



Municipality of Anchorage

Planning Department

Memorandum



Date: November 12, 2025

To: Reviewing Agencies

Subject: PZC Case No. 2026-0003, Text Amendment to Title 21 to Increase Flexibility for Agricultural and Food Production Uses in the Anchorage Bowl — Request for Public Comments

The Planning Department is seeking comments on the attached draft ordinance to expand flexibility for agricultural uses and food production across the Bowl. This proposal would:

- Allow commercial horticulture as a conditional use in more zones.
- Allow farmers markets as a permitted use in RO.
- Allow grocery stores as a permitted use in RO.
- Allow manufacturing and food production as a permitted use in B-3, I-1, and I-2.
- Allow hobby farms as permitted uses in more zones.
- Create a new accessory use: Accessory Food and Beverage Production, which would include the production, but not sale, of alcoholic beverages. This would be allowed in all residential zones, commercial zones, and I-1 and I-2.
- Allow additional flexibility for accessory food and beverage production for both residential and non-residential uses.
- Allow grocery stores in the R-3 zone, subject to a limitation of 10,000 SF gross floor area.
- Allowing Beekeeping as an accessory use in all residential zones.

This proposal does not expand where Marijuana uses are allowed or supersede any Health Department regulations about food or beverage production.

Your comments will be submitted to the Planning and Zoning Commission for a public hearing scheduled for **Monday, January 12, 2026, at 6:30 p.m. in the Assembly Chambers of the Z.J. Loussac Library, 3600 Denali Street, Anchorage**. Recommendations from the Commission will be forwarded to the Assembly.

Submit written comments in the following ways:

by CityView: <http://munimaps.muni.org/planning/allcomments.cfm>
(insert case number 2026-0003)

by email: Anchorage2040@muni.org

by fax: (907) 343-7927

by mail: Current Planning Division
MOA Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

If you have questions, please contact Daniel Mckenna-Foster at 907-343-7918 in the Planning Department.

Attachment: Draft Ordinance

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: _____

ANCHORAGE, ALASKA
AO No. 2025-_____

**AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SUBSECTION
21.05 USE REGULATIONS AND 21.15 RULES OF CONSTRUCTION AND
DEFINITIONS TO EASE RESTRICTIONS ON AGRICULTURAL USES AND
FOOD PRODUCTION IN THE ANCHORAGE BOWL.**

(Planning and Zoning Commission Case No. 2026-0003) (All Community Councils)

WHEREAS, Anchorage has a range of agricultural and food production activity across the Bowl; and,

WHEREAS, increased energy prices and transportation costs have made it increasingly difficult for producers to operate effectively; and,

WHEREAS, food security and economic stability are of interest to the public and the Assembly; and,

WHEREAS, the Assembly introduced AO No. 2025-62 on June 24, 2025, for discussion on facilitating more food production and broader agricultural activity across Anchorage; and,

WHEREAS, the Planning Department has received comment about several other issues related to food production which could be combined into this ordinance; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.05.010, Use Regulations, Table of Allowed Uses, 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.

Section 2. Anchorage Municipal Code section 21.05.050, Use Regulations, Commercial Uses: Definitions and Use-Specific Standards, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

*** *** ***
21.05.050 COMMERCIAL USES: DEFINITIONS AND USE-SPECIFIC STANDARDS

*** *** ***
H. Retail Sales

8. Grocery or Food Store

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b. Use-Specific Standards

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iii. Grocery or food stores in the R-3 district shall have a maximum gross floor area of 10,000 square feet.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-133, 11-5-14; AO 2015-82, 7-28-15; AO 2023- 77, 7-25-2023; AO 2024-24, 4-23-24; AO 2025-3, 2-11-25; AO 2025-36, 4-16-25; AO 2025-112, 10-21-25)

Section 3. Anchorage Municipal Code section 21.05.070, Use Regulations, Accessory Uses and Structures, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.070 ACCESSORY USES AND STRUCTURES

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B. General Standards

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2. Compliance with Ordinance Requirements

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b. Any use listed in subsections 21.05.030 through 21.05.060 is allowed as an accessory use to a residential use if the accessory use meets the standards of a “home occupation” at subsection 21.05.070D.11. **Except for Accessory Food and Beverage Production, [I]** if the use exceeds the standards of a “home occupation”, then the use is no longer considered accessory and shall meet any applicable standards of subsections 21.05.010 through 21.05.060, which dictate in which districts the use is allowed, and any use-specific standards.

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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

TABLE 21.05-3: TABLE OF ACCESSORY USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS																													
P = Permitted 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	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	MI	AF	DR	PR	PLI	W
Beekeeping	P	P	P	P	P	P	P	P	P	P	P	P	P	P															
*** *** ***																													
Farm, hobby	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P									21.05.070D. 8.
Food and Beverage Production, Accessory	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. 9.
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		21.05.070D. 10[9].
<p>³ The telecommunications antenna is allowed only when meeting the concealment standards of 21.05.040K.8.d. and as accessory to a multifamily structure containing at least seven dwelling units or to a nonresidential use.</p> <p>⁴ 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.</p>																													

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

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9. Food and Beverage Production, Accessory

a. Definition

The use of a portion of a property, or the use of a property for the portion of a year, for processing and/or producing food or beverages for human consumption. This includes alcoholic beverages as well as facilities that process meat, game, and seafood.

This use differs from a home occupation in that it may be accessory to a use other than a dwelling unit.

b. Use-Specific Standards

i. Except for as provided in chapter 21.12, Signs, there shall be no change to the outside of the building or premises, nor shall there be other visible evidence of the conduct of the accessory use;

ii. In residential districts, the use shall not attract or facilitate more vehicular traffic or deliveries than would normally be expected in a residential neighborhood;

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iii. No equipment or process shall be used in the food production use that creates noise, vibration, glare, fumes, or odors detectable to the normal senses at the property line. No hazardous or toxic materials shall be stored on the property as part of the accessory use;

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<NOTE TO REVISOR: Please renumber all accessory uses from "Garage or Carport, Private Residential" starting from the number 10 onwards>

(AO 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; AO 2024-24, 4-22-24; AO 2025-72(S)AA, 6-24-25; AO 2025-112, 10-21-25)

Section 4. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2026.

Chair of the Assembly

ATTEST:

Municipal Clerk

(Planning and Commission Case No. 2026-0003)