

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

ANCHORAGE, ALASKA
AO No. 2026-___

1 **AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE CHAPTERS**
2 **21.06, DIMENSIONAL STANDARDS AND MEASUREMENTS, AND 21.10,**
3 **CHUGIAK-EAGLE RIVER, TO REDUCE THE DIMENSIONAL STANDARDS**
4 **FOR MINIMUM SETBACK REQUIREMENTS IN THE R-6 AND CE-R-6 ZONING**
5 **DISTRICTS.**

6
7 (Planning and Zoning Commission Case No. 2026-0012)

8
9 **WHEREAS**, the *Anchorage 2020 Comprehensive Plan* outlines a goal for a
10 forward-looking approach to community growth and redevelopment; and

11
12 **WHEREAS**, Goal 4 of the *Anchorage 2040 Land Use Plan* calls for Anchorage's
13 neighborhoods providing a range of places to live, meeting the housing needs of
14 residents at all income levels, household sizes, interests, ages, abilities, and races
15 and ethnicities; and

16
17 **WHEREAS**, Element 3 Land Use and Housing of the *Chugiak-Eagle River*
18 *Comprehensive Plan Update 2006* calls for Chugiak-Eagle River to "Ensure an
19 orderly, efficient pattern of development that reflects the diverse needs of the
20 community and encourages growth this is consistent with historical land uses,
21 community character and the natural environment"; and

22
23 **WHEREAS**, the Mayor's *10,000 Homes in 10 Years Housing Strategy* calls for
24 cutting red tape and removing regulatory barriers to help build and repair housing;
25 and

26
27 **WHEREAS**, these amendments do not change the purpose and gross densities of
28 the R-6 (Low-Density Residential (1 acre)) and CE-R-6 (Chugiak-Eagle River Low-
29 Density Residential) identified in Anchorage Municipal Code (AMC) 21.04.020L.
30 and AMC 21.10.040C.10.; and

31
32 **WHEREAS**, the current setbacks for the R-6 and CE-R-6 zoning districts have
33 been in place since adoption of the R-6 zoning district in 1972, and the creation of
34 the CE-R-6 zoning district in January of 2014; and

35
36 **WHEREAS**, this ordinance will reduce the current front, rear, and side setbacks
37 for the R-6 and CE-R-6 zoning districts; and

38
39 **WHEREAS**, single-family dwellings, two-family dwellings, and accessory dwelling
40 units (ADUs) are permitted in both districts. Lowering the setback requirements will
41 provide more flexibility for new construction; now, therefore,
42

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.06.020A. Dimensional Standards Tables are amended as follows:

21.06.020 DIMENSIONAL STANDARDS TABLES

*** **

A. Table of Dimensional Standards: Residential District

TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS								
<i>(Additional standards may apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)</i>								
Use	Minimum lot dimensions ¹		Max lot coverage (%) ⁷	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract ²	Maximum height of structures (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear		
R-6: Low-Density Residential District (1 acre)								
Dwelling, single-family	43,560	150	30	25 [50]	15 [25]	25 [50]	1	Principal: 35 Accessory garages/carports: 30
Dwelling, two-family	87,120	200	30	25 [50]	15 [25]	25 [50]	2	
All other uses	43,560	150	30	25 [50]	15 [25]	25 [50]	N/A	Other accessory: 25

*** **

(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; AO 2023-103(S), 12-18-23; AO 2023-87(S-1), 6-25-24; AO 2024-102, 1-7-25; AO 2025-33AA Corrected, 4-16-25; AO 2025-48, 4-22-25; AO 2025-112, 10-21-25)

Section 2. Anchorage Municipal Code of Regulations section 21.10.060C.3. Dimensional Standards are amended as follows:

21.10.060 DIMENSIONAL STANDARDS

*** **

C. Dimensional Standards Tables

*** **

3. Residential Districts

TABLE 21.10-6: TABLE OF DIMENSIONAL STANDARDS – CHUGIAK-EAGLE RIVER RESIDENTIAL DISTRICTS
(Additional standards may apply. See district-specific standards in section 21.10.040 and chapter 21.04, and use-specific standards in section 21.10.050 and chapter 21.05.)

Use	Minimum lot dimensions ⁵		Max lot coverage (%)	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract ⁶	Maximum height of structures (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear		
R-6: Low-Density Residential District (1 acre)								
Dwelling, single-family detached	43,560	135	30	25	<u>15</u> [25]	<u>25</u> [50]	1	Principal: 35 Accessory garages/carports: 30 Other accessory: 25
Dwelling, two-family	87,120	150	30	25	<u>15</u> [25]	<u>25</u> [50]	1	
All other uses	43,560	135	30	25	<u>15</u> [25]	<u>25</u> [50]	N/A	

*** **

(AO 2012-124(S), 2-26-13; AO 2014-40(S), 5-20-14)

Section 3. 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

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MUNICIPALITY OF ANCHORAGE

Assembly Memorandum

No. AM - 2026

Meeting Date: _____

1 **FROM: MAYOR**

2
3 **SUBJECT: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE**
4 **CHAPTERS 21.06, DIMENSIONAL STANDARDS AND**
5 **MEASUREMENTS, AND 21.10, CHUGIAK-EAGLE RIVER, TO**
6 **REDUCE THE DIMENSIONAL STANDARDS FOR MINIMUM**
7 **SETBACK REQUIREMENTS IN THE R-6 AND CE-R-6 ZONING**
8 **DISTRICTS.**
9

10 This ordinance amends the AMC Table 21.06-1: Table of Dimensional Standards
11 – Residential Districts and Table 21.10-6: Table of Dimensional Standards –
12 Chugiak-Eagle River Residential Districts.
13

14 This proposed change would affect setbacks from property lines within the R-6:
15 Low-Density Residential (1 acre) District and CE-R-6: Chugiak-Eagle River Low-
16 Density Residential District. The current dimensional standards for the R:6 District
17 have been in effect since its creation by Ordinance No. 1-69 as amended and
18 adopted on November 15, 1972, by the Greater Anchorage Area Borough. The
19 CE-R-6 zoning district was created with the adoption of the current Title 21,
20 becoming effective January 1, 2014.
21

22 The front setback in Anchorage (50 feet), rear setback in Anchorage and
23 Chugiak/Eagle River (50 feet), and side setback in Anchorage and Chugiak/Eagle
24 River (25 feet) for the R-6 and CE-R-6 zoning districts, are greater than any other
25 Low-Density Residential District in Title 21 (R-7, CE-R-7, R-8, CE-R-8, R-9, and
26 CE-R-9). These larger setbacks in the R-6 and CE-R-6 zoning district create the
27 need for more residential dimensional variances. Thirteen (13) of the last twenty-
28 five (25) dimensional variance cases in the last seven (7) years would not have
29 been required for the property owners if the current setbacks were reduced. Single-
30 family dwellings, two-family dwellings, and accessory dwelling unit (ADUs) are
31 permitted in both districts. Lowering the setback requirements will also provide
32 more flexibility for new construction.
33

34 The Planning Department recommends amending the current dimensional
35 standards for the R-6 and CE-R-6 zoning districts as follows:
36

- 37 • Front: 25 feet (no change for CE-R-6; reduced from 50 feet for Anchorage
38 R-6)
- 39 • Rear: 25 feet (reduced from 50 feet for both districts)
- 40 • Side: 15 feet (reduced from 25 feet for both districts)

1 The current setback requirements do not differ among permitted uses in the R-6
2 and CE-R-6 districts, and these proposed changes would also not differ among all
3 permitted uses.
4

5 Planning staff attended seven (7) Community Councils in Anchorage
6 (Bayshore/Klatt, Bear Valley, Glen Alps, Hillside, Huffman/O'Malley, Rabbit Creek,
7 and Sand Lake; including the Home and Landowners Organization (HALO). Staff
8 attended four (4) in Eagle River/Chugiak (Birchwood, Chugiak, Eagle River Valley,
9 and Southfork). Staff attended the FCC meeting in September to provide
10 information to all CC.
11

12 **THE ADMINISTRATION RECOMMENDS APPROVAL.**
13

14 Prepared by: Paul Hatcher, Senior Planner, Planning Department
15 Approved by: Mélisa R. K. Babb, Director, Planning Director
16 Concur: Lance Wilber, Director, PDPW
17 Concur: Eva Gardner, Municipal Attorney
18 Concur: Ona R. Brause, OMB Director
19 Concur: Philippe D. Brice, CFO
20 Concur: William D. Falsey, Chief Administrative Officer
21 Concur: Rebecca A. Windt Pearson, Municipal Manager
22 Respectfully submitted: Suzanne LaFrance, Mayor