



Municipality of Anchorage Planning Department Memorandum



DATE: February 9, 2026

TO: Planning and Zoning Commission

THRU: *HB* Mélisa Babb, Planning Director

THRU: *DM* Daniel Mckenna-Foster, Long-Range Planning Manager

FROM: *MNA* Michael Nti Ababio, Senior Planner, Long-Range Planning Division

SUBJECT: Case 2026-0009, Omnibus Ordinance Amending Several Sections of Title 21 to Align with Current Practices and Provide Clarity for Implementation of Code and Related Matters.

BACKGROUND:

This proposed ordinance is intended to remove obsolete subsections, correct misspellings, amend and update cross-references, and correct punctuation errors to improve coherence within the Anchorage Municipal Code (AMC) Title 21, Land Use Planning.

DESCRIPTION OF TEXT AMENDMENTS:

This is a broad text amendment to AMC Title 21 that will amend numerous sections. The amendments are summarized by ordinance sections below:

Section 1: Amends Table 21.01-1: Comprehensive Plan Elements under Section 21.01.080 by removing the “2035 Metropolitan Transportation Plan” and adding the “Beach Lake Regional Park Master Plan.”

- The 2035 Metropolitan Transportation Plan (MTP) is an AMATS document and is no longer in effect since the adoption of the 2050 MTP. This action item ensures its removal.
- While the Beach Lake Regional Park Master Plan is an adopted element of the Comprehensive Plan, it is omitted from Table 21.01-1 which lists all elements of the Comprehensive Plan. This textual addition corrects the omission and ensures the table accurately reflects all adopted elements of the Comprehensive Plan.

Section 2: Amends the District name of Downtown by adding the word “Districts” and removes the abbreviation “DT” while adding the comprising zoning areas in Table 21.04-1.

- This section amends Table 21.04-1 by specifying the constituent zones of the downtown district.

Section 3: Corrects cross-reference in 21.04.020 by replacing “J” with “I” and replaces the preposition “below” with “above” to accurately show the location of the referenced subsection in text.

Section 4: Enforcement of name change from MHCs to RDUCs in 21.05.030.

- This section enforces the renaming of Manufactured Housing Communities (MHCs) to Relocatable Dwelling Unit Communities (RDUCs), as established under AO 2025-112 (PZC 2025-0045).

Section 5: Corrects the misspelling of “conex” in 21.05.050E.2.a.

Section 6: Corrects the misspelling of “conex” in 21.05.055A.8.

Section 7: Deletes provision in 21.05.060A.1.b.i.

- The provision in 21.05.060A.1.b.i. is being deleted because there is no longer a use or district-specific building placement and orientation standard; hence, the provision has become redundant.

Section 8: Updates cross reference and language in 21.05.070.D14.b.ii.

- This section updates the cross-reference from D.10. to D.11. and replaces the preposition “above” with “below” in 21.05.070.D.14.b.ii. to accurately reflect the location of the referenced section in text.

Section 9: Corrects the misspelling of “conex” in 21.05.080B.3.

Section 10: Updates the cited cross-reference in Table 21.06-1 from “21.07.110F.2.” to “21.07.110E.2.” and the addition of the 10th footnote reference in Table 21.06-2.

- This amendment corrects an incorrect cross-reference in Table 21.06-1, which is “21.07.110F.2.” under the R4: Multifamily Residential District subheading by replacing it with the correct reference “21.07.110E.2.” It also adds in the tenth footnote reference that was omitted in Table 21.06-2.

Section 11: Changes land use designations names under 21.06.030D.9. to reflect their new names in the *Anchorage 2040 Land Use Plan*.

Section 12: Corrects cross reference under 21.07.090J.3.

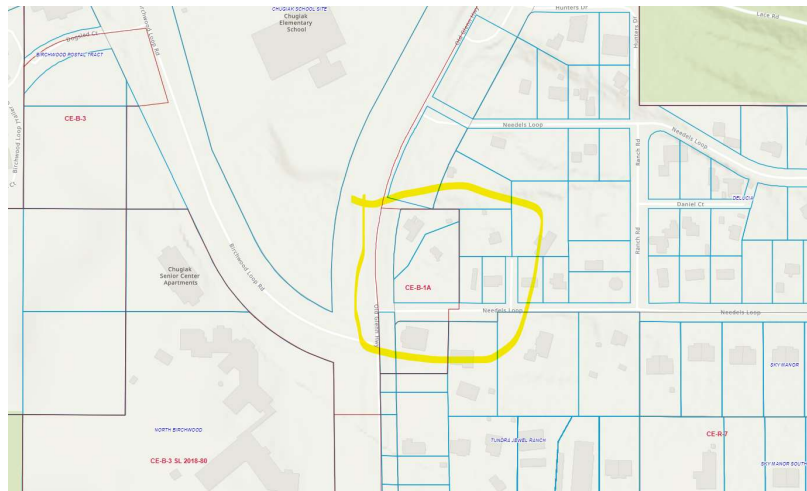
- This amendment corrects an incorrect table reference under 21.07.090J.3., which is “21.07-10” to “21.07-11.”

Section 13: Ensures the deletion of 21.07.120A.1.c., which already has been earmarked for removal.

Section 14: Corrects the misspelling of “conex” in 21.09.050C.

Section 15: Adds CE-B-1A into Table 21.10-1.

- Ensures that languages referencing B1-A districts applies to CE-B1-A. A single CE-B1-A district in Chugiak-Eagle River was accidentally omitted during the Title 21 rewrite (illustrated below).



Section 16: Corrects all instances of misspelling of “conex” throughout 21.10.050 and addresses punctuation errors in the subsection to ensure clarity and consistency.

Section 17: Introduces a definition for the term “Building Official” as stated under 21.03.100.

- This section introduces a definition for the term “Building Official” as stated under 21.03.100 to serve as a reference point to help individuals who may not know who the Building Official is and to avoid any confusion.

Section 18: Corrects an incorrect code reference in AMCR 21.20.001, Table of Fees.

- In 2018, AMCR 21.20.001B., Table of Fees, was updated but the reference was not. The current reference calls out 21.20.001G. in the bottom of the table, but the correct reference should be 21.20.001F. This section effects the correction.

COMMENTS RECEIVED:

The Planning Department received comments from Traffic Engineering, Private Development, and AWWU, none of which raised any objections.

RECOMMENDATION:

Staff recommends approval of this ordinance.

- Attachments: 1. Draft Ordinance
2. Comments Received

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Attachment 1.

Draft Omnibus Ordinance

Case 2026-0009

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

ANCHORAGE, ALASKA
AO NO. _____

AN ORDINANCE AMENDING SEVERAL SECTIONS OF ANCHORAGE MUNICIPAL CODE TITLE 21 TO CORRECT ERRORS, FIX INCONSISTENCIES, AND PROVIDE FOR BETTER IMPLEMENTATION OF THE COMPREHENSIVE PLAN.

(Planning and Zoning Commission Case No. 2026-0009)

WHEREAS, the Municipality of Anchorage has adopted Title 21 of the Anchorage Municipal Code to implement the comprehensive plan in a manner which protects the public health, safety, welfare, and economic vitality; and,

WHEREAS, continuous review and amendment of Title 21 is necessary to ensure clarity, consistency, and alignment with evolving community needs and objectives; and,

WHEREAS, the Planning Department works with other departments to identify and fix issues in Title 21 as they arise; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.01.080, Comprehensive Plan, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.01.080 COMPREHENSIVE PLAN
 *** *** ***

B. Elements

1. Adopted Elements
 *** *** ***

TABLE 21.01-1: COMPREHENSIVE PLAN ELEMENTS

Area/Topic	Plan	Adoption Date ¹	Amendments
*** *** ***			
Transportation	*** *** ***		
	[2035 METROPOLITAN TRANSPORTATION PLAN]	[AO 2012-30(S); 4-10-2012]	
	Municipality of Anchorage Long-Range Transportation Strategy 2024	AO 2025-44 AA; 4-16-2025	
Parks, Greenbelts, and Recreational Facilities	*** *** ***		
	<u>Beach Lake Regional Park Master Plan</u>	AO 2011-70; 7-12-2011	
Historic Preservation	*** *** ***		

1 *** *** ***
2 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-132(S), 7-8-14;
3 AO 2013-151, 1-14-14; AO 2014-63, 6-24-14; AO 2014-79, 7-22-14; AO
4 2014-108, 9-9-14; AO 2014-134, 11-18-14; AO 2014-139(S), 12-2-14; AO
5 2015-46, 5-14-15; AO 2015-17, 3-3-15; AO 2015-18, 3-3-15; AO 2015-140,
6 3-22-16; AO 2016- 32, 4-12-16; AO 2016-101, 9-13-16 AO 2017-67; 5-9-17;
7 AO 2017-116, as amended; 9-26-17; AO 2017- 134, 11-7-17; AO 2018-23,
8 3-20-18; AO 2019-123, 11-5-19; AO 2019-142, 12-17-19; AO 2021-40, 5-12-
9 21; AO 2021-25(S), 8-24-21; AO 2021-78, 11-1-21; AO 2021-80, 11-1-21;
10 AO 2022-1, 2-15-22; AO 2022- 27, 4-26-22; AO 2022-54, 5-24-22; AO 2023-
11 21, 4-11-23; AO 2023-22, 4-11-23; AO 2023-83, 9-12-23; AO 2024-21, 2-27-
12 24; AO 2024-1, 2-27-24; AO 2024-10, 2-27-24; AO 2025-2, 2-11-25; AO
13 2025-44AA, 4-16- 25)

14
15 **Section 2.** Anchorage Municipal Code section 21.04.010, General Provisions, is
16 hereby amended to read as follows (*the remainder of the section is not affected and*
17 *therefore not set out*):

18
19 **21.04.010 GENERAL PROVISIONS**

20 *** *** ***

21 **A. Districts Established; Zoning Map**

22 *** *** ***

23 **2. Zoning Districts Established**

24 *** *** ***

TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED		
District Type	Abbreviation	District Name
***	***	***
Chugiak-Eagle River Districts		Chugiak-Eagle River districts are set forth in chapter 21.10, Chugiak-Eagle River.
Downtown Districts		Downtown (<u>B-2A</u> , <u>B-2B</u> , & <u>B-2C[DT]</u>) districts are set forth in chapter 21.11, Downtown.

25 *** *** ***
26 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2017-176, 1-9-18; AO
27 2020-38, 4-28-20)

28
29 **Section 3.** Anchorage Municipal Code section 21.04.020, Residential Districts, is
30 hereby amended to read as follows (*the remainder of the section is not affected and*
31 *therefore not set out*):

32
33 **21.04.020 RESIDENTIAL DISTRICTS**

34 *** *** ***

35 **I. R-4: Multifamily Residential Districts**

36 *** *** ***

37 **2. District-Specific Standards**

d. *Building Height Increase*

i. The development shall participate in the FAR incentives provided in subsection 21.04.020[J].2.c. above[BELOW]";

(AO 2012-124(S), 2-26-13; AO 2014-132, 11-5-14; AO 2015-100, 10-13-15; AO 2017-176, 1-9-18; AO 2019-58, 5-7-19; AO 2022-36, 4-26-22; AO 2023-77, 7-25-23; AO 2023-42, 8-22-23; AO 2023-50, 7-11-23; AO 2023-103(S), 12-18-23; AO 2025-33AA, 4-16-25; AO 2025-64AA, 6-10-25; AO 2025-112, 10-21-25)

Section 4. Anchorage Municipal Code section 21.05.030, Residential 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*):

21.05.030 RESIDENTIAL USES: DEFINITIONS AND USE-SPECIFIC STANDARDS

A. Household Living

8. Relocatable Dwelling Unit Community (RDUC)

a. *Definition*

b. *Use-Specific Standards*

All RDUCs within the municipality shall be constructed, operated, and maintained in accordance with the general standards listed below.

i. *Compliance with Applicable Regulations*
RDU[MH]Cs shall be constructed, operated, and maintained in conformance with all applicable state statutes and regulations and local ordinances; provided, however, that the provisions of chapter 21.13, Nonconformities, of this title shall not be applied to prohibit the removal and replacement of a mobile home or manufactured home on a space within an RDU[MH]C subject to that chapter.

ii. *Responsibility for Compliance*
Complete responsibility for standards established by this subsection and for construction within a RDU[MH]C shall rest with the owner of such community.

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- iii. *Minimum Site Size*
RDU[MH]Cs shall be on sites of at least two acres.
 *** *** ***
- v. *Impermanent Foundations*
 No relocatable dwelling units within an R[M]DUC shall be placed on a permanent foundation.
 *** *** ***
- vii. *Streets and Drainage Facilities*
 *** *** ***
 - (E) *Street Frontage*
 Double-frontage spaces are prohibited, except that reverse-frontage spaces may back against streets bordering the RDU[MH]C.
 *** *** ***
- ix. *Landscaping*
 (A) L2 buffer landscaping shall be planted along each boundary of the RDU[MH]C, except for vehicular and pedestrian ingress and egress points. Where two RDU[MH]Cs share a common lot line, the L2 buffer landscaping shall be split, with seven and one half feet (of the total 15-foot requirement) on each lot. Along RDU[MH]C lot lines abutting a dedicated park, the landscaping requirement shall be halved.
 *** *** ***
- xi. *Refuse Collection*
 An RDU[MH]C operator shall provide adequate refuse collection facilities. Refuse collection facilities shall be constructed and maintained in accordance with all municipal health regulations and shall be designed to bar animals from access to refuse. Refuse shall be removed from refuse collection sites at least once a week. Refuse facilities shall be screened pursuant to section 21.07.080G., *Screening*.
 *** *** ***
- xiv. *Animals in RDU[MH]Cs*
 Outdoor keeping of animals other than dogs in RDU[MH]Cs shall be regulated by subsection 21.05.070D.14., except that “spaces” within RDU[MH]Cs shall be considered “lots” for the purposes of applying subsection 21.05.070D.14.
 *** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-58, 5-20-14; AO 2015-133(S), 2-23-16; AO 2017-160, 12-19-17; AO 2023-103(S), 12-18-23; AO 2023-87(S-1), 6-25-24; AO 2025-122, 10-21-25; AO 2025-128, 11-18-25)

Section 5. Anchorage Municipal Code section 21.05.050, 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

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E. Food and Beverage Services

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2. Food and Beverage Kiosk

a. *Definition*

An establishment in a trailer, intermodal shipping container (con[N]ex unit), or vehicle on an impermanent foundation that sells coffee or other beverages and food from a window to customers who are either pedestrians or seated in their automobiles, for consumption off the premises, and that provides no indoor seating.

(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 6. Anchorage Municipal Code section 21.05.055, Marijuana Establishments, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.055 MARIJUANA ESTABLISHMENTS

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A. Use-Specific Standards Applicable to All Marijuana Establishments

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8. Permanent Structure

A marijuana establishment shall be in a permanent structure with a valid certificate of zoning compliance. No marijuana establishment shall be authorized in a vehicle or trailer, a mobile food unit, a standalone intermodal shipping container (Con[N]ex_unit), or a temporary structure.

(2016-3(S), 2-23-16; AO 2016-35, 4-12-16; AO 2016-144(S), 12-20-16; AO 2017-55, 4-11-17; AO 2017- 175(S), 2-13-18; AO 2019-67, 6-18-19; AO 2020-9, 2-11-2020)

Section 7. Anchorage Municipal Code section 21.05.06, Industrial 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*):

21.05.060 INDUSTRIAL USES: DEFINITIONS AND USE-SPECIFIC STANDARDS

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A. Industrial Service

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1. Contractor and Special Trades, Light

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b. Use-Specific Standards

This use is subject to the following limitations in the B-3 district, to ensure compatibility with the commercial area, and to limit potential impacts on residential and commercial uses.

[I. THE DEVELOPMENT SHALL COMPLY WITH SUBSECTIONS 21.04.030G.7.A. AND 7.B. REGARDING BUILDING PLACEMENT AND ORIENTATION.]

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-82, 7-28-15; AO 2015-131, 1-12-16; AO 2016- 131; 11-15-16; AO 2017-10, 1-24-17; AO 2017-74, 5-23-17; AO 2020-56, 6-23-20; AO 2021-89(S), 2-15- 2022; AO 2023-77, 7-25-23; AO 2024-24 4-23-2024)

Section 8. Anchorage Municipal Code section 21.05.07, 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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D. Definitions and Use-specific Standards for Allowed Accessory Uses and Structures

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2. Aircraft Hangar, Private Residential

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b. Use-Specific Standards

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ii. Such accessory uses shall serve only the residents of the property and shall not be used for commercial purposes except as part of a home occupation approved under subsection D.11[0]., below[ABOVE].

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9. Garage or Carport, Private Residential

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b. Use-Specific Standards

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ii. Such accessory uses shall serve only the residents of the property and shall not be used for commercial purposes except as part of a home occupation approved under subsection D.11[0]. below.

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12. Intermodal Shipping Container (Con[N]ex Unit)

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b. *Use-Specific Standards*

Except when used as dwelling unit, the use of a con[N]ex unit is allowed in all zoning districts subject to the following:

i. Except in the industrial, commercial, and airport districts, con[N]ex units shall be screened on sides facing abutting public streets and residential properties by structures, landscaping, and/or fences at least as high as the unit. If the con[N]ex unit is placed and used for seasonal purposes subject to the provisions of section 21.05.080, Temporary Uses and Structures, it may instead be painted with paint that matches the color scheme of the principal building or blends the con[N]ex with the surroundings.

ii. In commercial districts, con[N]ex units shall be located to the rear of all principal structures or alternately, meet the screening requirements of section b.i. above.

iii. In residential districts, con[N]ex units are only permitted on lots equal to or greater than 40,000 square feet. Except as restricted in b.vii. below, con[N]ex units existing as of January 1, 2014, on any size lot may continue as long as the screening requirements of b.i. above and the number limitations of b.iv. below are met within one year of January 1, 2014, in which case such con[N]ex unit(s) shall be deemed conforming. Failure to comply with this provision shall not result in a legal nonconformity but rather shall result in an illegal structure.

*** *** ***

vi. Loading or unloading a con[N]ex unit, or the use of a con[N]ex during construction is exempt from this section, as long as the con[N]ex unit is

removed promptly at the finish of the loading/unloading or construction activity.

- vii. In residential districts on lots of less than 40,000 square feet, con[N]ex units existing on January 1, 2014, that are located between the front plane of the principal structure and the front property line shall be removed or relocated within one year of January 1, 2014.

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(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 9. Anchorage Municipal Code section 21.05.08, Temporary Uses and Structures, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.080 TEMPORARY USES AND STRUCTURES

*** *** ***

B. General Temporary Use Standards

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3. Other Uses and Structures Allowed

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- c. *Temporary Parking of Construction Equipment During Construction*

Temporary use of non-loading areas for tractor trailers, office trailers, construction equipment or materials, construction worker parking, or intermodal shipping container (Con[N]ex) trailers, during construction or renovation is allowed in all zoning districts, subject to the standards of this section.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2024-24, 4-23-24; AO 2025-112, 10-21-25; AO 2025-128, 11-18-25)

Section 10. Anchorage Municipal Code section 21.06.020, Dimensional Standards Table, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.06.020 DIMENSIONAL STANDARDS TABLES

*** *** ***

A. Table of Dimensional Standards: Residential Districts

TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS
(Additional standards may apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)

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-4: Multifamily Residential District								
*** *** ***								
Dwelling, townhouse	2,000	20 (30 on corner lots)	60	10	N/A on common lot line; otherwise 5	10	More than one principal structure may be allowed on any lot or tract in accordance with subsection [21.07.110F.2] 21.07.110E.2.	35
Dwelling, multi-family	6,000	50	60		5 plus one foot for each 5 feet in height exceeding 35 feet	10		45 ⁴
All other uses	6,000	50	60			10		45

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B. Table of Dimensional Standards: Commercial and Industrial Districts

TABLE 21.06-2: TABLE OF DIMENSIONAL STANDARDS - COMMERCIAL AND INDUSTRIAL DISTRICTS
(Additional Standards May Apply. See district specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)

Use	Minimum lot dimensions ⁷			Minimum setback requirement (ft)			Maximum height (ft)
	Area (sq ft)	Width (ft)	Max lot coverage (%)	Front	Side	Rear	
*** *** ***							

⁷ For other lot dimensional standards, see section 21.08.030K.
⁸ See subsection 21.06.050C.5. for information regarding possible increases and exceptions to the maximum front setback.
⁹ See subsection 21.04.030G.4. for information regarding possible height increases for mixed-use development.
¹⁰ See Subsection 21.04.020I.2.d. for information regarding possible height increases.
¹¹ This footnote serves as a placeholder.
¹² See subsection 21.04.030E.2.d. for information regarding possible height increases.
¹³ Non-building industrial structures and industrial appurtenances are exempt from the maximum allowed height.

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(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 2019-58, 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)

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Section 11. Anchorage Municipal Code section 21.06.030, Measurements and Exceptions, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.06.030 MEASUREMENTS AND EXCEPTIONS

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D. Height

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9. Height Transitions for Neighborhood Compatibility

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b. *Applicability*

This standard shall apply to structures located in any non-residential district (except for the DT districts), the R-3A district, the R-4 district, or the R-4A district, that is within 200 feet of any lot designated in the comprehensive plan land use plan map as “large-lot residential,” “single-family and two-family[—DETACHED,” “SINGLE FAMILY—ATTACHED AND DETACHED],” “Compact [AND]Mixed Residential-Low[HOUSING],” and “Compact Mixed Residential-Medium[MULTIFAMILY].”

E. Floor Area Ratio (FAR)

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3. Maximum Floor Area Ratios

a. *Downtown and Other Districts*

Maximum FAR in the B-2A, B-2B, B-2C[DT-1, DT-2, DT-3], R-4, R-4A, and other districts in which FARs may apply are established within the district-specific standards in chapter 21.04. Increases in allowable FAR are available through incentives also provided in the district-specific standards.

*** **

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-132, 11-5-14; AO 2015-100, 10-13-15; AO 2017-11, 1-1-17; AO 2017-176, 1-9-18; AO 2018-12, 2-27-18; AO 2020-10(S), 3-10-20; AO 2020-38, 5-28-20; AO 2022-36, 4-26-22; AO 2023-77, 7-25-23; AO 2023-103(S), 12-18-23; AO 2023-120, 12-5-23; AO 2024-24, 4-23-24; AO 2025-33AA, 4-16-25)

Section 12. Anchorage Municipal Code section 21.07.090, Off-Street Parking and Loading, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.07.090 OFF-STREET PARKING AND LOADING

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J. Accessible Parking Spaces

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3. Passenger Loading Zones Attendant Parking

If passenger loading zones are provided, then at least one passenger loading zone shall be an accessible passenger loading zone. The requirements of table 21.07-10[1] do not apply to attendant parking spaces.

*** **

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-58, 5-20-14; AO 2015-82, 7-28-15; AO 2015- 100, 10-13-15; AO 2015-131, 1-12-16; AO 2016-3(S), 2-23-16; AO 2017-55, 4-11-17; AO 2017-176, 1- 9-18; AO 2019-132, 12-3-19; AO 2020-38, 4-28-20; AO 2021-89(S), 2-15-22; AO 2022-80(S), 11-22-22; AO 2023-77, 7-25-23; AO 2023-50, 7-11-23; AO 2024-24, 4-23-24; AO 2025-64AA, 6-10-25)

Section 13. Anchorage Municipal Code section 21.07.120, Large Establishments, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.07.120 LARGE ESTABLISHMENTS

*** **

A. Large Commercial Establishments

*** **

1. Applicability

*** **

[C. [RESERVED—POTENTIAL AMENDMENTS TO SELF-STORAGE FACILITIES IN 21.05 TO ADDRESS MULTI-STORY FACILITIES]]

*** **

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2017-121, 9-26-17; AO 2021-89(S), 2-15-22; AO 2023-42, 8-22-23; AO 2025-64AA, 6-10-25)

Section 14. Anchorage Municipal Code section 21.09.050, Use Regulations, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.09.050 USE REGULATIONS

*** **

C. Accessory Uses

*** **

3. Con[N]ex trailers, railroad box cars, and the like are prohibited in residential districts.

*** **

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-133, 11-5-14; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-30, 3-22-16; AO 2017-68, 4-24-17; AO 2020-53, 6-2-20; AO 2021-89(S), 2- 15-22; AO 2021-112, 3-1-2022; AO 2022-67, 7-26-22; AO 2023-24, 3-21-23; AO 2024-24, 4-23-24; AO 2024-121, 1-7-25; AO 2025-104, 10-7-25)

Section 15. Anchorage Municipal Code section 21.10.020, Applications of Chapter 21.10.020, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.10.020 APPLICATIONS OF CHAPTER 21.10

*** **

B. Relationship to Other Title 21 Provisions

*** **

2. Where provisions of chapters 21.01 through 21.08 and 21.12 through 21.15 apply and reference a specific zoning district, the following table shall be used to apply the applicable provision in Chugiak-Eagle River.

TABLE 21.10-1: APPLICATION OF ZONING DISTRICT PROVISIONS	
Zoning District in Chapters 21.01 through 21.08 and 21.11 through 21.15	Zoning District in Chugiak-Eagle River
*** **	
B-1A	CE-B-1A[N/A]
*** **	

*** **

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2020-38, 4-28-20; AO 2025-112, 10-21-25)

Section 16. Anchorage Municipal Code section 21.10.050, Use Regulations, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.10.050 USE REGULATIONS

*** **

H. Accessory Uses and Use-Specific Standards

*** **

6. *Intermodal Shipping Container (Con[N]ex Unit)* (Replaces Subsection 21.05.070D.12.)

The use of a con[N]ex unit is allowed in all zoning districts subject to the following:

- a. *Standards When Use Is Within Class A Residential Districts*

- i. Con[N]ex shall be screened from view by other structures or by L2 buffer landscaping, and be sided with materials similar to those of the principal structure or as approved by the director; and

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b. Standards When Use Is Within Class B *Residential Districts*

i. Con[N]ex shall be screened from view by other structures or by L2 buffer landscaping, or be sided with materials similar to those of the principal structure or as approved by the director; and

*** **

c. *Standards When Use Is Within Commercial or Other Districts*

i. Con[N]ex shall be screened from view by other structures or by L2 buffer landscaping, or be sided with materials similar to those of the principal structure or as approved by the director; and

*** **

d. *Standards When Use Is Within Industrial Districts*

Up to four con[N]ex units may be placed on a lot without a land use permit.

e. *General Standards*

i. All con[N]ex units shall meet the setbacks of the zoning district.

*** **

ii. Loading or unloading a con[N]ex unit, or the use of a con[N]ex_ during construction is exempt from this section.

iv. In residential districts on lots of less than 40,000 square feet, con[N]ex units existing on January 1, 2014, that are not in compliance with this section shall be brought into compliance, removed, or relocated within two years of January 1, 2014, without charge for the associated land use permit(s).

*** **

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, 01-28-14; AO 2014-40(S), 5-20-14; AO 2014-58, 5-20-14; AO 2015-133(S), 2-23-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-54, 6-7-16; AO 2016-136, 11-15-16; AO 2017-10, 1-24-17; AO 2017-57, 4-11-17; AO 2017-160, 12- 19-17; AO 2019-11, 2-12-19; AO 2021-89(S), 2-15-22; AO 2022-107, 2-7-23; AO 2023-77, 7-25-23; AO 2024-24, 4-23-24; AO 2025-41(S), 4-22-25)

Section 17. Anchorage Municipal Code section 21.15.040, Definitions, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.15.040 DEFINITIONS

*** **

Building Interface Zone

*** **

Building Official

“Building Official” as stated in section 21.03.100 shall refer to the Development Services Director.

**[BUILDING, PRINCIPAL
A STRUCTURE IN WHICH IS CONDUCTED THE MAIN USE OF THE
LOT ON WHICH THE STRUCTURE IS SITUATED.]**

*** **

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-132, 11-5-14; AO 2015-82, 7-28-15; AO 2015-100, 10-13-15; AO 2015-138, 1-12-16; AO 2015-133(S), 2-23-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-144(S), 12-20-16; AO 2017-55, 4-11-17; AO 2017-75, 5-9-2017; AO 2018- 12, 2-27-18; AO 2018-67(S-1), 10-9-18; AO 2018-92, 10-23-18; AO 2019-132, 12-2-19; AO 2020-38, 4- 28-20; AO 2021-89(S), 2-15-22; AO 2022-36, 4-26-22; AO 2022-80(S), 11-22-22; AO 2023-120, 12-5-23; AO 2025-38(2), 4-22-25; AO 2025-112, 10-21-25; AO 2025-128, 11-18-25)

Section 18. Anchorage Municipal Code of Regulations, 21.20, Regulations Governing Land Use Fees, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.20.001 – Schedule of fees – Land use permits.

*** **

Total Valuation	Fee
*** **	***
The fees assessed in this table include the \$175.00 per hour fee under Section 21.20.001E[G]. for an inspection within normal business hours, if a zoning inspection is required. The fees assessed in this table do not include other fees under subsection 21.20.001E[G]. that apply to re-inspections, inspections conducted outside normal business hours, and inspections conducted on Sundays or holidays.	

*** **

(GAAB 21.05.090; AO No. 77-407; AR No. 78-12; AR No. 79-55; AO No. 82-49; AR No. 83-96; AR No. 83-289(S); AR No. 86-63; AO No. 2001-145(S-1), § 23, 12-11-01; AO No. 2003-152S, § 19, 1-1-04; AO No. 2004-151, § 12, 1-1-05; AO No. 2009-74(S-1), § 5, 2-16-10; AO No. 2013-100, § 10, 1-1-14; AO 2015-111(S-1), 1-1-16; AO 2018-100(S), 1-1-2019; AO 2019-116(S), 1-1-2020)

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Authority—Anchorage Municipal Code § 3.40, § 21.10.040.

Section 19. This ordinance shall be effective immediately upon passage and approval by the Assembly.

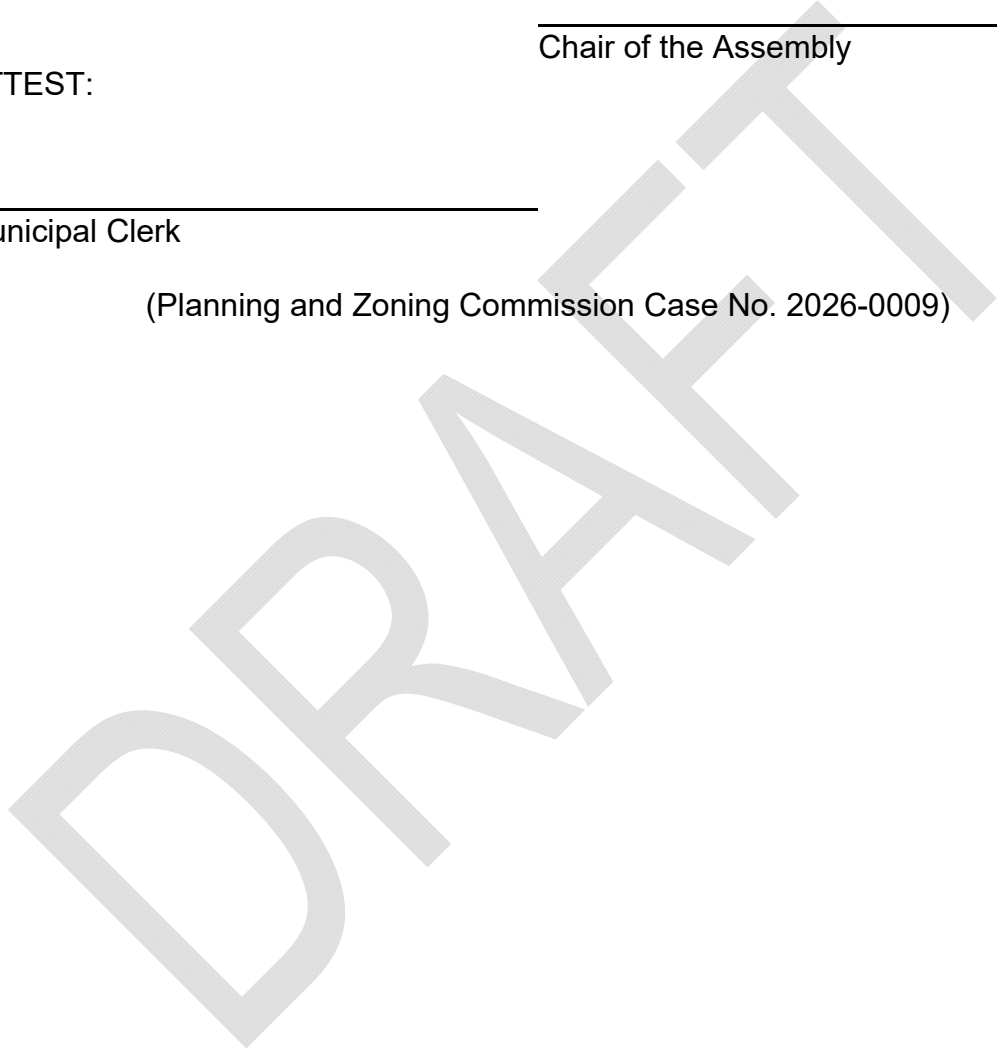
PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____ 2026.

Chair of the Assembly

ATTEST:

Municipal Clerk

(Planning and Zoning Commission Case No. 2026-0009)



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Attachment 2.

Comments Received

Case 2026-0009

MUNICIPALITY OF ANCHORAGE



Eagle River Street Maintenance
Eagle River Town Center, Room 131
12001 Business Blvd., Eagle River 99577

Mayor Suzanne LaFrance

Phone: 907-343-1510
Fax: 907-694-1540

Current Planning Division
P.O. Box 196650
Anchorage, AK 99519

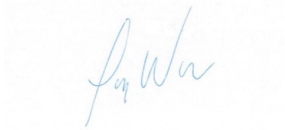
December 26, 2025

RE: Case 2026-0009 Title 21 Text Amendment

The Eagle River Street Maintenance staff have reviewed the case and no comments or concerns with the request.

In the event that the CBERRRSA Board of Supervisors has additional comments they will be forwarded.

Sincerely,



Tony Winsor
Deputy Officer
Eagle River Street Maintenance
Administration, M.O.A.
Office: 343-1512
Email: Anthony.winsor@anchorageak.gov

Kimmel, Corliss A.

From: Walters, Michael S.
Sent: Tuesday, December 30, 2025 11:03 AM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: Zoning Case Request for Reviewing Agency Comments

Right of Way has reviewed the following zoning cases and has no comments or objections:

2026-0009
2026-0014
2026-0015
2026-0016
2026-0017
2026-0018

Thank you,

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





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

2026-0009 **Review and recommendation by the Planning and Zoning Commission of an omnibus ordinance amending several sections of Title 21 to correct errors, fix inconsistencies, and provide better implementation of the comprehensive plan.**

Traffic Engineering has no comments currently and recommends approval.

Anchorage2040

From: LaFrance, Paul J.
Sent: Wednesday, January 7, 2026 12:01 PM
To: Anchorage2040
Cc: Nti Ababio, Michael
Subject: 2026-0009

Private Development has no comments/objections on Case No. 2026-0009.

Thank you,

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

MEMORANDUM

DATE: January 7, 2026

TO: Elizabeth I. Appleby, AICP, Manager & Platting Officer, Planning Department, Current Planning Division

FROM: Kaleigh Jones, Engineering Technician III, Planning Section, AWWU

RE: Zoning Case Comments

Decision date: February 9, 2026

Agency Comments due: January 12, 2026



AWWU has reviewed the materials and has the following comments:

2026-0009 Planning and Zoning Case - Request for Review and recommendation by the Planning and Zoning Commission of an omnibus ordinance amending several sections of Title 21 to correct errors, fix inconsistencies, and provide better implementation of the comprehensive plan.

1. AWWU has no objections to the amendment of Title 21 to correct errors and inconsistencies.

If you have any questions pertaining to public water or sewer, please call (907) 564-2717 or send an e-mail to landuse@awwu.biz.



MEMORANDUM

DATE: January 7, 2026

TO: Elizabeth I. Appleby, AICP, Manager & Platting Officer, Planning Department, Current Planning Division

FROM: Kaleigh Jones, Engineering Technician III, Planning Section, AWWU

RE: Zoning Case Comments

Decision date: February 9, 2026

Agency Comments due: January 12, 2026



AWWU has reviewed the materials and has the following comments:

2026-0009 Planning and Zoning Case - Request for Review and recommendation by the Planning and Zoning Commission of an omnibus ordinance amending several sections of Title 21 to correct errors, fix inconsistencies, and provide better implementation of the comprehensive plan.

1. AWWU has no objections to the amendment of Title 21 to correct errors and inconsistencies.

If you have any questions pertaining to public water or sewer, please call (907) 564-2717 or send an e-mail to landuse@awwu.biz.

