

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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1 **WHEREAS**, increasing residential density can help preserve natural areas and
2 open spaces by minimizing the need for new development on undeveloped land;
3 and

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

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

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

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

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

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25 **WHEREAS**, changes to Residential Zoning District types will require additional
26 updates to Title 21, so the effective date of this ordinance is not until January 1,
27 2025 to allow work on the necessary additional changes within code to conform to
28 and fully implement this ordinance; now, therefore,

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30 **THE ANCHORAGE ASSEMBLY ORDAINS:**

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

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36 **21.04.010 General provisions.**
37 *** *** ***

38 A. Districts Established; Zoning Map

- 39
40 1. *Purpose.* The municipality is divided into zoning districts in
41 order to achieve the purposes of this title established in chapter
42 21.01, which include implementation of the comprehensive
43 plan, and its land use plan map.
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45 2. Zoning districts established. The following zoning districts are
46 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)
	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
	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 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

1 TO FOUR DWELLING UNITS PER ACRE, AND
2 MINIMUM LOT SIZE IS SLIGHTLY LARGER THAN
3 THE CE-R-1 DISTRICT. THESE AREAS GENERALLY
4 ARE INTENDED TO HAVE WELL-DEVELOPED
5 INFRASTRUCTURE, AND MUNICIPAL SERVICES
6 GENERALLY ARE INTENDED TO BE PROVIDED.
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8 4. *CR-R-2A: TWO-FAMILY RESIDENTIAL DISTRICT.*
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10 a. *PURPOSE.* THE CE-R-2A DISTRICT IS INTENDED
11 PRIMARILY FOR SINGLE- AND TWO-FAMILY
12 RESIDENTIAL AREAS WITH GROSS DENSITIES UP
13 TO TEN DWELLING UNITS PER ACRE. THESE
14 AREAS GENERALLY ARE INTENDED TO HAVE
15 WELL-DEVELOPED INFRASTRUCTURE, AND
16 MUNICIPAL SERVICES GENERALLY ARE INTENDED
17 TO BE PROVIDED.
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19 b. *DISTRICT-SPECIFIC STANDARD.*
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21 i. MULTIPLE DETACHED DWELLING UNITS
22 BUILT ON THE SAME LOT OR TRACT WHICH
23 DO NOT QUALIFY AS AN ADU, SHALL BE
24 ALLOWED THROUGH THE PLANNED UNIT
25 DEVELOPMENT (PUD) PROCESS IN
26 ACCORDANCE WITH SUBSECTION
27 21.03.080H.
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29 5. *CE-R-2D: TWO-FAMILY RESIDENTIAL DISTRICT.*
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31 a. *PURPOSE.* THE CE-R-2D DISTRICT IS INTENDED
32 PRIMARILY FOR SINGLE- AND TWO-FAMILY
33 RESIDENTIAL AREAS WITH GROSS DENSITIES UP
34 TO 12 DWELLING UNITS PER ACRE. THESE AREAS
35 GENERALLY ARE INTENDED TO HAVE WELL-
36 DEVELOPED INFRASTRUCTURE, AND MUNICIPAL
37 SERVICES GENERALLY ARE INTENDED TO BE
38 PROVIDED.
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40 b. *DISTRICT-SPECIFIC STANDARD.*
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42 i. THE CE-R-2D DISTRICT SHALL CONFORM TO
43 THE DISTRICT SPECIFIC STANDARDS OF
44 THE CE-R-2A DISTRICT.
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46 6. *CE-R-2M: MIXED RESIDENTIAL DISTRICT.*
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48 a. *PURPOSE.* THE CE-R-2M DISTRICT IS INTENDED
49 PRIMARILY FOR RESIDENTIAL AREAS THAT
50 ALLOW FOR A VARIETY OF SINGLE-FAMILY, TWO-
51 FAMILY, AND MULTIFAMILY DWELLINGS, WITH
52 GROSS DENSITIES UP TO 15 DWELLING UNITS PER

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

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17 **b. DISTRICT-SPECIFIC STANDARDS.**

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

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

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

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

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43 a. *PURPOSE.* THE CE-R-3 DISTRICT IS INTENDED
44 PRIMARILY FOR RESIDENTIAL AREAS THAT
45 ALLOW FOR A VARIETY OF MULTIFAMILY, TWO-
46 FAMILY, AND SINGLE-FAMILY DWELLINGS, WITH
47 GROSS DENSITIES UP TO 30 DWELLING UNITS PER
48 ACRE. THE DESIGN OF CE-R-3 DEVELOPMENT,
49 INCLUDING BUILDING APPEARANCE, LOCATION
50 OF PARKING, SETBACKS, AND LANDSCAPING,
51 SHOULD BE COMPLEMENTARY TO THE EXISTING
52 NEIGHBORHOOD AND MIX OF DWELLING TYPES.

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

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

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

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

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

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

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36 a. *PURPOSE.* THE CE-R-9 DISTRICT IS PRIMARILY
37 FOR SINGLE- AND TWO-FAMILY LARGE LOT
38 RESIDENTIAL AREAS WITH GROSS DENSITIES UP
39 TO ONE DWELLING UNIT PER TWO ACRES, WHERE
40 PUBLIC SEWER AND WATER ARE UNLIKELY TO BE
41 PROVIDED, OR WHERE TOPOGRAPHIC OR OTHER
42 NATURAL CONDITIONS ARE SUCH THAT HIGHER-
43 DENSITY DEVELOPMENT WOULD BE UNFEASIBLE.

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

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48 a. *PURPOSE.* THE CE-R-10 DISTRICT IS INTENDED
49 FOR USE IN THOSE AREAS WHERE NATURAL
50 PHYSICAL FEATURES AND ENVIRONMENTAL
51 FACTORS SUCH AS SLOPES, ALPINE AND FOREST
52 VEGETATION, SOILS, SLOPE STABILITY, AND

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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