



Municipality of Anchorage

Planning Department

Memorandum



Date: August 11, 2023

To: Reviewing Agencies

Subject: PZC Case No. 2023-0108, Title 21 Parking and Site Access Clean-Up Text Amendments — Request for Public Comments

The Planning Department is seeking comments on the attached set of public hearing draft text amendments to Title 21 to make clarifications, corrections, and resolve inconsistencies in the code as a follow up to the recently adopted code updates for Parking (A.O. No. 2022-80(S)) and Site Access (A.O. No. 2023-50). Some of the changes are technical amendments and others are substantive changes to ensure consistency or avoid unintended consequences. However, all the amendments are corrective in nature specific to the Site Access and Parking code updates. The public hearing draft Assembly Ordinance showing these clean-up text amendments is attached to this memorandum for review.

Your comments will be submitted to the Planning and Zoning Commission for a public hearing scheduled for **Monday, October 2, 2023, at 6:30 p.m. in the Assembly Chambers of the Z.J. Loussac Library, 3600 Denali Street, Anchorage.**

Recommendations and findings from the Commission process will be forwarded to the Assembly, which will also hold a public hearing before taking final action. The Title 21 Parking and Site Access Clean-Up Text Amendments are proposed to become effective on January 1, 2024, which aligns with the effective date of the A.O. No. 2023-50 for Site Access code updates.

Written comments provided by September 18 will be included in the case packet that will go to the Commission before the October 2 meeting. Comments received after will go to the Commission as a supplementary packet. Submit written comments in the following ways:

Submit written comments in the following ways:

by CityView:	http://munimaps.muni.org/planning/allcomments.cfm (insert case number 2023-0108)
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 Elizabeth Appleby at 907-343-7925 or Tom Davis at 907-343-7916 in the Planning Department.

Attachments: Table 1. Summary of Title 21 Parking and Site Access Clean-Up Text Amendments
Draft Assembly Ordinance

Table 1. Summary of Title 21 Parking and Site Access Clean-Up Text Amendments (PZC Case No. 2023-0108)

Code Section	General Overview Summary of Amendments
Chapter 21.03, Review and Approval Procedures	Removed references to required parking. Grammatical correction.
Chapter 21.04, Zoning Districts	Removed reference to sufficient parking and replaced with reference to non-motorized and motorized site access.
Chapter 21.05, Use Regulations	Removed use-specific parking requirements and references to required parking. Added use-specific standard for Vehicle Service and Repair uses to provide off-street storage for vehicles in custody of the establishment for service, repair, or storage.
Chapter 21.06, Dimensional Standards and Measurements	Removed references to required parking.
Chapter 21.07, Development and Design Standards	Removed references to required parking. Grammatical corrections. Adjusted Urban Neighborhood Development Context area (currently applies to R-2M, R-3, R-4, R-4A, B-1A, B-1B, B-3, and RO districts) to also apply in all Traditional Neighborhood Design areas designated on the land use plan map within the <i>Anchorage 2040 Land Use Plan</i> , and to exempt semi-rural areas of Chugiak-Eagle River and Rabbit Creek. Simplified the parking space dimensions in table 21.08-8 by removing the small parking space option and reducing the length of the standard parking space from 20 to 19 feet, except to require spaces that back out into a street to have a 20-foot length.
Chapter 21.08, Subdivision Standards	Removed references to required parking.
Chapter 21.09, Girdwood	Removed use-specific parking requirements and references to required parking. Allowed ADA accessible spaces on site in the gC-7 district.
Chapter 21.10, Chugiak-Eagle River	Removed references to required parking.
Chapter 21.13, Nonconformities	Clarified nonconforming rights for bicycle parking. Clarified there are no non-conforming rights for federally required ADA accessible parking. Established there are no non-conforming rights for ADA parking required by the Municipality.
AMCR 21.20, Regulations Governing Land Use Fees	Removed parking space variance fee from the fee schedule.
AMCR 21.90, Multiple Dwelling Unit Residential Development on a Single Lot or Tract	Clarified the number of on-street curbside guest parking spaces that are required for site condominiums.

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: _____, 2023

ANCHORAGE, ALASKA
AO No. 2023-____

1 **AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING**
2 **ANCHORAGE MUNICIPAL CODE TITLE 21 CHAPTERS 21.03, REVIEW AND**
3 **APPROVAL PROCEDURES; 21.04, ZONING DISTRICTS; 21.05, USE**
4 **REGULATIONS; 21.06, DIMENSIONAL STANDARDS AND MEASUREMENTS;**
5 **21.07, DEVELOPMENT AND DESIGN STANDARDS; 21.08, SUBDIVISION**
6 **STANDARDS; 21.09, GIRDWOOD; 21.10, CHUGIAK-EAGLE RIVER; 21.13,**
7 **NONCONFORMITIES; AND AMENDING ANCHORAGE MUNICIPAL CODE OF**
8 **REGULATIONS SECTION 21.20.002, SCHEDULE OF FEES - ZONING; AND**
9 **CHAPTER 21.90, MULTIPLE DWELLING UNIT RESIDENTIAL DEVELOPMENT**
10 **ON A SINGLE LOT OR TRACT, IN ORDER TO MAKE TECHNICAL**
11 **CORRECTIONS, CLARIFICATIONS, RESOLVE INCONSISTENCIES, AND**
12 **ADDRESS UNINTENDED EFFECTS OF THE RECENTLY ADOPTED**
13 **CHANGES TO PARKING AND SITE ACCESS REQUIREMENTS IN TITLE 21.**

14
15 (Planning and Zoning Commission Case No. 2023-0108)
16

17 **WHEREAS**, the Anchorage Assembly adopted A.O. No. 2022-80(S), which carried
18 out Action 4-3 of the *Anchorage 2040 Land Use Plan* and eliminated minimum off-
19 street parking requirements and increased bicycle parking requirements in Title
20 21; and
21

22 **WHEREAS**, the Anchorage Assembly adopted A.O. No. 2023-50, which carried
23 out Action 4-6 of the *Anchorage 2040 Land Use Plan* and amended site access
24 requirements in Title 21, and
25

26 **WHEREAS**, the adoption of A.O. No. 2022-80(S) and A.O. No. 2023-50 resulted
27 in some needed technical corrections, inconsistencies, unintended consequences,
28 and references to required parking being no longer necessary in Title 21; now,
29 therefore,
30

31 **THE ANCHORAGE ASSEMBLY ORDAINS:**
32

33 **Section 1.** Anchorage Municipal Code Chapter 21.03, Review and Approval
34 Procedures, is hereby amended to read as follows (*the remainder of the chapter*
35 *is not affected and therefore not set out*):
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37 **21.03.115 Small Area Implementation Plan.**

38 *** ***

39 E. *Deviations from Certain Standards of Title 21.*

40 *** ***

- 41 5. Development intensities and number of dwelling units, open
42 space location, and [REQUIRED] parking sites may be

amassed or located across zoning lines or transferred to strategic sections of the plan area if this action contributes to the efficient use of the site and still meets the intent of the underlying district and development standards of this Title, subject to the small area implementation plan review.

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(AO 2021-46(S), 6-8-21)

21.03.220 Use Classification Requests.

*** *** ***

C. Standards for Review.

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9. Parking provided[REQUIREMENTS], turnover and generation, ratio of the number of spaces [REQUIRED]per unit area or activity, and the potential for shared parking with other uses.

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(AO 2012-124(S), 2-26-13; AO 2020-38, 4-28-20)

21.03.240 Variances.

*** *** ***

J. Administrative Variances.

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7. *For Front Driveways on Multifamily and Townhouse Lots with Alleys.* Where a multifamily or townhouse development site is served by an alley and is within an area subject to the Urban Neighborhood Development Context Standards (21.07.010E.), the director and traffic engineer may grant an administrative variance from subsection 21.07.090H.9.b., *Alley Access Requirement*, provided:

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-36, 5-14-15; AO 2015-133(S), 2-23-16; AO 2017-55, 4-11-17; 2018-67(S-1), 10-9-18; AO 2020-38, 4-28-20; AO 2021-89(S), 2-15-2022); AO 2022-38, 4-12-22; 2022-36, 4-26-22; AO 2023-50)

Section 2. Anchorage Municipal Code Chapter 21.04, Zoning Districts, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

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 general commercial uses in commercial centers and areas exposed to heavy traffic. These commercial uses are intended to be located on 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 [PARKING] non-motorized and motorized site access, and controlled traffic movement.

*** **

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2017-58, § 1, 4-11-17; AO No. 2019-11, § 2, 2-12-19; AO No. 2022-80(S), § 1, 11-22-22; AO 2023-50, 7-11-23)

Section 3. Anchorage Municipal Code Chapter 21.05, Use Regulations, is hereby amended to read as follows:

21.05.040 Community Uses: Definitions and Use-Specific Standards.

*** **

K. Telecommunication Facilities.

*** **

7. Common Standards for All Towers.

*** **

f. *Parking.* [OFF-STREET PARKING IS NOT REQUIRED, HOWEVER IF IT IS PROVIDED, PARKING SPACES MAY BE SHARED WITH OTHER PRINCIPAL USES. THE P] Parking spaces shall be paved in class A districts and, in class B districts, shall be paved or covered with a layer of crushed rock of no more than one inch in diameter to a minimum depth of three inches. Notwithstanding section 21.07.100, parking space illumination is not required.

*** **

(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)

21.05.050 Commercial Uses: Definitions and Use-Specific Standards.

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I. Vehicles and Equipment.

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2. Parking Lot, Principal Use

a. *Definition.* An off-street, surface parking lot where motor vehicles are parked for not more than 72 consecutive hours, and the parking lot is not accessory [REQUIRED] parking for another use on the same parcel.

*** **

3. Parking Structure, Principal Use

- a. *Definition.* A parking structure with two or more levels or stories where motor vehicles are parked for not more than 72 consecutive hours, and the parking structure is not accessory to another use on the same parcel[, AND THE SPACES ARE NOT REQUIRED PARKING FOR ANOTHER USE]. The parking structure may be above and/or below grade, and the levels may be partially or fully enclosed. A parking structure may occupy a portion of a building which also includes commercial space, such as offices or retail on the ground floor.

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7. Vehicle Service and Repair, Major

b. *Use-Specific Standards*

- iii. All vehicles in custody of the establishment for purpose of service, repair, or storage shall be stored on the premises or within a separate off-street parking facility.

8. Vehicle Service and Repair, Minor

b. *Use-Specific Standards for Carwash Bays and Vehicle Repair Bays*

- iii. All vehicles in custody of the establishment for purpose of service, repair, or storage shall be stored on the premises or within a separate off-street parking facility.

J. *Visitor Accommodations.*

5. Inn

b. *Use-Specific Standards*

- ii. Inns in the R-4A district shall be subject to the multifamily building design standards in section 21.07.110C.[, AND THE MULTI-FAMILY BUILDING PARKING STANDARDS IN SECTION 21.07.090.] In the R-4A district, inns shall adhere to the maximum floor area ratio permitted for multi-family dwellings.

21.05.060 Industrial Uses: Definitions and Use-Specific Standards.

*** **

E. Waste and Salvage.

7. Recycling Drop-Off

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b. Use-Specific Standards

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- i. No recycling drop-off area shall be located in
[REQUIRED PARKING FOR ANY OTHER
USES ON THE SAME LOT,]required
landscaping [,]or pedestrian facilities.

*** **

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-82, 7-28-15; AO
2015-131, 1-12-16; AO 2016-131, 11-15-16; AO 2017-10, 1-24-17; AO 2017-74,
5-23-17; AO 2020-56, 6-23-20; AO 2021-89(S), 2-15-2022)

21.05.070 Accessory Uses: Definitions and Use-Specific Standards.

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**D. Definitions and Use-Specific Standards for Allowed Accessory
Uses and Structures.**

3. Bed and Breakfast

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b. Use-Specific Standards

*** **

i. General Standards

*** **

- [(H) EVERY BED AND BREAKFAST SHALL
MEET THE OFF-STREET PARKING
REQUIREMENTS STATED IN ITS
ADMINISTRATIVE PERMIT.]

(Note to code revisor: re-number subsequent
subsection(s).)

*** **

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-131, 1-12-15;
AO2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-136, 11-15-16; AO
2017-10, 1-24-17; AO 2017-160, 12-19-17; AO 2017-176, 1-9-18, AO 2018-
43(S); 6-12-18; AO 2020-38, 4-28-20; AO 2021-26, 3-9-21; AO 2021-89(S), 2-
15-22; AO 2022-107, 2-7-23)

21.05.080 Accessory Uses: Definitions and Use-Specific Standards.

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D. General Requirements for All Temporary Uses and Structures.

10. [OFF-STREET PARKING SHALL BE ADEQUATE TO
ACCOMMODATE THE PROPOSED TEMPORARY USE.

11.]

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)

Section 4. Anchorage Municipal Code Chapter 21.06, Dimensional Standards and Measurements, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

21.06.030 Measurements and Exceptions.

*** *** ***

C. Setbacks.

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6. Setback from Planned Utility Transmission Facilities

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vi. [SURFACE PARKING REQUIRED BY SECTION 21.07.090, OFF-STREET PARKING AND LOADING;] Motor vehicle and bicycle parking;

[VII. TEMPORARY PARKING AS DESCRIBED IN SECTION 21.05.080;

VIII. ADDITIONAL PARKING TO THAT REQUIRED BY THIS TITLE;]

(*Note to code revisor: re-number subsequent subsections.*)

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-132, 11-5-14; AO 2015-100, 10-13-15; AO 2017-11, 1-1-17; AO 2017-176, 1-9-18; AO 2018-12, 2-27-18; AO 2020-10(S), 3-10-20; AO 2020-38, 5-28-20; AO 2022-36, 4-26-22)

Section 5. Anchorage Municipal Code Chapter 21.07, Development and Design Standards, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

21.07.010 General Provisions.

*** *** ***

E. Urban Neighborhood Development Context Standards.

1. *Purpose.* This section establishes an Urban Neighborhood Development Context Standards area that reflects the existing and desired characteristics of Anchorage's older, urban neighborhoods identified by the Comprehensive Plan, Land Use Plan Map as Traditional Neighborhood Design areas, and applies them to zoning districts that permit multifamily or mixed use dwellings. This section provides a basis for development regulations tailored to the characteristics of these neighborhoods and fulfills their role as recommended in the Comprehensive Plan.

*** *** ***

3. *Urban Neighborhood Development Context Standards Established.* The urban neighborhood development context standards apply in the R-2M, R-3, R-4, R-4A, B-1A, B-1B, B-3, and RO zoning districts, and in the residential zoning districts located in the Traditional Neighborhood Design areas designated on Map 2-1: Anchorage 2040 Land Use Plan Map in the Anchorage 2040 Land Use Plan.

The following areas are exempted (not included):

- a. R-3 SL and B-1A SL zoning districts south of Rabbit Creek Road.
- b. CE-R-2M, CE-R-3, CE-RO, CE-B-1A, and CE-B-3 zoning districts within Birchwood and Chugiak Community Councils.
- c. CE-R-3 zoning districts east of Eagle River Loop Road.

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2020-11, 2-25-20; AO 2020-38, 4-28-20; AO 2022-36, 4-26-22; AO 2023-43, 4-25-23; AO 2023-50, 7-11-23)

21.07.060 Transportation and Connectivity.

*** *** ***

F. *Pedestrian frontage standard.*

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2. *Applicability.* Subsection 4. applies to development in areas subject to the urban neighborhood development context standards established in 21.07.010E. Subsection 5. applies to development in the other areas of the municipality. The following are exempt:

- a. Changes of use and other developments that comprise building modifications of less than 50 percent of the building replacement value[TOTAL IMPROVEMENT VALUE] of the building(s) on the site.

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-82, 7-28-15; AO 2015-100, 10-13-15; AO 2017-55, 4-11-17; AO 2020-38, 4-28-20; AO 2022-80(S), 11-22-2022)

21.07.090 Off-Street Parking and Loading.

*** *** ***

H. *Parking and loading facility design standards.*

*** *** ***

9. Vehicular Access Location

*** *** ***

- b. *Alley Access Requirement.* Where a residential use is served by an alley and is within an area subject to the Urban Neighborhood Development Context Standards (21.07.010E.), vehicle access shall take place from the alley, except for direct vehicle access to the street that is limited to the following:

*** *** ***

12. *Dimensions of Parking Spaces and Aisles.*

*** *** ***

- a. *Minimum Dimensions for Required Parking.* Parking shall meet or exceed the STANDARD parking space and aisle dimensions set forth in table 21.07-8, except as follows:

i. [PARKING FACILITIES IN THE DOWNTOWN (DT) ZONING DISTRICTS, AND IN AREAS SUBJECT TO THE URBAN NEIGHBORHOOD CONTEXT STANDARDS IN SUBSECTION 21.07.010E. MAY MEET THE SMALL PARKING SPACE AND AISLE DIMENSIONS IN TABLE 21.07-8.] Up to 30 percent of parking in the Downtown (DT) zoning districts may meet the COMPACT parking dimensions set forth in table 21.07-8, if signed for compact vehicles only.

ii. The parking space depth (vehicle projection) of parking spaces accessed directly from the street or alley such that vehicle maneuvering into and out of the parking space occurs within the street or alley shall be increased by one (1) foot longer than the STANDARD parking space depth set forth in table 21.07-8. [IN ALL OTHER AREAS OF THE MUNICIPALITY, UP TO 50 PERCENT OF EMPLOYEE-ONLY PARKING, STRUCTURED PARKING FACILITIES, OR PARKING FOR USES WITH A LOW PARKING TURNOVER RATE MAY MEET THE SMALL PARKING SPACE AND AISLE DIMENSIONS IN TABLE 21.07-8. USES WITH A LOW PARKING TURNOVER RATE ARE MULTIFAMILY AND MIXED-USE

HOUSEHOLD LIVING USES, OFFICE USES,
AND EDUCATIONAL FACILITY USES OTHER
THAN INSTRUCTIONAL SERVICES.
PARKING SHARED BETWEEN LOW-
TURNOVER AND NON-LOW-TURNOVER
USES SHALL MEET STANDARD
DIMENSIONS.]

[III. ANY USE THAT INVOLVES THE
PRESERVATION OF A LANDMARK LISTED IN
THE ANCHORAGE LOCAL LANDMARKS
REGISTER MAY ALSO MEET THE SMALL
PARKING SPACE AND AISLE DIMENSIONS
IN TABLE 21.07-8.]

TABLE 21.07-8: PARKING ANGLE, STALL, AND AISLE DIMENSIONS

<u>Parking Angle (Degrees)</u>	<u>Parking Space Size</u>	<u>Space Width</u>	<u>Curb Length (Width Projection)</u>	<u>Space Depth (Vehicle Projection)</u>	<u>Aisle Width 1-way</u>	<u>Aisle Width 2-way</u>	<u>Interlock Reduction</u>	<u>Overhang Allowance</u>
90	STANDARD	9' 0"	9' 0"	19' 0"	23' 0"	24'	0' 0'	2' 0"
	COMPACT	8' 0"	8' 0"	16' 0"	23' 6"	24'	0' 0"	
75	STANDARD	9' 0"	9' 4"	20' 8"	19' 0"	24'	1' 2"	1' 11"
	COMPACT	8' 0"	8' 3"	19' 5"	19' 6"	24'	0' 6"	
60	STANDARD	9' 0"	10' 5"	20' 11"	18' 0"	24'	2' 3"	1' 8"
	COMPACT	8' 0"	9' 3"	17' 10"	18' 6"	24'	1' 0"	
45	STANDARD	9' 0"	12' 9"	19' 6"	12' 0"	24'	3' 2"	1' 5"
	COMPACT	8' 0"	11' 4"	16' 12"	12' 6"	24'	1' 5"	
0 (parallel)	STANDARD	9' 0"	23' 0"	9' 0"	12' 0"	24'	0' 0"	0' 0"
	COMPACT	8' 0"	23' 0"	8' 0"	12' 6"	24'	0' 0"	

[TABLE 21.07-8: PARKING ANGLE, STALL, AND AISLE DIMENSIONS]

[PARKING ANGLE (DEGREES)]	[PARKING SPACE SIZE]	[SPAC E WIDT H]	[CURB LENGTH (WIDTH PROJECTI ON)]	[SPACE DEPTH (VEHIC LE PROJE CTION)]	[AISL E WIDT H 1- WAY]	[AISL E WIDT H 2- WAY]	[TYPICAL PARKING BAY WIDTH (MODULE)]	[INTER LOCK REDUC TION]	[OVE RHAN G ALLO WANC E]
[90]	[STANDAR D]	[9' 0"]	[9' 0"]	[20' 0"] [1]	[23' 0"]	[24']	[64' 0"]	[0' 0"]	[2' 0"]
	[SMALL]	[8' 6"]	[8' 6"]	[18' 0"]	[23' 6"]	[24']	[60' 0"]	[0' 0"]	
	[COMPACT]	[8' 0"]	[8' 0"]	[16' 0"]	[23' 6"]	[24']	[56' 0"]	[0' 0"]	
[75]	[STANDAR D]	[9' 0"]	[9' 4"]	[21' 8"] [1]	[19' 0"]	[24']	[67' 4"]	[1' 2"]	[1' 11"]

	[TABLE 21.07-8: PARKING ANGLE, STALL, AND AISLE DIMENSIONS]								
[PARKING ANGLE (DEGREES)]	[PARKING SPACE SIZE]	[SPACE WIDTH]	[CURB LENGTH (WIDTH PROJECTION)]	[SPACE DEPTH (VEHICLE PROJECTION)]	[AISLE WIDTH H 1-WAY]	[AISLE WIDTH H 2-WAY]	[TYPICAL PARKING BAY WIDTH (MODULE)]	[INTER LOCK REDUCTION]	[OVERHANG ALLOWANCE]
	[SMALL]	[8' 6"]	[8' 10"]	[19' 7"]	[19' 6"]	[24']	[63' 2"]	[1' 11"]	
	[COMPACT]	[8' 0"]	[8' 3"]	[19' 5"]	[19' 6"]	[24']	[62' 11"]	[0' 6"]	
[60]	[STANDARD]	[9' 0"]	[10' 5"]	[21' 10"] [1]	[18' 0"]	[24']	[67' 8"]	[2' 3"]	[1' 8"]
	[SMALL]	[8' 6"]	[9' 10"]	[19' 10"]	[18' 6"]	[24']	[63' 8"]	[2' 2"]	
	[COMPACT]	[8' 0"]	[9' 3"]	[17' 10"]	[18' 6"]	[24']	[59' 9"]	[1' 0"]	
[45]	[STANDARD]	[9' 0"]	[12' 9"]	[20' 6"] [1]	[12' 0"]	[24']	[65' 0"]	[3' 2"]	[1' 5"]
	[SMALL]	[8' 6"]	[12' 0"]	[18' 9"]	[12' 6"]	[24']	[61' 6"]	[3' 0"]	
	[COMPACT]	[8' 0"]	[11' 4"]	[16' 12"]	[12' 6"]	[24']	[57' 11"]	[1' 5"]	
[0 (parallel)]	[STANDARD]	[9' 0"]	[23' 0"]	[9' 0"]	[12' 0"]	[24']	[42' 0"]	[0' 0"]	[0' 0"]
	[SMALL]	[8' 6"]	[23' 0"]	[8' 6"]	[12' 6"]	[24']	[41' 0"]	[0' 0"]	
	[COMPACT]	[8' 0"]	[23' 0"]	[8' 0"]	[12' 6"]	[24']	[40' 0"]	[0' 0"]	
[DEVELOPMENTS IN THE TRADITIONAL NEIGHBORHOOD DESIGN AREAS DESIGNATED ON MAP 2-1: ANCHORAGE 2040 LAND USE PLAN MAP IN THE ANCHORAGE 2040 LAND USE PLAN MAY USE THE FOLLOWING ALTERNATIVE STANDARD PARKING SPACE DEPTH (VEHICLE PROJECTION): 19' 0" FOR 90-DEGREE PARKING ANGLE; 20' 8" FOR 75-DEGREE PARKING ANGLE; 20' 11" FOR 60-DEGREE PARKING ANGLE, AND 19' 6" FOR 45-DEGREE PARKING ANGLE. PARKING BAY WIDTH MAY DECREASE AS A RESULT.]									

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15. Paving

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b. Paving Exceptions and Alternatives

- iv. *Exceptions for Parks and Open Space.* Subject to review and approval by the traffic engineer, some [REQUIRED] parking spaces for parks facilities that are demonstrated to have a highly variable seasonal demand need not be paved.

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J. Accessible parking spaces.

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12. *Standards for parking as principal use.* Where a parking structure or lot is a permitted principal or conditional use and the parcel is not accessory to another use on the same lot [AND IS NOT PROVIDING REQUIRED PARKING FOR ANOTHER PRINCIPAL USE], accessible parking spaces in accordance with this section shall be provided.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-58, 5-20-14; AO 2015-82, 7-28-15; AO 2015-100, 10-13-15; AO 2015-131, 1-12-16; AO 2016-3(S), 2-23-16; AO 2017-55, 4-11-17; AO 2017-176, 1-9-18; AO 2019-132, 12-3-19; AO 2020-38, 4-28-20; AO 2021-89(S), 2-15-22; AO 2022-80(S), 11-22-22, AO 2023-50, 7-11-23)

21.07.110 Residential Design Standards.

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H. *Conditional Use for a Residential Planned Unit Development.*

*** ***

2. Minimum Standards

*** ***

c. *Design*

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[VI. EACH DWELLING UNIT SHALL BE PROVIDED WITH EITHER HEATED PARKING, OR AT LEAST ONE ELECTRICAL OUTLET THAT IS CONVENIENT TO THE REQUIRED PARKING SPACE(S).]

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-132, 11-5-14; AO 2015-36, 5-14-15; AO 2015-100, 10-13-15; AO 2016-34(S), 4-12-16; AO 2016-136, 11-15-16; AO 2017-160, 12-19-17; AO 2018-59, 7-31-2018; AO 2019-132, 12-3-19; AO 2020-38, 4-28-20; AO 2021-89(S), 2-15-22; 2022-80(S), 11-21-22; AO 2023-30, 3-22-23)

21.07.115 Nonresidential Development.

*** ***

A. *Conditional Use for a Business-Industrial Park Planned Unit Development.*

*** ***

5. Minimum Standards

*** ***

[K. THE USES IN THE ENTIRE BIP-PUD MAY AGGREGATE THEIR PARKING AS LONG AS THE FOLLOWING STANDARDS ARE MET:

I. REQUIRED PARKING FOR EACH USE SHALL BE LOCATED NO FARTHER THAN 800 FEET FROM THE PRIMARY ENTRANCE OF THE USE;

II. RELATIVELY DIRECT PEDESTRIAN PATHWAYS SHALL BE AVAILABLE FROM REQUIRED PARKING TO EACH USE;

III. THE SUM OF THE REQUIRED PARKING FOR ALL USES IN THE BIP-PUD, WHICH MAY

1 INCLUDE PARKING REDUCTIONS AND
2 ALTERNATIVES NOTED IN SUBSECTION
3 21.07.090F., SHALL BE PROVIDED AT ALL
4 TIMES.]

5 *** *** ***

6 (Note to code revisor: Re-number subsequent subsections l.
7 – n. to k. – m.)

8
9 B. Conditional Use for a Planned Unit Development in the DT Districts.

10 *** *** ***

11 3. Standards

12 *** *** ***

13 [A. PARKING LOTS SHALL CONFORM TO SECTION
14 21.07.090 EXCEPT WHERE MODIFIED BY SECTION
15 21.11.070F.]

16 *** *** ***

17 (Note to code revisor: Re-number subsequent subsections b.
18 – e. to a. – d.)

19 *** *** ***

20 (AO 2015-36, 5-14-15; AO 2020-38, 4-28-20)

21
22 **Section 6.** Anchorage Municipal Code Chapter 21.08, Subdivision Standards,
23 is hereby amended to read as follows (*the remainder of the chapter is not affected*
24 *and therefore not set out*):

25
26 **21.08.050 Improvements.**

27 *** *** ***

28 E. Optional Residential Interior Streets.

29 *** *** ***

30 3. Spillover parking substituted for on-street parking shall
31 conform to the design standards in section 21.07.090, *Off-*
32 *Street Parking and Loading*, shall be a designated common
33 area owned and administered by the homeowners'
34 association, and shall not be located within an individually
35 owned lot or tract. The design of spillover parking lots shall
36 be approved by the traffic engineer. The spillover parking lot
37 shall be shown on the plat, and a plat note shall be provided
38 limiting the use of that area to spillover parking. Spillover
39 parking lots shall not be counted toward required open space
40 requirements. Spillover parking spaces [IN ADDITION TO
41 THE OFF-STREET PARKING SPACES REQUIRED
42 UNDER SECTION 21.07.090] shall be provided for each lot
43 fronting on a street without on-street parking under the
44 following formula, using the maximum residential density
45 permitted for the lot by its zoning district.

46 *** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2016-131, 11-15-16; AO 2017-176, 1-9-18; AO 2020-38, 4-28-20; AO 2021-71(S-2), 3-22-22; AO 2021-74(S), 5-10-22)

21.08.070 Alternative Residential Subdivisions.

*** **

E. Unit Lot Subdivisions.

*** **

6. Design Standards

*** **

[F. OFF-STREET PARKING REQUIREMENTS SHALL BE APPLIED IN ACCORDANCE WITH SUBSECTION 21.07.090. THE MINIMUM PARKING REQUIREMENT (AFTER ANY APPLICABLE REDUCTIONS ARE GRANTED) SHALL BE PROVIDED BUT PARKING MAY BE PROVIDED ON A DIFFERENT UNIT LOT FROM THE UNIT LOT IT IS ASSIGNED TO, OR IN A COMMON OWNERSHIP AREA, AS LONG AS THE RIGHT TO USE THAT PARKING IS FORMALIZED BY AN EASEMENT ON THE PLAT.]

(Note to code revisor: re-number subsections g. - j. as subsections f. - i.)

*** **

(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)

Section 7. Anchorage Municipal Code Chapter 21.09, Girdwood, is hereby amended to read as follows *(the remainder of the chapter is not affected and therefore not set out)*:

21.09.040 Zoning Districts.

*** **

C. Commercial Districts.

*** **

2. Districts

*** **

c. gC-3 (Old Townsite Commercial/Residential) District

*** **

iii. District-Specific Standards

*** **

(B) *Parking.* [ON-STREET PARKING MAY SATISFY PARKING REQUIREMENTS; EXCESSIVE ON-SITE PARKING IS DISCOURAGED. UP TO A maximum of 50 percent of the width of the front

setback may be used for parking,
provided parking lots allow for sidewalks
so pedestrians may comfortably and
safely walk by parking stalls.

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2016-30, 3-22-16)

21.09.050 Use Regulations.

*** *** ***

B. Use-Specific Definitions and Standards.

*** *** ***

2. Residential Uses

*** ***

c. Dwelling, Single-Family Attached

*** *** ***

**ii. Use-Specific Standards (also applies to
"Dwelling, Townhouse")**

*** *** ***

(C) Development Standards

*** *** ***

(9) [PARKING REQUIREMENTS
MAY BE MET ON THE LOTS
AND/OR ON COMMON AREAS
WITHIN THE DEVELOPMENT
AREA.

(10)]

*** *** ***

4. Commercial Uses

*** ***

f. Tent Campground

*** *** ***

iii. Use-Specific Standards

*** *** ***

[(C) EACH TENT SITE SHALL CONTAIN AT
LEAST ONE AUTOMOBILE PARKING
SPACE; THE DIMENSIONS SHALL BE
AT LEAST TEN FEET WIDE BY 20
FEET LONG.]

(Note to code revisor: re-number subsections (D) - (G). as
subsections (C) – (F))

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-133, 11-5-14; AO
2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-30, 3-22-16; AO 2017-
68, 4-24-17; AO 2020-53, 6-2-20; AO 2021-89(S), 2-15-22; AO 2021-112, 3-1-
2022; AO 2022-67, 7-26-22; AO 2023-24, 3-21-23)

21.09.070 General Provisions.

*** **

L. Off-Street Parking Standards.

*** **

1. *General.* [REQUIRED P]Parking shall be provided in accordance with section 21.07.090, except as specified in this section.[THE DIRECTOR MAY WAIVE AN OFF-STREET PARKING REQUIREMENT IF SUFFICIENT PUBLIC PARKING IN THE DISTRICT SATISFIES OFF-STREET PARKING REQUIREMENTS.]

2. [GC-5, GC-8, AND GC-9 DISTRICTS. REQUIRED PARKING FOR ANY NON-RESIDENTIAL USE IN THE GC-5, GC-8 OR GC-9 DISTRICTS MAY BE LOCATED OFF-SITE WITHIN THE ADJOINING RIGHT-OF-WAY OR WITHIN 600 FEET OF THE SITE IN COMMUNITY PARKING FACILITIES UNDER A MUNICIPAL PARKING AGREEMENT. PROPERTIES MAY ALSO USE THE REDUCED PARKING REQUIREMENTS AND PARKING REDUCTIONS PROVIDED IN SECTION 21.07.090. (RESERVED: TAILORED PARKING REQUIREMENTS AND REDUCTIONS FOR THE NEW TOWNSITE AREA WILL BE FURTHER DEVELOPED IN COORDINATION WITH THE UPDATE TO THE *GIRDWOOD AREA PLAN* AND ADOPTED AS AN AMENDMENT TO THIS SECTION.)

3.] *gC-7 District.* In the gC-7 district, on-site motor vehicle parking for new commercial development is prohibited except for required accessible parking spaces (21.07.090J). Parking for new commercial development shall be located within the adjoining right-of-way, or in community parking lots under a municipal parking agreement. [REQUIRED PARKING FOR UPSTAIRS DWELLING UNITS IN THE GC-7 DISTRICT MAY ALSO BE LOCATED OFF-SITE.]Any on-site parking for residential units shall be located on the side or rear of the principal building and enclosed within a garage architecturally compatible with the principal building and no closer to the street than the building's primary front façade. On-site parking in the rear setback is prohibited.

(Note to code revisor: re-number subsections 4 - 8. as subsections 3 – 7).

*** **

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)

Section 8. Anchorage Municipal Code Chapter 21.10, Chugiak-Eagle River, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

21.10.050 Use Regulations.

*** **

E. Commercial Uses: Definitions and Use-Specific Standards.

*** **

4. Large Domestic Animal Facility

*** **

g. Conditional Use Standards

*** **

- ii. [PARKING STANDARDS. IN THE EVENT ARENA SEATING IS PROVIDING, THE REQUIRED PARKING SHALL BE ONE SPACE PER EVERY FOUR SEATS, OR ONE PARKING SPACE PER STALL, WHICHEVER IS GREATER.

- III.] *Lot Coverage.* Lot coverage shall be that of the underlying zoning district unless the planning and zoning commission allows additional lot coverage above the maximum allowed in the district, not to exceed a ten percent increase.

iii.[IV.] Additional Conditions.

*** **

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, 01-28-14; AO 2014-40(S), 5-20-14; AO 2014-58, 5-20-14; AO 2015-133(S), 2-23-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-54, 6-7-16; AO 2016-136, 11-15-16; AO 2017-10, 1-24-17; AO 2017-57, 4-11-17; AO 2017-160, 12-19-17; AO 2019-11, 2-12-19; AO 2021-89(S), 2-15-22; AO 2022-107, 2-7-23)

Section 9. Anchorage Municipal Code Chapter 21.13, Nonconformities, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

21.13.060 Characteristics of use.

*** **

B. Parking out of compliance.

1. Accessible parking spaces. Nonconforming rights shall not be established for required accessible (ADA) parking in 21.07.090J. Developments shall provide the total number of accessible parking spaces required.

2. Bicycle parking spaces. Notwithstanding section C. below, if changes to a use or development increase the number of required bicycle parking spaces, the number of bicycle spaces related to the increase shall be provided. For example, if a use or development that is required to have 10[30] bicycle spaces [ONLY] has only 5[20] spaces, and changes to the use or development allowed through this title create a total minimum requirement of 15[35] spaces, the use or development shall, at a minimum, provide the additional 5 spaces. The addition of more spaces may be negotiated through the process outlined in section C. below.

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-82, § 6, 7-28-15; AO No. 2017-55, § 13, 4-11-17; AO No. 2018-67(S-1), § 8, 10-9-18; AO No. 2019-11, § 6, 2-12-19; AO No. 2020-38, §§ 11, 13, 5-28-20))

Section 10. Anchorage Municipal Code Chapter 21.20, Anchorage Municipal Code of Regulations Title 21 – Planning and Zoning, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

Regulation 21.20 – Regulations Governing Land Use Fees

*** *** ***

21.20.002 - Schedule of fees—Zoning.

The following fees shall be paid for the services described:

*** *** ***		
6.	Applications for variances:	
*** *** ***		
	[D. PARKING SPACE VARIANCE]	[\$1,370.00]
*** *** ***		

(GAAB 21.05.090; AO No. 77-407; AR No. 78-12; AR No. 79-55; AO No. 82-49; AR No. 83-96; AR No. 83-289(S); AR No. 86-63; AR No. 86-99; AR No. 86-263; AR No. 90-151; AO No. 2001-116, § 1, 7-10-01; AO No. 2001-145(S-1), § 23, 12-11-01; AO No. 2003-152S, § 20, 1-1-04; AO No. 2004-23, § 1, 1-1-04; AO No. 2004-151, § 13, 1-1-05; AO No. 2005-18, § 1, 2-15-05; AO No. 2006-35, § 2, 3-14-06; AR. No. 2006-112, § 1, 5-16-06; AO No. 2007-119, § 1, 11-13-07; AO No. 2007-121(S-1), § 16, 10-23-07; AR No. 2008-134, § 1, 7-29-08; AO No. 2010-81(S-1), § 40, 12-7-10, eff. 1-1-11; AO No. 2013-100, § 11, 1-1-14; AO 2015-45, §1, 5-14-15; AO No. 2016-25, 3-8-16; AO; AO No.2016-161, 1-10-17; AO 2017-175(S), 2-13-18; AO 2018-100(S), 12-4-18; AO 2019-116(S), 10-22-19; AO 2023-25(S), 3-6-23)

Authority—Anchorage Municipal Code 3.40, 21.20.050; AO 77-407.

Section 11. Anchorage Municipal Code Regulation 21.90, Multiple Dwelling Unit Residential Development on a Single Lot or Tract, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

21.90.005 Responsibilities of developer, contractor, and municipality.

*** *** ***
B. *Design.*
*** *** ***

1. Private street design criteria

*** *** ***

I. Use of the optional private street section requires a recorded parking agreement between the Municipality of Anchorage and the developer(s)/property owner(s). The agreement shall include the following:

*** *** ***

i. The minimum number of managed guest parking spaces[STALLS] is as follows: [THE NUMBER OF GUEST PARKING STALLS REQUIRED BY TABLE 21.07-4]

<u>Multifamily dwelling with single-family or two-family style construction</u>	<u>0.25 managed guest spaces per dwelling</u>
<u>Multifamily dwelling with townhouse style construction</u>	<u>0.15 managed guest spaces per dwelling</u>
<u>Other multifamily dwellings</u>	<u>0.10 managed guest spaces per dwelling</u>

*** *** ***

(AR 2004-108(S-2), § 1, 6-8-04; AO 2019-132, 12-3-19)

Section 12. This ordinance shall become effective on January 1, 2024.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2023.

Chair

ATTEST:

Municipal Clerk

(Planning and Zoning Commission Case No. 2023-0108)