



# Municipality of Anchorage

## Planning Department

### Memorandum



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**Date:** November 24, 2025

**To:** Reviewing Agencies

**Subject:** PZC Case No. 2026-0012, Amendment to Title 21 to reduce the setbacks for the R-6 and CE-R-6 zoning districts — Request for Public Comments

The Planning Department is seeking comments on the attached draft ordinance to reduce the setbacks for the R-6 and CE-R-6 zoning districts. This proposal would affect setbacks from property lines within the R-6: Low-Density Residential (1 acre) District and CE-R-6: Chugiak-Eagle River Low-Density Residential District. The current dimensional standards for the R-6 District have been in effect since its creation by Ordinance No. 1-69 as amended and adopted on November 15, 1972, by the Greater Anchorage Area Borough. The CE-R-6 zoning district was created with the adoption of the current Title 21, becoming effective January 1, 2014.

The front setback in Anchorage (50 feet), rear setback in Anchorage and Chugiak/Eagle River (50 feet), and side setback in Anchorage and Chugiak/Eagle River (25 feet) for the R-6 and CE-R-6 zoning districts, are greater than any other Low-Density Residential District in Title 21 (R-7, CE-R-7, R-8, CE-R-8, R-9, and CE-R-9). These larger setbacks in the R-6 and CE-R-6 zoning district create the need for more residential dimensional variances. Twelve (12) of the last twenty-five (25) dimensional variance cases in the last seven (7) years would not have been required for the property owners if the current setbacks were reduced. Single-family dwellings, two-family dwellings, and accessory dwelling unit (ADUs) are permitted in both districts. Lowering the setback requirements will also provide more flexibility for new construction.

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

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

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

Planning staff has been actively engaged in attending Community Council (CC) meetings over the last five (5) months. Staff attended seven (7) Community Councils in Anchorage (Bayshore/Klatt, Bear Valley, Glen Alps, Hillside, Huffman/O'Malley, Rabbit Creek, and Sand Lake; including the Home and Landowners Organization (HALO)). Staff attended four (4) in Eagle River/Chugiak (Birchwood, Chugiak, Eagle River Valley, and Southfork). At each community council we presented the proposal of reducing the setbacks in the R-6 and CE-R-6 zoning district. These presentations were well received with almost no objection to this change. Rabbit Creek CC was the only CC to have some concerns with front setback and seeing structures from the right-of-way. Staff also attended the FCC meeting in September to provide information to all CC.

Your comments will be submitted to the Planning and Zoning Commission for a public hearing scheduled for **Monday, February 2, 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 **2026-0012**)
- by email:** [Anchorage2040@muni.org](mailto: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 Paul Hatcher at 907-343-7942 in the Planning Department.

Attachment: Draft Ordinance