

**Original Draft Ordinance**

**PZC Case No. 2026-0003**

**Title 21 Amendment  
to Ease Restrictions on  
Agricultural Uses and Food Production  
in the Anchorage Bowl**

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**

\*\*\*      \*\*\*      \*\*\*

**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

\*\*\*      \*\*\*      \*\*

b.      Use-Specific Standards

\*\*\*      \*\*\*      \*\*

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

\*\*\*      \*\*\*      \*\*\*

(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**

\*\*\*      \*\*\*      \*\*\*

**B.      General Standards**

\*\*\*      \*\*\*      \*\*\*

**2.      Compliance with Ordinance Requirements**

\*\*\*      \*\*\*      \*\*\*

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.

\*\*\*      \*\*\*      \*\*\*

**C.      Table of Allowed Accessory Uses**

\*\*\*      \*\*\*      \*\*\*

1.      Explanation of Table Abbreviations

\*\*\*      \*\*\*      \*\*\*

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										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><sup>3</sup> 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><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.</p>																													

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29

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

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

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;

