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

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING AND
REPEALING PORTIONS OF ANCHORAGE MUNICIPAL CODE SECTIONS
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; and

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

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 LUP policies support simplifying and streamlining zoning;

WHEREAS, simplifying zoning in support of the 2040 LUP [increasing residential density] 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, simplifying zoning [higher residential density] promotes efficient land use by utilizing existing infrastructure, reducing urban sprawl, and minimizing the need for extensive new infrastructure development; and

WHEREAS, simplifying zoning [increasing residential density] 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 simplified zoning [more density] in residential areas can create diverse and vibrant neighborhoods with a greater mix of housing types, promoting social interaction and community cohesion, support public transit systems by providing a larger customer base, making public transportation more economically viable and accessible, enhance access to amenities such as parks, schools, healthcare facilities, and shopping centers, as these amenities can be located closer to where people live, help preserve natural areas and open spaces by minimizing the need for new development on undeveloped land, help reduce the environmental impact associated with suburban sprawl, including carbon emissions from transportation and the loss of natural habitats; 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

WHEREAS, allowing for the possibility of more density in residential zoning consistent with the 2040 LUP[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 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, 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, simplifying[adapting] residential zoning to allow for predictable development in a streamlined manner[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**

<table>
<thead>
<tr>
<th>District Type</th>
<th>Abbreviation</th>
<th>District Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Districts</td>
<td>[R-[R-1]]</td>
<td>[SINGLE-FAMILY] Residential</td>
</tr>
<tr>
<td></td>
<td>[R-[OUS]-R-1A]</td>
<td>[Residential On-Site Underground Services] [SINGLE-FAMILY RESIDENTIAL (LARGER LOT)]</td>
</tr>
<tr>
<td></td>
<td>[R-2A]</td>
<td>TWO-FAMILY RESIDENTIAL (LARGER LOT)</td>
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<tr>
<td></td>
<td>[R-2D]</td>
<td>TWO-FAMILY RESIDENTIAL</td>
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<tr>
<td></td>
<td>[R-2M]</td>
<td>MIXED RESIDENTIAL</td>
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<tr>
<td></td>
<td>[R-3]</td>
<td>MIXED RESIDENTIAL</td>
</tr>
<tr>
<td></td>
<td>[R-3A]</td>
<td>RESIDENTIAL MIXED-USE</td>
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<tr>
<td></td>
<td>[R-4]</td>
<td>MULTIFAMILY RESIDENTIAL</td>
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<tr>
<td></td>
<td>[R-4A]</td>
<td>MULTIFAMILY RESIDENTIAL MIXED-USE</td>
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<tr>
<td></td>
<td>[R-5]</td>
<td>LOW-DENSITY RESIDENTIAL</td>
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<tr>
<td></td>
<td>[R-6]</td>
<td>LOW-DENSITY RESIDENTIAL (1 ACRE)</td>
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<tr>
<td></td>
<td>[R-7]</td>
<td>SINGLE-FAMILY RESIDENTIAL (20K)</td>
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<tr>
<td></td>
<td>[R-8]</td>
<td>LOW-DENSITY RESIDENTIAL (4 ACRES)</td>
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<tr>
<td></td>
<td>[R-9]</td>
<td>LOW-DENSITY RESIDENTIAL (2 ACRES)</td>
</tr>
<tr>
<td></td>
<td>[R-10]</td>
<td>LOW-DENSITY RESIDENTIAL, ALPINE/SLOPE</td>
</tr>
</tbody>
</table>

(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] allow[ing] for [it] combination with [a variety of] compatible commercial, retail, services, or office use[s] 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.

[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):


*** *** ***

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    | R[GR-1]        | Residential[ALYESKA HIGHWAY MIXED RESIDENTIAL] |
TABLE 21.09-1: GIRDWOOD ZONING DISTRICTS ESTABLISHED

<table>
<thead>
<tr>
<th>District Type</th>
<th>District Name</th>
<th>District Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>[R-OUS]</td>
<td>[Residential On-Site Underground Services][SINGLE-FAMILY/TWO-FAMILY RESIDENTIAL]</td>
<td></td>
</tr>
<tr>
<td>[GR-2]</td>
<td>SINGLE-FAMILY/TWO-FAMILY RESIDENTIAL (CROW CREEK ROAD)</td>
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<tr>
<td>GR-3</td>
<td>SINGLE-FAMILY/TWO-FAMILY RESIDENTIAL</td>
<td></td>
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<tr>
<td>GR-4</td>
<td>MULTIPLE-FAMILY RESIDENTIAL</td>
<td></td>
</tr>
<tr>
<td>GR-5</td>
<td>MULTIPLE-FAMILY RESIDENTIAL</td>
<td></td>
</tr>
</tbody>
</table>

B. Residential districts.


2. Districts.

a. R: Residential district:

i. Purpose. The R district is intended [te] for residential areas that allow for a variety of single-family, two-family, and multifamily dwellings, and [additionally] allow[ing] for [it] combination with [a variety of] compatible commercial, retail, services, or office use[s] 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;
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.

(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:

(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
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.

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(Addenda 2012-124(S), 2-26-13; Addenda 2013-117, 12-3-13; Addenda No. 2016-30, § 1, 3-22-16 )

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):


*** *** ***

B. Zoning districts established.

1. Chugiak-Eagle River is divided into the following zoning districts as shown on Table 21.10-2:
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] allow[ing] for [it] combination with [a—variety—of] compatible
commercial, retail, services, or office use areas. The R district provides residential neighborhoods with a greater diversity of housing by allowing a mix of both detached and 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.**

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 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-FAMILY, AND SINGLE-FAMILY DWELLINGS, WITH GROSS DENSITIES UP TO 30 DWELLING UNITS PER ACRE. THE DESIGN OF CE-R-3 DEVELOPMENT, 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
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 Chugia克-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.

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 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.]

   (AO No. 2012-124(S), 2-26-13; AO No. 2013-117, 12-3-13; AO No. 2014-40(S), § 1, 5-20-14; AO No. 2016-77 , § 1, 8-9-16; AO No. 2017-108 , § 2, 8-8-17)

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