



Municipality of Anchorage

Planning Department

Memorandum



Date: July 31, 2026

To: Reviewing Agencies

Subject: PZC Case No. 2026-0102, Title 21 Amendment to Update Uses in the PR Zoning District—Request for Public Comments

The Planning Department is seeking comments on the attached draft ordinance, which permits camper parks as a conditional use in the PR zoning district and adds additional permitted accessory uses in the use-specific standards for Parks and Open Areas.

Your comments will be submitted to the Planning and Zoning Commission for a public hearing scheduled for **Monday, September 21, 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 2026-0102)
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 21.05, USE REGULATIONS, TO SUPPORT EXISTING USES IN ANCHORAGE PARKS.

(Planning and Zoning Commission Case No. 2026-0102)

WHEREAS, the Municipality of Anchorage has undertaken efforts to rezone parkland in the Anchorage Bowl to the PR Parks and Recreation District, most recently with AO No. 2026-48 and AO No. 2021-45; and

WHEREAS, some existing uses in parks are not permitted in the PR zoning district; and,

WHEREAS, Russian Jack Park was excluded from AO No. 2026-48 due to the sale of tree plugs out of Mann Leiser Memorial Greenhouse; and,

WHEREAS, Centennial Park was excluded from AO No. 2026-48 due to the 84-site campground at Centennial Campground; and,

WHEREAS, modifying these standards can support the Parks and Recreation Department and their programming for the greater community on municipal parkland; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.05.010, Table 21.05-1: Table of Allowed Uses, 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

Table 21.05-1 below lists the uses allowed within all base zoning districts in the Anchorage Bowl except for the Downtown (DT) Districts. (See Chapters 21.09, 21.10, and 21.11 for regulations specific to Girdwood, Chugiak-Eagle River, and the Downtown (DT) Districts, respectively.) Each of the listed uses is defined in Sections 21.05.030 through 21.05.060.

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

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. All other uses not shown are prohibited.																															
Use Category	RESIDENTIAL										COMMERCIAL					INDU ST.		OTHER					Definitions and Use-Specific Standards								
	Use Type	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	R-1A	R-1B	R-3	RO	MC	I-1		I-2'	ML	AF	DR	PR	PLI	W	
COMMERCIAL USES																															
Visitor Accommodations																															
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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; AO 2025-115(S-2), 12-16-25; AO 2026-32, 4-22-26; AO 2026-79, 6-23-26)

Section 3. Anchorage Municipal Code section 21.05.040 is hereby amended as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.040 COMMUNITY USES: DEFINITIONS AND USE-SPECIFIC STANDARDS

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G. Parks and Open Areas.

This category includes uses of land focusing on natural areas, large areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, or public squares. Such lands tend to have few structures. Accessory uses may include clubhouses, playgrounds, maintenance facilities, concessions, child care, greenhouses, temporary sales of products grown on the premises, caretaker's quarters, and parking. Specific use types include:

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-142(S-1), 6-21-16; AO 2018-59, 7-31-2018; 2019-11, 2-12-19; 2021-54, 6-22-21; AO 2021-89(S), 2-15-2022; AO 2024-24, 4-23-24; AO 2025-53AA, 5-20-25; AO 2025-128, 11-18-25; AO 2026-79, 6-23-26)

Section 4. 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

ATTEST:

Municipal Clerk

(Planning and Zoning Commission Case No. 2026-0102)