



Municipality of Anchorage

Planning Department

Memorandum

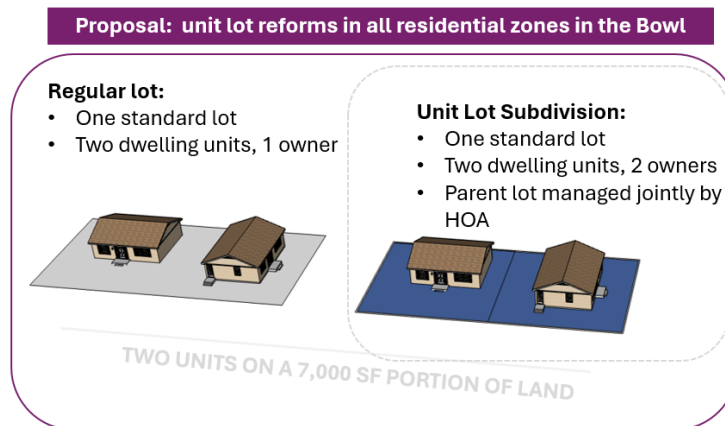


Date: May 15, 2026

To: Reviewing Agencies

Subject: PZC Case No. 2026-0069, Title 21 Unit Lot Subdivision—Request for Public Comments

The Planning Department is seeking comments on the attached draft ordinance, which expands the zones in which the unit lot subdivision process would be allowed. It also simplifies the requirements for the HOA requirements which still apply.



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 **2026-0069**)

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 Daniel Mckenna-Foster at 907-343-7918 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 CHAPTERS 21.08, SUBDIVISION STANDARDS, AND 21.15, DEFINITIONS, TO UPDATE THE UNIT LOT SUBDIVISION TOOL TO ALIGN WITH OTHER RECENT CHANGES TO TITLE 21.

(Planning and Zoning Commission Case No. 2026-0069) (All Community Councils)

WHEREAS, AO 2017-75, As Amended, created a new type of residential or unit lot subdivisions, which did not change minimum lot sizes, did not allow increased density, and only applied to certain zones that allowed more than one housing unit on a lot; and,

WHEREAS, AO 2022-107, As Amended, allowed accessory dwelling units in all zones across the Anchorage Bowl; and,

WHEREAS, AO 2023-87(S-1) allowed up to two units as a permitted use in all residential zones except for R-10 across the Anchorage Bowl; and,

WHEREAS, cutting red tape, removing regulatory barriers to help build and repair housing, and incentivizing construction and repair of housing are two primary elements of the Mayor's 10,000 Homes in 10 Years Strategy; and,

WHEREAS, updating the Unit Lot Subdivision section to work within the allowance for up to two dwelling units plus an accessory dwelling unit will make it easier for property owners to use land more efficiently and provide more options for fee-simple land ownership; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.08.070, Alternative Residential Subdivisions, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.08.070 ALTERNATIVE RESIDENTIAL SUBDIVISIONS

*** **

E. UNIT LOT SUBDIVISIONS

1. Purpose

The unit lot subdivision is intended to allow fee simple ownership of a dwelling unit within a [MULTIFAMILY]

development, simplifying the financing process for the developer, but not increasing the density allowed on the lot or changing the development standards.

2. Applicability

The unit lot subdivision process may be used within all residential and commercial zones within the Anchorage Bowl. [THE R-2M, R-3, R-4, R-4A, RO, B-1A, B-1B, B-2C, B-3,] This process is also allowed in the gR-4, gR-5, gC-6, gC-7, gC-8, gC-9, CE-R-2M, CE-R-3, CE-RO, and CEB-3 districts

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4. Uses

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C. ONLY ONE DWELLING UNIT IS PERMITTED PER UNIT LOT.]

*** **

7. Ownership of Common Areas [COVENANTS, CONDITIONS, AND RESTRICTIONS]

a. Portions of the parent lot not subdivided for individual unit lots shall be owned in common by the owners of the individual unit lots, or by a homeowners' association comprised of the owners of the individual unit lots. [A HOMEOWNERS' ASSOCIATION WITH COVENANTS, CONDITIONS, AND RESTRICTIONS IS REQUIRED FOR EACH UNIT LOT SUBDIVISION, IN ORDER TO ENSURE THE LONG TERM SUCCESS, MAINTENANCE, COHESIVE APPEARANCE, AND CURB APPEAL OF A SMALL SUBDIVISION.]

b. Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions (CC&Rs) identifying the rights and responsibilities of property owners and/or the homeowners' association shall be executed for use and maintenance of common garage, parking, and vehicle access areas; bike parking; solid waste collection areas; underground utilities; common open space; shared interior walls; exterior building facades and roofs; and other similar features, and shall be recorded with the state recorder's office. [PRIOR TO RECORDING THE FINAL PLAT, THE APPLICANT SHALL PROVIDE ACCESS EASEMENTS, JOINT USE AND MAINTENANCE AGREEMENTS, AND FINAL COVENANTS,

1 CONDITIONS, AND RESTRICTIONS IDENTIFYING
2 THE RIGHTS AND RESPONSIBILITIES OF
3 PROPERTY OWNERS AND/OR THE HOMEOWNERS'
4 ASSOCIATION, COMPLYING WITH THE
5 REQUIREMENTS DESCRIBED BELOW, IN A FORM
6 SATISFACTORY TO THE DIRECTOR. THE
7 DOCUMENTS SHALL BE REVIEWED AND
8 APPROVED BY THE PLATTING OFFICER AND
9 AWWU, AND SHALL THEN BE RECORDED WITH
10 THE STATE RECORDERS OFFICE.

11
12 [C. PRIOR TO RECORDING THE FINAL PLAT, THE
13 APPLICANT SHALL PROVIDE EVIDENCE THAT
14 THE HOMEOWNERS' ASSOCIATION HAS BEEN
15 INCORPORATED PURSUANT TO THE LAWS OF
16 THE STATE OF ALASKA.

17
18 D. THE COVENANTS, CONDITIONS, AND
19 RESTRICTIONS SHALL PROVIDE AUTHORITY
20 FOR THE HOMEOWNERS' ASSOCIATION TO
21 PERFORM REQUIRED MAINTENANCE,
22 REPAIRS, OR REPLACEMENT, TO RECOVER
23 ANY COSTS INCURRED BY THE HOMEOWNERS'
24 ASSOCIATION TO MAINTAIN, REPAIR, OR
25 REPLACE COMPONENTS THAT ARE THE
26 RESPONSIBILITY OF THE UNIT LOT OWNERS
27 WHICH ARE VISIBLE FROM THE EXTERIOR OF
28 THE RESIDENCE, DUE TO A FAILURE OF
29 INDIVIDUAL OWNER OF THE UNIT LOT TO
30 ADEQUATELY MAINTAIN, REPAIR, OR REPLACE
31 THESE COMPONENTS.

32
33 E. THE COVENANTS, CONDITIONS, AND
34 RESTRICTIONS SHALL IDENTIFY/DEFINE
35 AREAS AND COMPONENTS WHICH ARE THE
36 RESPONSIBILITY OF THE HOMEOWNERS'
37 ASSOCIATION TO MAINTAIN, REPAIR AND
38 REPLACE AND AREAS AND COMPONENTS
39 WHICH ARE THE RESPONSIBILITY OF THE
40 INDIVIDUAL UNIT LOT OWNERS TO MAINTAIN,
41 REPAIR, AND REPLACE.

42
43 F. IN UNIT LOT SUBDIVISION DEVELOPMENTS,
44 THE HOMEOWNERS' ASSOCIATION SHALL BE
45 RESPONSIBLE FOR MAINTENANCE, REPAIR,
46 AND REPLACEMENT OF, INCLUDING WITHOUT
47 LIMITATION, SHARED LANDSCAPING;
48 EASEMENTS FOR: VEHICLE AND PEDESTRIAN

1 ACCESS, JOINT USE AND ACCESS, PARKING,
2 OPEN SPACE, AND SIMILAR AREAS; SNOW
3 REMOVAL WITHIN SHARED AREAS AND
4 EASEMENTS; ON-SITE PRIVATE UTILITY AND
5 DRAINAGE INFRASTRUCTURE; AND, EXCEPT
6 AS PROVIDED IN SUBSECTION 7.G. BELOW,
7 EXTERIOR BUILDING COMPONENTS WHICH
8 ARE VISIBLE FROM OUTSIDE THE BUILDING
9 INCLUDING WITHOUT LIMITATION: ROOFS,
10 SIDING, GUTTERS, DECKS AND PORCHES, AND
11 OTHER SIMILAR FEATURES. FOR PURPOSES
12 OF THIS SECTION, MAINTENANCE
13 OBLIGATIONS OF THE HOMEOWNERS'
14 ASSOCIATION NEED NOT INCLUDE SNOW
15 CLEARING AND REMOVAL FROM THE
16 EXTERIOR BUILDING COMPONENTS.
17

18 G. FOR UNIT LOT SUBDIVISIONS WHERE ALL
19 UNITS ARE DETACHED UNITS, THE
20 HOMEOWNERS' ASSOCIATION IS NOT
21 REQUIRED TO BE RESPONSIBLE FOR
22 EXTERIOR BUILDING COMPONENTS WHICH
23 ARE VISIBLE FROM OUTSIDE THE BUILDING
24 INCLUDING WITHOUT LIMITATION: ROOFS,
25 SIDING, GUTTERS, DECKS AND PORCHES, AND
26 OTHER SIMILAR FEATURES. PER SUBSECTION
27 7.D. ABOVE, THE HOMEOWNERS' ASSOCIATION
28 DOES HAVE AUTHORITY TO PERFORM
29 REQUIRED MAINTENANCE, REPAIRS, OR
30 REPLACEMENT AND RECOVER COSTS
31 ASSOCIATED WITH MAINTENANCE, REPAIRS,
32 OR REPLACEMENT TO EXTERIOR BUILDING
33 COMPONENTS WHICH ARE THE
34 RESPONSIBILITY OF INDIVIDUAL UNIT LOT
35 OWNERS' AND WHICH ARE VISIBLE FROM THE
36 EXTERIOR OF THE RESIDENCE.
37

38 H. THE HOMEOWNERS' ASSOCIATION SHALL
39 MAINTAIN IN RESERVES, OR IN THEIR
40 OPERATING BUDGET, ADEQUATE FUNDING
41 FOR MAINTENANCE, REPAIRS, AND FUTURE
42 REPLACEMENT OF THE ITEMS AND AREAS
43 FOR WHICH THE HOMEOWNERS'
44 ASSOCIATION IS RESPONSIBLE PER
45 SUBSECTION 7.F. ABOVE.
46

47 I. THE HOMEOWNERS' ASSOCIATIONS SHALL
48 PERFORM ALL MAINTENANCE, REPAIR, AND

REPLACEMENT OF THE IMPROVEMENTS THAT ARE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION IN ACCORDANCE WITH APPLICABLE MUNICIPAL CODES AND THE COVENANTS, CONDITIONS, AND RESTRICTIONS.

J. INDIVIDUAL UNIT LOT OWNERS SHALL PERFORM ALL MAINTENANCE, REPAIR, AND REPLACEMENT OF THE IMPROVEMENTS THAT ARE THE RESPONSIBILITY OF THE INDIVIDUAL UNIT LOT OWNERS IN ACCORDANCE WITH APPLICABLE MUNICIPAL CODES AND THE COVENANTS CONDITIONS, AND RESTRICTIONS.]

9[8]. Existing Development

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2017-75, 5-9-17; AO 2020-38, 4-28-20; AO 2020- 93, 10-2-2020; AO 2021-89(S), 2-15-22; AO 2023-42, 8-22-23, AO 2024-24, 4-23-24)

Section 2. 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*):

*** **

Parent Lot

A lot meeting the dimensional requirements of chapter 21.06 for its zoning district, or a nonconforming lot of record per AMC section 21.13.050[, THAT MAY CONTAIN BETWEEN TWO AND EIGHT UNIT LOTS].

*** **

(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 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.

Chair of the Assembly

ATTEST:

Municipal Clerk

(Planning and Commission Case No. 2026-0069)

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