



Municipality of Anchorage

Planning Department

Memorandum



DATE: February 2, 2026

TO: Planning and Zoning Commission

THRU: *MB* Méliisa R. K. Babb, Planning Director

FROM: *PAH* Paul Hatcher, Senior Planner

SUBJECT: 2026-0012, Amendment to Anchorage Municipal Code Title 21 (Tables 21.06-1 and 21.10-6) to reduce the setbacks for the R-6 and CE-R-6 zoning districts.

This Title 21 text amendment updates setbacks requirements in Table 21.06-1 and Table 21.10-6 for the R-6 and CE-R-6 zoning districts (the Anchorage Low-Density Residential [1 acre] and Chugiak-Eagle River Low-Density Residential zoning districts).

The R-6 and CE-R-6 zoning districts have the highest front and rear setback of any zoning district in the Municipality by nearly a 2 to 1 margin. The next highest setback requirement in any other zoning district in Anchorage, Girdwood, or Chugiak-Eagle River is 30 feet. The setback requirements in R-6 and CE-R-6 are also greater than other residential zoning districts with lower densities.

The proposed amendments would maintain high setback requirements in the R-6 and CE-R-6 zoning districts. Setback distances in these districts would no longer be an outlier and would be comparable to other rural, alpine, and low-density zoning districts.

The R-6 setback requirements also affect lots in other zoning districts if a lot does not meet minimum lot size requirements and ends up following R-6 setback requirements per 21.13.050A.1. *Nonconforming Lots*.

The amendment would:

- Reduce the front setback from 50 feet to 25 feet in Anchorage R-6 (the front setback in Chugiak/Eagle River R-6 is already 25 feet)
- Reduce the rear setback from 50 feet to 25 feet in Anchorage and Chugiak/Eagle River R-6;
- Reduce the side setback from 25 feet to 15 feet in Anchorage and Chugiak/Eagle River R-6.

AMC 21.03.210 Title 21 - Text Amendments

C. Approval Criteria

Text amendments may be approved if the assembly finds that all the following approval criteria have been met:

- 1. The proposed amendment will promote the public health, safety, and general welfare.**

Reducing the current setbacks will increase flexibility for property owners, enable more efficient use of land, and support reinvestment in existing neighborhoods. Therefore, the proposed amendment will promote the public health, safety, and general welfare.

2. The proposed amendment is consistent with the comprehensive plan and the stated purposes of this title.

The proposed amendment is consistent with the purpose of Title 21. The proposed amendment is also consistent with the *Anchorage 2040 Land Use Plan* and the *Chugiak-Eagle River Comprehensive Plan*, which are adopted elements of the Comprehensive Plan.

Anchorage 2040 Land Use Plan, a Supplement to Anchorage 2020 – Anchorage Bowl Comprehensive Plan

Goal 4: Neighborhood Housing states that “Anchorage’s neighborhoods provide a range of places to live, meeting the housing needs of residents at all income levels, household sizes, interests, ages, abilities, and races and ethnicities.”

The R-6 district allows single-family dwellings, two-family dwellings, and accessory dwelling units (ADUs). Reducing setback requirements will increase flexibility for renovating existing homes, constructing new dwellings, and adding ADU’s, which will support a broader range of housing options and help meet Anchorage’s diverse housing needs.

Chugiak-Eagle River Comprehensive Plan Update 2006

Page 21 describes current and futures needs in Chugiak and Eagle River, and states, “A housing supply that meets the needs of a growing community is one of the major concerns of a comprehensive plan. As Chugiak-Eagle River grows, a greater variety of housing needs will have to be satisfied.” As such, Objective C.2.c. is to, “encourage the retention and rehabilitation of the existing housing stock”, and Objective C.2.f. is to, “encourage the design and construction of safe, sound housing.”

The CE-R-6 district also permits single-family dwellings, two-family dwellings, and ADUs. Reduced setbacks will similarly support reinvestment, new construction, and ADU development, helping meet the evolving housing needs of Chugiak and Eagle River residents.

Title 21 Purpose

Among the listed purposes of Title 21 within AMC 21.01.30 is Sub-Section A (AMC 21.01.030A.), which gives a Title 21 purpose of, “Encouraging the efficient use of existing infrastructure and the available land supply in the municipality, including redevelopment”. The proposed amendment is consistent with this purpose.

3. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.

The dimensional standards for the R-6 District have been in effect since their adoption by Ordinance No. 1-69 on November 15, 1972. The CE-R-6 zoning district was established with the adoption of the current Title 21, effective January 1, 2014. Updating these long-standing standards reflects contemporary development patterns and community needs.

The amendment is desirable due to changing housing needs in both Anchorage, Chugiak, and Eagle River. Demand for additional housing supply continues to increase, and barriers such as large setbacks in the R-6 and CE-R-6 can limit the ability of property owners to

improve, expand, or build new structures.

Over the past seven (7) years, twelve (12) of the last twenty-five (25) dimensional variance cases would not have been necessary if reduced setbacks had been in place. Minimizing the need for variances will reduce costs, delays, and administrative burdens for residents seeking to build, renovate, purchase, or sell property.

As described under Department and Public Comments below, general broad support for the amendment during community meetings demonstrates changing conditions.

Departmental and Public Comments

State and Municipal reviewing agencies had no objections to this Ordinance. Please refer to Attachment 2, "Comments" for correspondence from State and Municipal reviewing agencies. As of this writing, the Planning Department has not received public comments.

Planning staff sent a copy of the amendment to all community councils, the Chugiak-Eagle River Advisory Board (CERAB), and the Chugiak/Birchwood/Eagle River Rural Road Service Area (CBERRRSA) Board of Supervisors. Planning staff attended seven (7) Community Council meetings in Anchorage (Bayshore/Klatt, Bear Valley, Glen Alps, Hillside, Huffman/O'Malley, Rabbit Creek, and Sand Lake), as well as the Home and Landowners Organization (HALO). Staff also attended four (4) Community Councils in Eagle River/Chugiak (Birchwood, Chugiak, Eagle River Valley, and Southfork). Presentations of the proposal to reduce setbacks in the R-6 and CE-R-6 districts were generally well-received. Rabbit Creek Community Council expressed concerns, specifically regarding front setbacks and visibility of structures from the right-of-way.

Staff also presented the proposed amendments to the Federation of Community Councils (FCC) during their meeting in September of 2025.

Department Recommendation

The Planning Department recommends that the Planning and Zoning Commission recommend approval to the Anchorage Assembly of the text amendment to Anchorage Municipal Code Title 21 (Table 21.06-1 and 21.10-6). Enclosed is the draft Assembly Ordinance.

Suggested Findings

- The text amendment meets approval criteria in AMC 21.03.210.
- The Planning Department did not receive reviewing agency or public comments in opposition.

Attachments to Memorandum

1. Reviewing Agency Memorandum
2. Draft Assembly Ordinance
3. Comments

Attachment 1.

Reviewing Agency Memorandum

Case 2026-0012



Municipality of Anchorage

Planning Department

Memorandum



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

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

Attachment 2.

Draft
Assembly Ordinance (AO)

Case 2026-0012

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)

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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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Attachment 3.

Comments

Case 2026-0012



Municipality of Anchorage
Project Management and Engineering
MEMORANDUM



DATE: January 5, 2026

TO: Elizabeth Appleby

FROM: Kyle Cunningham

SUBJECT: Cases 2026-0012: Comments from Watershed Management Services.

Watershed Management Services (WMS) has the following comments for the February 2, 2026 Planning and Zoning Commission hearing:

- 2026-0012 – Review and Recommendation by Planning and Zoning Commission of a Draft Ordinance of the Anchorage Assembly amending AMC Chapters 21.06, Dimensional Standards and Measurements, and 21.10, Chugiak-Eagle River, to reduce the dimensional standards for minimum setback requirements in the R-6 and CE-R-6 Zoning Districts;
 - WMS has no comments on or objections to this ordinance.

Anchorage2040

From: LaFrance, Paul J.
Sent: Wednesday, December 31, 2025 4:34 PM
To: Anchorage2040
Cc: Hatcher, Paul A.
Subject: RE: Case Nos. 2026-0012 & 2026-0013 Request for Reviewing Agency Comments

Case No. 2026-0012:

Private Development has no objections/comments to the proposed setback reduction for R-6 and CE-R-6 zoning districts.

Thank you,

[Paul LaFrance, PE](#)
*Private Development Engineer
Development Services Department
Municipality of Anchorage
(907) 343-8310*



MUNICIPALITY OF ANCHORAGE

Traffic Engineering Department



MEMORANDUM

DATE: December 31, 2025

TO: Current Planning Division Supervisor.
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Engineering Department

FROM: Travis Just, Engineer Tech IV

SUBJECT: Traffic Engineering Department Comments

2026-0012 Review and Recommendation by Planning and Zoning Commission of a Draft Ordinance of the Anchorage Assembly amending AMC Chapters 21.06, Dimensional Standards and Measurements, and 21.10, Chugiak-Eagle River, to reduce the dimensional standards for minimum setback requirements in the R-6 and CE-R-6 Zoning Districts.

Traffic Engineering has no comments currently and recommends approval.

Anchorage2040

From: Walters, Michael S.
Sent: Thursday, December 18, 2025 1:11 PM
To: Anchorage2040
Subject: 202-0012 Request for Reviewing Agency Comments

ROW has the following comments for case number 2026-0012:

ROW has no comment or objections on the proposed action.

Regards,

Michael S Walters
Senior Plan Reviewer
Right of Way Section
michael.walters@anchorageak.gov
Office: 907-343-8226
Cell: 907-727-7637
Fax: 907-249-7910





December 17, 2025

Elizabeth Appleby, Current Planning Manager
MOA, Community Development Department
Planning Division
P.O. Box 196650
Anchorage, Alaska 99519-6650

[Sent Electronically]

Re: MOA Zoning Case Review

Dear Ms. Appleby:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has no comments:

- **2026-0012 – Title 21 Amendment for R-6 and CE-R-6 setback requirements**

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has the following comments:

- **2026-0011 – Port of Anchorage Administrative Site Plan – Land Reclamation**
 - No objection to the proposed site plan and land reclamation.
 - DOT&PF currently does not have any projects programmed in or around the Port of Anchorage. However, the applicant should be aware that both the AMATS: Ocean Dock Road Recon Study and the Seward to Glenn PEL Study do have recommendations that could see future projects in the area that could affect future access to the port.

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of

those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0522 or mark.eisenman@alaska.gov.

Sincerely,



Mark Eisenman
Anchorage Area Planner, DOT&PF

cc:

Sean Baski, P.E., Highway Design Group Chief, DOT&PF
Gabe Kutcher, Acting Property Management Supervisor CR, Right of Way, DOT&PF
Corliss Kimmel, Office Associate, Current Planning, MOA
Lori Black, Office Associate, Current Planning, MOA
Devki Rearden, Engineering Associate, DOT&PF
Anna Bosin P.E, Traffic & Safety Engineer, DOT&PF

Kimmel, Corliss A.

From: Wilson, Karleen K.
Sent: Wednesday, December 17, 2025 10:48 AM
To: Kimmel, Corliss A.; Blake, Lori A.
Subject: FW: Case Nos. 2026-001Address Reviewing Agency Comments
Attachments: 2026-0012 Routing Coversheet.pdf

No comments from Addressing.

Regards,

Karleen Wilson

Addressing Official
907.343.8168 (desk)
907.343.8466 (shared Addressing)
https://maps.ancgis.com/AGOL_AddressOfficial

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Friday, December 12, 2025 4:54 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: Case Nos. 2026-0012 & 2026-0013 Request for Reviewing Agency Comments

Hello all. Attached please find our Routing Coversheet and Memorandum for Case No. 2026-0012 (T21 Amendment) (**Please submit comments for Case 2026-0012 as instructed on the Memorandum**). Also attached is our Routing Coversheet for Case No. 2026-0013 (Design Criteria Manual Update) (**please submit comments for Case 2026-0013 as instructed on the routing coversheet**). Both cases are scheduled for review and recommendation by the Planning and Zoning Commission at a Public Hearing on 02/02/2026. The routing materials can be viewed by clicking on the links below, scrolling to bottom of page and selecting Reviewing Agency Routing preceded by the case no. of interest . **Please submit comments for Case 2026-0012 as instructed on the Memorandum.**

2026-0012 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18370>.

2026-0013 <https://www.muni.org/CityViewPortal/Planning/Status?planningId=18371>.



Planning Department
MUNICIPALITY OF ANCHORAGE

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