



Municipality of Anchorage

Planning Department

Memorandum



Date: November 7, 2022

To: Anchorage Community and Review Agencies

Subject: PZC Case No. 2022-0129, Title 21 Text Amendment to Update the Downtown Code—
Request for Public Comments – **Additional Information to Review**

The Planning Department is seeking comments on a proposed text amendment to the regulations in the Anchorage Municipal Code Zoning Ordinance (Title 21) for the update of the Downtown code, [Planning and Zoning Commission Case No. 2022-0129](#).

Two edits were made to the original draft ordinance that was sent out for review in October.

1. Planning staff found one omission on page 11 in the draft ordinance. AMC 21.11.050F. text was added as a new subsection, and the remaining subsections are re-lettered from the original draft (pages 11-14).
2. Staff was also asked to clarify an illustration (Figure 21.11-1) on page 31. A new illustration after line 6 replaces the original draft's illustration.

These minor edits should be considered a part of the public hearing draft ordinance for PZC Case No. 2022-0129.

The Commission public hearing is scheduled for **Monday, December 12, 2022**.

Written comments provided by November 14, 2022, will be included in the case packet that will go to the Commission before the December 12 meeting. Comments received after will go to the Commission as a supplementary packet. Submit written comments in the following ways:

by CityView: <http://munimaps.muni.org/planning/allcomments.cfm>
(insert case number 2022-0129)

by email: Anchorage2040@muni.org

by fax: (907) 343-7927

by mail: Long-Range Planning Division
MOA Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

If you have questions, please contact Kristine Bunnell in the Long-Range Planning Division at 343-7920.

Attachments: Revised Pages 11-14 and 31

INDIVIDUALLY ACCESSIBLE FROM THE OUTDOORS ARE PROHIBITED.]

F. Vehicles and Equipment Uses: Definitions and use-specific standards.

1. Parking lot or structure (50+ spaces)

a. Parking lots are not a permitted use in Downtown. Structures require a conditional use.

2. Parking lot or structure (less than 50 spaces)

b. Parking lots are not a permitted use in Downtown. Structures require a conditional use.

G[F]. *Industrial uses: Definitions and use-specific standards.*

1. *Dry-cleaning establishment.*

a. Dry-cleaning establishments in the B-2C district shall include general personal service laundry and/or dry-cleaning drop-offs as a primary use on the premises.

b. Dry-cleaning establishments in the B-2C district shall be limited to no more than 25,000 square feet of gross floor area.

[2. *WHOLESALE MERCHANT ESTABLISHMENT.*

A. *DEFINITION.* A WHOLESALE ESTABLISHMENT PRIMARILY ENGAGED IN THE WHOLESALE TRADE OF MERCHANDISE, AND OPERATING PRIMARILY FROM OFFICES, DISPLAY ROOMS, AND SHOWROOMS. THIS USE INCLUDES BOTH MERCHANT WHOLESALERS THAT SELL GOODS ON THEIR OWN ACCOUNT AND BUSINESS-TO-BUSINESS MARKETS, AGENTS, AND BROKERS THAT ARRANGE SALES AND PURCHASES FOR OTHERS. THIS USE DOES NOT INCLUDE WHOLESALE ESTABLISHMENTS PRIMARILY COMPRISED OF ON-SITE WAREHOUSING, STORAGE, DISTRIBUTION, AND TRANSPORTATION FACILITIES. OPERATIONS WITH MORE THAN 33 PERCENT OF SALES TO RETAIL CUSTOMERS SHALL BE CATEGORIZED AS A RETAIL SALES USE RATHER THAN AS A WHOLESALE ESTABLISHMENT.]

H[G]. *Table of accessory uses.* Table 21.11-3 below lists the accessory uses allowed within all base zoning districts.

1. *Explanation of table abbreviations.*

- a. *Permitted uses.* "P" in a cell indicates the accessory use is allowed by right in the respective zoning district. Permitted uses are subject to all other applicable regulations of title 21.
- b. *Administrative site plan review.* "S" in a cell indicates the accessory use requires administrative site plan review in the respective zoning district in accordance with the procedures of subsection 21.03.180B., Administrative Site Plan Review.
- c. *Conditional use.* "C" in a cell indicates, in the respective zoning district, the use is allowed only if reviewed and approved as a conditional use in accordance with the procedures of section 21.03.080, Conditional Uses.
- d. *Prohibited uses.* A blank cell indicates the accessory use is prohibited in the respective zoning district.
- e. *Definitions and use-specific standards.* Regardless of whether an accessory use is allowed by right or subject to administrative site plan review, additional standards may be applicable to the use. The existence of use-specific standards is noted through a section reference in the last column of the table. Cross-references include but are not limited to chapter 21.05, Use Regulations and section 21.11.050H. All code sections referenced in the last column of the table apply.
- f. *Unlisted accessory uses or structures.* An accessory use or structure not listed in table 21.11-3 shall comply with all standards set forth in subsection 21.05.070B.

TABLE 21.11-3: TABLE OF ACCESSORY USES – DOWNTOWN DISTRICTS
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use
A blank cell means the use is prohibited.

Accessory Uses	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
Accessory dwelling unit (ADU)			P	21.05.070.D.1.
Bed and breakfast (up to 3 guestrooms)	<u>P</u>	<u>P</u>	P	21.05.070D.3.
Bed and breakfast (4 or 5 guestrooms)	<u>P</u>	<u>P</u>	<u>P[S/C]</u>	21.05.070D.3.

TABLE 21.11-3: TABLE OF ACCESSORY USES – DOWNTOWN DISTRICTS P = Permitted Use S = Administrative Site Plan Review C = Conditional Use A blank cell means the use is prohibited.				
Accessory Uses	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
Beekeeping			P	21.05.070D.4.
Caretaker's residence	P	P	P	21.05.070D.5.
Dormitory	P	P	P	21.05.070D.6.
Drive-through service	C	C	C	21.05.070D.7., 21.11.050H.3.
Farm, hobby				21.05.070D.8.
Galleria	P[C]	P[C]	P	21.11.050H.4.
Garage or carport, private residential	P	P	P	21.05.070D.9.
Home- and garden-related use	P	P	P	21.05.070D.10.
Home occupation	P	P	P	21.05.070D.11.
Intermodal shipping container				21.05.070D.12.
Large domestic animal facility				21.05.070D.13.
Marijuana, personal cultivation	P	P	P	21.05.070D.14.
Outdoor display accessory to a commercial use	P	P	P	21.05.070D.15.
Outdoor storage accessory to a commercial use				21.05.070D.16.
Outdoor storage associated with a community use				21.05.070D.18.
Outdoor storage of vehicles and/or equipment associated with a community use				21.05.070D.19.
Parking of business vehicles, outdoors, accessory to a residential use				21.05.070D.20.
Private outdoor storage of noncommercial equipment accessory to a residential use				21.05.070D.21.
Skywalk	C	C	C	21.11.050[H]E.5.
Telecommunications antenna only, large ¹	P/C	P/C	P/C	21.05.040K.
Telecommunications antenna only, small	P/C	P/C	P/C	21.05.040K.
Type 4 tower ¹	P/C	P/C	P/C	21.05.040K.
Vehicle repair/rebuilding, outdoor, hobby	[P]	P	P	21.05.070D.22.
Wind energy conversion system (WECS), freestanding small				21.05.070D.23.
Wind energy conversion system (WECS), building mounted small	S	S	S	21.05.070D.23., 21.11.050F[H].6.

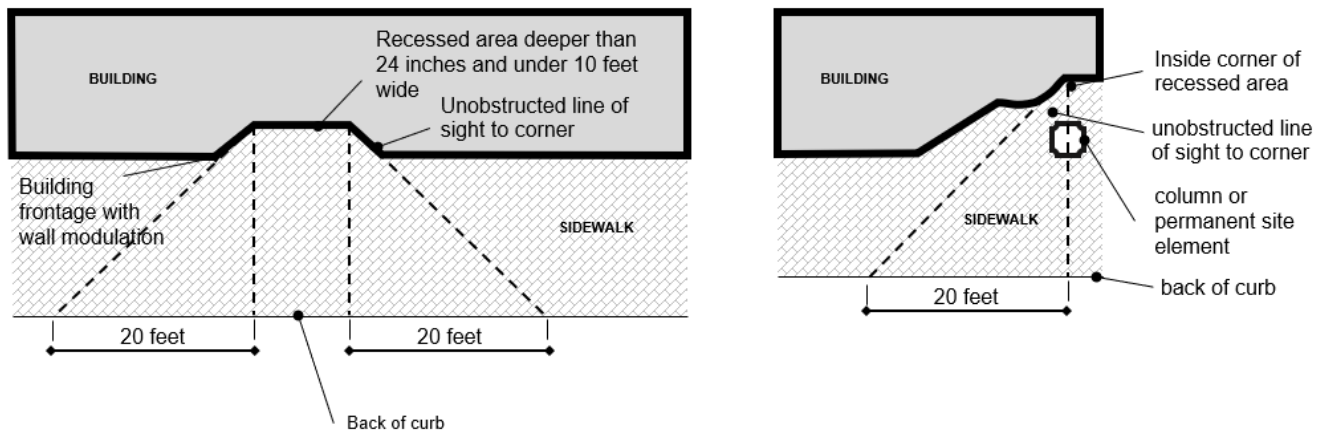
¹ The tower or telecommunications antenna is allowed only as accessory to a multifamily structure containing at least seven dwelling units, or to a nonresidential use.

[H]. Accessory uses[DEFINITIONS] and use-specific standards[FOR ACCESSORY USES AND STRUCTURES].

1. *Generally-applicable accessory use standards.* See subsection 21.05.070B.
2. *Applicability of Chapter 21.05 accessory use-specific standards.* The use-specific definitions and standards of this section 21.11.050H. apply in place of any accessory use-specific definitions or standards established in section 21.05.070 unless otherwise specified. If this section does not establish use-specific standards for an accessory use, then the use-specific standards of chapter 21.05 shall apply.
3. *Drive-through service.*
 - a. Vehicle queuing spaces shall be provided pursuant to section 21.07.090L.
 - b. No drive-through queuing spaces shall be located directly between the building and an abutting street unless otherwise allowed by the director.
 - c. Drive-through services specific to food and beverage kiosks are a permitted use and exempt from the conditional use requirement.
4. *Galleria.*
 - a. *Definition.* Galleria is a publicly accessible, climate-controlled, and sunlit interior space connecting two or more buildings and suited for year-round public use.
5. *Skywalk.*
 - a. *Definition.* An elevated walkway that passes over a right-of-way between two or more buildings, and used primarily for pedestrian traffic.
 - b. *Use-specific standard.* Skywalks shall follow the standards outlined in 21.11.080.
6. *Wind Energy Conversion System (WECS), building-mounted small.*
 - a. In addition to meeting the approval criteria of chapter 21.03 for the appropriate approval process, applicants for building-mounted small WECS shall demonstrate in

- ii. Columns, planters, and other permanent site elements may be installed in front of recessed areas if they are smaller than 36 inches in diameter for vertical elements such as columns or shorter than 30 inches in height for horizontal elements such as planters.

ACCEPTABLE APPLICATIONS OF BUILDING RECESS DESIGN



Note:

1. The building frontage at the recess corner may be any shape that does not create a new blind corner greater than 24 inches in depth.
2. Columns, planters, and other permanent site elements may be installed in front of recessed areas if they are smaller than 36 inches in diameter for vertical elements such as columns or shorter than 30 inches in height for horizontal elements such as planters.

UNACCEPTABLE APPLICATION OF BUILDING RECESS DESIGN

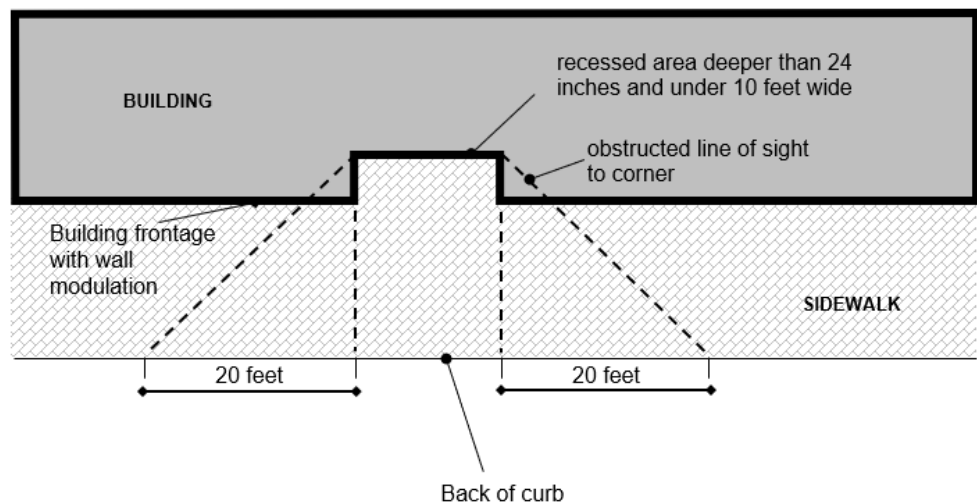


Figure 21.11- 1