHBORHOOD COMPATIBILITY. THE MAXIMUM  
BUILDING HEIGHT POSSIBLE SHALL BE LIMITED TO 50 FEET  
NOT TO EXCEED FOUR STORIES ON SITES 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

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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 SOIL 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.

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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

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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.

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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:

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- (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

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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. 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.

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- 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.

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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

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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.

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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> <ul style="list-style-type: none"> <li><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.)</li> <li><b>B. CONDITIONAL USE</b> (21.03.080) AND PROVIDES GREATER THAN 35 DWELLING UNITS PER GROSS ACRES ON THE DEVELOPMENT SITE; OR</li> <li><b>C. SMALL AREA IMPLEMENTATION PLAN</b> (21.03.115).]</li> </ul>
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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

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

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

1. PURPOSE

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

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

1. PURPOSE

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

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

1. PURPOSE

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

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

[L. 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:PROTECT NATURAL FEATURES SUCH AS PONDS, STREAMS, WETLANDS, AND SPRINGS, AND INCORPORATE SUCH FEATURES INTO THE DEVELOPMENT OF THE SITE DESIGN;

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

2. DISTRICT-SPECIFIC STANDARDS

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**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 COVERAGE OF LOT COVERAGE OF ALL 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

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**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.]

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(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**

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D. B-3 General Business District

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2. District-Specific Standards

a. [RESIDENTIAL IN B-3]

[RESIDENTIAL HOUSEHOLD LIVING USES IN THE B-3 DISTRICT SHALL BE SUBJECT TO THE R-4 RELATED FAR PROVISIONS IN SUBSECTION 21.04.020I.2.C. THE BUILDING HEIGHT INCREASE OF SUBSECTION 21.04.020I.2.D. IS AVAILABLE TO RESIDENTIAL HOUSEHOLD LIVING USES IN THE B-3 DISTRICT.]

*Note to revisor—renumber subsequent items accordingly*

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E. Residential Office District

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*Note to revisor—renumber subsequent items accordingly*

[C. RESIDENTIAL IN RO

[RESIDENTIAL HOUSEHOLD LIVING USES IN THE RO DISTRICT SHALL BE SUBJECT TO THE R-4 RELATED FAR PROVISIONS IN SUBSECTION 21.04.020I.2.C. THE BUILDING HEIGHT INCREASE OF SUBSECTION 21.04.020I.2.D. IS AVAILABLE TO RESIDENTIAL HOUSEHOLD LIVING USES IN THE RO DISTRICT.]

c[D]. Conditional Building Height Increase

Buildings with nonresidential or group living uses in the RO district may exceed the maximum height established in table 21.06-2, up to a maximum total height of 65 feet, not to exceed 4 stories of non-residential, subject to a conditional use review and the following additional approval criteria:

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iii. The property is not adjacent to any residential district other than the URH district [R-4 OR R-4A DISTRICTS]; and

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**21.040.060 OTHER DISTRICTS**

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D. PCD: Planned Community Development District

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**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**

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

----SEE APPENDIX 1----

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

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**A. Household Living**

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**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

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term "duplex."

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**7. Dwelling, Mobile Home**

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[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.]

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**B. Group Living**

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**4. Roominghouse**

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**b. Use-Specific Standards**

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**ii. General Standards**

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(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**

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**8. Social Service Facility**

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**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.

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**J. Visitor Accommodations**

**2. Extended-Stay Lodgings**

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**b. Use-Specific Standards**

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- [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**

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**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**

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**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

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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**

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**b. Use-Specific Standards**

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[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**

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**C. Table of Allowed Accessory Uses**

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**1. Explanation of Table Abbreviations**

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

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

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

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

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**b. Use-Specific Standards**

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**iii. Requirements**

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

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**(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**

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**b. Use-Specific Standards**

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[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

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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**

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**b. Use-Specific Standards**

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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.

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

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**b. Zoning Districts Allowed**

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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.

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**E. Prohibited Accessory Uses and Structures**

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**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**

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**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.**

1 **Section 5.** Anchorage Municipal Code Chapter 21.06 is hereby amended to read as follows  
2 *(the remainder of the section is not affected and therefore not set out):*  
3

4 **21.06.020 DIMENSIONAL STANDARDS TABLES**

5  
6 \*\*\* \*\*

7 **A. Table of Dimensional Standards: Residential Districts**  
8

Revised (Sponsors' Draft 1-12-24)

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			
<b>[R-1: SINGLE-FAMILY RESIDENTIAL DISTRICT]</b>									
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		
<b>R-1A: SINGLE-FAMILY RESIDENTIAL DISTRICT (LARGER LOT)</b>									
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		
<b>R-2A: TWO-FAMILY RESIDENTIAL DISTRICT (LARGER LOT)</b>									
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		
<b>STFR: Single and Two Family</b>									
Dwelling, single- family attached	3000	35 (40 on corner lots)	40	20	N/A on common lot line; otherwise 5	10	N/A	30	

[R-2D: Two-Family Residential District]										
CMRL	All other uses	6,000	50	40	20'	5	10	2	30	
	DWELLING, SINGLE-FAMILY DETACHED	6,000	50	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.
	DWELLING, TWO-FAMILY	6,000	50	40	20	5	10	1		ACCESSORY GARAGES/CARPORPTS: 25
	DWELLING, SINGLE-FAMILY ATTACHED	3,500	35 (40 ON CORNER LOTS)	40	20	N/A ON COMMON LOT LINE; OTHERWISE 5	10	1		OTHER ACCESSORY: 12]
	ALL OTHER USES	6,000	50	40	20	5	10	N/A		

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					
CMRL	[R-2M: MIXED RESIDENTIAL DISTRICT]										
	DWELLING, SINGLE-FAMILY DETACHED	6,000	50	40	20	5	10	1			
	DWELLING, TWO-FAMILY	6,000	50	40	20	5	10	1			

Revised (Sponsors' Draft 1-12-24)  
Page 43 of 71

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DWELLING, SINGLE- FAMILY ATTACHED	3,000	35 (40 ON CORNER LOTS)	40	20		N/A ON COMMON LOT LINE; OTHERWISE 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, TOWNHOUSE	2,400	24 (30 ON CORNER LOTS)	60	20			10	1	
DWELLING, MULTIFAMILY (UP TO 8 UNITS PERMITTED PER BUILDING)	8,500 + 2,300 FOR EVERY UNIT OVER 3	50	40	20		10, EXCEPT WHERE 5 IS ALLOWED AS PROVIDED IN 21.04.020F.2.C.	10		MORE THAN ONE PRINCIPAL STRUCTURE MAY BE ALLOWED ON ANY LOT OR TRACT IN ACCORDANCE WITH SUBSECTION 21.07.110F.2.
DWELLING, MULTIFAMILY, WITH SINGLE- OR TWO- FAMILY STYLE CONSTRUCTION OF MULTIPLE BUILDINGS ON A LOT	3,000 PER UNIT	50	40	20		10, EXCEPT WHERE 5 IS ALLOWED AS PROVIDED IN 21.04.020F.2.C.	10		
ALL OTHER USES	6,000	50	40	20		5	10		]
<b>CMRL: Compact Mixed Residential Low</b>									
Dwelling, single- family attached	2,400	24 (30 on corner lots)	60	20		N/A on common lot line; otherwise 5	10		30
Dwelling, townhouse	2,400	24 (30 on Corner lots)	60	20			10		30
All other uses	6000, or 6,000 +1,500 for every unit beyond four residential units	50	60	20		5	10		30
<b>[R-3: MIXED RESIDENTIAL DISTRICT</b>									
DWELLING, SINGLE- FAMILY ATTACHED	3,000	35 (40 ON CORNER LOTS)	40	20		N/A ON COMMON LOT LINE; OTHERWISE 5	10	1	35

CMRM

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

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		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>			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		
DWELLING, SINGLE-FAMILY DETACHED	2,000	20 (30 ON CORNER LOTS)	60		N/A ON COMMON LOT LINE; OTHERWISE 5	10	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	10		45 <sup>4</sup>
ALL OTHER USES	6,000	50	60			10	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)	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)	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>2</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	120	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	300	5	25	15	25	1	PRINCIPAL: 35 ACCESSORY GARAGES/CARPORTS:
DWELLING, TWO-FAMILY	261,360	300	300	5	25	15	25	1	

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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]

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<sup>1</sup> For other lot dimensional standards, see section 21.08.030K.  
<sup>4</sup> See subsection 21.04.020H. for information regarding possible height increases.  
<sup>5</sup> See subsection 21.06.030C.5. for information regarding possible increases and exceptions to the maximum front setback.  
<sup>6</sup> See subsection 21.04.020I.2.e. for information regarding possible height increases.  
<sup>7</sup> See subsection 21.07.020E.5. for additional restrictions for lots with slopes greater than 20%.

(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)

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**21.06.030 MEASUREMENTS AND EXCEPTIONS**

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**B. Lot Coverage**

**1. Lot Coverage Requirement Generally**

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

*Note to revisor: Please renumber accordingly*

**D. Height**

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**6. Height Exceptions**

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

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

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

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

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

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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].

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*Note to revisor—please renumber accordingly*

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

**[A. PURPOSE**

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

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

**I. THE DEVELOPMENT SITE IS AT LEAST ½ ACRE;**

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

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

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

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**b. Applicability**

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

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

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**d. Exceptions**

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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)**

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**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].

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**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

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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.

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*Note to revisor: Please renumber table accordingly.*

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

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

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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**

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**B. Applicability and Open Space Requirement**

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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

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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.

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**21.07.060 TRANSPORTATION AND CONNECTIVITY**

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**E. Standards for Pedestrian Facilities**

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**2. Sidewalks**

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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.

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**21.07.070 NEIGHBORHOOD PROTECTION STANDARDS**

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**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.

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- 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.

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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 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

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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.

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

a. Bonus for Housing

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

b. Bonus for Open Space

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

c. Bonus for Below Grade Parking

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

d. 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 21.07.110H., Affordable Housing. A housing unit receives this affordable housing bonus instead of the housing bonus in subsection 3.a. above.

e. 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.16.

f. Bonus for Pedestrian-Interactive Use

Three square feet of additional floor area is allowed per each

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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.

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**21.07.080 LANDSCAPING, SCREENING, AND FENCES**

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**E. Types of Landscaping**

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**1. Site Perimeter Landscaping Requirements**

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

Revised (Sponsors' Draft 1-12-24)

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

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

**NOTES:**

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

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**H. Fences**

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**3. Maximum Height**

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

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

**21.07.090 OFF-STREET PARKING AND LOADING**

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**G. Off-Street Loading Requirements**

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**2. Number of Spaces**

The following numbers and types of berths shall be provided for the specified uses in table 21.07-5, Off-Street Loading Berths; provided, however, that, in any DT district, or in any mixed-use development where an alley is available that is not shared with any adjacent STFR, CMRL, or CMRM [R- 1, R-1A, R-2A, R-2D, R-2M, OR R-3] zoned residential lot, one type C berth may be substituted for one type B berth. The uses specified in this subsection shall include all structures designed, intended, or arranged for such use.

**M. Structured Parking**

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**3. Ground Floor Use**

In the B-3, CMRM, and URH [R-3A, R-4, AND R-4A] districts along streets that have been specifically designated in the comprehensive plan as a main street, transit street, mixed-use street, or with a similar street typology, ground-floor structured

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

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**21.07.110 RESIDENTIAL DESIGN STANDARDS**

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**F. Site Design**

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**2. Multiple Structures on One Lot**

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**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.

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

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**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.]

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**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-

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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.

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**3.    Development Options**

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**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
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**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.

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**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**

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**K.    Lot Dimensions**

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**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.

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**21.08.070    ALTERNATIVE RESIDENTIAL SUBDIVISIONS**

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**C. Cluster Housing**

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**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.]

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TABLE 21.XXX.XX MAXIMUM DENSITY FOR CLUSTER HOUSING SUBDIVISIONS	
Zoning District	Dwelling Units
	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>	<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

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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>	<u>19</u>	<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]
<u>URH</u>	<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]
<u>LLR</u>	<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.		

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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.

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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

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D. Narrow Lot Housing

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2. Applicability

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

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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.

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**E.    Unit Lot Subdivisions**

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**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**

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**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.*

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**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.

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

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**21.10.060 DIMENSIONAL STANDARDS**

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**C. Dimensional Standards Tables**

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**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):*

1 **21.12.050 SIGNS IN RESIDENTIAL DISTRICTS AND THE DEVELOPMENT RESERVE DISTRICT**  
 2 **(DR)**

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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.				
<sup>1</sup> Temporary signs are also subject to provisions of subsection 21.12.050F. <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. <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. <sup>4</sup> Sign height is measured from the natural grade at the base of the sign. <sup>5</sup> For parcels larger than one acre located within the LLR R-6, R-7, R-8C, R-9, R-10, and TA residential zoning districts, one freestanding sign no greater than eight square feet shall be permitted.				

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 11 **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)*:

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 14 **21.13.050 NONCONFORMING LOTS OF RECORD**

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 16 \*\*\* \*\*

17 **2. Residential Districts**

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 19 \*\*\* \*\*

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

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 26 **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)*:

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

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in the Chugiak/Eagle River and Girdwood codes.

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

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

\_\_\_\_\_  
Chair of the Assembly

ATTEST:

\_\_\_\_\_  
Municipal Clerk

(Planning and Zoning Commission Case No. XXXX)



Revised (Sponsors' Draft 1-12-24)

**TABLE 21.05-1-1. 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 21.04.050.  
 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]	URH	[R-5]	[R-6]	[R-7]	[R-8]	[R-9]	LRR	[R-10]	B-1A	B-1B	B-3	RO	MC	1-1	1-2	M	AF		DR	PR	PL	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]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	21.05.030B.3.
	medium (9-25 residents)	[C]	[C]	[C]	[C]	[C]	[C]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	21.05.030B.3.	
	large (26+ residents)							[P]	[P]	[P]	[P]	[P]	[P]	[P]							[C]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	21.05.030B.3.	
	Rooming-house																				[C]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	21.05.030B.4.
Transitional living facility																				[C]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	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]	[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]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	21.05.040A.	
Child Care	Child care center (9 or more children)	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	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]	[P]	[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																																		21.05.040C.1.	
	Community center																																		21.05.040C.2.	



Revised (Sponsors' Draft 1-12-24)

**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-2D]	[R-2M]	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-3	RO	MC	L-1	L-2	M1	AF	DR		PR	PL	M			
	High school	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	[P/ M]	21.05.040E.4.
	Instructional services	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	21.05.040E.5.
	Vocational or trade school	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	21.05.040E.6.
Health Care Facility	Health services			[P]									[P]		[P]																						21.05.040F.1.	
	Hospital/health care facility																																				21.05.040F.2.	
Parks and Open Area	Nursing facility			[C]																																	21.05.040F.3.	
	Community garden																																				21.05.040G.1.	
Public Safety Facility	Park, public or private	[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]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	21.05.040G.2.	
	Community or police substation			[P]																																	21.05.040H.1.	
	Correctional institution																																				21.05.040H.2.	
	Fire station	[M]	[M]	[M]	[M]	[M]	[M]	[M]	[M]	[M]	[M]	[M]	[M]	[M]	[M]	[M]	[M]	[M]	[M]	[M]	[M]	[M]	[M]	[M]	[M]	[M]	[M]	[M]	[M]	[M]	[M]	[M]	[M]	[M]	[M]	[M]	21.05.040H.3.	
Transportation Facility	Public safety facility																																					21.05.040H.4.
	Airport																																					21.05.040I.1.
	Airstrip, private	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	21.05.040I.2.	
	Heliport	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	[C]	21.05.040I.3.	
	Rail yard																																				21.05.040I.4.	



















# Revised (Sponsors' Draft 1-12-24)

**TABLE 21.05-4: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS**  
 P = Permitted Use S = Administrative Site Plan Review M = Major Site Plan Review W = 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	RESIDENTIAL													COMMERCIAL					INDUST.					OTHER					Definitions and Use-Specific Standards
	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	M	AF	DR	PR	PL	W	

<sup>1</sup> See subsections 21.04.050B. and C. for interim provisions allowing for additional uses in the I-2 district.  
<sup>2</sup> Uses with structures with a gross floor area over 20,000 square feet require a major site plan review through subsection 21.07.120A., *Large Commercial Establishments*.  
<sup>3</sup> Marijuana cultivation facilities are permitted in the B-3 district when collocated with and attached to a marijuana retail sales establishment, marijuana manufacturing facilities producing extracts using water-based, food-based, closed-loop carbon dioxide extraction systems, or other methods not employing solvents or gases, as described in 3 AAC 306.555, are permitted in the B-3 district. Marijuana retail sales establishments are permitted in the I-2 district when collocated with and attached to a marijuana cultivation facility or a marijuana manufacturing facility.  
<sup>4</sup> In accordance with subsection 21.05.040K.3.g., a tower or antenna that is not permitted in a district may be requested through the conditional use process.  
<sup>5</sup> In the AF district, three towers per lot are permitted by right (or, for Type 2 towers, by administrative site plan review). The installation of more than three towers per lot requires a conditional use permit.  
<sup>6</sup> Health services facilities not to exceed 15,000 gross square feet per individual parcel.  
<sup>7</sup> See subsection 21.05.060D.1.b for specific use provisions applicable within the Port of Anchorage Security Area.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, 01-28-14; AO 2014-58, 5-20-14; 2015-133(S), 2-23-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-131, 11-15-16; AO 2016-136, 11-15-16; AO 2016-156, 12-20-16; AO 2017-10, 1-24-17; AO 2017-57, 4-11-17; AO 2017-74, 5-23-17; AO 2017-176, 1-9-18; AO 2017-175(S), 2-13-18; AO 2020-38, 4-28-20; AO 2020-56, 6-23-20; AO 2021-54, 6-22-21; AO 2023-77, 7-25-23; AO 2023-42, 8-22-23)

Revised (Sponsors' Draft 1-12-24)

**TABLE 21.05-3: TABLE OF ACCESSORY USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS**  
 S = Administrative Site Plan Review C = Conditional Use Review

Accessory Uses	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]	[URH]	[R-5]	[R-5]	[R-6]	[R-7]	[R-8]	[R-9]	[LR]	[R-10]	[B-1A]	[B-1B]	[B-2]	[R0]	[MC]	[I-1]	[I-2]	[M]	[AF]	[DR]	[PR]	[P]	[W]					
Accessory dwelling unit (ADU)	[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]	[P]	[P]	[P]	[P]	[P]	[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]	[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 (up to 3 guestrooms)	[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]	[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]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	21.05.0700.3.	
Beekeeping	[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]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	21.05.0700.4.	
Caretaker's residence																																						21.05.0700.5.	
Dormitory																																						21.05.0700.6.	
Drive-through service																																						21.05.0700.7.	
Farm, hobby																																						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]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	21.05.0700.8.	
Home- and garden-related use	[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]	[P]	[P]	[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]	[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]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	21.05.0700.12.
Large domestic animal facility																																						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]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	21.05.0700.14.	

Revised (Sponsors' Draft 1-12-24)

**TABLE 21.05-3: TABLE OF ACCESSORY USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS**  
 S = Administrative Site Plan Review C = Conditional Use Review  
 P = Permitted

Accessory Uses	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-5]	[R-6]	[R-7]	[R-8]	[R-9]	LR	[R-10]	B-1A	B-1B	B-3	RO	MC	L-1	L-2	M	AF	DR		PR	PL	W		
Outdoor keeping of animals	[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]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	[P]	21.05.070D.15.
Outdoor display accessory to a commercial use																																				21.05.070D.16.	
Outdoor storage accessory to a commercial use																																				21.05.070D.17.	
Outdoor storage associated with a community use																																				21.05.070D.18.	
Outdoor storage of vehicles and/or equipment associated with a community use																																				21.05.070D.19.	
Parking accessory to a residential use	[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]	[P]	[P]	[P]	[P]	[P]	[P]	[P]		21.05.070D.20.	
Private outdoor storage of non-commercial equipment accessory to a residential use	[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]	[P]	[P]	[P]	[P]	[P]	[P]	[P]		21.05.070D.21.	
Telecommunications antenna only, large	[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]	[P]	[P]	[P]	[P]	[P]	[P]	[P]		21.05.040K.	
Telecommunications antenna only, small	[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]	[P]	[P]	[P]	[P]	[P]	[P]	[P]		21.05.040K.	
Type 4 tower	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]		21.05.040K.	
Vehicle repair/rebuilding, outdoor, hobby	[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]	[P]	[P]	[P]	[P]	[P]	[P]	[P]		21.05.070D.22.	
Wind energy conversion system (WECS), freestanding small	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]		21.05.070D.23.	
Wind energy conversion system (WECS), building mounted small																																					21.05.070D.20.

<sup>3</sup> The telecommunications antenna is allowed only when meeting the concealment standards of 21.05.040K.8.4. and as accessory to a multifamily structure containing at least seven dwelling units or to a nonresidential use.  
<sup>4</sup> The tower or telecommunications antenna is allowed only as accessory to a multifamily structure containing at least seven dwelling units, or to a nonresidential use.