

Submitted by: Vice Chair Zaletel and Assembly Member Cross and Volland

Prepared by: Assembly Counsel's Office

For reading:

**ANCHORAGE, ALASKA
AO(S) No. 2023-66**

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING REPEALING PORTIONS OF ANCHORAGE MUNICIPAL CODE SECTIONS 21.04.010, 21.04.020, 21.10.040, AND 21.09.040 TO CREATE ONLY ONE[TWO] RESIDENTIAL DISTRICT[S] THROUGHOUT THE ENTIRE MUNICIPALITY AND WAIVING PLANNING AND ZONING COMMISSION REVIEW.

WHEREAS, the Anchorage Assembly has stated one of its priorities is to increase housing availability within the Municipality of Anchorage; and

WHEREAS the Anchorage 2020 Comprehensive Plan is the parent of the 2040 Anchorage Land Use Plan ("2040 LUP") and both guide Title 21;

WHEREAS, the Anchorage 2040 Land Use Plan aims to promote sustainable growth and development within the city; and

WHEREAS, the 2040 LUP seeks to improve capacity and types of housing to alleviate costs; and

WHEREAS, the 2040 LUP supplements Anchorage 2020 Comprehensive Plan and provides a baseline from which land use decisions can proceed, by: Providing greater land use predictability and clearer policy direction, coordinating recommended land uses from various adopted area-specific plans, clarifying the framework for making zoning and development decisions; and

WHEREAS, the 2040 LUP recommends future land uses and a range of potential intensities of use, however, it is zoning that sets the rules for the use of property, lot size, setbacks, building heights, and other site attributes; and changes to the Zoning Map (rezonings) or to Title 21 land use regulations are separate public processes that include community input; and

WHEREAS, the 2040 Land Use Plan Map is the "blueprint that guides future use, intensity, and character of growth" and Title 21 Land Use Code is the "action that carries out the plan by regulating use of property"; and

WHEREAS, the 2040 LUP contends that recent Anchorage trends provide a general picture of the future population, including:

- Accelerated growth in aging households and smaller households with fewer children.
- Continued evolution into one of the most racially and ethnically diverse communities in the U.S.
- Diverse households and income levels that need more affordable housing options and more transportation choices.
- Talented professionals from all fields that are attracted to Anchorage's unique

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setting.

• A growing number of multigenerational families and less transient population; and

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WHEREAS, the 2040 LUP anticipates that over the next 25 years, more people will be in “starter home,” moderate income, or downsizing households and that, as a result, people will be looking for smaller, more urban residences with walkable neighborhood amenities nearby; and

WHEREAS, the majority of the 2040 Anchorage Land Use Plan policies support simplifying and streamlining zoning;

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WHEREAS, increasing residential density simplifying zoning in support of the 2040 LUP can help address the growing housing demand in Anchorage and provide more affordable housing options for residents while still retaining predictability and continuity with existing neighborhood characteristics; and

WHEREAS, higher residential density simplifying zoning promotes efficient land use by utilizing existing infrastructure, reducing urban sprawl, and minimizing the need for extensive new infrastructure development; and

WHEREAS, increasing residential density simplifying zoning can contribute to a more walkable and bikeable community, reducing dependence on private vehicles and promoting healthier lifestyles; and

WHEREAS, higher residential density can support the local economy by attracting businesses and services to areas with a larger population base; and

WHEREAS, allowing more density simplified zoning in residential areas can create diverse and vibrant neighborhoods with a greater mix of housing types, promoting social interaction and community cohesion; and

WHEREAS, increased residential density, can support public transit systems by providing a larger customer base, making public transportation more economically viable and accessible; and

WHEREAS, higher residential density can, enhance access to amenities such as parks, schools, healthcare facilities, and shopping centers, as these amenities can be located closer to where people live; and

WHEREAS, increasing residential density can, help preserve natural areas and open spaces by minimizing the need for new development on undeveloped land; 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 the possibility of more density in residential zoning consistent with the 2040 LUP can encourage the development of mixed-use neighborhoods, where residents have easy access to a variety of services, employment opportunities, and recreational amenities; and

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1 **WHEREAS, ~~increasing residential density~~ allowing for the possibility of more density**
2 **~~in residential zoning consistent with the 2040 LUP~~** aligns with the goals of creating
3 a more inclusive and equitable city by providing housing options for people of
4 different income levels and lifestyles; ~~and~~

5 -
6 **WHEREAS, ~~higher residential density, and~~** can foster a sense of belonging and
7 community pride, as residents have more opportunities to engage with their
8 neighbors and participate in local activities; and

9
10 **WHEREAS, ~~adapting-simplifying~~ residential zoning to allow for ~~more density~~**
11 **~~predictable development in a streamlined manner~~** is a proactive and forward-
12 thinking approach that supports the long-term growth and sustainability of
13 Anchorage as outlined in the Anchorage 2040 Land Use Plan; and

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15 **WHEREAS,** changes to Residential Zoning District types will require additional
16 updates to Title 21, so the effective date of this ordinance is not until January 1,
17 2025 to allow work on the necessary additional changes within code to conform to
18 and fully implement this ordinance; now, therefore,

19
20 **THE ANCHORAGE ASSEMBLY ORDAINS:**

21
22 **Section 1.** Anchorage Municipal Code section 21.04.010 is hereby amended to
23 read as follows (*the remainder of the section is not affected and therefore not set*
24 *out*):

25
26 **21.04.010 General provisions.**
27 *** **

28 A. Districts Established; Zoning Map

- 29
30 1. *Purpose.* The municipality is divided into zoning districts in
31 order to achieve the purposes of this title established in chapter
32 21.01, which include implementation of the comprehensive
33 plan, and its land use plan map.
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35 2. Zoning districts established. The following zoning districts are
36 established:
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TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED

| District Type | Abbreviation | District Name |
|-----------------------|---------------------------|---|
| Residential Districts | R[R-1] | [SINGLE-FAMILY] Residential |
| | [R-OUS] [R-1A] | [Residential On-Site Underground Services] [SINGLE-FAMILY RESIDENTIAL (LARGER LOT)] |
| | [R-2A] | TWO-FAMILY RESIDENTIAL (LARGER LOT) |

TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED

| District Type | Abbreviation | District Name |
|---------------|--------------|--|
| | 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] |
| *** | *** | *** |

*** *** ***

(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.

*** *** ***

B. R: Residential district:

1. Purpose. The R district is intended **[to]** for residential **areas** 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

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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, but may be varied.

~~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.

*** **

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 |
| | GR-5 | MULTIPLE-FAMILY RESIDENTIAL] |
| *** | *** | *** |

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 ~~areas~~ 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, but may be varied.

~~[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.]~~

[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.

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.

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(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.

d. GR-3 (SINGLE-FAMILY/TWO-FAMILY RESIDENTIAL) DISTRICT.

i. LOCATION. DISCRETE AREAS OF THE GR-3 DISTRICT ARE LOCATED IN THE FOLLOWING AREAS:

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(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.

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

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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] | <u>Residential</u> [SINGLE-FAMILY RESIDENTIAL] |
| | [R-OUS] [CE-R-1A] | [Residential On Site Underground] <u>Services</u> [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 |
| | CE-R-7 | MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL |
| CE-R-8 | LOW-DENSITY RESIDENTIAL | |
| CE-R-9 | LOW-DENSITY RESIDENTIAL | |

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

| District Type | ABBREVIATION | DISTRICT NAME |
|---------------|--------------|--|
| | CE-R-10 | LOW-DENSITY RESIDENTIAL, ALPINE/SLOPE] |
| *** | *** | **** |

C. Residential districts

*** *** ***

2. R: Residential district:

a. Purpose. The R district is intended to for residential areas 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, but may be varied.

~~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 HAVE WELL-DEVELOPED INFRASTRUCTURE AND MUNICIPAL SERVICES.*

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

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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.

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

a. *PURPOSE.* THE CE-R-2M DISTRICT IS INTENDED PRIMARILY FOR RESIDENTIAL AREAS THAT

1 ALLOW FOR A VARIETY OF SINGLE-FAMILY, TWO-
 2 FAMILY, AND MULTIFAMILY DWELLINGS, WITH
 3 GROSS DENSITIES UP TO 15 DWELLING UNITS PER
 4 ACRE. THE CE-R-2M DISTRICT PROVIDES
 5 RESIDENTIAL NEIGHBORHOODS WITH A GREATER
 6 DIVERSITY OF HOUSING BY ALLOWING A MIX OF
 7 BOTH DETACHED AND A VARIETY OF ATTACHED
 8 DWELLING TYPES IN CLOSE PROXIMITY TO EACH
 9 OTHER, RATHER THAN SEPARATED INTO
 10 DIFFERENT USE DISTRICTS. THE CE-R-2M
 11 DISTRICT IS TO BE LOCATED IN ESTABLISHED OR
 12 REDEVELOPING RESIDENTIAL NEIGHBORHOODS.
 13 THE DESIGN OF NEW DEVELOPMENT, SUCH AS
 14 BUILDING SCALE AND SETBACKS, PARKING
 15 FACILITY SIZE AND LOCATION, AND YARD
 16 LANDSCAPING, SHOULD BE COMPLEMENTARY TO
 17 THE EXISTING NEIGHBORHOOD AND MIX OF
 18 DWELLING TYPES.

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 20 b. *DISTRICT-SPECIFIC STANDARDS.*

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

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

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

43
 44 7. *CE-R-3: MULTIFAMILY RESIDENTIAL DISTRICT.*

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 46 a. *PURPOSE.* THE CE-R-3 DISTRICT IS INTENDED
 47 PRIMARILY FOR RESIDENTIAL AREAS THAT
 48 ALLOW FOR A VARIETY OF MULTIFAMILY, TWO-
 49 FAMILY, AND SINGLE-FAMILY DWELLINGS, WITH
 50 GROSS DENSITIES UP TO 30 DWELLING UNITS PER
 51 ACRE. THE DESIGN OF CE-R-3 DEVELOPMENT,
 52 INCLUDING BUILDING APPEARANCE, LOCATION

OF PARKING, SETBACKS, AND LANDSCAPING, SHOULD BE COMPLEMENTARY TO THE EXISTING NEIGHBORHOOD AND MIX OF DWELLING TYPES.

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 21.03.080 H.

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

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

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

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

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

a. *PURPOSE.* THE CE-R-6 DISTRICT IS INTENDED FOR THOSE LAND AREAS WHERE LARGE LOT DEVELOPMENT IS DESIRABLE. THE CE-R-6 DISTRICT IS DESIGNED TO ENCOURAGE LOW-DENSITY RESIDENTIAL DEVELOPMENT WITH GROSS DENSITIES OF UP TO ONE DWELLING UNIT PER ACRE, WHILE AT THE SAME TIME PROTECTING AND ENHANCING THOSE PHYSICAL AND ENVIRONMENTAL FEATURES WHICH ADD TO

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THE DESIRABILITY OF RURAL RESIDENTIAL LIVING. AVAILABILITY OF INFRASTRUCTURE AND MUNICIPAL SERVICES MAY VARY.

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

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

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

- a. *PURPOSE.* THE CE-R-8 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO 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.

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

- a. *PURPOSE.* THE CE-R-9 DISTRICT IS PRIMARILY FOR SINGLE- AND TWO-FAMILY LARGE LOT RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO 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.

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

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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. Notwithstanding AMC section 21.03.210, this ordinance shall not require Planning and Zoning Commission review prior to Assembly action, and the 21-day published notice requirement of AMC subsection 21.03.020H.4. is waived; this ordinance shall comply with Charter § 10.01(b) notice requirements.

Section 6[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

