

ANCHORAGE, ALASKA
AO No. 2025-_____

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE TITLE 12 TO ESTABLISH TAX INCENTIVES FOR FARMLAND, FARM STRUCTURES, URBAN AGRICULTURE AND REPURPOSING LAWNS FOR FOOD PRODUCTION AND PERMACULTURE, TO INCLUDE BONUS INCENTIVES FOR FOOD DESERTS, ECONOMICALLY DISTRESSED AREAS, AND STORMWATER MITIGATION EFFORTS AND AMENDING CHAPTER 21.05 TO PERMIT A BROADER RANGE OF AGRICULTURAL ACTIVITY IN A GREATER VARIETY OF ZONING DISTRICTS.

WHEREAS, the Municipality of Anchorage recognizes the need to improve food security, particularly in food deserts and economically distressed areas; and

WHEREAS, urban farming, community gardening, compost hubs, and similar practices play a vital role in improving food access, fostering economic opportunities, and promoting public health; and

WHEREAS, the Anchorage Climate Action Plan (CAP) and its associated reports provide valuable insights and data supporting initiatives related to food security, urban agriculture, stormwater management, and permaculture; and

WHEREAS, the Storm Water Management Plan encourages the use of green infrastructure, such as rain gardens and permeable surfaces, to manage stormwater. Incorporating incentives for these practices into the ordinance can align urban agriculture initiatives with stormwater mitigation goals; and

WHEREAS, senate Bill 179 authorizes municipalities to exempt farmland and farm structures used exclusively for farming activity, or purposes directly related to farming activity from property taxation; and

WHEREAS, vacant and abandoned properties, as well as underutilized lawns, present opportunities for sustainable urban agriculture and stormwater management improvements; and

WHEREAS, excessive lawn coverage contributes to increased stormwater runoff, reducing natural drainage and exacerbating flooding risks; and

WHEREAS, encouraging homeowners and property owners to convert traditional grass lawns into productive food systems, permaculture landscapes, or rain gardens can improve food security while reducing municipal stormwater infrastructure burdens; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code chapter 12.15.015 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

12.15.015 Real property exemptions.

A. *Applications for exemptions.* The municipal assessor or designee shall grant or deny applications for exemptions.

B. *Definitions.* For purposes of this section 12.15.015 only, the following words are defined as:

Farm land or farm structure is defined as land or structures owned or leased by a person that is actively engaged in farming, growing, storage, or processing of grains, fruits, vegetables, and aquatic farm products.

Farming activity means raising and harvesting crops; feeding, breeding, and managing livestock; dairying; propagating, farming, or cultivating an aquatic farm product as defined in AS 16.40.199; or any combination of those activities.

Primary residence and *permanent place of abode* shall mean a dwelling in which the person resides at least 185 days in the year prior to the exemption year and when absent, the dwelling is not leased or rented to another.

Resident shall mean a person who has a fixed habitation in the State of Alaska for at least 185 days per calendar year, and when absent, intends to return to the State of Alaska.

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E. *Municipal exemptions.*

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8. Farm use land tax exemption. Privately owned farms structures as well as any real property used as farm land, for farming activity, or purposes directly related to farming activity is exempt from taxation under this chapter for the calendar year, if the assessor determines that the qualifications for the exemption are met.

a. The application must demonstrate each of these requirements is in place by January 1 of the exemption year:

i. The farm land or farm structure must be owned or leased by a person that is actively engaged in farming.

ii. The owner or lessee must sell at least \$2,500 of agricultural products produced from the land during the tax year and file an Internal Revenue

Service Schedule F (Form 1040) with the United States Internal Revenue Service.

iii. The farm land or farm structure must be used for:

(1) The growing, storage, or processing of grains, fruits, vegetables aquatic farm products, or other crops;

(2) The storage or processing of:

(a) Feed for livestock;

(b) Livestock, poultry, or other animals used in the owner's or lessee's farming activity;

(c) Milk or milk products produced by the owner's or lessee's farming activity; or

(3) Sheltering, stabling, or milking the owner's or lessee's dairy animals, poultry, or livestock.

b. In the event that an owner or lessee of farm use land does not sell \$2,500 of agricultural products produced from the land during a tax year because of circumstances beyond the control of the owner or lessee, the owner may secure the exemption under this subsection if the farm use land qualified for the exemption on for the three preceding tax years. In this subsection, "circumstances beyond the control of the owner or lessee" includes crop failure or physical injury that prevents the owner or lessee from conducting farming activity.

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(AO No. 86-211(S-1); AO No. 88-158; AO No. 92-56; AO No. 94-228(S-2), § 1, 2-7-95; AO No. 95-199, § 1, 1-1-96; AO No. 97-146, § 1, 1-1-98; AO No. 2003-149, § 1, 11-4-03; AO No. 2008-18, § 1, 2-12-08; AO No. 2009-133(S-1), § 2, 1-12-10; AO No. 2011-16, § 2, 2-1-11; AO No. 2011-37(S), § 1, 4-12-11; AO No. 2011-108(S), § 1, 11-22-11, retro eff. 1-1-10; AO No. 2012-1, § 2, 4-3-12; AO No. 2014-150(S), § 1, 2-3-15; AO No. 2016-118(S), § 1, adopted 12-20-16; AO No. 2017-154, § 2, 12-19-17; AO No. 2019-102, § 1, 9-10-19; AO No. 2020-96, § 4, 9-1-21; AO No. 2022-75(S), § 2, 1-1-23; AO No. 2024-38, § 1, 1-1-25)

Section 2. Anchorage Municipal Code title 12 is hereby amended to insert a new chapter 12.70 to read as follows *(requiring no legislative drafting)*:

Chapter 12.70 TAX INCENTIVES FOR URBAN AGRICULTURE

12.70.010 Property tax incentives for urban agriculture.

A. This chapter authorizes the following three tax-exemption incentives for projects that meet the following criteria:

1. *Urban farming incentive.* Property converted for farm use to include market gardens, community gardens, food forests, or compost hubs.
 - a. In order to qualify for a partial property tax exemption:
 - i. Property, or portion of property greater than 50% of its total square footage, must be actively used for urban agriculture purposes.
 - ii. Organic farming practices are required.
 - iii. Compost hubs must adhere to wildlife deterrence guidelines.
 - iv. A five-year commitment or MOU with the Municipality is required for vacant lot use.
 - b. No minimum income threshold is required.
2. *Repurposing lawns for sustainable land use and stormwater management.*
 - a. Homeowners or commercial property owners must replace at least 50% of existing lawn area with:
 - i. Food-producing gardens (vegetables, fruit trees, herbs, edible perennials).
 - ii. Rain gardens or bioswales designed for stormwater absorption and filtration.
 - iii. Native plantings that improve pollinator habitats and reduce water use.
 - b. The converted area must remain in active use for at least five years.
 - c. Qualifying properties receive a property tax reduction based on:
 - i. Estimated reduction in stormwater runoff.
 - ii. Environmental benefits, such as reduced lawn

irrigation demand.

- d. The percentage of tax reduction will be determined based on the extent of conversion and documented impact.
 - e. Property owners must maintain the converted space for the duration of the benefit period.
 - f. Chemical pesticides and synthetic fertilizers are discouraged from being used to promote soil and water health.
 - g. The Municipality will conduct site inspections to verify compliance.
 - h. Technical assistance may be provided through partnerships with local sustainability organizations.
3. Temporary use of vacant and abandoned properties for agriculture and composting.
- a. Encourage the use of vacant and abandoned properties for market gardening, community gardens, compost hubs, and public garden depots.
 - b. Property owners must:
 - i. Agree to maintain the property for the purposes of agriculture and composting for no less than five years; and
 - ii. Ensure properties meet criteria for safety, accessibility, and suitability for agriculture.
 - c. Facilities must have designated managers responsible for site upkeep and community engagement.

12.70.015 Property tax incentives for urban agriculture; location.

This chapter authorizes property tax exemptions for the creation of agricultural spaces on properties located within the boundaries of the Tax Incentive Area as depicted below.

[INSERT MAP BOOK ATTACHED AS ATTACHMENT A]

12.70.020 Applications for property tax exemptions.

- A. *Submission.* An application for an exemption under this chapter shall be made in writing to the municipal assessor.

B. *Timeline for submission.* Applications must be submitted now later than March 15 of the year in which the exemption is sought.

C. *Contents.* The application shall, at a minimum, contain:

1. *Name.* The name of the applicant; additionally applications for temporary use of vacant and abandoned properties for agriculture and composting exemption must identify the property manager who will serve as the primary point of contact.
2. *Address.* The legal description and street address of the property for which the application is made;
3. *New agricultural space.* Drawings of the farm land, farm structure, or other agricultural space the applicant will construct, including approximate square footages;
4. *Existing structures.* Drawings showing the square footage of all existing structures and structures to be constructed on the property;
5. *Acknowledgement of liability.* Applicant acknowledges that the residential units will be taxable if and when the residential units are no longer eligible for tax exemption under this chapter;
6. If the applicant is seeking additional duration under 12.70.045B., the application shall include:
 - a. A detailed description of how the property qualifies for the additional duration(s) including sufficient information to support such qualification; and
 - b. An acknowledgment that the additional duration may not be approved or may be subsequently removed if certain criteria are not met during the base 5 years or during the additional duration. and;
8. *Other information.* Other information as may be required by the chief fiscal officer.

D. *Deadline for applications.* Applications for an exemption under this chapter shall only be accepted before 5:00 p.m. February 28, 2050.

12.70.030 Provisional approval.

A. The municipal assessor shall provisionally approve an application for tax exemption if:

1. *Complete application.* The applicant submitted a complete

application; and

2. The applicant acknowledges they must dedicate the space(s) described in accordance with the plans and drawings submitted with the application or with modifications required for approval by permit or plan review procedures under chapters 21.03 or 23.10.

12.70.040 Final approval upon completion of construction or repurposing.

A. *Final approval of exemption.* The municipal assessor shall finally approve an application for tax exemption if the applicant has completed conversion of land in accordance with the plans and drawings submitted with its application, and

B. *Magnitude of exemption.* The taxes eligible for exemption under this chapter are determined as follows:

1. Urban farming exemption.

a. *Base exemption.* 50% of the assessed value of all improvements of the property and by the mill rate applicable to the property shall be exempt from taxation.

b. *Additional exemption.* An additional 10% of the assessed value (up to a maximum total exemption of 60%) may be exempted from taxes of property at least partially within the following areas:

i. Areas designated a food desert as defined in AMC 12.70.080;

ii. Deteriorated areas as defined in AMC 12.35.005;
or

iii. Qualified Opportunity Zones designated by the Internal Revenue Service.

2. Repurposing lawns for sustainable land use and stormwater management exemption. The exemption will be determined by multiplying the maximum possible tax exemption (50%) by the percentage of the property's lawn space converted to sustainable use multiplied by the environmental impact score of the converted area.

a. *Extent of Conversion:* shall be determined by dividing the total square footage converted for to sustainable uses by the total square footage of land on the property free from any structure.

b. Impact Score. The assessor shall develop and publish and scoring system providing objective criteria upon which the net positive impact of the repurposed area on a scale of 0% to 100%, 0 constituting no measurable benefits documented, and 100% constituting a significant amount of food produced or stormwater mitigation, no use of chemical fertilizers, complete native plant landscaping.

c. Example Calculation

i. A property converts **80%** of its lawn to sustainable use ($C\% = 80\%$).

ii. The documented impact score is **90%**.

iii. The maximum tax exemption is set at **50%**.

Tax Exemption = $80\% \times 90\% \times 50\% = 36\%$ reduction in property tax.

3. *Temporary use of vacant and abandoned properties for agriculture and composting exemption.* Properties used temporarily for agricultural or composting purposes are eligible for a partial property tax exemption proportional to the land's dedicated use. The square footage of the property dedicated to agricultural or composting purposes shall be divided by the total square footage of the property to determine the percentage of the exemption.

12.70.045 Duration of Exemption

A. *Base duration of tax exemption.* Tax exemptions approved under this section shall be for a base period of 5 consecutive years beginning on January 1 of the first full calendar year after final approval of the application.

B. *Additional duration.* Additional consecutive years of tax exemptions may be granted to property meeting conditions defined below to the extent defined as follows:

1. *Geographic location.* Property at least partially within the following areas shall be granted an additional 2 years of exemption upon application; provided: a property may only qualify for one additional term based upon geographic location under this subsection:

a. Areas designated a food desert as defined in AMC 12.70.080.

b. Deteriorated areas as defined in AMC 12.35.005,

- c. Qualified Opportunity Zones designated by the Internal Revenue Service

C. *Maximum duration.* No property may be granted more than 7 total years of exemption under this chapter.

12.70.050 Termination of exemption; transfer of exemption.

- A. *Loss of residential units.* If previously eligible property fails to conform to the plans approved with the application, at any time within the exemption period, an exemption granted under this chapter shall terminate immediately to the extent that units are no longer eligible.
- B. *Failure to file annual report.* An exemption granted under this chapter shall automatically terminate if the owner of the property fails to comply with the annual report for three (3) consecutive years.
- D. *Transfer on change of ownership.* An exemption may be transferred, in whole only, to another entity or owner when the change in ownership of the property occurs.

12.70.060 Appeals.

- A. *Of assessor to chief fiscal officer.* Any decision of the assessor under this chapter may be appealed to the chief fiscal officer or the chief fiscal officer's designee in writing within 30 days of the date the decision was issued. For the purposes of this chapter the date of issuance is the date upon which the decision was mailed or otherwise delivered to the parties.
- B. *Of chief fiscal officer to the office of administrative hearings.* Any decision of the chief fiscal officer or the chief fiscal officer's designee under this chapter may be appealed to an administrative hearings officer in accordance with AMC 3.60 within 30 days of the date the decision was issued. For the purposes of this chapter the date of issuance is the date upon which the decision was mailed or otherwise delivered to the parties.

12.70.070 Annual reports of owners; assembly notification.

- A. *Annual compliance and status report.* Not later than March 15 of each year, the owner of the property for which an exemption has been granted, shall file with the assessor, a report including:
1. A certification that the newly repurposed land described in the application continue to exist and have not been converted to a non-agricultural use and continue to comply with the requirements of this chapter;
 3. Further changes. The owner may apply to make additional

changes to the property with their annual report. The Application shall contain a description of physical changes or other improvements constructed since the last report or, on first report, since the filing of the application

4. Additional duration. If applicable, documentation supporting any additional duration granted upon final approval under AMC 12.70.045B.; and
5. Additional information. Any additional information requested by the assessor, chief fiscal officer, or designee.
6. The assessor may inspect the property at any time to verify the contents of the owner's report or application.

B. Annual reports to the Assembly. The assessor shall transmit annual reports to the Assembly in an Assembly Information Memorandum that contains:

1. Annual reports of property owners. Copies of annual compliance and status reports submitted by property owners in accordance with AMC 12.70.070A.
2. Annual report of exempted taxes. A summary of the total taxes exempted for each property that has been granted a tax exemption under this chapter.
3. Annual report of applications and status. A summary list of each application for an exemption under this chapter received by the assessor, the status (rejected, provisional approval, or final approval), number of units proposed, under construction and completed, and the parcel address or description of location.

12.70.080 Definitions.

In this chapter:

Farm land or farm structure is defined as land or structures owned or leased by a person that is actively engaged in farming, growing, storage, or processing of grains, fruits, vegetables, and aquatic farm products.

Food desert means an area of low-income (a poverty rate of 20 percent or greater, or a median family income at or below 80 percent of the statewide or metropolitan area median family income) with low access to retail outlets selling healthy and affordable food (at least 500 persons and/or at least 33 percent of the population lives more than 1 mile from a supermarket or large grocery store) as depicted below.

[INSERT MAP BOOK ATTACHED AS ATTACHMENT B]

Organic farming practices means farming practices in accordance with USDA

organic standards as articulated in 7 CFR Part 205.

Permaculture means agriculture ecosystems that use patterns in nature to develop sustainable environments.

Urban agriculture includes the cultivation, processing, and distribution of agricultural products (food or non-food) in urban and suburban areas.

Urban Agriculture Tax Incentive Area means properties located within the boundaries of the Tax Incentive Area.

Section 3. Anchorage Municipal Code section 21.05.010E., Table 21.05-1: Table of Allowed Uses is hereby amended as shown in Exhibit C (*the remainder of the section is not affected and therefore not set out*):

21.05.010 Table of allowed uses.

Table 21.05-1 below lists the uses allowed within all base zoning districts in the Anchorage Bowl except for the Downtown (DT) Districts. (See Chapters 21.09, 21.10, and 21.11 for regulations specific to Girdwood, Chugiak-Eagle River, and the Downtown (DT) Districts, respectively.) Each of the listed uses is defined in Sections 21.05.030 through 21.05.060.

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E. Table of Allowed Uses - Residential, Commercial, Industrial, and Other Districts

[See Exhibit C for amendments to the Table]

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-139, § 1, 1-28-14; AO No. 2014-58, § 2(Att. A), 5-20-14; AO No. 2015-133(S), § 3(Exh. A), 2-23-16; AO No. 2015-142(S-1), § 3(Exh. B), 6-21-16; AO No. 2016-3(S), §§ 6, 7, 2-23-16; AO No. 2016-131, § 1, 11-15-16; AO No. 2016-136am, § 2, 11-15-16; AO No. 2016-156, § 1, 12-20-16; AO No. 2017-10, § 1, 1-24-17; AO No. 2017-57, § 1, 4-11-17; AO No. 2017-74, § 1, 5-23-17; AO No. 2017-176, § 4, 1-9-18; AO No. 2017-175(S), § 3(Exh. A), 2-13-18; AO No. 2020-38, § 6, 5-28-20; AO No. 2020-56, § 2, 6-23-20; AO No. 2021-54, § 1, 6-22-21; AO No. 2023-77, §§ 5, 18, 7-25-23; AO No. 2023-42, § 2, 8-22-23; AO No. 2023-87(S-1), § 2(Exh. B), 6-25-24)

Section 4. Anchorage Municipal Code section 21.05.070C., Table 21.05-3: Table of Allowed Uses is hereby amended as shown in Exhibit D (*the remainder of the section is not affected and therefore not set out*):

21.05.070 Accessory uses and structures.

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C. Table of allowed accessory uses. Table 21.05-3 below lists the accessory uses allowed within all base zoning districts in the Anchorage Bowl except for the Downtown (DT) Districts. (See

Chapters 21.09, 21.10, and 21.11 for regulations specific to Girdwood, Chugiak-Eagle River, and Downtown, respectively.) Each of the listed uses is defined in subsection D. below.

1. Explanation of table abbreviations.

- a. *Permitted uses.* "P" in a cell indicates that the accessory use is allowed by right in the respective zoning district. Permitted uses are subject to all other applicable regulations of this title, including the use-specific standards in subsection D. below and the development and design standards set forth in chapter 21.07.
- b. *Administrative site plan review.* "S" in a cell indicates that the accessory use requires administrative site plan review in the respective zoning district in accordance with the procedures of subsection 21.03.180C., administrative site plan review.
- c. *Conditional uses.* "C" in a cell indicates that, in the respective zoning district, the accessory use is allowed only if reviewed and approved as a conditional use in accordance with the procedures of Section 21.03.080, Conditional Uses.
- d. *Prohibited uses.* A blank cell indicates that the accessory use is prohibited in the respective zoning district.
- e. *Definitions and use-specific standards.* Each use listed in Table 21.05-3 is defined in this section. Regardless of whether an accessory use is allowed by right or subject to administrative site plan review or conditional use, there may be additional standards that are applicable to the use. The cross-reference in the last column of the table identifies the code location of the definition and any use-specific standards. Any standards apply in all districts unless otherwise specified.
- f. *Unlisted accessory uses or structures.* An accessory use or structure that is not listed in Table 21.05-3 shall comply with all standards set forth in subsection B. above.
- g. Table of Permitted Accessory Uses and Structures

[See Exhibit D for amendments to the Table]

- D. *Definitions and use-specific standards for allowed accessory uses and structures.* This section defines the accessory uses listed in Table 21.05-3 and also contains use-specific standards that apply to those

uses. Accessory uses shall comply with the applicable use-specific standards in the subsection, in addition to complying with the general standards in subsection B.

8. *Farm, hobby.*

- a. *Definition.* The production of crops for sale. This may include a temporary stand for sales on the premises.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-131, § 4, 1-12-15; AO No. 2015-142(S-1), § 5(Exh. C), 6-21-16; AO No. 2016-3(S), § 10, 2-23-16; AO No. 2016-136, § 3, 11-15-16; AO No. 2017-10, § 1, 1-24-17; AO No. 2017-160, § 2, 12-19-17; AO No. 2017-176, § 5, 1-9-18; AO No. 2018-43(S), §§ 1(Exh. B), 2, 6-12-18; AO No. 2020-38, § 6, 5-28-20; AO No. 2021-26, § 1, 3-9-21; AO No. 2021-89(S), §§ 3—8, 21, 2-15-22; AO No. 2022-107, § 1, 2-7-23; AO No. 2023-77, § 8, 7-25-23; AO No. 2024-24, § 3, 4-23-24)

Section 5. Community impact and public education. The Municipality shall:

1. Provide public education and outreach to encourage participation in the sustainable land use program.
2. Partner with community organizations to support urban agriculture, permaculture, and stormwater reduction initiatives.

Section 6. Future expansion. In future phases, this initiative may expand to include additional urban agricultural practices, such as beekeeping, urban egg farming, and hydroponics.

Section 7. Pursuant to AS 29.45.050(m), notice is hereby provided that this ordinance, if adopted, or the entirety of Chapter 12.70 may be repealed by the voters through referendum.

Section 8. This ordinance shall be effective January 1, 2026 upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2025.

Chair

ATTEST:

Municipal Clerk

Exhibit A

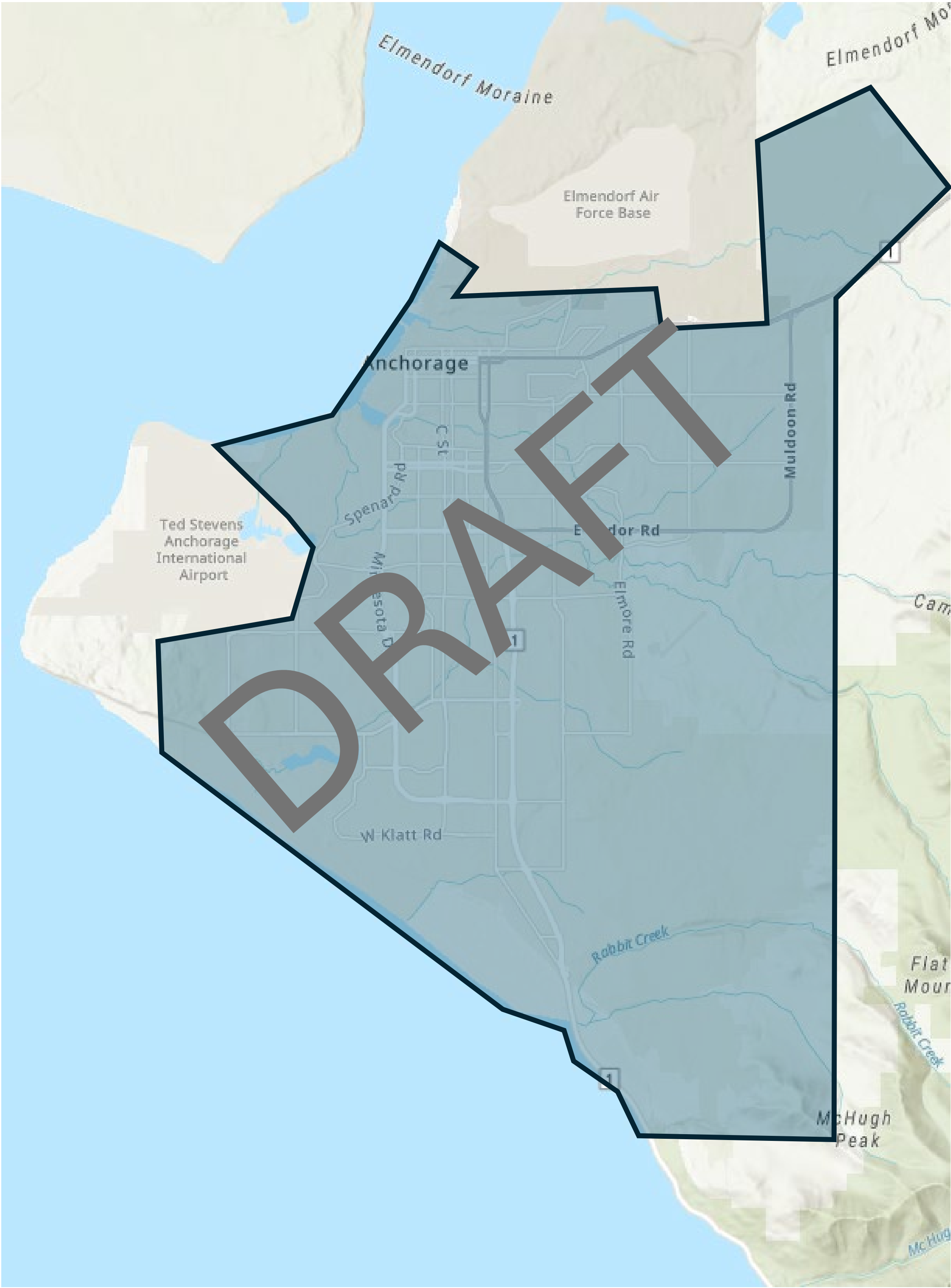
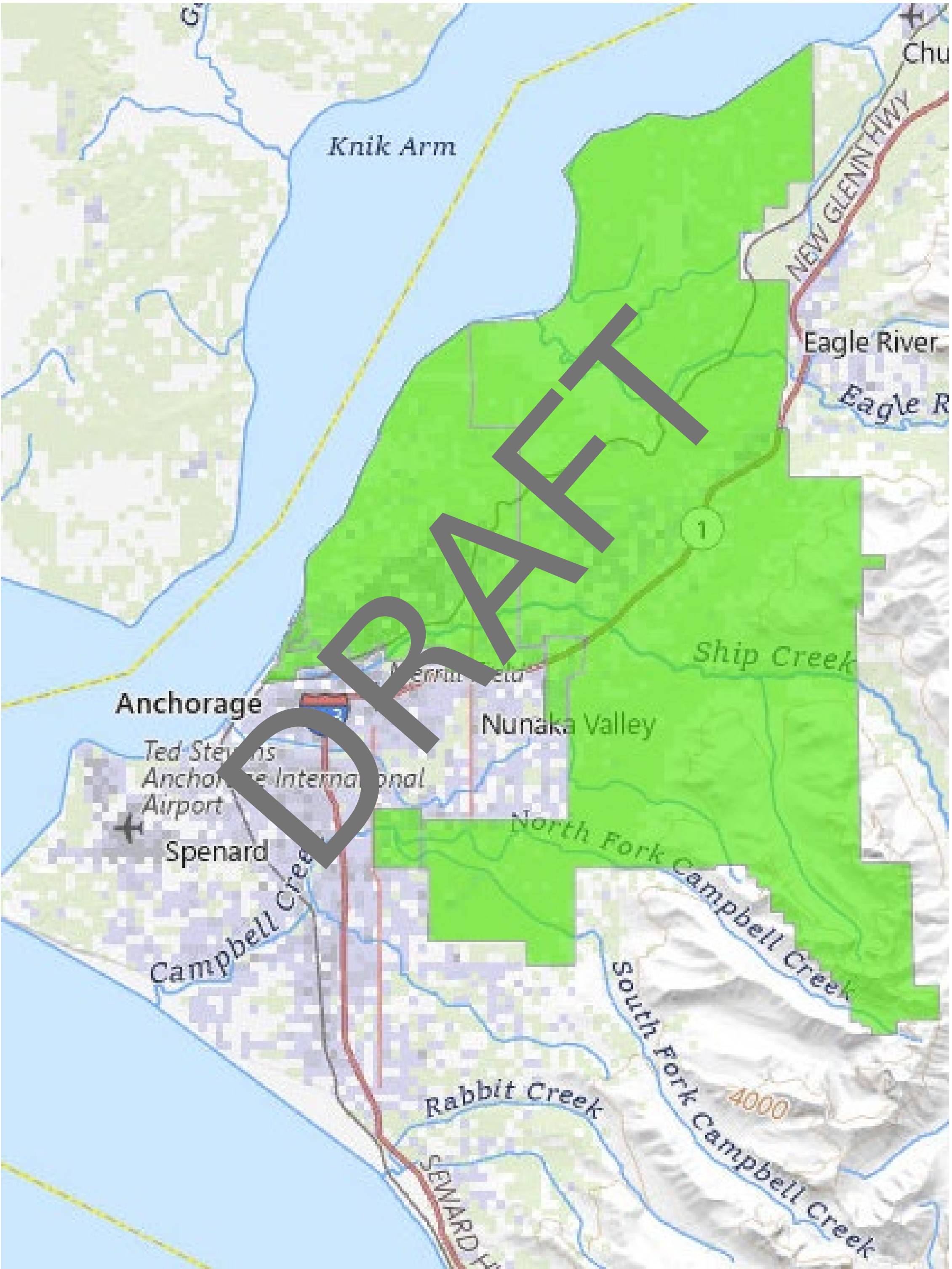


Exhibit B



All other uses not shown are prohibited.

		RESIDENTIAL										COMMERCIAL						INDUST.			OTHER					Definitions and Use-Specific Standards				
Use Category	Use Type	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	I-1	I-2 1	MI	AF		DR	PR	PLI	W
*** *** ***																														
COMMERCIAL USES																														
*** *** ***																														
Agriculture/Uses	Commercial horticulture	C	C	C	C	C	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	C	C	C	C	C	<u>C</u>	<u>P</u>	<u>P</u>	P			P	P					C		21.05.060D.1.
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¹ See subsections 21.04.050B. and C. for interim provisions allowing for additional uses in the I-2 district.																														
² Uses with structures with a gross floor area over 20,000 square feet require a major site plan review through subsection 21.07.120A., Large Commercial Establishments.																														
³ Marijuana cultivation facilities are permitted in the B-3 district when collocated with and attached to a marijuana retail sales establishment. Marijuana manufacturing facilities producing extracts using water-based, food-based, closed-loop carbon																														
⁴ In accordance with subsection 21.05.040K.3.g., a tower or antenna that is not permitted in a district may be requested through the conditional use process.																														
⁵ In the AF district, three towers per lot are permitted by right (or, for Type 2 towers, by administrative site plan review). The installation of more than three towers per lot requires a conditional use permit.																														
⁶ Health services facilities not to exceed 15,000 gross square feet per individual parcel.																														
⁷ See subsection 21.05.060D.1.b. for specific use provisions applicable within the Port of Anchorage Security Area.																														
⁸ See subsection 21.05.050F. for specific use provisions regarding financial institutions in the R-4A and B-3 districts.																														

C = Conditional Use M = Major Site Plan Review

	RESIDENTIAL														COMMERCIAL						INDUST.			OTHER						
Accessory Uses	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	I-1	I-2 1	MI	AF	DR	PR	PLI	W	Definitions and Use-Specific Standards	
***	***	***																												
Farm, hobby	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P												21.05.070D.8.	
***	***	***																												
<p>^a The telecommunications antenna is allowed only when meeting the concealment standards of 21.05.040K.8.d. and as accessory to a multifamily structure containing at least seven dwelling units or to a nonresidential use.</p> <p>^b The tower or telecommunications antenna is allowed only as accessory to a multifamily structure containing at least seven dwelling units, or to a nonresidential use.</p>																														