

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For reading:

**ANCHORAGE, ALASKA
AO NO. 2024-**

**AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SUBSECTION
21.07.030 PRIVATE OPEN SPACE TO REDUCE THE AMOUNT OF OPEN
SPACE REQUIRED FOR MULTIFAMILY RESIDENTIAL DEVELOPMENT.**

(All Community Councils)

WHEREAS, this amendment reduces the amount of open space required for multifamily residential development; and

WHEREAS, the change frees up space on property to potentially build more residential dwelling units; and

WHEREAS, this amendment does not eliminate open space requirements; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. AMC subsection 21.07.030, *Private Open Space*, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.07.030 PRIVATE OPEN SPACE

A. Purpose

1. In residential development, private open space is intended to provide residents with opportunities for active and passive outdoor recreation, relaxation, and enjoyment. Specific residential objectives of this section include:
 - a. Integrate usable open space into the project design and site plan.
 - b. Enhance the livability and value of new developments in existing neighborhoods.
 - c. Create attractive spaces that invite outdoor stays, physical activity, and social interaction, such as gardening, children's play, barbecues, etc.

1 d. Retain vegetated spaces on site and connect to natural
2 surroundings or scenic views where they may exist off site. e.
3 Provide residents with space for their private or common use
4 that is immediately accessible from their residences, and under
5 their surveillance and sense of proprietorship.
6

7 2. In nonresidential development, private open space is intended for the
8 general quality of the public domain, and to provide employees and
9 customers with space for active or passive recreation and relaxation.
10

11 **B. Applicability and Open Space Requirement**

12 Development shall be required to set aside private open space according to
13 the following minimum requirements.
14

15 1. General: For townhouse-style structures, the required open space
16 may be provided as either individual or common private open space,
17 except where common open space is required in subsection
18 21.07.110F.2. For multifamily-style construction, at least half the
19 required open space shall be provided as common private open
20 space, and no individual private open space is required. Required
21 open space for residential uses shall not be combined with required
22 open space for nonresidential uses.
23

24 2. R-2M districts: 200[400] square feet of private open space per
25 dwelling unit, or an area equal to five percent of the gross floor area
26 of group living uses or nonresidential development.
27

28 3. R-3 and R-3A districts: 125[250] square feet of private open space per
29 dwelling unit. Group living uses and nonresidential development shall
30 provide an area equal to five percent of the gross floor area for open
31 space.
32

33 4. R-4 and R-4A districts: 50[100] square feet of private open space per
34 dwelling unit. Group living uses and nonresidential development shall
35 provide an area equal to five percent of the gross floor area for open
36 space.
37

38 5. B-1A, B-1B, B-3, RO, and nonresidential development in residential
39 districts:
40

41 a. Private open space equal to five percent of the gross floor area
42 of the nonresidential portion of the development shall be
43 provided, up to a maximum requirement of 2,000 square feet.
44

b. Where dwelling units are part of the development, an additional 50[100] square feet of private open space per dwelling unit shall be provided.

c. **Exemptions**

The following are exempt from the private open space requirement:

- 1. Single-family, two-family, multifamily dwellings with less than five units, mobile home, and townhouse residential uses;
- 2. Parks, Public Safety Facility, Transportation Facility, Utility Facility, Telecommunication Facility, Agricultural Uses, Animal Boarding, Large Domestic Animal Facility;
- 3. Vehicles and Equipment, Manufacturing and Production, Warehouse and Storage, and Waste and Salvage use categories;
- 4. Any building floor area devoted to parking and/or loading;
- 5. Any building floor area provided as indoor private open space that meets the standards of subsection D.3. below; and
- 6. Any nonresidential building with less than 5,000 square feet of gross floor area.
- 7. Residential development within one-quarter mile of a public school or dedicated parkland.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-100, 10-13-15; AO 2017-176, 1-9-18; AO 2020-38, 4-28-20; AO 2023-43, 4-25-23; AO 2023-77, 7-25-23; AO 2023-103(S), 12-19-23)

Section 2. This ordinance shall become effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this ____ day of _____, 2024.

Chair

ATTEST:

Municipal Clerk