Planning & Zoning Commission Presentation
Monday, March 18, 2024
Assembly Sponsors:
Daniel Holland, Anna Brawley, and Meg Zaletel
Welcome to our presentation!

Speakers: 3 Assembly sponsors of the HOME Initiative

Daniel Volland
District 1 (North)

Anna Brawley
District 3 (West)

Meg Zaletel
District 4 (Midtown)
What is the HOME Initiative?

Predictable Residential Development By-Right.

AO 2023-87 proposes streamline 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)
Outline of Our Presentation

1. **Context**
   Why focus on housing policy?
   How are zoning changes a key part of our local solutions?

2. **Overview of the HOME Initiative**
   The big picture policy, public engagement process by the sponsors, timeline so far, and what’s next

3. **Getting into the details**
   Draft package of zoning district, dimensional standards, and other Title 21 changes needed to carry out the intent of HOME

4. **Public process and engagement**
   What happens next? How can you learn more, give feedback, and follow this ordinance?

5. **Questions and discussion**
Context

Why focus on housing policy?
How are zoning changes a key part of our local solutions?
Anchorage needs more housing.

**THE ASSEMBLY’S HOUSING VISION**
The Municipality of Anchorage has affordable, abundant, and diverse housing opportunities, so everyone who wants to live here can find a home that fits their needs and preferences.

**We Want More Housing!**

<table>
<thead>
<tr>
<th>Cottage houses</th>
<th>Duplexes, 3- and 4-plexes</th>
<th>Supportive housing</th>
<th>Housing for seniors</th>
<th>Starter homes</th>
<th>Condominiums</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable rentals</td>
<td>Multi-generational housing</td>
<td>Walkable neighborhoods</td>
<td>Innovative design</td>
<td>New ownership models</td>
<td>Apartments</td>
</tr>
</tbody>
</table>

More about Housing Action: [https://www.muni.org/Departments/Assembly/Pages/FOCUS-Housing.aspx](https://www.muni.org/Departments/Assembly/Pages/FOCUS-Housing.aspx)
Anchorage needs more housing.

Defining Attainable Housing

Housing options that are affordable and accessible to middle-income individuals and families are referred to as "attainable housing." Unlike "affordable housing," which is targeted to low-income individuals and families, attainable housing is targeted towards households with incomes at or near the area-wide median. Attainable housing is economically feasible for a middle-income population, bridging the gap between high-priced market-rate residences and government-subsidized housing.

Average Housing Prices in 2022

- $456,000 to buy

Attainable Housing in 2022

- $264,800 (at 80% Area-wide Median Income)
- $331,000 (at 100% Area-wide Median Income)
- $397,200 (at 120% Area-wide Median Income)

We don’t have enough condos, small-unit homes for sale (or the equivalent rental units). Many people don’t have real options in our housing market.

Source: ACDA, Incentives for Market-Rate Attainable Development (2023)
Zoning changes are a key part of the solution for more housing.

- Anchorage’s rewrite of Title 21 was adopted in the early 2010s, and went into effect in 2014.
- People with development projects could opt to use “old code” until December 31, 2015 – most did.
- Title 21 has been amended several times, but serious problems remain.
- The 2040 Land Use Plan (2017) includes policies for zoning changes to make housing production easier.
- The Assembly continues to work on several strategies to increase housing: multiple zoning changes are needed to make it easier to build.

Source: Planning Department, *Housing White Paper* (May 2023)
The HOME Initiative

The big picture policy (AO 2023-87 S)
Timeline: what’s happened so far, and what’s next?
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)
• Introduced **August 22, 2023**
• Streamlines residential zoning districts from 15 to 5
• Details for each zone to be drafted early 2024
• Referred to PZC* in March, Assembly hearing June 11

**Public engagement**
Press release, mailing list, letter to FCC & councils, letters to other groups.

**Community meetings, March - May**

New ordinance version of HOME
• *Scheduled* for Assembly agenda **June 11, 2024**
• Will include updates from PZC recommendations & other changes

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

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* PZC = Planning and Zoning Commission. *(more info at end of webinar)*
HOME helps implement Anchorage’s 2020 Comprehensive Plan.

Preferred Scenario: Urban Transition

Downtown, Midtown, and older in-town neighborhoods develop a more intensive urban character. Initiatives to foster more intense mixed-use development and neighborhood renewal in the northern half of the Bowl are introduced. Suburban/rural neighborhood character in South Anchorage is retained.

Excerpted Goals

Land Use & Transportation

General Land Use: A forward-looking approach to community growth and redevelopment.

Residential Uses: A variety of housing types and densities in safe, attractive neighborhoods that offer a choice of urban, suburban, and rural lifestyles that are appropriate for northern conditions and in harmony with our natural setting.

Design & Environment

Neighborhood Identity and Vitality: A variety of safe, pleasant, and distinctive neighborhoods responsive to the diverse needs of residents, with good access to schools, recreation, natural areas, and community facilities.

Housing: A balanced, diverse supply of affordable, quality housing, located in safe and livable neighborhoods with amenities and infrastructure, that reflects Anchorage’s varied social, cultural, and physical environment.

Excerpts from Anchorage 2020 Comprehensive Plan (2001)
HOME helps implement Anchorage’s 2040 Land Use Plan.

Goal 1: Plan for Growth and Livability
Anchorage achieves residential and commercial growth, which improves community resiliency and citizens’ quality of life as it supports their vision for the future expressed in the Comprehensive Plan.

LUP 1.4. Use the 2040 LUP and area-specific plans in conjunction with other elements of the Comprehensive Plan to determine appropriate zoning in the Bowl, and evaluate proposed changes to land use regulations. (Supersedes Anchorage 2020: Policy 4).

LUP 1.8. Engage Anchorage residents, businesses, and property owners in a predictable and transparent process leading to the adoption of plans that guide growth. Engage affected communities when making long-term land use decisions, with particular attention to communities that are historically underrepresented.

LUP 2.3. Remove barriers to desired infill development and incorporate flexibility in development requirements to promote adaptive reuse of older buildings and compact infill/renovation, including that which reflects traditional urban neighborhood design contexts.

LUP 4.2. Allow and encourage innovative compact housing types and a variety of housing options that respond to changing preferences.

LUP 4.3. Promote balanced neighborhoods with diverse infill housing, and provide opportunities for development of affordable and accessible housing that avoids creating areas of concentrated low-income housing.

LUP 4.4. Encourage property owners to preserve, rehabilitate, or redevelop properties in ways that minimize housing displacement and maintain affordability, health, and safety for residents.

Goal 2: Infill and Redevelopment
Infill and redevelopment meet the housing and employment needs of residents and businesses in Anchorage.

Goal 4: Neighborhood Housing
Anchorage’s neighborhoods provide a range of places to live, meeting the housing needs of residents at all income levels, household sizes, interests, ages, abilities, and races and ethnicities.

4-10. Amend Title 21 to reduce restrictions that currently deter construction of compact housing types; expand provisions that allow for compact housing types, including small-lot housing, cottage houses with shared courtyards, townhouses, and small-scale garden apartments. Determine appropriate measures through a meaningful, collaborative public process and make subject to site development standards including standards for neighborhood compatibility.

Excerpts from Anchorage 2040 Land Use Plan (2017)
HOME helps implement Anchorage’s 2040 Land Use Plan.

Figure 1-2. Vision, Plan, and Action

**C O M P R E H E N S I V E  P L A N**

- **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

**M U N I C I P A L  C O D E**

- 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)
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.**
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
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.
Some Key Questions & Issues Raised in Staff Report for Case 2024-0006

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.

4. “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.
Getting into the details

Overview of AO 2023-87(S)

Draft package of dimensional standards and other Title 21 changes to carry out HOME’s intent
# 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>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Neighborhoods</strong></td>
<td></td>
</tr>
<tr>
<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>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>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>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>Urban Residential–High</td>
<td>R-4; R-3 in transition areas; R-4A in “Residential Mixed-use Development” areas.</td>
</tr>
<tr>
<td>Small-scale commercial uses in the Neighborhood designations above</td>
<td>B-1A in existing locations or in new locations designated by a neighborhood or district plan; R-4 allows limited ground-floor commercial space within residential projects.</td>
</tr>
</tbody>
</table>

| **Centers**             |                                                                                                               |
| Neighborhood Center    | B-1A and B-1B; CCO overlay zone. Potential new form-based district or overlay zone in “Traditional Neighborhood Design” areas. |
| Town Center            | 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 housing sites. |
| Regional Commercial Center | B-3 District. |
| 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)

- Urban Residential High
- Single Family & Two Family
- Large Lot Residential
- Compact Mixed Residential Medium
- Compact Mixed Residential Low
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
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 – 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

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
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
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
What happens with slope regulations?

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>Maximum Lot 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:

\[ S = I \times L \times 0.0023 \times A \]

Where:

- \( S \) = Average slope of lot or tract in percent
- \( I \) = 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
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 might be added in what was formerly R3 and R4?

Therapist: You said you were disappointed with life & how the world operates. What were your expectations?

Me:
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)
<table>
<thead>
<tr>
<th>Commercial Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major Entertainment Facilities</td>
</tr>
<tr>
<td>Animal Boarding/Shelters</td>
</tr>
<tr>
<td>Golf courses</td>
</tr>
<tr>
<td>Movie Theaters</td>
</tr>
<tr>
<td>Nightclubs</td>
</tr>
<tr>
<td>Motorized Sports Facilities</td>
</tr>
<tr>
<td>Shooting Ranges</td>
</tr>
<tr>
<td>Furniture Stores</td>
</tr>
<tr>
<td>Marijuana Facilities</td>
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<tr>
<td>Industrial Uses</td>
</tr>
<tr>
<td>Recreational/Vacation Camps</td>
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<tr>
<td>Manufacturing</td>
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<tr>
<td>Commercial Food Production</td>
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<tr>
<td>Vehicle Storage</td>
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<tr>
<td>Impound Facility</td>
</tr>
<tr>
<td>Junkyard</td>
</tr>
<tr>
<td>Landfill</td>
</tr>
<tr>
<td>(more noted in use table)</td>
</tr>
</tbody>
</table>
Dimensional Standard Comparisons

What proposed changes in HOME would apply for properties in each existing zone, and what would stay the same
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)
## 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)
## 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 → 2,400 sq ft
  - Over 4 units: 6,000 + 1,500 per unit over 4
- Maximum lot coverage increased for most uses (40% → 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)
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)
<table>
<thead>
<tr>
<th>What Changes</th>
<th>What Stays the Same</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Decrease minimum lot size for duplex (2 acre → 1 acre)</td>
<td>• Allows duplexes</td>
</tr>
<tr>
<td>• Increase minimum lot width to 120 ft</td>
<td>• 1 principal structure</td>
</tr>
<tr>
<td>• Increase front setback 20 → 25 ft</td>
<td>• Minimum lot size for single family detached (1 acre / 43,560 sq ft)</td>
</tr>
<tr>
<td>• Increase side setback 5 → 10 ft</td>
<td>• Maximum height of structure</td>
</tr>
<tr>
<td>• Mobile/manufactured home permitted</td>
<td>• Maximum lot coverage</td>
</tr>
<tr>
<td></td>
<td>• Rear setbacks</td>
</tr>
<tr>
<td></td>
<td>• Allows Accessory Dwelling Units (ADUs)</td>
</tr>
</tbody>
</table>
What happens in R-7?

**What Changes**
- Increase minimum lot size
  - Single family: 20,000 → 43,560 sf
  - Duplex: 40,000 → 43,560 sf
- 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
- 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
Additional Reference Slides
Anchorage needs more housing.

Our housing shortage is not a new or sudden problem: it developed over time.

Key conclusions:

1. Given the historic density of development and rate of redevelopment, the Anchorage Bowl does not have sufficient vacant buildable residential land to accommodate the demand for housing units forecasted over the next 20 years.

2. Building mid-rise residential and mid-rise mixed-use rental developments is not financially feasible in the current market.

What can the Muni do to accommodate expected future housing demand?

Source: Anchorage Housing Market Analysis (2012), pg 4
Anchorage needs more housing.

Our housing shortage is not a new or sudden problem: it developed over time.

Source: ACDA, Incentives for Market-Rate Attainable Development (2023)

Source: Planning Department, Housing White Paper (May 2023)
Zoning changes are a key part of the solution for more housing.

• Zoning is not the only factor that affects the feasibility of building or renovating housing...

**AND**

• It is a key part of our housing supply shortage, and in our local power to change:
  
  • Developers and planning professionals documented many issues with current Title 21: using real-life local projects, estimates found new code requirements added 10 to 20% to the cost.

  • Our current code has resulted in many projects that are impossible to build, economically infeasible, and leave properties unchanged.

  • Overly-complex code is difficult to understand, use for development projects, and administer by staff. This adds costs in design, permitting, and more burden on owners.
Literature that supports Zoning Reform

<table>
<thead>
<tr>
<th>The Impact of Zoning on Housing Affordability</th>
</tr>
</thead>
<tbody>
<tr>
<td>“The bulk of the evidence examined indicates that zoning and other land use controls are responsible for prices in high-cost areas of the country. This indicates that restrictions on supply and new development, not just high demand for certain regions, are responsible for the housing affordability problems that do exist. The results also suggest that if housing affordability advocates are interested in reducing housing costs, they would do well to start with zoning reform, and not focus as much on public or subsidized construction programs.”</td>
</tr>
<tr>
<td><a href="https://www.zoning.org/impact-of-zoning-on-housing-affordability">Source</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>“Land-Use Reforms and Housing Costs: Does Allowing for Increased Density Lead to Greater Affordability?” Reviewed in the article with the title: “Zoning Changes Have Small Impact on Housing Supply”</th>
</tr>
</thead>
<tbody>
<tr>
<td>“Although the study won’t settle the debate about how zoning reforms affect housing affordability, it does add to a growing body of research that suggests zoning reforms can play a small but meaningful role in increasing housing supply, says Freeman.”</td>
</tr>
<tr>
<td><a href="https://www.zoning.org/zoning-changes-have-small-impact-on-housing-supply">Source</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>The effect of upzoning on house prices and redevelopment premiums in Auckland, New Zealand</th>
</tr>
</thead>
<tbody>
<tr>
<td>“Notably, intensively developed properties decrease in value relative to similar dwellings that were not upzoned, showing that the large-scale upzoning had an immediate depressurizing effect on pre-existing intensive housing.”</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Zoning and affordability: A reply to Rodriguez-Pose and Stopper</th>
</tr>
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<tbody>
<tr>
<td>“While uncertainties remain in the study of housing prices and land use regulation, neither theory nor evidence warrant dispensing with zoning reform, or concluding that it could only be regressive. Viewed in full, the evidence suggests that increasing allowable housing densities is an important part of housing affordability in expensive regions.”</td>
</tr>
<tr>
<td><a href="https://www.zoning.org/zoning-affordability-reply-to-rodriguez-pose-stopper">Source</a></td>
</tr>
</tbody>
</table>

<table>
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<tr>
<th>Zoning, Land-Use Planning, and Housing Affordability</th>
</tr>
</thead>
<tbody>
<tr>
<td>“States and local municipalities can improve housing affordability without federal cash by reforming local zoning and land-use regulations. Reforms such as streamlining approval processes, making development by right, and reallocating state funds to cities reducing regulation provide benefits to all constituents. The benefits of reform include housing affordability, better job-to-worker matching, and improved economic growth.”</td>
</tr>
<tr>
<td><a href="https://www.zoning.org/zoning-land-use-planning-and-housing-affordability">Source</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Addressing Challenges to Affordable Housing in Land Use Law:</th>
</tr>
</thead>
<tbody>
<tr>
<td>“While the causes of the national shortage of affordable housing are manifold, this Note focuses on the role that land use law, particularly zoning, plays in constraining the supply of affordable housing. Restrictive zoning rules, like single-family zoning, reduce the supply of affordable housing. By creating new forms of zoning, this Note argues that the costs of new housing projects and where zoning laws do permit the construction of higher-density housing, density-reducing regulations — such as height restrictions, minimum lot size requirements, prohibitions on accessory dwelling units (ADUs), or setback requirements — impair affordability by forcing each unit to bear a greater share of the cost of land.”</td>
</tr>
<tr>
<td><a href="https://www.zoning.org/addressing-challenges-to-affordable-housing-in-land-use-law">Source</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Recognizing Affordable Housing as a Right</th>
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<tbody>
<tr>
<td>“Restrictive zoning has impacted housing supply and affordability.”</td>
</tr>
<tr>
<td><a href="https://www.zoning.org/recognizing-affordable-housing-as-a-right">Source</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>The invisible laws that led to America’s housing crisis</th>
</tr>
</thead>
<tbody>
<tr>
<td>“A 2021 study found that in San Francisco, the “zoning tax” — the amount land prices are artificially inflated due to restrictive residential zoning laws — was estimated at more than $640,000 per house. In Los Angeles, New York City and Seattle, the zoning tax was up to $200,000, the study found. It reached $80,000 in Chicago, Philadelphia, Portland and Washington, D.C.”</td>
</tr>
<tr>
<td><a href="https://www.zoning.org/invisible-laws-that-led-to-americas-housing-crisis">Source</a></td>
</tr>
</tbody>
</table>

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.
# Public Engagement So Far

## Actions to Date (as of 3/18)

- **Fall 2023:**
  - Work session 9/15, South Addition CC 9/28
- **January 2024:**
  - 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**
- **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

## Scheduled Meetings (as of 3/18)

- Government Hill CC, 3/21/24
- ACDA (AERAC), 3/25/24
- Geotechnical Advisory Commission, 3/26/24
- Rabbit Creek CC (committee), 3/26/24
- Alaska Native Sisterhood, ANS Camp 87, 3/27/24

**Pending scheduling:**
- Federation of CCs
- Turnagain CC
- Several community groups
- Other councils: asked for invites on future agendas
Draft ordinance with details:
Sectional summary (1 of 3)

1. Section 1, AMC 21.01.050: Conforming change (zoning district names)
2. Section 2, AMC 21.03.160: Conforming change (district names)
3. Section 3, AMC 21.04: Defines new residential zoning districts
   - 21.04.020 B: Defines new STFR district; repeals R-1, R-1A, R-2A, R-2D*, R-5
   - 21.04.020 C: Defines new CMRL district; repeals R-2D*, R-2M
   - 21.04.020 D: Defines new CMRM district; repeals R-3, R-3A (language relocated)
   - 21.04.020 E: Defines new URH district; repeals R-4, R-4A (language relocated)
   - 21.04.020 F: Defines new LLR district; repeals R-6, R-7, R-8, R-9, R-10 (language relocated)
   - 21.04.030 Commercial districts: Conforming change (district names)
4. Section 4, AMC 21.05: Updates use table with new districts, removes some standards for R-5 district, mobile homes, hotels, and hostels

*R-2D appears in both land use designations. Sponsors discussing including in STFR, not CMRL*
5. Section 5, AMC 21.06: Updates dimensional standards table for each district (details in each table); conforming changes (district names)

6. Section 6, AMC 21.07: Relocates language from some sections into appropriate chapter, Design Standards

   • 21.07.020 C: Steep slope regulations, applied to any property with steep slopes and additional protections for LLR district (relocated from language defined in district R-10)
   • 21.07.030 B: Conforming change (district names)
   • 21.07.060 E: Conforming change (district names)
   • 21.07.070: Bonus provisions to increase housing density relocated from sections of R-3A and R-4A, and re-organized for clarity.
   • 21.07.080: Conforming change (district names)
   • 21.07.090: Conforming change (district names)
   • 21.07.110 F: Allows multiple structures (“detached duplex”) in all districts
   • 21.07.110 H: Conforming change (district names)
Draft ordinance with details:
Sectional summary (3 of 3)

- Section 7, AMC 21.08.030: Allows “detached duplex” in cluster housing
- Section 8, AMC 21.10 (+Section 11): Preserves existing zones in Girdwood, Chugiak-Eagle River
- Section 9, AMC 21.12.060: Conforming change (district names)
- Section 10, AMC 21.13.050: Addresses legal nonconformity of existing lots upon passage.
- Section X (draft): Effective date, immediate upon passage.

A note about effective dates:

As currently written, AO 2023-87(S) is “effective upon passage.” A previous version proposed Jan. 1, 2024 and Jan. 1, 2025 effective dates for different zones. This was removed in the S version in August 2023.

The sponsors are considering staggered effective dates, especially taking more time on implementation of LLR (Large Lot Residential).
# 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>New Zoning District: STFR</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1-family attached</td>
<td>3,000 sf</td>
<td>35’ (40’ on corner lot)</td>
<td>40%</td>
<td>20’, N/A / 5’, 10’</td>
<td>N/A</td>
<td>30’</td>
</tr>
<tr>
<td>All other uses</td>
<td>6,000 sf</td>
<td>50’</td>
<td></td>
<td></td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>* R-2D appears in 2 land use designations. Sponsors discussing including in STFR, not CMRL</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

## Existing District: R-1

<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>Residential uses</td>
<td>6,000 sf</td>
<td>50’</td>
<td>40%</td>
<td>20’, 5’, 10’</td>
<td>1</td>
<td>Principal: 30’</td>
</tr>
<tr>
<td>All other uses</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>N/A</td>
<td>Other: 12-25’</td>
</tr>
</tbody>
</table>

## Existing District: R-1A

<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>Residential uses</td>
<td>8,400 sf</td>
<td>70’</td>
<td>40%</td>
<td>20’, 5’, 10’</td>
<td>1</td>
<td>Principal: 30’</td>
</tr>
<tr>
<td>All other uses</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>N/A</td>
<td>Other: 12-25’</td>
</tr>
</tbody>
</table>

## Existing District: R-2A

<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>1-family attached</td>
<td>3,500 sf</td>
<td>60’</td>
<td>40%</td>
<td>20’, 5’, 10’</td>
<td>1</td>
<td>Principal: 30’ up to 2.5 or 3 stories</td>
</tr>
<tr>
<td>1-family detached</td>
<td>7,200 sf</td>
<td>35’ (or 40’)</td>
<td>40%</td>
<td>Other uses: 5’, 5’, 10’</td>
<td>1</td>
<td>Other: 12-25’</td>
</tr>
<tr>
<td>2-family</td>
<td>8,400 sf</td>
<td>60’</td>
<td></td>
<td></td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

## Existing District: R-5

<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>1-family or mobile home</td>
<td>7,000 sf</td>
<td>50’</td>
<td>30%</td>
<td>20’, 5’, 10’</td>
<td>1</td>
<td>Principal: 30’</td>
</tr>
<tr>
<td>2-family</td>
<td>13,000 sf</td>
<td>100’</td>
<td></td>
<td></td>
<td></td>
<td>Other: 12-25’</td>
</tr>
</tbody>
</table>
## 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><strong>New Zoning District: CMRL</strong></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>1-family attached Townhouse</td>
<td>2,400 sf</td>
<td>24'</td>
<td>60%</td>
<td>20', N/A / 5', 10'</td>
<td>More than one allowed</td>
<td>30'</td>
</tr>
<tr>
<td>All other uses</td>
<td>6,000 sf</td>
<td>(30’ on corner lot)</td>
<td>50'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>6,000 + 1,500 per unit over 4</td>
<td></td>
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<td></td>
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<td></td>
</tr>
<tr>
<td><strong>Existing District: R-2D</strong></td>
<td><strong>shown here as written in January draft; see note below</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1-family detached</td>
<td>7,200 sf</td>
<td>50'</td>
<td>40%</td>
<td>20', N/A / 5', 10'</td>
<td>1</td>
<td>Principal: 30’ up to 2.5 or 3 stories</td>
</tr>
<tr>
<td>1-family attached</td>
<td>3,500 sf</td>
<td>35' (40’ on corner lot)</td>
<td>50'</td>
<td></td>
<td>1</td>
<td>Other: 12-25’</td>
</tr>
<tr>
<td>2-family</td>
<td>8,400 sf</td>
<td></td>
<td></td>
<td></td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td><strong>Existing District: R-2M</strong></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1-family detached</td>
<td>6,000 sf</td>
<td>50’</td>
<td>40%</td>
<td>20’, 5’, 10’</td>
<td>More than one allowed</td>
<td>Principal: 30’ up to 2.5 or 3 stories</td>
</tr>
<tr>
<td>1-family attached</td>
<td>3,000 sf</td>
<td>50’</td>
<td>40%</td>
<td>20’, NA (common lot line) 5’, 10’</td>
<td>More than one allowed</td>
<td></td>
</tr>
<tr>
<td>2-family</td>
<td>6,000 sf</td>
<td>35’ (40’ corner)</td>
<td>60%</td>
<td>20’, 10’ (except 5’ where allowed), 10’</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Townhouse</td>
<td>2,400 sf</td>
<td>24’ (30’ corner)</td>
<td>40%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multi-family up to 8 plex</td>
<td>7,200 sf</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Multi-family, scattered</td>
<td>8,400 sf</td>
<td></td>
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</tbody>
</table>

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

<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'</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>
<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></td>
<td>6,000</td>
<td>50'</td>
<td></td>
<td></td>
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<tr>
<td><strong>Existing District: R-3</strong></td>
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</tr>
<tr>
<td>1-family detached Townhouse</td>
<td>6,000 sf</td>
<td>50'</td>
<td>40%</td>
<td>20', 5', 10'</td>
<td>1</td>
<td>35'</td>
</tr>
<tr>
<td>1-family attached Townhouse</td>
<td>3,000 sf</td>
<td>50'</td>
<td>40%</td>
<td>20', N/A / 5', 10'</td>
<td>More than one allowed</td>
<td>35'</td>
</tr>
<tr>
<td>2-family</td>
<td>2,400 sf</td>
<td>50'</td>
<td>60%</td>
<td>20', 5', 10'</td>
<td>More than one allowed</td>
<td>35'</td>
</tr>
<tr>
<td>3+ units</td>
<td>6,000 sf</td>
<td>50'</td>
<td>60%</td>
<td>20', 5', 10'</td>
<td>More than one allowed</td>
<td>35'</td>
</tr>
<tr>
<td></td>
<td>6,000 sf +</td>
<td>50'</td>
<td>60%</td>
<td>20', 5', 10'</td>
<td>More than one allowed</td>
<td>35'</td>
</tr>
<tr>
<td></td>
<td>1,000 per unit over 4</td>
<td>50'</td>
<td>60%</td>
<td>20', 5', 10'</td>
<td>More than one allowed</td>
<td>35'</td>
</tr>
<tr>
<td></td>
<td>1,000 per unit over 4</td>
<td>50'</td>
<td>60%</td>
<td>20', 5', 10'</td>
<td>More than one allowed</td>
<td>35'</td>
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<td><strong>Existing District: R-3A</strong></td>
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<td>Townhouse</td>
<td>2,000 sf</td>
<td>20'</td>
<td>60%</td>
<td>20', NA (common lot line), 5', 10'</td>
<td>More than one allowed</td>
<td>35'</td>
</tr>
<tr>
<td></td>
<td>6,000 sf +</td>
<td>20' (30' on corner lot)</td>
<td>60%</td>
<td>10' max 40', 5'+ 2' per 5' over 35'</td>
<td>More than one allowed</td>
<td>35'</td>
</tr>
<tr>
<td></td>
<td>1,000 per unit over 4</td>
<td>50'</td>
<td>50%</td>
<td>20' unless alley: 10'</td>
<td>More than one allowed</td>
<td>35'</td>
</tr>
<tr>
<td></td>
<td>1,000 per unit over 4</td>
<td>50'</td>
<td>50%</td>
<td>20' unless alley: 10'</td>
<td>More than one allowed</td>
<td>35'</td>
</tr>
</tbody>
</table>
# New Residential Zoning District – Urban Residential – High

<table>
<thead>
<tr>
<th>Use(s)</th>
<th>Min. Lot Area</th>
<th>Min. Width</th>
<th>Max. Lot Width</th>
<th>Setbacks Front, Side, Rear</th>
<th># Main Bldgs</th>
<th>Max. Height of Structures</th>
</tr>
</thead>
<tbody>
<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>New Zoning District: URH</strong></td>
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<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>50'</td>
<td>40%</td>
<td>10, N/A or 5', 10'</td>
<td>More than one allowed</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>
<td>More than one allowed</td>
<td>45'</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>
# 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>New Zoning District: LLR</td>
<td></td>
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<td>Principal: 35'</td>
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<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>Garage: 30’ Other: 25’</td>
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<tr>
<td>Existing Districts:</td>
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</tr>
<tr>
<td><strong>R-6 (1 acre) 1-family Duplex</strong></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’ Other: 25’</td>
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<tr>
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</tr>
<tr>
<td><strong>R-7 (0.5 acre) 1-family Duplex</strong></td>
<td>20,000 sf</td>
<td>120’</td>
<td>30%</td>
<td>25’, 10’, 20’</td>
<td>1</td>
<td>Principal: 35’</td>
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<tr>
<td></td>
<td>40,000 sf</td>
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<td></td>
<td>Garage: 30’ Other: 25’</td>
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<tr>
<td><strong>R-8 (4 acre) 1-family Duplex</strong></td>
<td>174,240 sf</td>
<td>300’</td>
<td>5%</td>
<td>25’, 15’, 25’</td>
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<td>Principal: 35’</td>
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<tr>
<td></td>
<td>261,360 sf</td>
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<td>Garage: 30’ Other: 25’</td>
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<tr>
<td><strong>R-9 (2 acre) 1-family Duplex</strong></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’ Other: 25’</td>
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<tr>
<td><strong>R-10 (Alpine/slope) All uses</strong></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’ Garage: 25’ Other: 18’</td>
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</table>
Proposed use table (Appendix A)

<table>
<thead>
<tr>
<th>Use Category</th>
<th>Use Type</th>
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<th>[R-1A]</th>
<th>[R-2]</th>
<th>[R-2A]</th>
<th>[R-2M]</th>
<th>CMIL</th>
<th>CMIM</th>
<th>JRH</th>
<th>[R-5]</th>
<th>[R-6]</th>
<th>[R-7]</th>
<th>[R-8]</th>
<th>[R-9]</th>
<th>LLR</th>
<th>[R-10]</th>
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<tbody>
<tr>
<td>Household Living</td>
<td>Dwelling, mixed-use</td>
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<tr>
<td></td>
<td>Dwelling, multifamily</td>
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<tr>
<td></td>
<td>Dwelling, single-family,</td>
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<td>attached detached</td>
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<tr>
<td></td>
<td>Dwelling, townhouse</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>
<td>Assisted living facility (3-8 residents)</td>
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<td>Assisted living facility (9 or more residents)</td>
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</tr>
</tbody>
</table>

Notes:
P = Permitted Use
S = Administrative Site Plan Review
C = Conditional Use

Uses allowed in the A, TA, and TI districts.
All other uses not specified.