

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

**ANCHORAGE, ALASKA**  
**AO No. 2025-63(S)**

1 **AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING**  
2 **ANCHORAGE MUNICIPAL CODE CHAPTERS SECTIONS 21.04 AND 21.05.010**  
3 **TO ALLOW SELF STORAGE USES WITHIN A B-3 ZONING DISTRICT ONLY IF**  
4 **REVIEWED AND APPROVED AS A CONDITIONAL USE AND WAIVING**  
5 **PLANNING AND ZONING COMMISSION REVIEW OF CERTAIN PROVISIONS.**  
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7 (Planning and Zoning Commission Case No. 2026-0034) (All Community Councils)  
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9 **WHEREAS**, there is an acute need for additional housing to support the projected  
10 population and housing demand growth in the Municipality of Anchorage; and  
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12 **WHEREAS**, the B-3 general business zoning district is already one of the  
13 Municipality's most urban zones, indicating flexible regulations are appropriate; and  
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15 **WHEREAS**, community housing providers such as Cook Inlet Housing Authority  
16 have long recommended increasing flexibility for residential uses in the B-3 zoning  
17 district; and,  
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19 **WHEREAS**, on January 7, 2025, the Anchorage Municipal Assembly passed  
20 AO 2024-102, with the express intent of encouraging multi-family residential  
21 construction in the B-3 zoning district; and,  
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23 **WHEREAS**, self-storage facilities, vehicle storage, and data processing are  
24 industrial or less productive uses of land with few jobs per acre, but are  
25 nonetheless currently permissible in a B-3 zoning district by right; and,  
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27 **WHEREAS**, allowing industrial or other high-area, low-job-density uses by right in  
28 zoning districts that are centrally located and attractive for residential development  
29 does not align with the Municipality's current needs; and,  
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31 **WHEREAS**, the Assembly referred this item to the Planning and Zoning Discussion  
32 on July 15, 2025, for review and recommendation; now, therefore,  
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34 **THE ANCHORAGE ASSEMBLY ORDAINS:**  
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36 **Section 1.** Anchorage Municipal Code 21.04.030, Commercial Districts, is hereby  
37 amended to read as follows (*the remainder of the section is not affected and*  
38 *therefore not set out*):  
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40 **21.04.030 COMMERCIAL DISTRICTS**

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**D. B-3: General Business District**

**1. Purpose**

The B-3 district is intended primarily for a dense mix of [GENERAL] commercial and mixed-uses in COMMERCIAL CENTERS AND] areas with vehicular and non-motorized [EXPOSED TO HEAVY] traffic. These [COMMERCIAL ]uses are intended to be located on primary transportation corridors[ARTERIALS], or within commercial centers of town.[, AND TO BE PROVIDED WITH ADEQUATE PUBLIC SERVICES AND FACILITIES. THEY ARE SUBJECT TO THE PUBLIC VIEW AND SHOULD PROVIDE AN ATTRACTIVE APPEARANCE WITH LANDSCAPING, SUFFICIENT NON-MOTORIZED AND MOTORIZED SITE ACCESS, AND CONTROLLED TRAFFIC MOVEMENT. ENVIRONMENTAL IMPACTS SHOULD BE MINIMIZED. ABUTTING RESIDENTIAL AREAS SHOULD BE PROTECTED FROM POTENTIALLY NEGATIVE IMPACTS ASSOCIATED WITH COMMERCIAL ACTIVITY. WHILE B-3 DISTRICT AREAS SHALL CONTINUE TO MEET THE NEED FOR AUTO-RELATED AND OTHER AUTO-ORIENTED USES,] It is the Municipality's intent that the B-3 District will encourage[ALSO SHALL PROVIDE FOR] safe and convenient personal mobility in all [OTHER ]forms. Planning and design shall accommodate pedestrians, [AND ]bicyclists, and users of public transit. [IN ADDITION TO A WIDE RANGE OF COMMERCIAL OFFICE, RETAIL AND COMMERCIAL SERVICES, OTHER USE CATEGORIES SUCH AS RESIDENTIAL AND COMMUNITY USES, AND MIXED-USE PROJECTS, ARE ALLOWED.]

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-132, 11-5-14; AO 2017-58, 4-11-17; 2019-11, 2-12-19; 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 2024-102, 1-7-25; AO 2025-48, 4-22-25; AO 2025-64AA, 6-10-25)

**Section 2.** Anchorage Municipal Code 21.05.010 Commercial Districts 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**

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**E. Table of Allowed Uses – Residential, Commercial, Industrial, and Other Districts**

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TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS					
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana					
For uses allowed in the A, TA, and TR districts, see section 21.04.060.					
Use Category	Use Type	*** **	B-3	*** **	Definitions and Use-Specific Standards
		*** **	***	***	
Vehicles and Equipment	Parking lot or structure (50+ spaces)	*** **	C[P]	*** **	21.05.050I.2. or I.3.
		*** **	***	***	
Warehouse and Storage	Self-storage facility	*** **	C[P]	*** **	21.05.060D.4.
	Storage yard	*** **	C[P]	*** **	21.05.060D.5.
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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, 01-28-14; AO 2014-58, 5-20-14; 2015-133(S), 2-23-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-131, 11-15-16; AO 2016-136, 11-15-16; AO 2016-156, 12-20-16; AO 2017-10, 1-24-17; AO 2017-57, 4-11-17; AO 2017-74, 5-23-17; AO 2017-176, 1-9-18; AO 2017-175(S), 2-13-18; AO 2020-38, 4-28-20; AO 2020-56, 6-23-20; AO 2021-54, 6-22-21; AO 2023-77, 7-25-23; AO 2023-42, 8-22-23; AO 2023-87(S-1), 6-25-24; AO 2025-36, 4-16-25; AO 2025-112, 10-21-25)

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**Section 3.** This ordinance shall be effective immediately upon passage and approval by the Assembly.

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PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_ day of \_\_\_\_\_, 2026.

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Chair

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ATTEST:

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Municipal Clerk

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(Planning and Zoning Commission Case No. 2026-0034)