Planning & Zoning Commission Presentation

Monday, March 18, 2024

Assembly Sponsors:
Daniel Volland, Anna Brawley, and Meg Zaletel
What is the HOME Initiative?

Predictable Residential Development By-Right.

AO 2023-87 proposes streamlined residential zoning, based on the 2040 Land Use Plan’s land use designations.

Changes to be implemented through zoning: Title 21 in Municipal Code (AMC 21)
AO 2023-87(S)
• Intro. August 2023
• Streamlines residential zoning districts from 15 to 5, details TBD
• Referred to PZC* in March, Assembly hearing June 11

Public engagement
Press release, mailing list, letter to FCC & councils, letters to other groups. Webinar recorded 3/4/24

Community meetings, March - May

PZC Case # 2024-0006
• Packet has original ordinance (87 S) & draft with details for each district
• Work session and public hearing on March 18, 2024

New version of HOME
• Scheduled for Assembly hearing June 2024

* PZC = Planning and Zoning Commission. (more info at end of webinar)
Public Engagement So Far

Engagement to Date

- January: Initial meetings with Planning staff, prepare draft, public engagement plan
- February:
  - Press release for process, 2/12/24
  - Outreach to Federation of Community Councils and all councils, 2/20/24
- **Sponsors’ Webinar, 3/4/24**
- **Planning and Zoning Commission Work session & hearing, 3/18/24**
- Meetings & Events so far:
  - ACDA Board, 3/6/24
  - Anchorage Homebuilders (AHBA), 3/6/24
  - Anchorage Chamber of Commerce Make it Monday, 3/11/24
  - Anchorage Chamber YPG, 3/12/24
  - Anchorage Chamber MAC, 3/13/24
  - North Star CC, 3/13/24
  - South Addition CC, 3/14/24
  - Government Hill CC, 3/21/24
  - Geotechnical Advisory Commission, 3/26/24
  - Rabbit Creek CC (committee), 3/26/24
  - Alaska Native Sisterhood, ANS Camp 87, 3/27/24
  - Spenard CC, 4/3/24
- **Future meetings:**
  - Assembly Community & Economic Development Committee, 4/4/24
  - Sand Lake CC, 4/8/24
  - Federation of CCs, 4/17/24
  - Airport Heights CC, 4/18/24
  - Watershed & Natural Resource Advisory Commission, TBD
  - Federation of CCs forum, TBD
  - Turnagain CC committee, TBD
  - (Other councils, TBD)
HOME’s Guiding Principles

1. Uphold the 2040 Land Use Plan (LUP) by consolidating district types consistent with LUP Land Use Designations.

2. Make the code **shorter, simpler, and focused on** the intent of the Comprehensive Plan & 2040 LUP.

3. Set baseline dimensions & policies of new zones using **less restrictive, more uniform** standards.

4. **Keep the good**, functional, low-cost parts of Title 21.

5. Adjust the code to be **more flexible and easier to update and administer**.
HOME helps implement Anchorage’s 2040 Land Use Plan.

Figure 1-2. Vision, Plan, and Action

**COMPREHENSIVE PLAN**

Anchorage 2020
LAND USE POLICY MAP
VISION
that sets overall growth concept

Anchorage 2040 LUP
LAND USE PLAN MAP
BLUEPRINT
that guides future use, intensity, and character of growth

**MUNICIPAL CODE**

Title 21 Land Use Code
ZONING MAP
ACTION
that carries out the plan by regulating use of property

Excerpts from Anchorage 2040 Land Use Plan (2017)
There is a growing body of evidence in the fields of city planning and urban economics, leading to the same conclusions:

1. **Restrictive zoning** and land use policies are part of our housing shortage problem.

2. **Relaxing zoning restrictions** to encourage housing development is part of the solution.
How can HOME help Anchorage’s housing shortage?

1. Carries out intent of Comprehensive Plan & 2040 LUP:
   - “Variety of housing types and densities in safe, attractive neighborhoods”
   - “Safe, pleasant, and distinctive neighborhoods responsive to the diverse needs of residents”
2. Encourages “gentle density” in existing neighborhoods
3. Reduces physical restrictions on property development (more flexible dimensional standards)
4. Creates greatest opportunities for denser housing in our most dense existing zones (R3 & 3A, R4 & 4A)
5. Creates more opportunities for by-right housing development and reusing existing stock
## 2040 Land Use Plan Designations

### Figure 3-2. 2040 LUP and Zoning District Cross-Reference

<table>
<thead>
<tr>
<th>Types of Places</th>
<th>Land Use Designations</th>
<th>Potential Implementation Zoning Districts as Established in Section 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhoods</td>
<td>Large-lot Residential</td>
<td>R-6, R-8, R-9, and R-10; R-7 where designated in HDP Map 2.1 Land Use Plan for 1-3 units per acre.</td>
</tr>
<tr>
<td></td>
<td>Single-family and Two-family</td>
<td>R-1 and R-1A; R-2A and R-2D in attached and two-family areas.</td>
</tr>
<tr>
<td></td>
<td>Compact Mixed Residential—Low</td>
<td>R-2M; R-2D in transition areas; New compact housing district between R-2D and R-2M.</td>
</tr>
<tr>
<td></td>
<td>Compact Mixed Residential—Medium</td>
<td>R-3; R-2M in transition areas; New R-3A mixed-use variation of R-3 in “Residential Mixed-use Development” areas.</td>
</tr>
<tr>
<td></td>
<td>Urban Residential—High</td>
<td>R-4; R-3 in transition areas; R-4A in “Residential Mixed-use Development” areas.</td>
</tr>
<tr>
<td></td>
<td>Small-scale commercial uses in the</td>
<td>B-1A in existing locations or in new locations designated by a neighborhood or district plan; R-4 allows limited ground-floor</td>
</tr>
<tr>
<td></td>
<td>Neighborhood designations above</td>
<td>commercial space within residential projects.</td>
</tr>
<tr>
<td>Centers</td>
<td>Neighborhood Center</td>
<td>B-1A and B-1B; CCO overlay zone. Potential new form-based district or overlay zone in “Traditional Neighborhood Design” areas.</td>
</tr>
<tr>
<td></td>
<td>Town Center</td>
<td>B-3 and B-1B; CCO overlay zone. New form-based overlay or district. R-3 and new R-3A (mixed-use variation of R-3) also possible for</td>
</tr>
<tr>
<td></td>
<td>Regional Commercial Center</td>
<td>housing sites.</td>
</tr>
<tr>
<td></td>
<td>City Center</td>
<td>B-3 District.</td>
</tr>
<tr>
<td>Corridors</td>
<td>Commercial Corridor</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Main Street Corridor</td>
<td></td>
</tr>
<tr>
<td>Open Spaces</td>
<td>Park or Natural Area</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Other Open Space</td>
<td></td>
</tr>
</tbody>
</table>

### Types of Places

- Neighborhoods
  - Large-lot Residential
  - Single-family and Two-family
  - Compact Mixed Residential—Low
  - Compact Mixed Residential—Medium
  - Urban Residential—High

- Centers
  - Neighborhood Center
  - Town Center
  - Regional Commercial Center
  - City Center

- Corridors
  - Commercial Corridor
  - Main Street Corridor

- Open Spaces
  - Park or Natural Area
  - Other Open Space
HOME uses the 5 Land Use Designations to simplify zoning

<table>
<thead>
<tr>
<th>Land Use Designation (2040 LUP)</th>
<th>Current Residential Zones (Title 21)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. <strong>LLR</strong> – Large Lot Residential</td>
<td>R-6, R-7, R-8, R-9, R-10</td>
</tr>
<tr>
<td>2. <strong>STFR</strong> – Single Family and Two-Family Residential</td>
<td>R-1, R-1A, R-2A, R-5 [and R-2D*]</td>
</tr>
<tr>
<td>3. <strong>CMRL</strong> – Compact Mixed Residential, Low</td>
<td>R-2D*, R-2M</td>
</tr>
<tr>
<td>4. <strong>CMRM</strong> – Compact Mixed Residential, Medium</td>
<td>R-3, R-3A</td>
</tr>
<tr>
<td>5. <strong>URH</strong> – Urban Residential, High</td>
<td>R-4, R-4A</td>
</tr>
</tbody>
</table>

* R-2D appears in both land use designations. Sponsors discussing including in STFR, not CMRL*
Land Use Designations (2040 LUP)
Zoning districts have many components.

**VARIABLE FRAMEWORK**

Every lot is unique, but building on your property doesn't have to be complicated. Compatible uses can be buildable by-right with clear variables that lay a strong foundation for building in the residential zone.

- Use Table
- Lot Coverage
- Set Backs
- Height
- Septic
- Slope
- Other

Residential Zone where by-right building is a simple equation
Anticipated Outcomes & Impacts

1. **Zoning rules shape development** (new construction, rehab). Generally, property owners won’t see immediate changes.

2. Smaller minimum lot sizes will allow **subdivision of parcels** (example: a 10,000 sf lot could become multiple new homes).

3. Allowing more housing types by-right, with less strict dimensional standards, will **reduce rezones and variances**.

4. More by-right development will also **reduce the time and cost associated with permitting** and entitlement approval.

5. Property owners in Planned Unit Developments (PUDs), subdivisions with HOAs, condos, etc. **remain governed by existing privately-enforced rules**, many of which restrict denser development.
What would ‘detached Multifamily’ look like?

Unit lot subdivision project at 11th Ave and Cordova St., built 2021

What about inclusion of manufactured & mobile homes?

- **HOME would** allow mobile homes or manufactured homes that meet safety standards and have foundations to be placed on individual lots the same as other houses.

- **HOME would** allow mobile home parks to be located in more places, but would not change the standards requiring a minimum of 2 acres, internal streets, no access to outside streets, landscaping density restrictions, etc.

- **HOME would not** allow anyone to circumvent building codes, place unsafe structures on property, or use recreational vehicles as permanent housing. **It would not** allow someone to put a substandard structure that did not meet health/safety standards in your neighborhood.
Which new Commercial Uses may be allowed in current R3 and R4 zones?

- Health Services (CMRM, UH)
- Veterinary Clinics (CMRM, UH)
- Pet Retail and Services (UH)
- Amusement Establishment (UH)
- Fitness/Recl Sports Center (CMRM, UH)
- Food & Beverage Kiosk (CMRM, UH)
- Restaurant (CMRM, UH)
- Bar (site plan review in UH)
- Financial Institution (CMRM, UH)
- Office (CMRM, UH)
- General Personal Services (CMRM, UH)
- Convenience Stores (CMRM, UH; no longer conditional in former R3)
- General Retail (CMRM, UH)
- Grocery Store (CMRM, UH – site plan in UH)
- Extended Stay lodgings (CMRM, UH)
Which Commercial Uses would continue to be prohibited in residential zones?

- Major Entertainment Facilities
- Animal Boarding/Shelters
- Golf courses
- Movie Theaters
- Nightclubs
- Motorized Sports Facilities
- Shooting Ranges
- Furniture Stores
- Marijuana Facilities
- Industrial Uses
- Recreational/Vacation Camps
- Manufacturing
- Commercial Food Production
- Vehicle Storage
- Impound Facility
- Junkyard
- Landfill
- (more noted in use table)
5. Additional Slope Standards for lots in the LLR Large Lot Residential Zone

a. Lot and Site Requirements

Except when development or subdivision is done through a special process or review, Table 21.04-3 applies in addition to the dimensional standards stated in Table 21.06-1.

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.

```
<table>
<thead>
<tr>
<th>Average Slope of Lot (percent)</th>
<th>Minimum Lot Area (acres)</th>
<th>Minimum Lot Width (feet)</th>
<th>Coverage of All Buildings (percent)</th>
<th>Coverage Impervious Surfaces (percent)</th>
</tr>
</thead>
<tbody>
<tr>
<td>More than 30.00</td>
<td>7.50</td>
<td>300</td>
<td>3</td>
<td>8</td>
</tr>
<tr>
<td>25.01–30.00</td>
<td>5.00</td>
<td>300</td>
<td>5</td>
<td>10</td>
</tr>
<tr>
<td>20.01–25.00</td>
<td>2.50</td>
<td>180</td>
<td>8</td>
<td>14</td>
</tr>
<tr>
<td>20.00 or less</td>
<td>1</td>
<td>100</td>
<td>40</td>
<td>20</td>
</tr>
</tbody>
</table>
```

Average slope is calculated by the following formula:

\[
S = \frac{1 \times L \times 0.0023}{A}
\]

Where:
- \( S \) = Average slope of lot or tract in percent
- \( L \) = 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
Some Key Questions & Issues Raised in Staff Report, Presented to PZC March 18

1. Consistency with the Comprehensive Plan and 2040 Land Use Plan
   - Memo provided in response to staff report details sponsors’ assertion, this does meet the intent of the Comprehensive Plan and 2040 Land Use Plan (see memo for details).
   - Sponsors agree that there may be needed amendments to the plan(s).
   - Sponsors requested in January that staff identify needed plan amendments.

2. What to do with low-density housing areas
   - (page 15-16) Moving to STFR zones may not be sufficient to address housing needs.
   - Staff proposes new consideration: allow 3 and 4-plexes in all neighborhoods, including with low-density detached housing?

3. Addressing physical hazards (slope, soil, etc.)
   - Sponsors propose these standards be applied throughout the LLR zones, where applicable.
   - Areas of environmental hazard may not be suitable for any housing, regardless of type.

4. Allowing commercial uses without residential requirements now in R3A, R4A
   - Proposed ordinance language retains (and excludes) the current commercial use types.
   - “Vertical” mixed use (same structure) is often infeasible; current requirements are a hindrance.

5. “Compatibility” with existing neighborhood developments
   - Key question: How do we balance and consider everyone’s property rights?
   - Separating physical/environmental, infrastructure, economic, and aesthetic impacts.
Dimensional Standard Comparisons

What proposed changes in HOME would apply for properties in each existing zone, and what would stay the same
New Residential Zoning District – Single and Two Family Residential

Single and Two Family Residential (STFR)

“Purpose: Intended primarily for residential development with up to eight (8) dwelling units per acre. These areas generally have well-developed infrastructure and municipal services.”

Replaces:

- R-1 – Single Family Residential
- R-1A – Single Family Residential (Larger Lot)
- R-2A – Two-Family Residential (Larger Lot)
- R-5 – Low Density Residential
- R-2D* – Two-Family Residential

Anchorage 2040 Land Use Plan

LUP Designation: Single-family and Two-Family Neighborhoods

* R-2D appears in 2 land use designations. Sponsors discussing including in STFR, not CMRL
# New Residential Zoning District – Single and Two Family Residential

<table>
<thead>
<tr>
<th>Use(s)</th>
<th>Min. Lot Area</th>
<th>Min. Width</th>
<th>Max. Lot Cover</th>
<th>Setbacks Front, Side, Rear</th>
<th># Main Bldgs</th>
<th>Max. Height of Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>New Zoning District: STFR</strong></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>1-family attached All other uses</td>
<td>3,000 sf 6,000 sf</td>
<td>35’ (40’ on corner lot) 50’</td>
<td>40%</td>
<td>20’, N/A / 5’, 10’ 20’, 5’, 10’</td>
<td>N/A</td>
<td>2</td>
</tr>
<tr>
<td><strong>Existing District: R-1</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential uses All other uses</td>
<td>6,000 sf</td>
<td>50’</td>
<td>40%</td>
<td>20’, 5’, 10’</td>
<td>1</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Existing District: R-1A</strong></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Residential uses All other uses</td>
<td>8,400 sf</td>
<td>70’</td>
<td>40%</td>
<td>20’, 5’, 10’</td>
<td>1</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Existing District: R-2A</strong></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1-family attached 1-family detached 2-family</td>
<td>3,500 sf 7,200 sf 8,400 sf</td>
<td>60’ 35’ (or 40’) 60’</td>
<td>40%</td>
<td>20’, 5’, 10’ Other uses: 5’, 5’, 10’</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td><strong>Existing District: R-5</strong></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1-family or mobile home 2-family</td>
<td>7,000 sf 13,000 sf</td>
<td>50’ 100’</td>
<td>30%</td>
<td>20’, 5’, 10’</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>

* R-2D appears in 2 land use designations. Sponsors discussing including in STFR, not CMRL
What happens in R-1?

**What Changes**

- Allows duplexes
- Allows two principal structures *potential for “detached duplex” and cottage-style dwellings*
- Allows single family attached unit, with minimum lot size equivalent to single family detached
- Mobile/manufactured home permitted

**What Stays the Same**

- Minimum lot size for single family detached (6000 sq ft)
- Minimum lot widths
  - Single family detached, 50 ft
  - Attached, 35 ft or 40 on corner
- Maximum height of structure
- Maximum lot coverage
- Front, side, rear setbacks
- Allows Accessory Dwelling Units (ADUs)
# What happens in R-1A?

## What Changes
- Allows duplexes
- Allows two principal structures potential for “detached duplex” and cottage-style dwellings
- Allows single family attached use, with minimum lot size equivalent to single family detached
- Minimum lot size reduced
  - Detached: 8,400 → 6,000 sq ft
  - Attached: 3,000 sq ft
- Minimum Width reduced
  - Detached: 70 → 50 ft
  - No change for attached
- Mobile/manufactured home permitted

## What Stays the Same
- Maximum height of structure
- Maximum lot coverage
- Front, side, rear setbacks
- Allows Accessory Dwelling Units (ADUs)
What happens in R-2A?

What Changes

• Allows two principal structures potential for “detached duplex” and cottage-style dwellings
• Allows single family attached use, with minimum lot size equivalent to single family detached
• Minimum lot size reduced
  • Detached: 7,200 → 6,000 sq ft
  • Duplex: 8,400 → 6,000 sq ft
  • Attached: 3,500 → 3,000 sq ft
• Minimum Width reduced
  • Detached: 60 → 50 ft
  • Duplex: 70 → 50 ft
  • No change for attached
• Mobile/manufactured home permitted

What Stays the Same

• Allows duplex, single family attached
• Maximum height of structure (except, removes 2.5 story limit)
• Maximum lot coverage
• Front, side, rear setbacks
• Allows Accessory Dwelling Units (ADUs)
What happens in R-5?

What Changes

• Allows two principal structures potential for “detached duplex” and cottage-style dwellings
• Allows single family attached use, with minimum lot size equivalent to single family detached
• Maximum lot coverage (30% → 40%)
• Minimum lot size reduced
  • Detached: 7,000 → 6,000 sq ft
  • Duplex: 13,000 → 6,000 sq ft
• Minimum Width reduced
  • Duplex: 10 → 50 ft
  • Attached: 35 ft (40 on corner)

What Stays the Same

• Maximum height of structure
• Front, side, rear setbacks
• Mobile/manufactured home permitted
• Allows Accessory Dwelling Units (ADUs)
New Residential Zoning District – Compact Mixed Residential - Low

Compact Mixed Residential-Low (CMRL)

“Purpose: Intended primarily for residential development of up to 24 dwelling units per acre. These areas generally have well developed infrastructure and municipal services.”

Replaces:
• (R-2D, as written in January draft)
• R-2M – Mixed Residential District

Anchorage 2040 Land Use Plan
LUP Designation: Compact Mixed Residential-Low

* R-2D appears in 2 land use designations. Sponsors discussing including in STFR, not CMRL
### New Residential Zoning District – Compact Mixed Residential - Low

<table>
<thead>
<tr>
<th>Use(s)</th>
<th>Min. Lot Area</th>
<th>Min. Width</th>
<th>Max. Lot Cover</th>
<th>Setbacks Front, Side, Rear</th>
<th># Main Bldgs</th>
<th>Max. Height of Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Zoning District: CMRL</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1-family attached Townhouse</td>
<td>2,400 sf</td>
<td>24’ (30’ on corner lot)</td>
<td>60%</td>
<td>20’, N/A / 5’, 10’</td>
<td>More than one allowed</td>
<td>30’</td>
</tr>
<tr>
<td></td>
<td>6,000 sf</td>
<td>50’</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>6,000 + 1,500 per unit over 4</td>
<td>50’</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All other uses</td>
<td>2,400 sf</td>
<td>24’ (30’ on corner lot)</td>
<td>60%</td>
<td>20’, N/A / 5’, 10’</td>
<td>More than one allowed</td>
<td>30’</td>
</tr>
<tr>
<td></td>
<td>6,000 + 1,500 per unit over 4</td>
<td>50’</td>
<td></td>
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<td></td>
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<td>24’ (30’ on corner lot)</td>
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<td></td>
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<td>50’</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

| Existing District: R-2D* shown here as written in January draft; see note below |
|-----------------------------|---------------|------------|----------------|-----------------------------|--------------|--------------------------|
| 1-family detached           | 7,200 sf      | 50’        |                | 20’, N/A / 5’, 10’       | 1            | Principal: 30’ up to 2.5 or 3 stories |
| 1-family attached           | 3,500 sf      | 35’ (40’ on corner lot) | 40%        |                             | 1            | Other: 12-25’              |
| 2-family                    | 8,400 sf      | 50’        |                |                             | N/A          |                          |

| Existing District: R-2M     |
|-----------------------------|---------------|------------|----------------|-----------------------------|--------------|--------------------------|
| 1-family detached           | 6,000 sf      | 50’        |                | 20’, 5’, 10’               | More than one allowed | Principal: 30’ up to 2.5 or 3 stories |
| 1-family attached           | 3,000 sf      | 50’        |                | 20’, 5’, 10’               | More than one allowed | Principal: 30’ up to 2.5 or 3 stories |
| 2-family                    | 6,000 sf      | 35’ (40’ corner) | 40%        |                             |              |                          |
| Townhouse                   | 2,400 sf      | 24’ (30’ corner) | 40%        |                             |              |                          |
| Multi-family up to 8 plex   | 7,200 sf      | 50’        |                |                             |              |                          |
| Multi-family, scattered     | 8,400 sf      | 50’        |                |                             |              |                          |

* R-2D appears in 2 land use designations. Sponsors discussing including in STFR, not CMRL
What happens in R-2D? (if grouped with STFR)

What Changes

- Allows two principal structures: potential for "detached duplex" and cottage-style dwellings
- Minimum lot size reduced for attached: 3,500 → 3,000 sq ft
- Minimum Width reduced
  - Detached: 60 → 50 ft
  - Duplex: 70 → 50 ft
  - No change for attached
- Mobile/manufactured home permitted

What Stays the Same

- Allows duplex, single family attached
- Minimum lot sizes for single family detached, duplex
- Minimum lot widths
- Maximum height of structure (except, removes 2.5 story limit)
- Maximum lot coverage
- Front, side, rear setbacks
- Allows Accessory Dwelling Units (ADUs)
What happens in R-2D?
(if grouped with CRML)

**What Changes**

- Allows housing with more than 2 units (3-plex, 4-plex, townhomes)
- Allows multiple principal structures potential for cottage-style dwellings
- Minimum lot size reduced for some:
  - Detached SF: 7,200 → 6,000 sq ft
  - Attached: 3,500 → 2,400 sq ft
  - Over 4 units: 6,000 + 1,500 per unit over 4
- Maximum lot coverage to 60%
- Minimum Width reduced
  - Attached: 35 (40 on corner) → 24 (30) ft
  - No change for single family detached
- Mobile/manufactured home permitted

**What Stays the Same**

- Allows duplex, single family attached
- Minimum lot size for duplex
- Minimum lot widths for detached
- Maximum height of structure (except, removes 2.5 story limit)
- Maximum lot coverage (townhomes)
- Front, side, rear setbacks
- Allows Accessory Dwelling Units (ADUs)

Compact Mixed Residential-Medium (CMRM)

“Purpose: Intended primarily for residential development with up to fifty (50) dwelling units per acre. These areas generally have well-developed infrastructure and municipal services.”

District Location Requirements:
Areas designated as Compact Mixed Residential Medium in Land Use Plan Map, or corresponding designation in a neighborhood or district plan.”

Replaces:
• R-3
• R-3A

Anchorage 2040 Land Use Plan
LUP Designation: Compact Mixed Residential-Medium

<table>
<thead>
<tr>
<th>Use(s)</th>
<th>Min. Lot Area</th>
<th>Min. Width</th>
<th>Max. Lot Cover</th>
<th>Setbacks Front, Side, Rear</th>
<th># Main Bldgs</th>
<th>Max. Height of Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>New Zoning District: CMRM</strong></td>
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</tr>
<tr>
<td>1-family attached Townhouse</td>
<td>2,000 sf</td>
<td>20' (30’ on corner lot)</td>
<td>70%</td>
<td>20’, N/A / 5’, 10’</td>
<td>More than one allowed</td>
<td>40’</td>
</tr>
<tr>
<td>All other uses</td>
<td>2,000 sf</td>
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<tr>
<td></td>
<td>6,000</td>
<td>20’</td>
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</tbody>
</table>

| **Existing District: R-3** |               |            |                |                             |              |                          |
| 1-family detached Townhouse | 6,000 sf     | 50’        | 40%            | 20’, 5’, 10’                | 1            | 35’                      |
| 1-family attached Townhouse | 3,000 sf     |            |                |                             |              |                          |
|                             | 2,400 sf     | 20’ (30’ on corner lot) | 40% | 20’, N/A / 5’, 10’          |              |                          |
| 1-family attached Townhouse | 6,000 sf     |            |                |                             |              |                          |
| 2-family Townhouse        | 6,000 sf +   | 50’        | 60%            | 20’, 5’, 10’                | More than one allowed | 35’                      |
| 3+ units                  | 1,000 per unit over 4 | | | | | |
| **Existing District: R-3A** |               |            |                |                             |              |                          |
| Townhouse                | 2,000 sf     | 20’ (30’ on corner lot) | 60%           | 20’, NA (common lot line), 5’, 10’ | More than one allowed | 35’                      |
| Multi-family Mixed-use   | 6,000 sf +   | 50’        | 50%            | 10’ max 40’, 5’+ 2’ per 5’ over 35’ |              | 40’, not to exceed 3 stories |
|                         | 1,000 per unit over 4 | | | | | |
**What happens in R-2M?**

### What Changes

- Allows housing with more than 8 units, with increased dimensional standards for larger development
- Allows multiple principal structures *potential for cottage-style dwellings*
- Minimum lot size reduced for some:
  - Attached: $3,500 \rightarrow 2,400$ sq ft
  - Over 4 units: $6,000 + 1,500$ per unit over 4
- Maximum lot coverage increased for most uses ($40\% \rightarrow 60\%$)
- Mobile/manufactured home permitted

### What Stays the Same

- Allows duplex, single family attached
- Minimum lot size for most uses
- Minimum lot widths for most uses
- Maximum height of structure (except, removes 2.5 story limit)
- Front, rear setbacks, and side setbacks for buildings <5,000 sf and under 5 units
- Allows Accessory Dwelling Units (ADUs)
New Residential Zoning District – Urban Residential - High

Urban Residential-High (URH)

“Purpose: Intended primarily for residential development of over 49 dwelling units per acre, with some limited non-residential uses for mixed use developments. These areas shall generally have well-developed infrastructure and municipal services.

District Location Requirements:
Areas designated or allowing R-4 or R-4A in Land Use Plan Map, or corresponding designation in a neighborhood or district plan.”

Replaces:
• R-4
• R-4A

Anchorage 2040 Land Use Plan
LUP Designation: Urban Residential-High
R-4, R-4A in Mixed-use areas
<table>
<thead>
<tr>
<th>Use(s)</th>
<th>Min. Lot Area</th>
<th>Min. Width</th>
<th>Max. Lot Cover</th>
<th>Setbacks Front, Side, Rear</th>
<th># Main Bldgs</th>
<th>Max. Height of Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>New Zoning District: URH</strong></td>
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<tr>
<td>All uses</td>
<td>2,000 sf</td>
<td>No min.</td>
<td>No max.</td>
<td>0 or at least 5’ max 20’, 0 or at least 5’, 10’</td>
<td>More than one allowed</td>
<td>60’ Up to 90’ if Admin Site Plan Review</td>
</tr>
<tr>
<td><strong>Existing District: R-4</strong></td>
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</tr>
<tr>
<td>1-family detached</td>
<td>6,000 sf</td>
<td>35’ (40’ on corner lot)</td>
<td>40%</td>
<td>20’, 10’, 5’</td>
<td>1</td>
<td>35’</td>
</tr>
<tr>
<td>1-family attached</td>
<td>3,000 sf</td>
<td>35’ (40’ on corner lot)</td>
<td>40%</td>
<td>10, N/A or 5’, 10’</td>
<td>1</td>
<td>35’</td>
</tr>
<tr>
<td>Townhouse</td>
<td>2,000 sf</td>
<td>20’ (30’ on corner lot)</td>
<td>60%</td>
<td>10’, 5’ + 1’ per 5’ over 35’; 10’</td>
<td>More than one allowed</td>
<td>45’</td>
</tr>
<tr>
<td>3+ units</td>
<td>6,000 sf</td>
<td>50’</td>
<td>60%</td>
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<tr>
<td><strong>Existing District: R-4A</strong></td>
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</tr>
<tr>
<td>All uses</td>
<td>2,000 sf</td>
<td>Required per 21.08.030</td>
<td>N/A</td>
<td>0 or at least 5’ max 20’, 0 or at least 5’, 10’</td>
<td>More than one allowed</td>
<td>60’ Up to 90’ if Admin Site Plan Review</td>
</tr>
</tbody>
</table>
# What happens in R-3?

## What Changes
- Allows some commercial uses, and mixed-use development
- Allows multiple principal structures *potential for cottage-style dwellings*
- Minimum lot size reduced for attached: 3,000 → 2,000 sq ft
- Minimum lot width reduced: 20 ft or 30 on corners
- Maximum building height 35 → 40 ft
- Maximum lot coverage increased for most uses: 50% → 70%
- Front setback increased for 3+ units: 10 → 20 ft
- Side setback decreased for properties adjacent to lower density: 10 → 5 ft
- Mobile/manufactured home permitted

## What Stays the Same
- Allows duplex, single family attached, multi-family
- Minimum lot size for most uses
- Minimum lot widths for most uses
- Front, side, and rear setbacks for most uses
- Allows Accessory Dwelling Units (ADUs)
## What happens in R-3A?

### What Changes

- Allows some commercial uses alone
- Allows multiple principal structures
  - *potential for cottage-style dwellings*
- Minimum lot size reduced for 4+ units: 6,000 sq ft total
- Maximum building height for townhomes: 35 → 40 ft
- Maximum lot coverage increased for most uses: 50% → 70%
- Front setback increased for mixed use: 10 → 20 ft; no maximum
- Side setback decreased for properties adjacent to lower density: 10 → 5 ft
- Mobile/manufactured home permitted

### What Stays the Same

- Allows duplex, single family attached, multi-family
- Allows mixed-use commercial
- Minimum lot size for smaller uses
- Minimum lot widths, except attached
- Maximum height for some uses (40 ft)
- Front, side, and rear setbacks for most uses
- Allows Accessory Dwelling Units (ADUs)
What happens in R-4?

What Changes

- Allows some commercial uses, and mixed-use development
- Allows multiple principal structures potential for cottage-style dwellings
- Minimum lot size reduced for most uses to 2,000 sq ft
- Maximum building height of most uses to 60 ft (90 ft w/ admin site plan)
- Minimum lot width unrestricted
- Maximum lot coverage unrestricted
- Front setback with maximum 20 ft
- Side setback not scaled with building height, decreases with firewall
- Mobile/manufactured home permitted

What Stays the Same

- Allows duplex, single family attached, multi-family
- Rear setbacks for all uses
- Allows Accessory Dwelling Units (ADUs)
# What happens in R-4A?

## What Changes
- Allows some commercial uses alone
- Allows multiple principal structures *potential for cottage-style dwellings*
- Minimum lot size reduced for all uses to 2,000 sq ft
- Mobile/manufactured home permitted

## What Stays the Same
- Allows duplex, single family attached, multi-family
- Allows mixed-use commercial
- Minimum lot size unrestricted
- Minimum lot width unrestricted
- Maximum lot coverage unrestricted
- Maximum building height
- Front, side, and rear setbacks
- Allows Accessory Dwelling Units (ADUs)
New Residential Zoning District – Large Lot Residential

Large Lot Residential (LLR)
The LLR district is intended primarily for single- and two-family residential areas with gross densities of one housing unit or less per gross acre, and up to three dwelling units per acre in areas designated by approved district plans.

Replaces:
• R-6 – Low-Density Residential
• R-7 – Single-Family Residential (½ Acre)
• R-8 – Low-Density Residential (4 Acres)
• R-9 – Low-Density Residential (2 Acres)
• R-10 – Low-Density Residential, Alpine/Slope

Anchorage 2040 Land Use Plan
LUP Designation: Large-lot Residential
# New Residential Zoning District – Large Lot Residential

<table>
<thead>
<tr>
<th>Use(s)</th>
<th>Min. Lot Area</th>
<th>Min. Width</th>
<th>Max. Lot Cover</th>
<th>Setbacks (Front, Side, Rear)</th>
<th># Main Bldgs</th>
<th>Max. Height of Structures</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>New Zoning District: LLR</strong></td>
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</tr>
<tr>
<td>All uses</td>
<td>43,560 sf</td>
<td>120’</td>
<td>30’</td>
<td>25’, 10’, 20’</td>
<td>1</td>
<td>Principal: 35’</td>
</tr>
<tr>
<td></td>
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<td>Garage: 30’</td>
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<td></td>
<td>Other: 25’</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Existing Districts:</strong></th>
<th></th>
<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>R-6</strong> (1 acre) 1-family Duplex</td>
<td>43,560 sf</td>
<td>100’</td>
<td>30%</td>
<td>20’, 5’, 10’</td>
<td>1</td>
<td>Principal: 35’</td>
</tr>
<tr>
<td></td>
<td>87,120 sf</td>
<td>50’</td>
<td></td>
<td></td>
<td></td>
<td>Garage: 30’</td>
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<td></td>
<td>Other: 25’</td>
</tr>
<tr>
<td>R-7 (0.5 acre) 1-family Duplex</td>
<td>20,000 sf</td>
<td>120’</td>
<td>30%</td>
<td>25’, 10’, 20’</td>
<td>1</td>
<td>Principal: 35’</td>
</tr>
<tr>
<td></td>
<td>40,000 sf</td>
<td></td>
<td></td>
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<td>Garage: 30’</td>
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<td>Other: 25’</td>
</tr>
<tr>
<td>R-8 (4 acre) 1-family Duplex</td>
<td>174,240 sf</td>
<td>300’</td>
<td>5%</td>
<td>25’, 15’, 25’</td>
<td>1</td>
<td>Principal: 35’</td>
</tr>
<tr>
<td></td>
<td>261,360 sf</td>
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<td>Garage: 30’</td>
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<td>Other: 25’</td>
</tr>
<tr>
<td>R-9 (2 acre) 1-family Duplex</td>
<td>87,120 sf</td>
<td>180’</td>
<td>10%</td>
<td>25’, 15’, 25’</td>
<td>1</td>
<td>Principal: 35’</td>
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<tr>
<td></td>
<td>130,680 sf</td>
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<td>Garage: 30’</td>
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<td>Other: 25’</td>
</tr>
<tr>
<td>R-10 (Alpine/slope) All uses</td>
<td>Defined in 21.04.020P2</td>
<td>10%</td>
<td>10’, 25’ or 50’ if avg. slope exceeds 30%, 10’</td>
<td>1</td>
<td>Principal: 30’</td>
<td></td>
</tr>
<tr>
<td></td>
<td>21.04.020P2</td>
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<td>Garage: 25’</td>
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<td>Other: 18’</td>
</tr>
</tbody>
</table>
## What happens in R-6?

### What Changes
- Decrease minimum lot size for duplex (2 acre → 1 acre)
- Increase minimum lot width to 120 ft
- Increase front setback 20 → 25 ft
- Increase side setback 5 → 10 ft
- Mobile/manufactured home permitted

### What Stays the Same
- Allows duplexes
- 1 principal structure
- Minimum lot size for single family detached (1 acre / 43,560 sq ft)
- Maximum height of structure
- Maximum lot coverage
- Rear setbacks
- Allows Accessory Dwelling Units (ADUs)
What happens in R-7?

**What Changes**

- Increase minimum lot size
  - Single family: $20,000 \rightarrow 43,560$ sf
  - Duplex: $40,000 \rightarrow 43,560$ sf
- Increase minimum lot width to 120 ft
- Increase front setback 20 $\rightarrow$ 25 ft
- Increase side setback 5 $\rightarrow$ 10 ft
- Mobile/manufactured home permitted

**What Stays the Same**

- Allows duplexes
- 1 principal structure
- Maximum height of structure
- Maximum lot coverage
- Rear setbacks
- Allows Accessory Dwelling Units (ADUs)
## What happens in R-8?

### What Changes
- Decrease minimum lot size
  - Single family: 4 acres → 1 acre
  - Duplex: 8 acres → 1 acre
- Decrease minimum lot width to 120 ft
- Increase maximum lot coverage
- Decrease side setback 15 → 10 ft
- Decrease rear setback 25 → 20 ft
- Mobile/manufactured home permitted

### What Stays the Same
- Allows duplexes
- 1 principal structure
- Maximum height of structure
- Front setback
- Allows Accessory Dwelling Units (ADUs)
# What happens in R-9?

## What Changes
- Decrease minimum lot size
  - Single family: 2 acres → 1 acre
  - Duplex: 4 acres → 1 acre
- Decrease minimum lot width to 120 ft
- Increase maximum lot coverage
- Decrease side setback 15 → 10 ft
- Decrease rear setback 25 → 20 ft
- Mobile/manufactured home permitted

## What Stays the Same
- Allows duplexes
- 1 principal structure
- Maximum height of structure
- Front setback
- Allows Accessory Dwelling Units (ADUs)
What happens in R-10?

**What Changes**
- Allow duplexes
- Minimum lot size standardized to 1 acre
- Increase maximum lot coverage
- Decrease minimum lot width to 120 ft
- Increase front setback 10 → 25 ft
- Decrease side setback 15 → 10 ft
- Increase rear setback 10 → 20 ft
- Mobile/manufactured home permitted

**What Stays the Same**
- 1 principal structure
- Maximum height of structure
- Rules for slope, equivalent language to AMC 21.04.020P2
- Allows Accessory Dwelling Units (ADUs)
- **Rules regarding slope and grade are relocated out of R-10 only, applies to all LLR-zoned properties on steep slopes**
## Proposed use table (Appendix A)

TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL

<table>
<thead>
<tr>
<th>Use Category</th>
<th>Use Type</th>
<th>[R-1]</th>
<th>[R-1A]</th>
<th>[R-2M]</th>
<th>[R-2A]</th>
<th>[R-3]</th>
<th>[R-3A]</th>
<th>[R-4]</th>
<th>[R-4A]</th>
<th>[R-5]</th>
<th>[R-6]</th>
<th>[R-7]</th>
<th>[R-8]</th>
<th>[R-9]</th>
<th>[R-10]</th>
</tr>
</thead>
<tbody>
<tr>
<td>Household Living</td>
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<tr>
<td>Dwelling, mixed-use</td>
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<tr>
<td>Dwelling, multifamily</td>
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<tr>
<td>Dwelling, single-family, attached</td>
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<td>Dwelling, single-family, detached</td>
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<td>Dwelling, two-family</td>
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<td>Dwelling, mobile home</td>
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<td>Group Living</td>
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<tr>
<td>Assisted living facility (3-8 residents)</td>
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<tr>
<td>Assisted living facility (9 or more residents)</td>
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<tr>
<td>Correctional community residential center</td>
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