

Submitted by: Vice Chair Zaletel and Assembly
Member Cross

Prepared by: Assembly Counsel's Office

For reading: May 23, 2023

ANCHORAGE, ALASKA
AO No. 2023-66

1 **AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING REPEALING**
2 **PORTIONS OF ANCHORAGE MUNICIPAL CODE SECTIONS 21.04.010,**
3 **21.04.020, 21.10.040, AND 21.09.040 TO CREATE ONLY TWO RESIDENTIAL**
4 **DISTRICTS THROUGHOUT THE ENTIRE MUNICIPALITY AND WAIVING**
5 **PLANNING AND ZONING COMMISSION REVIEW.**

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7 **WHEREAS**, the Anchorage Assembly has stated one of its priorities is to increase
8 housing availability within the Municipality of Anchorage; and
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10 **WHEREAS**, the Anchorage 2040 Land Use Plan aims to promote sustainable
11 growth and development within the city; and
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13 **WHEREAS**, increasing residential density can help address the growing housing
14 demand in Anchorage and provide more affordable housing options for residents;
15 and
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17 **WHEREAS**, higher residential density promotes efficient land use by utilizing
18 existing infrastructure, reducing urban sprawl, and minimizing the need for extensive
19 new infrastructure development; and
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21 **WHEREAS**, increasing residential density can contribute to a more walkable and
22 bikeable community, reducing dependence on private vehicles and promoting
23 healthier lifestyles; and
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25 **WHEREAS**, higher residential density can support the local economy by attracting
26 businesses and services to areas with a larger population base; and
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28 **WHEREAS**, allowing more density in residential areas can create diverse and
29 vibrant neighborhoods with a greater mix of housing types, promoting social
30 interaction and community cohesion; and
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32 **WHEREAS**, increased residential density can support public transit systems by
33 providing a larger customer base, making public transportation more economically
34 viable and accessible; and
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36 **WHEREAS**, higher residential density can enhance access to amenities such as
37 parks, schools, healthcare facilities, and shopping centers, as these amenities can
38 be located closer to where people live; and
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40 **WHEREAS**, increasing residential density can help preserve natural areas and
41 open spaces by minimizing the need for new development on undeveloped land;
42 and

WHEREAS, accommodating increased residential density can help reduce the environmental impact associated with suburban sprawl, including carbon emissions from transportation and the loss of natural habitats; and

WHEREAS, allowing for more density in residential zoning can encourage the development of mixed-use neighborhoods, where residents have easy access to a variety of services, employment opportunities, and recreational amenities; and

WHEREAS, increasing residential density aligns with the goals of creating a more inclusive and equitable city by providing housing options for people of different income levels and lifestyles; and

WHEREAS, higher residential density can foster a sense of belonging and community pride, as residents have more opportunities to engage with their neighbors and participate in local activities; and

WHEREAS, adapting residential zoning to allow for more density is a proactive and forward-thinking approach that supports the long-term growth and sustainability of Anchorage as outlined in the Anchorage 2040 Land Use Plan; and

WHEREAS, changes to Residential Zoning District types will require additional updates to Title 21, so the effective date of this ordinance is not until January 1, 2025 to allow work on the necessary additional changes within code to conform to and fully implement this ordinance; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.04.010 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.04.010 General provisions.
 *** *** ***

A. Districts Established; Zoning Map

1. *Purpose.* The municipality is divided into zoning districts in order to achieve the purposes of this title established in chapter 21.01, which include implementation of the comprehensive plan, and its land use plan map.
2. Zoning districts established. The following zoning districts are established:

TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED		
District Type	Abbreviation	District Name
	R[R-1]	[SINGLE-FAMILY] Residential

TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED

District Type	Abbreviation	District Name
Residential Districts	R-OUS[R-1A]	<u>Residential On-Site Underground Services</u> [SINGLE-FAMILY RESIDENTIAL (LARGER LOT)]
	[R-2A	TWO-FAMILY RESIDENTIAL (LARGER LOT)
	R-2D	TWO-FAMILY RESIDENTIAL
	R-2M	MIXED RESIDENTIAL
	R-3	MIXED RESIDENTIAL
	R-3A	RESIDENTIAL MIXED-USE
	R-4	MULTIFAMILY RESIDENTIAL
	R-4A	MULTIFAMILY RESIDENTIAL MIXED-USE
	R-5	LOW-DENSITY RESIDENTIAL
	R-6	LOW-DENSITY RESIDENTIAL (1 ACRE)
	R-7	SINGLE-FAMILY RESIDENTIAL (20K)
	R-8	LOW-DENSITY RESIDENTIAL (4 ACRES)
	R-9	LOW-DENSITY RESIDENTIAL (2 ACRES)
	R-10	LOW-DENSITY RESIDENTIAL, ALPINE/SLOPE]
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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2017-176 , § 2, 1-9-18; AO No. 2020-38 , § 4, 5-28-20)

Section 2. Anchorage Municipal Code section 21.04.020 is hereby amended to insert a new subsection B and C and repealing all subsequent subsections, attached hereto as Exhibit A. (*subsection A is not affected and therefore not set out*):

21.04.020 Residential districts.

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B. R: Residential district:

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1. Purpose. The R district is intended to for residential that allow for a variety of single-family, two-family, and multifamily dwellings, and additionally allowing for it combination with a variety of compatible commercial, retail, services, or office uses areas. The R district provides residential neighborhoods with a greater diversity of housing by allowing a mix of both detached and a variety of attached dwelling types in close proximity to each other, as well as mixed-use properties and townhouses. These areas generally are intended to have well-developed infrastructure, and municipal services generally are intended to be provided.

C. R-OUS: Residential onsite underground services district:

1. Purpose. The R-OUS district is intended for residential use identical to that of R district, with the exception that the availability of developed infrastructure and municipal service may be varied in these areas.

(AO 2012-124(S), 2-26-13; AO No. 2015-100, § 1, 10-13-15 ; AO No. 2017-176 , § 3, 1-9-18; AO No. 2019-58 , § 2, 5-7-19; AO 2022-36 , § 2, 4-26-22)

Section 3. Anchorage Municipal Code section 21.09.040 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.09.040 General Provisions.

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A. *Zoning districts established.* Girdwood is divided into the following zoning districts:

TABLE 21.09-1: GIRDWOOD ZONING DISTRICTS ESTABLISHED

District Type	District Name	District Description
Residential Districts	R[R-1]	Residential[ALYESKA HIGHWAY MIXED RESIDENTIAL]
	R-OUS [R-2]	Residential On-Site Underground Services[SINGLE-FAMILY/TWO-FAMILY RESIDENTIAL]
	G[R-2A	SINGLE-FAMILY/TWO-FAMILY RESIDENTIAL (CROW CREEK ROAD)
	GR-3	SINGLE-FAMILY/TWO-FAMILY RESIDENTIAL
	GR-4	MULTIPLE-FAMILY RESIDENTIAL

TABLE 21.09-1: GIRDWOOD ZONING DISTRICTS ESTABLISHED

District Type	District Name	District Description
	GR-5	MULTIPLE-FAMILY RESIDENTIAL]
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B. Residential districts.

1. General description. There are two[SIX] residential districts in Girdwood. [THE RESIDENTIAL DISTRICTS PRIMARILY PERMIT THE DEVELOPMENT OF RESIDENTIAL DWELLING UNITS OF VARIOUS INTENSITIES,ALTHOUGH SOME ALSO PERMIT THE DEVELOPMENT OF OVERNIGHT LODGING, CHILD CARE, RELIGIOUS ASSEMBLY, COMMUNITY BUILDINGS AND USES, NONCOMMERCIAL PARKS, PRIVATE ACADEMIC SCHOOLS AND UTILITY FACILITIES.] Girdwood-specific site and building design standards are contained in Sections 21.09.070 and 21.09.080.

2. Districts.

a. R: Residential district:

i. Purpose. The R district is intended to for residential that allow for a variety of single-family, two-family, and multifamily dwellings, and additionally allowing for it combination with a variety of compatible commercial, retail, services, or office uses areas. The R district provides residential neighborhoods with a greater diversity of housing by allowing a mix of both detached and a variety of attached dwelling types in close proximity to each other, as well as mixed-use properties and townhouses. These areas generally are intended to have well-developed infrastructure, and municipal services generally are intended to be provided.

b. R-OUS: Residential onsite underground services district:

i. Purpose. The R-OUS district is intended for residential use identical to that of R district, with the exception that the availability of developed infrastructure and municipal service may be varied in these areas.

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[gR-1 (ALYESKA HIGHWAY MIXED RESIDENTIAL) DISTRICT.

i. LOCATION. THE GR-1 DISTRICT IS LOCATED IN TWO SECTIONS ALONG ALYESKA HIGHWAY FROM JUST NORTH OF THE RAILROAD TO JUST PAST THE JUNCTION WITH CROW CREEK ROAD AND ENCOMPASSES ALREADY-SEWERED, ESTABLISHED AND LARGELY DEVELOPED RESIDENTIAL NEIGHBORHOODS CHARACTERIZED GENERALLY BY SINGLE-FAMILY DETACHED AND TWO-FAMILY DEVELOPMENT.

ii. INTENT. THE INTENT OF THIS DISTRICT IS TO CONTINUE THE EXISTING PATTERN OF DEVELOPMENT AS DWELLING UNITS ARE CONSTRUCTED ON THE REMAINING UNDEVELOPED LOTS, AND TO PERMIT DEVELOPMENT OF HOSTELS, INNS AND MULTIPLE-FAMILY HOUSING.III.DISTRICT-SPECIFIC STANDARD. MORE THAN ONE PRINCIPAL STRUCTURE MAY BE ALLOWED ON ANY LOT OR TRACT BY ADMINISTRATIVE SITE PLAN REVIEW.

b. GR-2 (SINGLE-FAMILY/TWO-FAMILY RESIDENTIAL) DISTRICT.

i. LOCATION. THE GR-2 DISTRICT IS LOCATED IN THE FOLLOWING THREE AREAS:

(A) THE MINE ROADS AREA WEST OF ALYESKA HIGHWAY, JUST NORTH OF THE RAILROAD;

(B) SOUTH OF ALYESKA HIGHWAY, WEST OF TIMBERLINE DRIVE; AND(C)ALYESKA BASIN SUBDIVISION, LYING NORTH AND SOUTH OF ALYESKA HIGHWAY, AT THE BASE OF MT. ALYESKA.

ii. INTENT. THESE ARE ESTABLISHED AND LARGELY DEVELOPED RESIDENTIAL NEIGHBORHOODS CHARACTERIZED BY SINGLE-FAMILY DETACHED AND TWO-FAMILY DEVELOPMENT. THE INTENT IS TO ALLOW DEVELOPMENT TO CONTINUE IN A MANNER CONSISTENT AND COMPATIBLE WITH EXISTING DEVELOPMENT PATTERNS.

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III. DISTRICT-SPECIFIC STANDARDS.

(A) NONRESIDENTIAL USES MAY BE ALLOWED AS PROVIDED IN TABLE 21.09-2, BUT SHALL BE ALLOWED ONLY ON CENTRAL SEWER, NOT SEPTIC SYSTEMS.

(B) ONLY ONE PRINCIPAL STRUCTURE IS ALLOWED ON ANY LOT OR TRACT.

c. GR-2A (SINGLE-FAMILY/TWO-FAMILY RESIDENTIAL —CROW CREEK ROAD) DISTRICT.

i. LOCATION. THE GR-2A DISTRICT IS LOCATED ON BOTH SIDES OF UPPER CROW CREEK ROAD IN CROW CREEK VALLEY, JUST SOUTH OF THE GIRDWOOD MINE.

II. INTENT. THIS AREA CONSISTS OF AN ESTABLISHED, SPARSELY-DEVELOPED RESIDENTIAL NEIGHBORHOOD CHARACTERIZED BY SINGLE-FAMILY DETACHED DEVELOPMENT. THE INTENT OF THIS DISTRICT IS TO ALLOW DEVELOPMENT TO CONTINUE IN A MANNER CONSISTENT AND COMPATIBLE WITH EXISTING DEVELOPMENT PATTERNS.

III. FEDERAL PATENTS TO MINERAL ESTATE AND VALID STATE AND FEDERAL MINING CLAIMS. THE PROPERTIES IN THIS DISTRICT HAVE FEDERAL PATENTS TO MINERAL ESTATE AND/OR VALID STATE AND FEDERAL MINING CLAIMS. MINING ACTIVITY UNDER THE AUSPICES OF THOSE PATENTS AND/OR CLAIMS SHALL COMPLY WITH RELEVANT FEDERAL AND STATE REGULATIONS.

IV. DISTRICT-SPECIFIC STANDARDS.

(A) IN SPITE OF SECTION 3.A. BELOW, COMMERCIAL VEHICLES, SHIPPING CONTAINERS, CONSTRUCTION EQUIPMENT, AND THE LIKE MAY BE STORED OUTDOORS IN THIS DISTRICT.

(B) ONLY ONE PRINCIPAL STRUCTURE IS ALLOWED ON ANY LOT OR TRACT.

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- d. GR-3 (SINGLE-FAMILY/TWO-FAMILY RESIDENTIAL) DISTRICT.
 - i. LOCATION. DISCRETE AREAS OF THE GR-3 DISTRICT ARE LOCATED IN THE FOLLOWING AREAS:
 - (A) WEST OF ALYESKA HIGHWAY, WEST OF THE GR-1 DISTRICT AND WEST OF THE MINE ROADS PORTION OF THE GR-2 DISTRICT; AND
 - (B) BOTH EAST AND WEST OF CROW CREEK ROAD.
 - ii. INTENT. THE GR-3 DISTRICT IS FOUND IN A NUMBER OF AREAS AND CONSISTS OF UNDEVELOPED LAND DESIGNATED PRIMARILY FOR SINGLE-FAMILY DETACHED AND TWO-FAMILY DEVELOPMENT, ALTHOUGH OTHER TYPES OF RESIDENTIAL USES AND VISITOR ACCOMMODATIONS MAY BE ALLOWED PURSUANT TO THE MASTER PLANNING PROCESS AND TABLE 21.09-2.
 - iii. AREA MASTER PLANNING REQUIRED.(A)PRIOR TO SUBDIVISION OR DEVELOPMENT OF ANY PORTION OF THIS DISTRICT, AREA MASTER PLANNING IS REQUIRED PURSUANT TO SUBSECTION 21.09.030 E.(B)USES ALLOWED IN THIS DISTRICT ARE SET FORTH IN TABLE 21.09-2. AREA MASTER PLANNING SHALL NOT CHANGE THE ALLOWED USES IN THIS DISTRICT, UNLESS THE MASTER PLAN IS ADOPTED CONCURRENTLY WITH AMENDMENTS TO THE GIRDWOOD AREA PLAN AND THIS CHAPTER.(C)DIMENSIONAL STANDARDS, SITE DEVELOPMENT AND DESIGN STANDARDS, AND BUILDING DESIGN STANDARDS FOR THIS DISTRICT ARE SET OUT IN SECTIONS 21.09.060, 21.09.070, AND 21.09.070, RESPECTIVELY. AREA MASTER PLANNING SHALL NOT CHANGE THOSE STANDARDS.
 - iv. District-specific standard. Unless determined otherwise through an area master plan, only one principal structure is allowed on any lot or tract.
- e. GR-4 (MULTIPLE-FAMILY RESIDENTIAL) DISTRICT.

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I. LOCATION. THE DISTRICT CONSISTS OF TWO ALREADY-DEVELOPED AREAS AT THE BASE OF MT. ALYESKA, TWO, SMALL ALREADY-DEVELOPED AREAS ON THE WEST SIDE OF ALYESKA HIGHWAY, AND AN AREA SOUTH OF ALYESKA HIGHWAY, JUST EAST OF GLACIER CREEK.

II. INTENT. THE INTENT FOR THE GR-4 DISTRICT IS TO CONTINUE THE EXISTING PATTERN OF MULTIPLE-FAMILY DEVELOPMENT ON SEWERS. SINGLE-FAMILY AND TWO-FAMILY DEVELOPMENT IS ALLOWED ON EXISTING LOTS OF LESS THAN 20,000 SQUARE FEET.

III. DISTRICT-SPECIFIC STANDARD. MORE THAN ONE PRINCIPAL STRUCTURE MAY BE ALLOWED ON ANY LOT OR TRACT BY ADMINISTRATIVE SITE PLAN REVIEW.

f. GR-5 (MULTIPLE-FAMILY RESIDENTIAL) DISTRICT.

I. LOCATION. THE GR-5 DISTRICT CONSISTS OF TWO AREAS WHICH ARE:

(A) WEST OF CROW CREEK ROAD, JUST NORTH OF CALIFORNIA CREEK; AND

(B) EAST OF CROW CREEK ROAD, WEST OF GLACIER CREEK.

ii. INTENT. THIS DISTRICT IS INTENDED FOR MULTIPLE-FAMILY DEVELOPMENT ON SEWERS.

iii. DISTRICT-SPECIFIC STANDARDS.

(A) MINIMUM DENSITY. THE MINIMUM DENSITY FOR RESIDENTIAL DEVELOPMENT WHERE PUBLIC SEWER IS AVAILABLE, SHALL BE FIVE DWELLING UNITS PER ACRE.

(B) SINGLE-FAMILY DEVELOPMENT IN GR-5. ONE SINGLE-FAMILY STRUCTURE IS ALLOWED ON A PARCEL ONLY WHERE PUBLIC SEWER IS NOT AVAILABLE. MINIMUM LOT SIZE SHALL BE 50,000 SQUARE FEET. SUBDIVISION IS PROHIBITED FOR THE

PURPOSE OF PROVIDING SINGLE-FAMILY DEVELOPMENT.

(C) MULTIPLE RESIDENTIAL STRUCTURES. MORE THAN ONE PRINCIPAL STRUCTURE MAY BE ALLOWED ON ANY LOT OR TRACT BY ADMINISTRATIVE SITE PLAN REVIEW.]

Section 4. Anchorage Municipal Code section 21.10.040 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

SECTION 21.10.040. Zoning Districts.

*** *** ***

B. *Zoning districts established.*

1. Chugiak-Eagle River is divided into the following zoning districts as shown on Table 21.10-2:

TABLE 21.10.-2: CHUGIAK-EAGLE RIVER ZONING DISTRICTS ESTABLISHED

District Type	ABBREVIATION	DISTRICT NAME
Residential Districts	R[CE-R-1]	Residential[SINGLE-FAMILY RESIDENTIAL]
	R-OUS [CE-R-1A]	Residential On-Site Underground Services[SINGLE-FAMILY RESIDENTIAL]
	CE-R-2A	SINGLE- AND TWO-FAMILY RESIDENTIAL
	CE-R-2D	TWO-FAMILY RESIDENTIAL
	CE-R-2M	MIXED RESIDENTIAL
	CE-R-3	MULTIFAMILY RESIDENTIAL
	CE-R-5	SUBURBAN RESIDENTIAL WITH MOBILE HOMES
	CE-R-5A	RURAL RESIDENTIAL WITH MOBILE HOMES
	CE-R-6	LOW-DENSITY RESIDENTIAL

TABLE 21.10.-2: CHUGIAK-EAGLE RIVER ZONING DISTRICTS ESTABLISHED

District Type	ABBREVIATION	DISTRICT NAME
	CE-R-7	MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL
	CE-R-8	LOW-DENSITY RESIDENTIAL
	CE-R-9	LOW-DENSITY RESIDENTIAL
	CE-R-10	LOW-DENSITY RESIDENTIAL, ALPINE/SLOPE]
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C. Residential districts

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2. R: Residential district:

a. Purpose. The R district is intended to for residential that allow for a variety of single-family, two-family, and multifamily dwellings, and additionally allowing for it combination with a variety of compatible commercial, retail, services, or office uses areas. The R district provides residential neighborhoods with a greater diversity of housing by allowing a mix of both detached and a variety of attached dwelling types in close proximity to each other, as well as mixed-use properties and townhouses. These areas generally are intended to have well-developed infrastructure, and municipal services generally are intended to be provided.

3. R-OUS: Residential onsite underground services district:

a. Purpose. The R-OUS district is intended for residential use identical to that of R district, with the exception that the availability of developed infrastructure and municipal service may be varied in these areas.

[CE-R-1: Single-family residential district.

a. **PURPOSE.** THE CE-R-1 DISTRICT IS INTENDED PRIMARILY TO PROVIDE FOR DETACHED SINGLE-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO SIX DWELLING UNITS PER ACRE. THESE AREAS GENERALLY ARE INTENDED TO

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HAVE WELL-DEVELOPED INFRASTRUCTURE AND MUNICIPAL SERVICES.

3. *CE-R-1A: SINGLE-FAMILY RESIDENTIAL DISTRICT.*

a. *PURPOSE.* THE CE-R-1A DISTRICT IS INTENDED PRIMARILY FOR DETACHED SINGLE-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FOUR DWELLING UNITS PER ACRE, AND MINIMUM LOT SIZE IS SLIGHTLY LARGER THAN THE CE-R-1 DISTRICT. THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE INTENDED TO BE PROVIDED.

4. *CR-R-2A: TWO-FAMILY RESIDENTIAL DISTRICT.*

a. *PURPOSE.* THE CE-R-2A DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO TEN DWELLING UNITS PER ACRE. THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE INTENDED TO BE PROVIDED.

b. *DISTRICT-SPECIFIC STANDARD.*

i. MULTIPLE DETACHED DWELLING UNITS BUILT ON THE SAME LOT OR TRACT WHICH DO NOT QUALIFY AS AN ADU, SHALL BE ALLOWED THROUGH THE PLANNED UNIT DEVELOPMENT (PUD) PROCESS IN ACCORDANCE WITH SUBSECTION 21.03.080H.

5. *CE-R-2D: TWO-FAMILY RESIDENTIAL DISTRICT.*

a. *PURPOSE.* THE CE-R-2D DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO 12 DWELLING UNITS PER ACRE. THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE INTENDED TO BE PROVIDED.

b. *DISTRICT-SPECIFIC STANDARD.*

i. THE CE-R-2D DISTRICT SHALL CONFORM TO THE DISTRICT SPECIFIC STANDARDS OF THE CE-R-2A DISTRICT.

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6. *CE-R-2M: MIXED RESIDENTIAL DISTRICT.*

a. *PURPOSE.* THE CE-R-2M DISTRICT IS INTENDED PRIMARILY FOR RESIDENTIAL AREAS THAT ALLOW FOR A VARIETY OF SINGLE-FAMILY, TWO-FAMILY, AND MULTIFAMILY DWELLINGS, WITH GROSS DENSITIES UP TO 15 DWELLING UNITS PER ACRE. THE CE-R-2M DISTRICT PROVIDES RESIDENTIAL NEIGHBORHOODS WITH A GREATER DIVERSITY OF HOUSING BY ALLOWING A MIX OF BOTH DETACHED AND A VARIETY OF ATTACHED DWELLING TYPES IN CLOSE PROXIMITY TO EACH OTHER, RATHER THAN SEPARATED INTO DIFFERENT USE DISTRICTS. THE CE-R-2M DISTRICT IS TO BE LOCATED IN ESTABLISHED OR REDEVELOPING RESIDENTIAL NEIGHBORHOODS. THE DESIGN OF NEW DEVELOPMENT, SUCH AS BUILDING SCALE AND SETBACKS, PARKING FACILITY SIZE AND LOCATION, AND YARD LANDSCAPING, SHOULD BE COMPLEMENTARY TO THE EXISTING NEIGHBORHOOD AND MIX OF DWELLING TYPES.

b. *DISTRICT-SPECIFIC STANDARDS.*

i. MULTIFAMILY BUILDINGS SHALL CONTAIN NO MORE THAN EIGHT DWELLING UNITS PER BUILDING.

ii. ON LOTS OF ONE ACRE OR MORE WHERE MORE THAN ONE PRINCIPAL STRUCTURE IS ALLOWED (SEE TABLE 21.10-6), THE DEVELOPMENT OF TWO TO FOUR PRINCIPAL STRUCTURES ON A LOT REQUIRES AN ADMINISTRATIVE SITE PLAN REVIEW.

iii. ON LOTS OF ONE ACRE OR MORE WHERE MORE THAN ONE PRINCIPAL STRUCTURE IS ALLOWED (SEE TABLE 21.10-6), THE DEVELOPMENT OF FIVE OR MORE PRINCIPAL STRUCTURES ON A LOT SHALL BE ALLOWED THROUGH THE PLANNED UNIT DEVELOPMENT (PUD) PROCESS IN ACCORDANCE WITH SUBSECTION 21.03.080 H.

7. *CE-R-3: MULTIFAMILY RESIDENTIAL DISTRICT.*

a. *PURPOSE.* THE CE-R-3 DISTRICT IS INTENDED PRIMARILY FOR RESIDENTIAL AREAS THAT ALLOW FOR A VARIETY OF MULTIFAMILY, TWO-

1 FAMILY, AND SINGLE-FAMILY DWELLINGS, WITH
2 GROSS DENSITIES UP TO 30 DWELLING UNITS PER
3 ACRE. THE DESIGN OF CE-R-3 DEVELOPMENT,
4 INCLUDING BUILDING APPEARANCE, LOCATION
5 OF PARKING, SETBACKS, AND LANDSCAPING,
6 SHOULD BE COMPLEMENTARY TO THE EXISTING
7 NEIGHBORHOOD AND MIX OF DWELLING TYPES.

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9 b. *DISTRICT-SPECIFIC STANDARD.*

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11 i. MULTIPLE DETACHED DWELLING UNITS
12 BUILT ON THE SAME LOT OR TRACT, WHICH
13 DO NOT QUALIFY AS AN ADU, SHALL BE
14 ALLOWED THROUGH THE PLANNED UNIT
15 DEVELOPMENT (PUD) PROCESS IN
16 ACCORDANCE WITH SUBSECTION
17 21.03.080 H.

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19 8. *CE-R-5: SUBURBAN RESIDENTIAL DISTRICT WITH*
20 *MOBILE HOMES.*

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22 a. *PURPOSE.* THE CE-R-5 DISTRICT IS INTENDED FOR
23 SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS
24 WITH GROSS DENSITIES UP TO SIX DWELLING
25 UNITS PER ACRE WHERE PUBLIC SEWER AND
26 WATER ARE GENERALLY AVAILABLE, AND TO
27 ENCOURAGE AFFORDABLE HOUSING. MOBILE
28 HOMES ON INDIVIDUAL LOTS ARE ALLOWED IN
29 THIS DISTRICT.

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31 9. *CE-R-5A: RURAL RESIDENTIAL DISTRICT WITH MOBILE*
32 *HOMES.*

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34 a. *PURPOSE.* THE CE-R-5A DISTRICT IS INTENDED
35 FOR SINGLE- AND TWO-FAMILY RESIDENTIAL
36 AREAS WITH GROSS DENSITIES UP TO ONE
37 DWELLING UNIT PER ACRE, WHERE PUBLIC
38 SEWER AND WATER ARE GENERALLY NOT
39 AVAILABLE, TO ENCOURAGE AFFORDABLE
40 HOUSING, AND TO PROTECT THE RURAL SETTING
41 BY MAINTAINING LARGE LOTS AND LOW
42 POPULATION DENSITIES IN THE CHUGIAK-EAGLE
43 RIVER AREA. MOBILE HOMES ON INDIVIDUAL LOTS
44 ARE ALLOWED IN THIS DISTRICT.

45
46 10. *CE-R-6: LOW-DENSITY RESIDENTIAL DISTRICT.*

47
48 a. *PURPOSE.* THE CE-R-6 DISTRICT IS INTENDED FOR
49 THOSE LAND AREAS WHERE LARGE LOT
50 DEVELOPMENT IS DESIRABLE. THE CE-R-6
51 DISTRICT IS DESIGNED TO ENCOURAGE LOW-
52 DENSITY RESIDENTIAL DEVELOPMENT WITH

1 GROSS DENSITIES OF UP TO ONE DWELLING UNIT
2 PER ACRE, WHILE AT THE SAME TIME
3 PROTECTING AND ENHANCING THOSE PHYSICAL
4 AND ENVIRONMENTAL FEATURES WHICH ADD TO
5 THE DESIRABILITY OF RURAL RESIDENTIAL
6 LIVING. AVAILABILITY OF INFRASTRUCTURE AND
7 MUNICIPAL SERVICES MAY VARY.
8

9 11. *CE-R-7: MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL*
10 *DISTRICT.*

- 11
12 a. *PURPOSE.* THE CE-R-7 DISTRICT IS INTENDED
13 PRIMARILY FOR SINGLE- AND TWO-FAMILY
14 RESIDENTIAL AREAS WITH GROSS DENSITIES UP
15 TO TWO DWELLING UNITS PER ACRE. THIS
16 DISTRICT MAY ALSO BE APPLIED TO AREAS
17 BETWEEN LARGER LOT DISTRICTS AND HIGHER
18 DENSITY DISTRICTS WHILE AT THE SAME TIME
19 PROTECTING AND ENHANCING THOSE PHYSICAL
20 AND ENVIRONMENTAL FEATURES WHICH ADD TO
21 THE DESIRABILITY OF RURAL RESIDENTIAL
22 LIVING.
23

24 12. *CE-R-8: LOW-DENSITY RESIDENTIAL DISTRICT.*

- 25
26 a. *PURPOSE.* THE CE-R-8 DISTRICT IS INTENDED
27 PRIMARILY FOR SINGLE- AND TWO-FAMILY
28 RESIDENTIAL AREAS WITH GROSS DENSITIES UP
29 TO ONE DWELLING UNIT PER FOUR ACRES,
30 WHERE TOPOGRAPHIC OR OTHER NATURAL
31 CONDITIONS ARE SUCH THAT HIGHER-DENSITY
32 DEVELOPMENT WOULD BE UNFEASIBLE. IN
33 ADDITION TO TOPOGRAPHY, SOME OF THE
34 NATURAL CONDITIONS WHICH COULD EXIST TO
35 RENDER LAND DESIRABLE FOR THE DENSITIES
36 PROPOSED IN THIS ZONE ARE WIND HAZARDS,
37 MARGINAL SOILS, LANDSLIDE SUSCEPTIBILITY,
38 POTENTIAL FOR GROUNDWATER POLLUTION,
39 AND GROUNDWATER AVAILABILITY.
40

41 13. *CE-R-9: LOW-DENSITY RESIDENTIAL DISTRICT.*

- 42
43 a. *PURPOSE.* THE CE-R-9 DISTRICT IS PRIMARILY
44 FOR SINGLE- AND TWO-FAMILY LARGE LOT
45 RESIDENTIAL AREAS WITH GROSS DENSITIES UP
46 TO ONE DWELLING UNIT PER TWO ACRES, WHERE
47 PUBLIC SEWER AND WATER ARE UNLIKELY TO BE
48 PROVIDED, OR WHERE TOPOGRAPHIC OR OTHER
49 NATURAL CONDITIONS ARE SUCH THAT HIGHER-
50 DENSITY DEVELOPMENT WOULD BE UNFEASIBLE.
51

14. *CE-R-10: LOW-DENSITY RESIDENTIAL, ALPINE/SLOPE DISTRICT.*

a. *PURPOSE.* THE CE-R-10 DISTRICT IS INTENDED FOR USE IN THOSE AREAS WHERE NATURAL PHYSICAL FEATURES AND ENVIRONMENTAL FACTORS SUCH AS SLOPES, ALPINE AND FOREST VEGETATION, SOILS, SLOPE STABILITY, AND GEOLOGIC HAZARDS REQUIRE UNIQUE AND CREATIVE DESIGN FOR DEVELOPMENT.

b. *DISTRICT-SPECIFIC STANDARDS.* DISTRICT-SPECIFIC STANDARDS ARE AS ESTABLISHED IN SUBSECTION 21.04.020.P.2.]

Section 5. This ordinance shall be effective on January 1, 2025, upon passage and approval by the Assembly.

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

Chair _____

ATTEST:

Municipal Clerk

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21.04.020 Residential districts.

- B. *R-1: Single-family residential district.*
1. *Purpose.* The R-1 district is intended primarily for detached single-family residential areas with gross densities up to five dwelling units per acre. These areas generally are intended to have well-developed infrastructure, and municipal services generally are intended to be provided.
- C. *R-1A: Single-family residential district (larger lot).*
1. *Purpose.* The R-1A district is intended primarily for detached single-family residential areas with gross densities up to four dwelling units per acre. The minimum lot size is slightly larger than the R-1 district. These areas generally are intended to have well-developed infrastructure, and municipal services generally are intended to be provided.
- D. *R-2A: Two-family residential district (larger lot).*
1. *Purpose.* The R-2A district is intended primarily for single- and two-family residential areas with gross densities between five and seven dwelling units per acre. The minimum lot size is slightly larger than the R-2D district. These areas generally are intended to have well-developed infrastructure, and municipal services generally are intended to be provided.
- E. *R-2D: Two-family residential district.*
1. *Purpose.* The R-2D district is intended primarily for single- and two-family residential areas with gross densities between five and eight dwelling units per acre. These areas generally are intended to have well-developed infrastructure, and municipal services generally are intended to be provided.
- F. *R-2M: Mixed residential district.*
1. *Purpose.* The R-2M district is intended primarily for residential areas that allow for a variety of single-family, two-family, and multifamily dwellings, with gross densities between five and 15 dwelling units per acre. The R-2M district provides residential neighborhoods with a greater diversity of housing by allowing a mix of both detached and a variety of attached dwelling types in close proximity to each other, rather than separated into different zoning districts. The R-2M district is to be located in established or redeveloping residential neighborhoods or is to create a transition between single-family, two-family, and higher density multifamily and mixed-use areas. The design of new development, such as building scale and setbacks, parking facility size and location, and yard landscaping, should be complementary to the existing neighborhood and mix of dwelling types.
 2. *District-specific standards.*
 - a. Residential buildings shall contain no more than eight dwelling units.
 - b. The maximum length of a building elevation that is two and a half stories or more in height at any point shall be 150 feet. Otherwise, the maximum length shall be 180 feet.
 - c. The minimum side setback established in Table 21.06-1 for multifamily dwellings in the R-2M district is reduced from ten feet to five feet, provided the building elevation facing the side lot line is:
 - i. No more than 72 feet in length, in order to be compatible in scale to a single-family dwelling or duplex; or
 - ii. No more than 48 feet in length without a recess in its wall plane, such that the remaining portion of the building elevation has a minimum side setback of at least 15 feet, in order to appear as an arrangement of smaller, connected structures with backyard space.

G. *R-3: Mixed residential district.*

1. *Purpose.* The R-3 district is a multifamily residential district with gross densities between 15 and 40 dwelling units per acre, provided, however, that housing allowed in the R-1, R-1A, R-2A, and R-2D are a permitted use. It is intended primarily for multifamily and townhouse dwellings characterized by low-rise multistory buildings. It allows a higher percentage of lot coverage than the R-2M zone, while also maintaining the residential living environment with landscaping, private/common open spaces, and other amenities for residents. This district provides greater housing opportunities and efficient use of residential land near commercial, community activity centers, town centers, and areas well served by transit.
2. *District-specific standard.* The maximum length of a townhouse-style building elevation shall be 250 feet.

H. *R-3A: Residential mixed-use district.*

1. *Purpose.* The R-3A district is a medium density, mixed-use multi-family district with gross densities between 12 and 30 dwelling units per gross acre. The R-3A district is primarily residential, but allows a variety of compatible commercial, retail, services, or office uses, as identified in Table 21.05-1. To maintain and provide desired housing densities with the addition of other uses, the R-3A district allows greater building heights and greater lot coverage than the R-3 district, based on site-specific criteria, while maintaining a residential living environment with common open space, landscaping, and other features that benefit residents and the community. The R-3A district is typically located near designated city, regional, and town centers. The commercial aspects of this mixed-use district are intended to serve local neighborhood needs and promote pedestrian access to support local shopping.
2. *District-specific standards.*
 - a. *Allowed commercial uses.* The R-3A District allows a maximum of 33 percent of gross floor area on the development site to be dedicated to non-residential uses such as commercial development. Allowed commercial uses are identified in Table 21.05-1. Commercial uses may be located in the same building as residential development or may be housed in a separate building from residential units.
 - b. *Minimum residential density.* The development shall be built to a net density of at least 15 dwelling units per acre.
 - c. *Timing of residential and non-residential development.* At any phase of the development, the non-residential portion of the development shall not receive a certificate of occupancy or conditional certificate of occupancy until the proportionate share of residential units that meet the requirements of subsections 2.a. and 2.b. above have received a certificate of occupancy or conditional certificate of occupancy.
 - d. *Mixed-use development standards.*

Purpose: The R-3A district is intended to create a mixed-use neighborhood development, with buildings addressing a "complete street" pedestrian environment with shops, entrances, and windows. Non-residential uses should be located along the street frontage and away from property lines that abut lower density residential areas.

 - i. *Building placement relative to the street.* Non-residential use shall not be separated from abutting street ROWs by parking lots that are wider than one parking bay, or 90 feet of total distance. Where facing a street designated in the comprehensive plan as main street, mixed-use street, or transit street typology, at least one-third of the length of the street-facing commercial building elevation shall have a maximum setback of 40 feet, in compliance with the illustrated maximum setback provisions of subsection 21.06.030C.5.

The maximum setback may be increased to 60 feet as provided in subsection 21.06.030C.5.c. of the maximum setback provisions. Sites that front on more than one frontage are required to meet these standards on at least one street, as established on subsection 21.06.030C.5.a.ii., except that a second street frontage shall either meet the maximum setback or incorporate primary pedestrian walkways connecting to off-site destinations.

- ii. *Street-facing windows and entries.* Visual access windows or primary entrances shall comprise at least 15 percent of the non-residential wall area of the street-facing elevation. If there is more than one street frontage or building on the site, the street-facing wall areas may be combined for the purpose of this calculation. Building façade walls more than 150 feet away from the facing-street ROW are exempt from this calculation. The following additional standards apply to this calculation on the ground floor:
 - (A) Qualifying windows shall be no more than four feet above finished grade.
 - (B) No single blank wall section between qualifying windows or entries on the longest building elevation shall be more than two-thirds of the total length of that elevation.
- iii. *Visible primary entrances.*
 - (A) Developments with non-residential uses shall provide at least one primary entrance that is connected by a walkway of 90 feet or less to the street ROW. The walkway shall meet the standards of primary pedestrian walkway if the walkway is more than 45 feet long.
 - (B) The primary entrance in subsection iii.(A) above shall be accentuated by at least one of the following menu choices:
 - (1) Portico, overhang, canopy, or similar permanent feature projecting from the wall;
 - (2) Recessed and/or projected entrance wall plane;
 - (3) Arches, peaked roof forms, terracing parapets, or other change of building roofline;
 - (4) Changes in siding material, or detail features such as tilework, to signify the entrance; or
 - (5) Entrance plaza, patio, or similar common private space.
- iv. *Street-facing structured parking.* Structured parking is subject to subsection 21.07.090M.3.
- v. *Outdoor commercial operations.* All commercial and non-residential uses shall be conducted entirely within an enclosed building concept except for parking and loading facilities and restaurant seating.
- vi. *Maintaining residential character.* All floor area dedicated to height increases in the development beyond 40 feet shall be residential.
- e. *Reduced parking ratios.* Development in the R-3A district shall be eligible for a reduction of the minimum number of parking spaces, as provided in subsection 21.07.090F.6.
- f. *Enhanced sidewalk option.* An enhanced sidewalk environment may be provided in lieu of required sidewalks and site perimeter landscaping, as provided in subsection 21.07.060F.17.

- g. *Building height increases.* Building height increases may exceed the maximum height established in Table 21.06-1, up to a maximum height of 70 feet not to exceed six stories through the following bonuses. These provide for an incremental increase in height in exchange for features deemed of benefit to the community. Height increases are subject to the R-3A district building bulk and transition standards of subsection h. below to mitigate impacts on surrounding properties and support neighborhood compatibility. The maximum building height possible shall be limited to 50 feet not to exceed four stories on sites smaller than two acres. An increase in height may be achieved through the use of one or more of the following choices:
- i. *Increased housing density.* One story of additional height is allowed where the housing density of the development site is at least 30 dwelling units per net acre.
 - ii. *Below-grade parking.* One story of additional height is allowed where at least one-third of the parking spaces of the development site are in a covered below-grade parking level. Another story of additional height is allowed where at least two-thirds of the parking spaces of the development site are in a covered below-grade parking level.
 - iii. *Affordable housing units.* One story of additional height is allowed where at least ten percent of the dwellings are affordable rental housing units consistent with the standards of subsection 21.07.110G., Affordable housing.
 - iv. *Habitable floor area wrapping parking garages.* One story of additional height is allowed where the development features habitable floor area wrapped around a parking structure. The gross floor area of the wrap portion of the building shall be equal to at least half the gross floor area of additional height gained through this feature.
 - v. *Additional/high-quality open space.* One story of additional height is allowed where additional ground-level open space not to be used for snow storage and that meets the standards for high quality spaces in subsection 21.07.030D.4. is provided. The open space shall be in addition to any open space otherwise required by this title, and its area shall be equal to or greater than half the gross floor area of additional height gained through this feature.
 - vi. *Transitions in building scale or housing type.* One story of additional height is allowed where the development provides a transition in building form and scale or housing type down to adjacent properties in lower density residential zoning districts along the entire length of at least one property line of the development.
 - vii. *Higher-quality street-level mixed-use pedestrian environment.* One story of additional height is allowed where the development provides a pedestrian-interactive use meeting the standards of subsection 21.07.060F.16. and enhanced sidewalk meeting the standards of subsection 21.07.060F.4. or 21.07.060F.17., along the majority of the street-facing building elevations. Sites with more than two frontages are not required to meet this standard on more than two streets.
- h. *Neighborhood protections.* In order for new developments in this district to maintain compatibility with adjacent residential areas, the following standards apply:
- i. *Height/bulk transitions.* Buildings are subject to the height transitions for neighborhood compatibility in subsection 21.06.030D.8.
 - ii. *Northern climate weather protection and sunlight.* Buildings taller than 40 feet shall not cast shadows on residential properties, dedicated neighborhood use parks, or school properties between 9:00 a.m. and 3:00 p.m., solar time on the March/September 21 equinoxes. Proposed buildings that would cast shadows on properties in an R-1 or R-2

district between 9:00 a.m. and 3:00 p.m., solar time from September 21 to October 21, shall be subject to major site plan review process to mitigate such shadow impacts.

- iii. *Building height increases.* Building height increases as provided for in subsection g. above shall be subject to administrative site plan review unless a major site plan review is required by other provisions. Neighborhood protection standards in section 21.07.070 apply as approval criteria. In cases where long-distance views from abutting streets or residential properties to the mountains, the inlet, nearby lakes, or bogs are impacted by proposed construction over 40 feet in height, the importance of the view and the number of properties impacted may be considered by the decision-making body in establishing the allowed building height.
- iv. *Scale, proportion, and daylighting of street canyon.* Upper-floor portions of the structure shall be set back an additional foot from the street beyond the minimum 10-foot setback of the district, for each foot in building height above 40 feet.
- v. *Upper story size/width limits.* Portions of structures gained through an increase in allowed height above a height of 40 feet are limited to a maximum façade width of 130 feet. The average gross floor area of all stories above 40 feet in height shall be limited to 12,000 square feet. For each of the fourth through sixth stories, the total gross floor area of the floor plates(s) of the building(s) on the site is limited to a maximum of 25 percent of the lot area.
- vi. *Maximum building length.* The maximum length of a townhouse-style building elevation shall be 250 feet.
- vii. *Commercial gross floor area limitations.* The gross floor area of each allowed use in the commercial use category, except for grocery or food store, is limited to 10,000 square feet per use, without any review beyond that required by Table 21.05-1. Gross floor area of more than 10,000 square feet for allowed commercial uses excepting grocery or food stores may be requested through the conditional use procedure. The maximum gross floor area of a grocery or food store is 20,000 square feet, without any review beyond that required by Table 21.05-1.

3. *District location requirements.*

- a. *Purpose.* It is essential that this district be limited in extent to particular locations that can accommodate residential growth with minimal impacts to the character of surrounding residential neighborhoods. Areas in this district should also include adequate and complete streets, public transit, water, sewer, electric, parks and open space infrastructure.
- b. *Requirements.* The minimum contiguous area for an R-3A district shall be 21,000 square feet or greater. In addition to meeting the general rezoning approval criteria, the new or enlarged R-3A districts shall:
 - i. Locate in an area designated in the comprehensive plan, land use plan map, where the growth-supporting feature for residential mixed-use development overlays the compact mixed residential-medium, town center, or main street corridor designation, or a corresponding designation in a neighborhood or district plan; and
 - ii. Be adjacent to one of the following land use designations or street classifications identified in the comprehensive plan:
 - (A) City Center;
 - (B) Regional Center;

- (C) Town Center;
- (D) Main Street Corridor;
- (E) One-quarter mile of a transit route street ROW of a designated Transit-supportive Development Corridor; or
- (F) Intersection of an arterial street and another street classified in the Official Streets and Highways Plan as a collector or greater, with public transit on both streets.

I. *R-4: Multifamily residential district.*

1. *Purpose.* The R-4 district is a multifamily medium to high density residential district. It is intended primarily for multifamily and multi-story residential buildings, but also allows single-family, duplex, and townhouse residential development. For multi-story buildings, the maximum size of buildings and intensity of use is regulated by floor area ratio (FAR) and other site development standards. Multi-story development is intended to be applied in areas well served by transit and/or arterial streets, and by supportive commercial services near the major commercial and employment centers in downtown and midtown. Although some commercial development is allowed within a residential development, the district is intended to be primarily residential. For multi-story buildings, development is intended to be oriented to the sidewalk with windows, entrances, and walkways to provide strong pedestrian connections to nearby services.
2. *District-specific standards.*
 - a. *Allowed commercial uses.* The commercial uses listed below are allowed through the approval process shown in Table 21.05-1, shall only be developed in conjunction with multifamily or mixed use dwellings, and are limited to five percent of the gross floor area of the development on a site, or 1,500 square feet, whichever is less.
 - i. Fitness and recreational sports center;
 - ii. Restaurant;
 - iii. Convenience store;
 - iv. Grocery or food store.
 - b. *Alcohol sales prohibited.* Special land use permits for alcohol shall not be authorized for uses in the R-4 district.
 - c. *Floor area ratio (FAR).* The maximum floor area ratio (FAR) in the R-4 district is 1.0, but may be increased through the bonus provisions in subsection 21.04.020I.2.d. below.
 - d. *Building height increase.* Buildings in the R-4 district may exceed the maximum height established in Table 21.06-1, up to a maximum total height of 70 feet (or slightly more—see subsection 21.06.030D.7., height adjustments), subject to all of the following requirements to encourage the provision of light and air at the ground level, and active uses on the ground floor facing the street:
 - i. The development shall participate in the FAR incentives provided in subsection 21.04.020J.2.c. below;
 - ii. The ground floor of the building shall be residential or other permitted nonparking use, for at least 24 feet of depth facing the street for the full length of the street facing building elevation, except for vehicle entrances and exits. Where the site has two or more frontages, the standard shall be met on at least one frontage. The director may waive this requirement on arterials or greater classification streets;

- iii. The height increase shall adhere to the height transitions provisions of subsection 21.06.030D.8.; and
 - iv. Development requesting the height increase shall be subject to administrative site plan review, unless a higher level of review is already required.
 - e. *Maximum building length.* The maximum length of a townhouse-style building elevation shall be 300 feet.
- J. *R-4A: Multifamily residential mixed-use district.*
- 1. *Purpose.* The R-4A district is a primarily residential district intended for high-density multifamily dwellings, with gross densities intended to be greater than 35 dwelling units per acre. Commercial retail, services, and office uses are also allowed in combination with housing to create a truly mixed-use neighborhood environment, although a majority of the gross floor area of the development shall be a residential use. This district is to be applied in areas near downtown and midtown, in order to provide housing densities which support these city centers, efficient use of residential land, and residential living opportunities near employment and services. By providing the flexibility for integrated mixed-use site development, the R-4A district facilitates reinvestment and revitalization within areas in transition. New mixed-use development should facilitate strong pedestrian and bicycle connections with nearby neighborhoods and city centers.
 - 2. *District-specific standards.*
 - a. *Mixed-use development standards.* Development in the R-4A district shall comply with the mixed-use development standards in subsections 21.04.030G.6. and 21.04.030G.7. regarding enhanced sidewalk option and building placement and orientation.
 - b. *Maintaining residential character.* Development shall be primarily residential. The following standards and exceptions apply:
 - i. Non-residential uses allowed in the R-4A district shall be mixed with residential according to the provisions that follow. (The uses "park, public or private," "community garden," "utility substation," telecommunications towers, "parking lot, principal use," and "parking structure, principal use" are exempt from the mixed-use requirement.)
 - (A) If residential uses occupy at least 90 percent of the gross floor area depicted on a site plan, no review beyond that required by Table 21.05-1 is required.
 - (B) A major site plan review is required for non-residential uses proposed to occupy greater than ten and less than or equal to 20 percent of the gross floor area of the development as depicted on a site plan.
 - (C) A conditional use permit is required for non-residential uses proposed to occupy greater than 20 and less than or equal to 49 percent of the gross floor area of the development as depicted on a site plan.
 - (D) Major site plan reviews or conditional use reviews under subsections b.i.(B). and b.i.(C). shall meet the following criteria. This shall be in addition to the general site plan approval criteria (subsection 21.03.180F.) and conditional use approval criteria (subsection 21.03.080D.).
 - (1) The development shall result in a net increase in dwelling units over pre-development density, or shall be at least 20 dwelling units per acre, whichever is greater. The total gross floor area of household living uses shall be equal to or greater than any prior residential development.

- (2) Stipulations may be imposed relating to building design, traffic, privacy, floor area restrictions, restrictions against commercial above the ground floor, and other conditions necessary to maintain a residential character and compatibility with adjacent residential districts.
 - ii. The non-residential portion of the development shall not be given a certificate of zoning compliance or a conditional certificate of zoning compliance until all of the residential portion of the development is given a certificate of zoning compliance.
 - iii. Ground floor building facades facing and within 100 feet of public streets, primary circulation drives, or primary pedestrian walkways shall meet the following window standards on those facades:
 - (A) Non-residential uses: At least 50 percent of the length and 25 percent of the area of ground-level walls shall be windows providing visual access to the interior of the building.
 - (B) Residential uses: At least 25 percent of the length and 12 percent of the area of ground-level walls shall be windows.
 - (C) All uses: Blank walls shall not exceed 30 feet in length.
 - iv. All commercial uses shall be conducted entirely within a completely enclosed building except for parking and loading facilities and outdoor restaurant seating. Outdoor storage of goods accessory to a commercial use is prohibited.
- c. *Floor area ratio (FAR) incentives for the R-4 and R-4A districts.* The maximum floor area ratio (FAR) within the R-4 and R-4A districts is 1.5 and 2.0 FAR respectively, but may be increased up to a maximum total FAR of 2.0 in the R-4 district and 3.0 in the R-4A district through the following bonus provisions, subject to section 21.06.030E. These incentives provide for an incremental increase in the floor area of a development in exchange for incremental increases in any of the following special features deemed of benefit to the community. Increases in the FAR may be achieved through the use of one or more of the following:
 - i. *Bonus for open space.* One square foot of additional floor area is allowed per square foot of additional open space area. This space shall meet the standards of subsection 21.07.030D. and be in addition to any open space required by Section 21.07.030. The floor area bonus increases to two square feet for open space that meets the standards for high quality spaces in subsection 21.07.030D.6.
 - ii. *Bonus for below grade parking.* Two square feet of additional floor area is allowed per gross square foot of covered below grade parking floor area, up to a maximum increase of 1.0 FAR. The floor area bonus increases to three square feet on the second parking level below grade.
 - iii. *Bonus for affordable housing.* Three square feet of additional floor area is allowed per square foot of affordable housing unit floor area, up to a maximum increase of 0.5 FAR. The affordable housing units shall be consistent with the standards of subsection 21.07.110H., affordable housing.
 - iv. *Bonus for sidewalk/walkway widening.* One square foot of additional floor area is allowed per square foot of area provided as part of a primary pedestrian walkway that meets the requirements of subsection 21.07.060F.4.
 - v. *Bonus for upper level setbacks/step backs for sunlight access.* A floor area bonus is allowed equal to one-third of the sum of step back areas on each upper floor where the step back is at least 16 feet from the face of the building at the floor immediately below, such that the

floor's existence does not increase the amount of shadowing on surrounding residences, private open spaces, sidewalks, schools, or parks on March/September 21, from 9:00 a.m. to 3:00 p.m. solar time.

- vi. *Bonus for ambient daylight for residences.* A floor area bonus equal to ten percent of the lot area (0.10 FAR) but not to exceed 4,000 square feet is allowed for preservation of daylight for all dwellings in the development and facing the development, using the standards of subsection 21.07.110C.8.h.
 - vii. *Bonus for pedestrian-interactive use.* Three square feet of additional floor area is allowed per each square foot of ground-floor space which is to be occupied by a pedestrian-interactive use that meets the standards of subsection 21.07.060F.16.
 - d. *Reduced parking ratios.* Development in the R-4A district shall be eligible for a reduction of the minimum number of parking spaces, as provided in subsection 21.07.090F.6.
 - e. *Building height increase.* Buildings in the R-4A district may exceed the maximum height established in Table 21.06-1, up to a maximum total height of 90 feet, subject to all of the following conditions. These conditions encourage slender towers with condensed floor plates, light and air at the pedestrian level, and active uses on the ground floor facing the street:
 - i. The development shall participate in the FAR incentives provided for the R-4A district in subsection 21.04.020I.2.c. above;
 - ii. The ground floor of the building shall be residential or other permitted non-parking use for at least 25 feet of depth facing the street for the full length of the building, except for vehicle entrances and exits. Where the site has two or more frontages, the standard shall be met on two frontages;
 - iii. All floor area provided by the height increase shall be for residential uses;
 - iv. The height increase shall adhere to the height transitions of subsection 21.06.030D.8.;
 - v. The height increase shall adhere to the applicable design standards for tall buildings in subsection 21.07.120C.; and
 - vi. Unless a major site plan review or a conditional use is required by other parts of this section, all developments requesting the height increase shall be subject to administrative site plan review.
3. *District location requirement.* It is essential that this district be limited in extent to particular strategic locations. The subject property shall be:
- a. In an area designated in the comprehensive plan for residential city center intensity or redevelopment/mixed-use, or similar designation in a neighborhood or district plan; and
 - b. Adjacent to or within a designated major employment center or major city center, or on a designated transit supportive development corridor or transit route with 15-minute bus service headways; and
 - c. Concentrated as a node near the intersection of an arterial street and another street of collector classification or greater, in a compact form limited in extent to no more than a quarter mile between any two points on the district boundary, unless specifically designated otherwise in an adopted neighborhood or district plan.
- K. *R-5: Low density residential district.*
- 1. *Purpose.* The R-5 district is intended primarily for single- and two-family residential areas with gross densities up to five dwelling units per acre. Mobile homes on individual lots are allowed in this district.

L. *R-6: Low-density residential (1 acre) district.*

1. *Purpose.* The R-6 district is intended primarily for single- and two-family large-lot residential areas, with gross densities of up to one dwelling unit per acre. The R-6 is designed to encourage low-density residential development. This district is intended to protect and enhance those physical and environmental features that add to the desirability of large-lot residential living. The availability of infrastructure and municipal services is varied.

M. *R-7: Single-family residential (20K) district.*

1. *Purpose.* The R-7 district is intended primarily for single- and two-family residential areas with gross densities between one and two dwelling units per acre. This district may also be applied to areas between larger lot districts and higher density districts.

N. *R-8: Low-density residential (4 acres) district.*

1. *Purpose.* The R-8 district is intended primarily for single- and two-family large-lot residential areas with gross densities less than one dwelling unit per four acres, where topographic or other natural conditions are such that higher-density development would be unfeasible. In addition to topography, some of the natural conditions which could exist to render land desirable for the densities proposed in this zone are wind hazards, marginal soils, landslide susceptibility, potential for groundwater pollution, and groundwater availability.

O. *R-9: Low-density residential (2 acres) district.*

1. *Purpose.* The R-9 district is intended primarily for single- and two-family large lot residential areas with gross densities less than one dwelling unit per two acres, where public sewer and water are unlikely to be provided or where topographic or other natural conditions are such that higher-density development would be unfeasible. Where public facilities may be provided in the distant future, the regulations are intended to ensure that development during the interim period does not exceed geological and hydrological capacities for safe and healthful maintenance of human habitation.

P. *R-10: Low-density residential, alpine/slope district.*

1. *Purpose.* The R-10 district is intended for use in those areas where natural physical features and environmental factors such as slopes, alpine and forest vegetation, soils, slope stability, and geologic hazards require unique and creative design for development. Creative site design and site engineering are essential to ensure that the development of these lands will:
 - a. Protect natural features such as ponds, streams, wetlands, and springs, and incorporate such features into the development of the site design;
 - b. Ensure the use of site design techniques that take into consideration topographic constraints and other physical features;
 - c. Avoid natural hazards including snow avalanche and mass wasting areas;
 - d. Retain the natural flow and storage capacity of any watercourse and wetland, to minimize the possibility of flooding or alteration of water boundaries;
 - e. Assure that soil and subsoil conditions are suitable for excavations, site preparation, and on-site waste water disposal;
 - f. Provide adequate site drainage to avoid erosion and to control the surface runoff in compliance with the federal clean water act;
 - g. Assure an adequate supply of potable water for the site development; and

- h. Minimize the grading operations, including cut and fill, consistent with the retention of the natural character of the site.
- 2. *District-specific standards.*
 - a. *Lot and site requirements.* Table 21.04-2 provides the lot and site requirements for the R-10 district. This table applies in addition to the dimensional standards stated in Table 21.06-1.

TABLE 21.04-2: LOT AND SITE REQUIREMENTS FOR R-10 DISTRICT				
Average Slope of Lot (percent)	Minimum Lot Area (acres)	Minimum Lot Width (feet)	Maximum Lot Coverage of All Buildings (percent)	Coverage Impervious Surfaces (percent)
More than 30.00	7.50	300	3	8
25.01—30.00	5.00	300	5	10
20.01—25.00	2.50	180	8	14
20.00 or less	1.25	100	10	20

Average slope is calculated by the following formula:
 $S = \frac{I \cdot L}{A} \cdot 0.0023$
 Where:
 S = Average slope of lot or tract in percent
 I = Contour interval (20 feet or less)
 L = Sum of length of all contours on lot or tract in feet
 A = Area of the lot or tract in acres

- b. *Bedrock.* When one-third or more of required soils borings reveal bedrock at a depth of less than 16 feet on the lot or tract, lot and site requirements shall be determined as if the average slope were in the next steeper percentage range shown on the table in this subsection. Any required soil boring that does not extend to a depth of at least 16 feet shall be deemed for the purposes of this subsection to have encountered bedrock.

(AO 2012-124(S), 2-26-13; AO No. 2015-100, § 1, 10-13-15 ; AO No. 2017-176 , § 3, 1-9-18; AO No. 2019-58 , § 2, 5-7-19; AO 2022-36 , § 2, 4-26-22)