



Municipality of Anchorage

Planning Department

Memorandum



Date: May 15, 2026

To: Reviewing Agencies

Subject: PZC Case No. 2026-0073, Title 21 Amendment to Update the Site Perimeter Landscaping Requirements—Request for Public Comments

The Planning Department is seeking comments on the attached draft ordinance, which updates the standards for perimeter landscaping in 21.07.080 to clarify if they apply to four dwelling units.

Your comments will be submitted to the Planning and Zoning Commission for a public hearing scheduled for **Monday, July 6, 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 2026-0073)

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 Luke Bertram at 907-343-7990 in the Long-Range Planning Division.

Attachment: Draft Ordinance

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

ANCHORAGE, ALASKA
AO No. 2026-_____

**AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE CHAPTER
21.07, DEVELOPMENT AND DESIGN STANDARDS.**

(Planning and Zoning Commission Case No. 2026-0073) (All Community Councils)

WHEREAS, the Municipality has been working on streamlining development for four or fewer units for several years; and,

WHEREAS, the Planning Department continues to update the code to align with policy guidance; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.07.080, Development and Design Standards, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.07.080 LANDSCAPING, SCREENING, AND FENCES

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E. Types of Landscaping

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1. Site Perimeter Landscaping Requirements

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b. Applicability

Site perimeter landscaping shall be provided along the perimeter property line of development sites in accordance with table 21.07-5: Minimum Site Perimeter Landscaping, except for the following:

- i. At approved points of pedestrian or vehicle access;
- ii. On individual lots, developed for four dwelling units or fewer [INDIVIDUAL SINGLE-FAMILY AND TWO-FAMILY LOTS THAT ARE NOT BEING DEVELOPED AS PART OF A

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SUBDIVISION, UNLESS REQUIRED
ELSEWHERE IN THIS TITLE];

iii. Along alleys; and

iv. On lease lots.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-82, 7-28-15; AO 2017-55, 4-11-17; 2017-160, 12-19-17; AO 2017-176, 1-9-18; AO 2020-133, 1-14-20; AO 2020-11, 2-25-20; AO 2020-38, 4-28-20; AO 2020-93, 10-1-20; AO 2021-89(S), 2-15-2022; AO 2023-103(S), 12-18-23; AO 2024-24, 4-23-24; AO 2025- 64AA, 6-10-25; AO 2025-125, 12-2-25; AO 2025-131, 12-2-25)

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

(Planning and Commission Case No. 2026-0073)