

Municipal Clerk's Office
Approved
Date: December 16, 2025
Corrected
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(S-2) Submitted by: Mayor LaFrance
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(S-2) Reviewed by: December 16, 2025
(S-2) For reading:

ANCHORAGE, ALASKA
AO No. 2025-115(S-2)*, Corrected

***(NOTE: This S-2 version indicates changes from the (S) version, it does not include or display any S-1 version changes. Changes from the (S) to the (S-2) are indicated: adding new language, [DELETING CURRENT CODE LANGUAGE] and [Deleting words proposed by the unamended AO or AO(S)])**

1 **AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 10 TO**
2 **ADD A NEW CHAPTER REQUIRING OWNERS TO REGISTER SHORT-TERM**
3 **RENTALS, AMENDING TITLE 12 REQUIREMENTS RELATED TO TAX**
4 **REPORTING FOR HOSTING PLATFORMS, AMENDING TITLE 21 TO**
5 **EXPLICITLY ALLOW SHORT-TERM RENTALS IN ALL RESIDENTIAL ZONING**
6 **DISTRICTS AND SOME COMMERCIAL DISTRICTS, REMOVING BED AND**
7 **BREAKFASTS AS A SEPARATE USE TYPE, AND WAIVING PLANNING AND**
8 **ZONING COMMISSION REVIEW.**

9
10 **WHEREAS**, short-term rental is not currently a defined use type in the Anchorage
11 Municipal Code's Title 21 – Land Use Planning, which produces confusion about
12 whether and where short-term renting of dwelling units is permitted; and,

13
14 **WHEREAS**, residential properties ranging from single-family homes to townhouses
15 to condominiums throughout the Municipality, from Girdwood to Downtown to
16 Chugiak, are currently rented for short-term occupancy to travelers, temporary
17 workers, and new arrivals; and,

18
19 **WHEREAS**, the Municipality collects its bed tax from hosting platforms through
20 which guests book short-term rental accommodations, which signals to the public
21 that short-term rentals are allowed in the Municipality; and,

22
23 **WHEREAS**, these code changes codify the status quo for short-term rentals by
24 allowing them in all zoning districts where housing is permitted while also providing
25 the elements of code necessary for the Assembly to regulate short-term rentals in
26 the future, such as by restricting short-term rentals to certain zoning districts,
27 structure types, or owner-occupied residences; and,

28
29 **WHEREAS**, information about the number and locations of short-term rentals in
30 Anchorage will help assess their impact on Anchorage's economy and housing
31 availability, and will inform potential future regulations of short-term rentals;

32
33 **WHEREAS**, the definition of the new short-term rental use type encompasses bed
34 and breakfasts, eliminating the need for the separate bed and breakfast accessory
35 use type in Title 21; and,

1
2 **WHEREAS**, this ordinance will not have significant economic effects; now,
3 therefore,

4
5 **THE ANCHORAGE ASSEMBLY ORDAINS:**

6
7 **Section 1.** Anchorage Municipal Code title 10 is hereby amended by adding a
8 new chapter 10.90, Registration of Short-Term Rentals, to read as follows:

9
10 **CHAPTER 10.90 REGISTRATION OF SHORT-TERM RENTALS**

11
12 **10.90.010 Definitions.**

13
14 For the purposes of this chapter, the following words and phrases shall mean:

15
16 **Hosting platform. Has the meaning set forth in AMC section 12.20.010.**

17
18 **Owner.** Any person who, alone or with others, has an ownership interest in a
19 short-term rental or the lot on which the short-term rental is located. A person
20 whose interest in a proposed short-term rental is solely that of a tenant,
21 subtenant, lessee, or sublessee shall not be considered an owner.

22
23 **Short-term rental.** A separate and distinct living unit, which may be a house,
24 town home, condominium, studio unit, bedroom, accessory structure or any
25 such other similar unit, offered for overnight occupancy in exchange for a fee
26 and that is available for rent for fewer than 30 consecutive days.

27
28 **10.90.020 Short-term Rental Registration Requirements.**

29
30 No person or business may own a short-term rental in the Municipality of
31 Anchorage without registering the short-term rental with the Municipal~~ity~~
32 **clerk.**

33
34 A. When registering a short-term rental, the owner must provide all the
35 following information about each short-term rental owned within the
36 Municipality of Anchorage:

37
38 1. The street address of the short-term rental;
39
40 2. The type of living unit in which the short-term rental is located
(such as a bedroom, single-family house, townhouse, duplex,
or condominium);
41
42 3. The name(s) of the owner(s);
43
44 4. The name and phone number of a local contact person
responsible for the short-term rental;
45
46 5. Whether the owner resides on the property ~~[in the building]~~
where the short-term rental is located;
47
48 6. Whether the living unit is rented out on a short-term basis
throughout the year or only seasonally (such as only during
summer or only during winter); and
49
50 7. Whether the living unit was rented out on a long-term basis
(meaning 30 or more consecutive nights to the same person or

group of people) in the past year.

8. An affirmation that the information and statements provided in the registration are true, correct and complete.

B. **The initial registration shall be accepted by the municipal clerk only if all information required by subsection A. is provided.** The registration required by this section must be annually renewed. At the time of annual renewal, the owner must either update the registration information or affirm that all registration information is accurate and up to date.

1. The owner is responsible for reporting changes to items listed in subsections A.1-A.5 above, to the Municipality within 30 days.

C. If **the [approved as a]** short-term rental **registration is accepted** by the Municipal[ity] **clerk**, the short-term rental shall be assigned an individual **registration [permit]** number that shall be listed with the short-term rental on any hosting platform. **or on any advertising medium where it is offered to rent. The owner is responsible for providing the municipal registration number on the hosting platform listing or any other advertisement.**

D. **[Only registered short-term rentals shall be listed on hosting platforms.] Hosting platforms are prohibited from collecting a fee or anything of value in exchange for conducting, facilitating, or completing any booking transaction for a short-term rental in the municipality that is not registered in compliance with this section, or that does not display the municipal registration number on the short-term rental's listing on the hosting platform.**

E. **Chapter 10.10 shall not apply to short-term rental registrations under this chapter, except Subsections 10.10.025B. and C., Subsection 10.10.030B., Sections 10.10.035, 10.10.040, and 10.10.045.**

F. **No owner shall be subject to fines for failure to register until 90 days after May 1, 2026. Thereafter, an owner served a notice of violation for failure to register shall be provided 14 days to comply before fines may be imposed.**

Section 2. Anchorage Municipal Code section 12.20.031 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

12.20.031 Registered hosting platforms.

G. A registered hosting platform shall submit tax returns and remit tax payments in accordance with sections 12.20.050 and 12.20.053, except that the tax return shall set forth or include the aggregate amounts of all rents earned by and taxes due from the operators who

use the hosting platform to rent or offer to rent rooms through the hosting platform. To the extent a hosting platform collects taxes on behalf of an operator, the operator's liability for those taxes shall be deemed satisfied.

- [1.] IN ADDITION TO THE FOREGOING TAX RETURN INFORMATION, A REGISTERED HOSTING PLATFORM SHALL SUBMIT CONTEMPORANEOUSLY WITH THE TAX RETURN A LIST OF ALL ROOMS RENTED FROM OPERATORS WHO USED THE HOSTING PLATFORM TO RENT OR OFFERED TO RENT THOSE ROOMS AND FOR WHICH THE HOSTING PLATFORM COLLECTED TAXES. NOTWITHSTANDING SECTION 12.20.060, THE STATISTICAL INFORMATION DERIVED FROM THESE SUPPLEMENTAL ROOM INFORMATION REPORTS IS PUBLIC. THE SUPPLEMENTAL ROOM INFORMATION SUBMITTAL SHALL INCLUDE:

A. THE NUMBER OF OPERATORS THE TAXES ARE SUBMITTED ON BEHALF OF.

B. FOR EACH ROOM RENTED DURING THE REPORTING PERIOD: THE LOCATION INFORMATION THAT IS DISPLAYED ON THE PUBLIC LISTING ON THE HOSTING PLATFORM, WHETHER IT IS A ROOM OR AN ENTIRE DWELLING UNIT, AND IF AN ENTIRE DWELLING UNIT WHETHER IT IS A SINGLE-FAMILY HOME, DUPLEX, TRIPLEX, ACCESSORY DWELLING UNIT, OR MULTIFAMILY CONSTRUCTION.

I. THE LOCATION INFORMATION MAY BE REPORTED IN AN AGGREGATED METHOD BY A GEOGRAPHIC AREA DELINEATION AS DETERMINED BY THE CHIEF FISCAL OFFICER

C. PRESENTATION OF THE DATE REQUIRED BY A.
AND B. SEPARATELY FOR EACH MONTH IN THE
TAX REPORTING PERIOD.]

*** *** ***

K. A hosting platform shall comply with requirements applicable to them in Chapter 10.90.

(AO No. 2016-66, § 2, 6-21-16; AO No. 2019-99(S), § 1, 8-20-19; AO No. 2024-81(S), § 1, 1-1-25)

Section 3. Anchorage Municipal Code section 21.03.030, Administrative Permits, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out and note that the formatting below is based on the code as hosted by Planning*):

21.03.030 Administrative Permits.

1 A. Applicability

2 It shall be a violation of law for any person to engage in a land use for
3 which an administrative permit is required by this title without first
4 obtaining such a permit. An administrative permit is required for the
5 following uses:

6 1. Premises containing uses where children are not allowed
7 (subsection 21.05.020B.);
8 2. Roominghouse (subsection 21.05.030B.4.);
9 3. Telecommunication tower and antenna (subsection
10 21.05.040K.);
11 4. Unlicensed nightclub (subsection 21.05.050D.8.c.); and
12 5. Hostel in a residential zoning district (subsection
13 21.05.050J.3.). [; AND
14 6. BED AND BREAKFAST (SUBSECTION 21.05.070D.3.).]

15 *** *** ***

16

17 (AO 2012-124(S), 2-26-13; AO No. 2021-89(S), § 21, 2-15-22)

18

19

20 **Section 4.** Anchorage Municipal Code section 21.05.010, Table of Allowed Uses,
21 including Table 21.05-1, is hereby amended to read as follows (*the remainder of the*
22 *section is not affected and therefore not set out*) (**Note: Table 21.05-1 was**
23 **inadvertently missing a column and some cell content, in the (S) it is replaced**
24 **with an accurate current code content without markup and then changes by**
25 **the (S) marked**):

26

27 **21.05.010 Table of Allowed Uses.**

28 *** *** ***

29

30 E. Table of Allowed Uses – Residential, Commercial, Industrial, and
31 Other Districts.

32 *[Insert Exhibit A, attached]*

33

34

1 **[NOTE: Table below is replaced with Exhibit in the S-2 version, deletion is from the**
 2 **AO(S-2) and not from code.]**
 3

		RESIDENTIAL															COMMERCIAL					* * * *		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	* * * *			
Visitor Accommodations	Camper park						C	C													C			21.05.050J.1.	
	Extended-stay lodgings						C	C	S											P	S			21.05.050J.2.	
	Hostel					C	S	S	S										P	S				21.05.050J.3.	
	Hotel/motel						C	C	S										P	M	C			21.05.050J.4.	
	Inn							S	S									P	P	S	C			21.05.050J.5.	
	Recreational land and vacation camp										C	C	C	C					P						21.05.050J.6.
	Short-Term Rental	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		21.05.050J.7.	

4 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-139, § 1, 1-
 5 28-14; AO No. 2014-58, § 2(Att. A), 5-20-14; AO No. 2015-133(S), § 3(Exh.
 6 A), 2-23-16; AO No. 2015-142(S-1), § 3(Exh. B), 6-21-16; AO No. 2016-3(S),
 7 §§ 6, 7, 2-23-16; AO No. 2016-131, § 1, 11-15-16; AO No. 2016-136am, § 2,
 8 11-15-16; AO No. 2016-156, § 1, 12-20-16; AO No. 2017-10, § 1, 1-24-17;
 9 AO No. 2017-57, § 1, 4-11-17; AO No. 2017-74, § 1, 5-23-17; AO No. 2017-
 10 176, § 4, 1-9-18; AO No. 2017-175(S), § 3(Exh. A), 2-13-18; AO No. 2020-
 11 38, § 6, 5-28-20; AO No. 2020-56, § 2, 6-23-20; AO No. 2021-54, § 1, 6-22-
 12 21; AO No. 2023-77, §§ 5, 18, 7-25-23; AO No. 2023-42, § 2, 8-22-23; AO
 13 No. 2023-87(S-1), § 2(Exh. B), 6-25-24; AO No. 2025-36, § 1, 4-16-25)

14
 15 **Section 5.** Anchorage Municipal Code section 21.05.030, subsection B.4 is
 16 hereby amended to read as follows (*the remainder of the section is not affected and*
 17 *therefore not set out*):
 18

19 **21.05.030 Residential uses: Definitions and use-specific standards.**
 20 *** *** ***

21 **B. Group Living**
 22 *** *** ***

1 4. *Roominghouse.*

2 a. *Definition.* Any dwelling or establishment in which four
3 or more guestrooms are available for compensation
4 that is paid on a daily, weekly, or monthly basis. A
5 roominghouse may offer dining services only to its
6 tenants and their guests. This definition does not
7 include [BED-AND-BREAKFAST ESTABLISHMENTS,
8 WHICH ARE CLASSIFIED IN THIS TITLE AS AN
9 ACCESSORY USE UNDER SECTION 21.05.070, OR]
10 a hostel or short-term rental, which are [IS] classified
11 as a “visitor accommodation” under subsection
12 21.05.050J.

13 *** *** ***

14

15 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2014-58, § 1, 5-
16 20-14; AO No. 2015-133(S), § 4, 2-23-16; AO No. 2017-160, § 1, 12-19-17;
17 AO No. 2018-118, § 2, 1-1-19; AO No. 2020-23, § 2, 3-10-20; AO No. 2020-
18 24, § 1, 3-10-20; AO No. 2023-103(S), § 2, 1-1-24; AO No. 2023-87(S-1), §
19 5, 6-25-24)

20

21 **Section 6.** Anchorage Municipal Code section 21.05.050, subsection J is hereby
22 amended to read as follows (*the remainder of the section is not affected and
23 therefore not set out*):

24

25 **21.05.050 Commercial Uses: Definitions and Use-Specific Standards.**

26 *** *** ***

27 J. **Visitor Accommodations**

28 This category includes visitor-serving facilities that provide temporary
29 lodging in guest rooms or guest units, for compensation, and with an
30 average length of stay of less than 30 days. Accessory uses may
31 include pools and other recreational facilities for the exclusive use of
32 guests, limited storage, restaurants, bars, meeting facilities, and
33 offices. Specific use types include:

34

35 1. **Camper Park**

36 a. *Definition*

37 A lot or parcel of land, or portion thereof, temporarily
38 occupied or intended for temporary occupancy by
39 recreational vehicles or tents for travel, recreational, or
40 vacation usage for short periods of stay, and containing
41 a potable water source and washroom facilities. These
42 establishments may provide laundry rooms, recreation
43 halls, and playgrounds. These uses are not intended for
44 vehicle storage.

45 b. *Use-Specific Standards*

46 i. *Location and Access*

47 No entrance to, or exit from, a camper park shall
48 be through a residential district or shall provide

1 access to any street other than a collector or
2 street of greater capacity.

3 ii. Occupancy and Length of Stay

4 Spaces in camper parks may be used by
5 campers, recreational vehicles, equivalent
6 facilities constructed on automobiles, tents, or
7 short-term housing or shelter arrangements or
8 devices. The occupants of such space shall
9 remain in that space a period not to exceed 30
10 days.

11 2. Extended-Stay Lodgings

12 a. Definition

13 A visitor lodging establishment with six or more guest
14 rooms offering suites with kitchens, business traveler
15 communications conveniences, and intended primarily
16 for periods of stay of one week or more. This definition
17 does not include short-term rental [BED-AND-
18 BREAKFASTS] which is [ARE] classified as a[N] visitor
19 accommodation under subsection 21.05.050J.7
20 [ACCESSORY USE UNDER SECTION 21.05.070].

21 b. Use-Specific Standards

22 i. A kitchen area shall be provided in all guest
23 rooms.
24 ii. The facility shall provide a lobby area with a
25 minimum of 750 square feet.
26 iii. In the R-4 district, extended-stay lodgings shall
27 have a minimum lot size of 14,000 square feet
28 and shall have principal access from a street of
29 collector class or greater.

30 3. Hostel

31 a. Definition

32 An overnight lodging facility in which beds (pillows),
33 rather than rooms, are rented. Sleeping
34 accommodations are primarily dormitory-style and
35 shared kitchen facilities may be available to the guests.

36 b. Use-Specific Standards

37 i. Hostels in the R-2M shall contain no more than
38 20 pillows. Hostels in the R-3, R-4, and R-4A
39 shall contain no more than 40 pillows.
40 ii. Hostels in residential zones require an
41 administrative permit pursuant to subsection
42 21.03.030.

43 4. Hotel/Motel

44 a. Definition

45 Any building containing 20 or more guestrooms, rented
46 for compensation by the day or week, and offered for
47 use by the general public in conjunction with subordinate

1 services and facilities, such as restaurants and meeting
2 rooms. Meeting facilities designed to accommodate
3 1,500 or more persons shall constitute a separate
4 principal use and be classified as "civic/convention
5 center" under this title. This definition does not include
6 short-term rental, which is classified as a "visitor
7 accommodation" under subsection 21.05.050J.7.

8
9 b. Use-Specific Standards

10 i. Any use that involves the retail sale of alcohol is
11 subject to the special land use permit for alcohol
12 process; see section 21.05.020A.
13 ii. Establishments in the R-4 and R-4A districts shall
14 have all their guestrooms accessible by means of
15 interior corridors.
16 iii. Establishments whose rooms are individually
17 accessible from the outdoors shall have frontage
18 on a major arterial or street of greater
19 classification. This restriction shall not apply in
20 the GRST-1 and GRST-2 districts.
21 iv. In the R-4 district, hotels shall have a minimum lot
22 size of 14,000 square feet and shall have
23 principal access from a street of collector class or
24 greater.

25
26 5. Inn

27 a. Definition

28 A building or group of buildings containing between six
29 and 19 guest rooms, or up to 60 pillows, for overnight
30 lodging for compensation, where at least one meal per
31 day may be provided to the guests, there is a central
32 meeting room or lounge available to all of the guests,
33 and there are no shared kitchen facilities. This definition
34 does not include short-term rental, which is classified as
35 a "visitor accommodation" under subsection
36 21.05.050J.7.

37 b. Use-Specific Standards

38 i. Any use that involves the retail sale of alcohol is
39 subject to the special land use permit for alcohol
40 process; see section 21.05.020A.
41 ii. Inns in the R-4A district shall be subject to the
42 multifamily building design standards in section
43 21.07.110C. In the R-4A district, inns shall adhere
44 to the maximum floor area ratio permitted for
45 multi-family dwellings.

46
47 6. Recreational and Vacation Camp

48 a. Definition

49 An overnight recreational camp, such as a children's
50 camp, family vacation camp, or outdoor retreat. These

establishments provide accommodation facilities, such as cabins and fixed camp sites, and incidental recreational and educational facilities.

7. Short-Term Rental

a. Definition

A furnished dwelling unit, or portion thereof, that is rented out for compensation on a temporary basis, to a single person or group, for a period of fewer than 30 consecutive days.

b. Use-Specific Standards

- i. Every short-term rental in a dwelling unit supported by on-site well and wastewater disposal systems shall conform to the requirements of AMC chapter 15.65, pertaining to wastewater disposal regulations, and shall obtain a one-time only health authority certificate.

c. A land use permit for a change of use under section 21.03.100B.1.b. is not required for a short-term rental where the immediate prior principal use of the building was a residential use or another visitor accommodation use type.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-133, 11-5-14; AO 2015-82, 7-28-15; AO 2023-77, 7-25-2023; AO 2024-24, 4-23-24; AO 2025-3, 2-11-25)

Section 7. Anchorage Municipal Code section 21.05.070, Accessory Uses and Structures, including Table 21.05-3, is hereby amended as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.070 Accessory Uses and Structures

*** *** ***

C. Table of Allowed Accessory Uses

*** *** ***

g. Table of Permitted Accessory Uses and Structures

[Insert Exhibit B, attached]

[NOTE: Table below is replaced with Exhibit in the S-2 version, deletion is from the AO(S-2) and not from code.]

TABLE 21.05-3: TABLE OF ACCESSORY USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS

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

Accessory Uses	RESIDENTIAL												COMMERCIAL					Definitions and Use-Specific Standards			
	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	
Accessory dwelling unit (ADU)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21.05.070.D.1.	
Aircraft Hangar, private residential	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P				
<u>Short-term rentals</u>																					
[BED AND BREAKFAST (UP TO 3 GUESTROOMS)]	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21.05.070.D.3.	
[BED AND BREAKFAST (4 OR 5 GUESTROOMS)]	[S]	[S]	[S]	[S]	[S]	[S]				[S]	[S]	[S]	[S]	[S]	[S]	[P]	[P]	[P]	[P]	[P]	[21.05.070.D.3.]

*** *** ***

D. Definitions and Use-Specific Standards for Allowed Accessory Uses and Structures

*** *** ***

3. Short-Term Rental

a. A short-term rental as an accessory use shall meet the requirements of subsection 21.05.050J.7.b.

[BED AND BREAKFAST]

A. DEFINITION. A BED AND BREAKFAST IS A PRIVATE RESIDENCE THAT OFFERS OVERNIGHT ACCOMMODATIONS AND LIMITED FOOD SERVICE TO OVERNIGHT GUESTS, FOR WHICH COMPENSATION IS PAID ON A DAILY OR WEEKLY BASIS.

B. USE-SPECIFIC STANDARDS

I. GENERAL STANDARDS

(A) BED AND BREAKFAST ESTABLISHMENTS ARE ALLOWED ONLY IN ATTACHED OR DETACHED SINGLE-FAMILY AND TWO-FAMILY

1 DWELLINGS, NOT INCLUDING MOBILE
2 HOMES.

3 (B) THE HOST-OPERATOR OF THE BED
4 AND BREAKFAST ENTERPRISE SHALL
5 ESTABLISH AND MAINTAIN THE
6 SINGLE-FAMILY OR THE BED AND
7 BREAKFAST UNIT OF A TWO-FAMILY
8 STRUCTURE AS HIS OR HER PRIMARY
9 DOMICILE AT ALL TIMES WHILE IT IS
10 OPERATED AS A BED AND
11 BREAKFAST.

12 (C) A BED AND BREAKFAST MAY HAVE
13 UP TO FIVE GUESTROOMS, AS
14 ALLOWED BY TABLE 21.05-3, TABLE
15 21.09.050-2, AND TABLE 21.10-5. IF AN
16 ADU ALSO EXISTS ON THE
17 PREMISES, THE ADU SHALL COUNT
18 AS ONE OF THE ALLOWED
19 GUESTROOMS. NO MORE THAN THE
20 PERMITTED NUMBER OF
21 GUESTROOMS SHALL BE OFFERED
22 FOR USE AT ANY ONE TIME.

23 (D) ONLY ONE DAILY MEAL SHALL BE
24 OFFERED TO GUESTS AT ANY BED
25 AND BREAKFAST ESTABLISHMENT.

26 (E) INDIVIDUAL GUESTS ARE
27 PROHIBITED FROM STAYING AT A
28 PARTICULAR BED AND BREAKFAST
29 ESTABLISHMENT FOR MORE THAN 30
30 CONSECUTIVE DAYS.

31 (F) A BED AND BREAKFAST SHALL NOT
32 BE PERMITTED CONCURRENTLY ON
33 ANY LOT WITH A CHILD OR ADULT
34 CARE FACILITY, OR ASSISTED LIVING
35 FACILITY.

36 (G) THE ACCESSORY USE SHALL
37 PROTECT AND MAINTAIN THE
38 INTEGRITY OF THE RESIDENTIAL
39 NEIGHBORHOOD. A BED AND
40 BREAKFAST SHALL NOT DETRACT
41 FROM THE PRINCIPAL USE IN THE
42 DISTRICT AND SHALL NOT PLACE A
43 BURDEN ON ANY PRIVATE OR PUBLIC
44 INFRASTRUCTURE (I.E., STREETS OR
45 UTILITIES) GREATER THAN
46 ANTICIPATED FROM PERMITTED
47 DEVELOPMENT.

48 (H) EVERY BED AND BREAKFAST
49 SUPPORTED BY ON-SITE WELL AND
50 WASTEWATER DISPOSAL SYSTEMS

SHALL CONFORM TO THE REQUIREMENTS OF AMC CHAPTER 15.65, PERTAINING TO WASTEWATER DISPOSAL REGULATIONS, AND SHALL OBTAIN A ONE-TIME ONLY HEALTH AUTHORITY CERTIFICATE.

II. ADMINISTRATIVE PERMIT

A BED AND BREAKFAST SHALL REQUIRE AN ADMINISTRATIVE PERMIT PURSUANT TO SECTION 21.03.030. AN APPLICATION FOR A BED AND BREAKFAST PERMIT SHALL NOT BE COMPLETE UNLESS IT IS ACCCOMPANIED BY PROOF OF A CURRENT BUSINESS LICENSE, A CERTIFICATE OF ON-SITE SYSTEMS APPROVAL (FOR ON-SITE SYSTEMS ONLY), AND A SITE PLAN AND BUILDING FLOOR PLANS MEETING THE REQUIREMENTS OF THIS TITLE.]

*** *** ***

(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 8. Anchorage Municipal Code Table 21.09-2: Table of Allowed Uses (Girdwood), is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.09.050 Use regulations.

*** *** ***

A. Table of allowed uses.

*** *** ***

5. Table of Allowed Uses.

*** *** ***

[Insert Exhibit C, attached]

[Insert Exhibit C, attached]

[NOTE: Table below is replaced with Exhibit in the S-2 version, deletion is from the AO(S-2) and not from code.]

45

TABLE 21.09-2: TABLE OF ALLOWED USES

P = Permitted; C = Conditional; S = Administrative Site Plan Review; M = Major Site Plan Review; O (with # inside) = see end of table

For GIP, GCR-1, GCR-2, GCR-3, GDR, and GRR districts, see Section 21.09.040, Zoning Districts

Use Category	Use Type	Residential						Commercial						Definitions and Use Specific Standards	
		gR 1	gR 2	gR 2A	gR 3	gR 4	gR 5	***	gC 3	gC 4	gC 5	gC 6	***	gC 10	
*** *** ***															
Visitor Accommodations	Hostel (small)	M			M	M									21.09.050B.4.c.
	Hostel (large)	C				C									21.09.050B.4.c.
	Hotel/motel														21.09.050B.1.a
	Inn	M			M										21.09.050B.4.d. 21.09.050B.1.a
	Lodging Reservations/Auto Rental Check-In														21.09.050B.4.e.
	<u>Short-Term Rentals</u>	P	P	P	P	P	P		P	P	P	P	P		21.05.050J.7.
*** *** ***															

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-142(S-1), §§ 6, 7, 6-21-16; AO No. 2016-3(S), §§ 12—14, 2-23-16; AO No. 2017-68, § 1, 4-25-17; AO No. 2020-53, § 1, 6-2-20; AO No. 2021-89(S), § 16, 2-15-22; AO No. 2021-112, § 1, 3-1-22; AO No. 2022-67, § 1, 7-26-22; AO No. 2023-24, § 1, 3-21-23; AO No. 2024-24, § 7, 4-23-24)

Section 9. Anchorage Municipal Code Table 21.09-3: Table of Accessory Uses (Girdwood), is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.09.050 Use Regulations

*** *** ***

C. Accessory Uses

1. Table of Allowed Accessory Uses

*** *** ***

b. *Table of Allowed Accessory Uses*

[Insert Exhibit D, attached]

[NOTE: Table below is replaced with Exhibit in the S-2 version, deletion is from the AO(S-2) and not from code.]

		TABLE 21.09-3: TABLE OF ACCESSORY USES											
		<i>P = Permitted; S = Administrative Site Plan Review; M = Major Site Plan Review; C = Conditional Use For GIP, GCR-1, GCR-2, GCR-3, GDR, and GRR districts, see Section 21.09.040, Zoning Districts</i>											
Accessory Uses	gR 1	Residential					Commercial					*** Definitions and Use Specific Standards	
		gR2	gR 2A	gR3	gR4	gR5	***	gC3	gC 4	gC 5	gC 6	***	
Accessory dwelling unit (ADU)	P	P	P	P	P			P	P		P		21.05.070D.1 21.09.050C.2.a
<u>Short-term rentals</u>													
[BED AND BREAKFAST (UP TO 3 GUESTROOMS)]	P	P	P	P	P	P	P[S]	P[S]	P[S]	P[S]	P[S]		21.05.070D.3.
[BED AND BREAKFAST (4 OR 5 GUESTROOMS)]	[M]	[M]	[M]	[M]	[M]		[S]	[S]		[S]			[21.05.070D.3.]
Beekeeping	P	P	P	P	P								21.05.070D.4.

1
2 AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-133, 11-5-14;
3 AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-30, 3-22-16;
4 AO 2017-68, 4-24-17; AO 2020-53, 6-2-20; AO 2021-89(S), 215-22; AO
5 2021-112, 3-1-2022; AO 2022-67, 7-26-22; AO 2023-24, 3-21-23; AO 2024-
6 24, 4-23-24; AO 2024-121, 1-7-25)

7
8 **Section 10.** Anchorage Municipal Code Table 21.10-4: Table of Allowed Uses
9 (Chugiak-Eagle River), is hereby amended to read as follows (*the remainder of the*
10 *section is not affected and therefore not set out*):

11
12 **21.10.050 Use regulations.**

13 *** *** ***

14 A. Table of allowed uses

15 *** *** ***

16 5. Table of Allowed Uses

17 *** *** ***

18 [Insert Exhibit E, attached]

19
20 **[NOTE: Table below is replaced with Exhibit in the S-2 version, deletion is from the**
21 **AO(S-2) and not from code.]**

TABLE 21.10-4: TABLE OF ALLOWED USES – CHUGIAK-EAGLE RIVER RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS

P = Permitted Use **S** = Administrative Site Plan Review **C** = Conditional Use **M** = Major Site Plan Review
 For uses allowed in the CE-TR and CE-AD districts, see section 21.10.040.
 All other uses not shown are prohibited.

Use Category	Use Type	RESIDENTIAL										***	OTHER	OV	Definitions and Use-Specific Standards	
		CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7					
*** *** ***																
Visitor Accommodations	Camper park						C							C	C	21.05.050J. 1.
	Extended-stay lodgings													P	S P	21.05.050J. 2.
	Hostel			C	C									P	S P	21.05.050J. 3.
	Hotel/motel													P	M P	21.10.050E. 9. 21.05.050J. 4. 21.05.020A.
	Inn													P	S P	21.05.050J. 5. 21.05.020A.
	Recreational and vacation camp								C	C	C	C				21.05.050J. 6.
	Short-Term Rentals	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21.05.050J. 7.
*** *** ***																

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, § 2, 1-28-14; AO No. 2014-40(S), §§ 2(Att. A), 3, 4, 5-20-14; AO No. 2014-58, § 4(Att. C), 5-20-14; AO No. 2015-133(S), § 5, 2-23-16; AO No. 2015-142(S-1), §§ 8, 9, 6-21-16; AO No. 2016-3(S), §§ 15—17, 2-23-16; AO No. 2016-54, § 1, 6-7-16; AO No. 2016-136, § 4, 11-15-16; AO No. 2017-10, § 2, 1-24-17; AO No. 2017-57, § 2, 4-1-17 AO No. 2017-160, § 6, 12-19-17; AO No. 2019-11, § 5, 2-12-19; AO No. 2021-89(S), § 17, 2-15-22; AO No. 2022-107, § 2, 2-7-23; AO No. 2023-77, § 16, 7-25-23; AO No. 2024-24, § 8, 4-23-24)

Section 11. Anchorage Municipal Code Table 21.10-5: Table of Accessory Uses (Chugiak-Eagle River), is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.10.050 Use Regulations

*** *** ***

G. Accessory uses and structures

*** *** ***

2. Table of Allowed Accessory Uses and Structures

[Insert Exhibit F, attached]

[NOTE: Table below is replaced with Exhibit in the S-2 version, deletion is from the

1 AO(S-2) and not from code.]
 2
 3

Accessory Uses	P = Permitted					S = Administrative Site Plan Review					C = Conditional Use Review					Definitions and Use-Specific Standards	
	CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	CE-DR	CE-PR	CE-DO ³	CE-EVO
Accessory dwelling unit (ADU)	P ⁴	P ⁴	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21.10.050H .1. 21.05.070. D.1.
<u>Short-term rentals</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21.05.070D .3.
[BED AND BREAKFAST (UP TO 3 GUESTROOMS)]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[21.05.070 D.3.]
[BED AND BREAKFAST (4 OR 5 GUESTROOMS)]	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21.05.070D .4.
Beekeeping	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

4 *** *** ***
 5
 6
 7
 8
 9
 10
 11

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, 01-28-14; AO 2014-40(S), 5-20-14; AO 2014-58, 5-20-14; AO 2015-133(S), 2-23-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-54, 6-7-16; AO 2016-136, 11-15-16; AO 2017-10, 1-24-17; AO 2017-57, 4-11-17; AO 2017-160, 1219-17; AO 2019-11, 2-12-19; AO 2021-89(S), 2-15-22; AO 2022-107, 2-7-23; AO 2023-77, 7-25-23; AO 2024-24, 4-23-24; AO 2025-41(S), 4-22-25)

12
 13 **Section 12.** Anchorage Municipal Code Table 21.11-2: Table of Allowed Uses
 14 (Downtown) is hereby amended to read as follows (*the remainder of the section is*
 15 *not affected and therefore not set out*):
 16

17 **21.11.050 – Table of Allowed Uses – Table 21.11-2**
 18 *** *** ***
 19 A. Table of Allowed Uses.
 20 *** ***

TABLE 21.11-2: TABLE OF ALLOWED USES – DOWNTOWN DISTRICTS

P = Permitted Use L = Permitted with Limitations S = Administrative Site Plan Review
 C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for
 Marijuana

A blank cell means the use is prohibited.

Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
COMMERCIAL USES					
*** * * * *					
Visitor Accommodations	Camper park			C	21.05.050J.1.
	Extended-stay lodgings	P	P	P	21.05.050J.2.
	Hostel	P	P	P	21.05.050J.3.
	Hotel/motel	P	P	P	21.05.050J.4., 21.05.020A.
	Inn	P	P	P	21.05.050J.5., 21.05.020A.
	Recreational and vacation camp				
	<u>Short-Term Rental</u>	P	P	P	<u>21.05.050J.7.</u>
*** * * * *					

1

2

(AO No. 2020-38, § 11, 5-28-20; AO No. 2020-93, § 4, 10-1-20; AO No. 2023-43, § 5, 4-25-23; AO No. 2023-77, § 17, 7-25-23; AO No. 2023-120, § 6, 12-5-23)

5

6

Section 13. Anchorage Municipal Code Table 21.11-3: Table of Accessory Uses (Downtown) is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

7

8

21.11.050 Use Regulations.

9

H. Table of Accessory Uses.

10

*** * * * *

TABLE 21.11-3: TABLE OF ACCESSORY USES – DOWNTOWN DISTRICTS

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

A blank cell means the use is prohibited.

Accessory Uses	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
COMMERCIAL USES				
*** * * * *				
Parking of business vehicles, outdoors, accessory to a residential use				21.05.070D.20.
Private outdoor storage of noncommercial equipment accessory to a residential use				21.05.070D.21.
Skywalk	C	C	C	21.11.050I.5.

1

TABLE 21.11-3: TABLE OF ACCESSORY USES – DOWNTOWN DISTRICTS
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use
A blank cell means the use is prohibited.

Accessory Uses	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
<u>Short-term rental</u>	P	P	P	<u>21.05.070D.3.</u>
Telecommunications antenna only, large ¹	P/C	P/C	P/C	21.05.040K.
Telecommunications antenna only, small	P/C	P/C	P/C	21.05.040K.
Type 4 tower ¹	P/C	P/C	P/C	21.05.040K.
*** * ***				

2

3

4

5

(AO No. 2020-38, § 11, 5-28-20; AO No. 2020-93, § 4, 10-1-20; AO No. 2023-43, § 5, 4-25-23; AO No. 2023-77, § 17, 7-25-23; AO No. 2023-120, § 6, 12-5-23)

6

7

8

9

Section 14. Planning and Zoning Commission review of this Title 21 text amendment is waived under AMC 21.03.210C., As Amended by AO 2024-64; this ordinance shall comply with Charter § 10.01(b) notice requirements.

10

11

12

Section 15. This ordinance shall be effective May 1 ~~February 91, 2026~~
[IMMEDIATELY UPON PASSAGE AND APPROVAL BY THE ASSEMBLY].

13

14

15

PASSED AND APPROVED by the Anchorage Assembly this 16th day of December, 2025.

16

17

Am. Carter

18

ATTEST:

Chair

19

Jasmine Acres

20

21

22

23

24

25

Municipal Clerk



MUNICIPALITY OF ANCHORAGE

Assembly Memorandum

AM No. 957-2025

Meeting Date: December 16, 2025

1 **FROM:** MAYOR LAFRANCE, and ASSEMBLY MEMBERS BALDWIN DAY,
2 JOHNSON and VOLAND

3
4 **SUBJECT:** AO 2025-115(S-2): AN ORDINANCE AMENDING ANCHORAGE
5 MUNICIPAL CODE TITLE 10 TO ADD A NEW CHAPTER REQUIRING
6 OWNERS TO REGISTER SHORT-TERM RENTALS, AMENDING TITLE
7 12 REQUIREMENTS RELATED TO TAX REPORTING FOR HOSTING
8 PLATFORMS, AMENDING TITLE 21 TO EXPLICITLY ALLOW SHORT-
9 TERM RENTALS IN ALL RESIDENTIAL ZONING DISTRICTS AND
10 SOME COMMERCIAL DISTRICTS, REMOVING BED AND
11 BREAKFASTS AS A SEPARATE USE TYPE, AND WAIVING PLANNING
12 AND ZONING COMMISSION REVIEW.

13
14 The (S-2) version of the ordinance includes changes submitted by floor amendments that
15 are accepted by the sponsors. It shows those changes from the (S) to the (S-2) and
16 ignores the S-1 version. Each of the changes above, except the last one for use tables,
17 were indicated in floor amendments publicly distributed at prior Assembly meetings.

18
19 Specifically, the significant changes from the (S) to the (S-2) are:

20

- 21 • P. 2 line 26: Adds “accessory structure” to the type of living unit that falls within the
22 definition of STR, to acknowledge that many are detached ADUs or other
23 accessory buildings.
- 24 • P. 2 line 46: Changes the owner information with respect to residing “in the
25 building” to instead say “on the property,” to align this registration datapoint with
26 the usage and practice currently for property tax exemption determinations as
27 “owner-occupied” tied to the legal description of property, whether it’s a
28 condominium in a multifamily structure or a single family home with accessory
29 buildings.
- 30 • P. 3 line 4: Adds an affirmation to the truth and correctness of the information
31 submitted with an STR registration, which is in all other license and permit
32 applications administered by the Municipal Clerk.
- 33 • P. 3 lines 20-23: This AO is written with the assumption that all STRs would likely
34 be advertised through hosting platforms. That is probably generally the case, but
35 there may be STRs listed and advertised locally, or on another website that isn’t a
36 hosting platform per se, or other means. These should also display the registration
37 permit number, so this change will add the phrase “or offered for rent” to be clear
38
39
40

1 the registration requirement is not just for STRs listed on hosting platforms, but
2 including those advertised by other means.
3

4

- 5 P. 3 line 25: The first sentence of subsection 10.90.020D. is deleted because it
6 impliedly regulates the content of a hosting platform's STR listings and has been
7 a contentious burden the subject of litigation with claims under the Electronic
8 Communications Decency Act and a Ninth Circuit Court of Appeals decision.
9 Removing this sentence will reduce litigation risk and is in alignment with other
10 local jurisdiction's STR registration ordinances.
11
- 12 P. 3 line 38: Adds a new subsection F. to provide a 90 day "grace period" after the
13 effective date of the ordinance and new STR registration requirement to provide
14 adequate time for the STR owners to be informed and come into compliance and
15 register. After this initial grace period, if an STR is discovered to be noncompliant
16 and not registered, the second part of this new subsection requires the Municipality
17 to not impose fines until 14 days after service of a notice of violation (probably by
18 certified mail, with return receipt), to provide the owner the opportunity to register
19 and avoid any fines.
20
- 21 Use tables in AO sections 4, 7, 8, 9, 10, and 11 are deleted and replaced with use
22 tables in the attached Exhibits A to F. The express intent of this legislation since
23 introduction of the original AO is to allow STRs in all zoning districts where housing
24 is a permitted use. It was discovered several cells in the tables should have been
25 included with a "P" but were inadvertently overlooked, this cures that oversight and
26 carries out the purpose and intent of the ordinance to legalize the status quo for
27 existing STRs and allow them anywhere the Code allows dwelling units. This
28 required adding additional columns to the tables to depict the changes and made
29 them too large for the page, so are instead presented in the attached Exhibits. In
30 addition, some use tables had errors in the cells that do not reflect current code
31 text for other existing uses and have been remedied without markup.
32
- 33 P. 19 line 11: the effective date of the ordinance is changed to May 1, 2026.
34

35 **We recommend approval of the (S-2) version of the ordinance.**

36 Prepared by: Assembly Counsel's Office,
37 Municipal Attorney's Office, and
38 Chief Administrative Officer

39 Concur: Mélisa R.K. Babb, Planning Director

40 Concur: Eva Gardner, Municipal Attorney

41 Concur: William D. Falsey, Chief Administrative Officer

42 Respectfully submitted: Suzanne LaFrance, Mayor

43
44 Erin Baldwin Day, Assembly Member
45 District 3, Midtown Anchorage

46
47 Zac Johnson, Assembly Member
48 District 6, South Anchorage, Girdwood & Turnagain Arm

49
50 Daniel Volland, Assembly Member
51 District 1, North Anchorage

Exhibit A to AO 2025-115(S-2) regarding Short-term rentals

TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS

P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review

For uses allowed in the A, TA, and TR districts, see section 21.04.060.

All other uses not shown are prohibited.

Exhibit B to AO 2025-115(S-2) regarding Short-term rentals

		TABLE 21.05-3: TABLE OF ACCESSORY USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS																			
		S = Administrative Site Plan Review																			
		C = Conditional Use Review																			
P = Permitted		RESIDENTIAL																			
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
Accessory dwelling unit (ADU)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Aircraft hangar, private residential	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<u>Short-term rentals</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
[BED AND BREAKFAST (UP TO 3 GUESTROOMS)]																					
[BED AND BREAKFAST (4 OR 5 GUESTROOMS)]	[S]	[S]	[S]	[S]	[S]	[S]					[S]	[S]	[S]	[S]	[S]	[P]	[P]	[P]	[P]	[P]	

*** *** ***

Exhibit C to AO 2025-115(S-2) regarding Short-term rentals

For Exh. C. Sec 8

TABLE 21.09-2: TABLE OF ALLOWED USES

P = Permitted; C = Conditional; S = Administrative Site Plan Review; M = Major Site Plan Review; O (with # inside) = see end of table
For GIP, GCR-1, GCR-2, GCR-3, GDR, and GRR districts, see Section 21.09.040, Zoning Districts

Exhibit D to AO 2025-115(S-2) regarding Short-term rentals, AO Section 9

TABLE 21.09-3: TABLE OF ACCESSORY USES

P = Permitted; S = Administrative Site Plan Review; M = Major Site Plan Review; C = Conditional Use
For GIP, GCR-1, GCR-2, GCR-3, GDR, and GRR districts, see Section 21.09.040, Zoning Districts

Accessory Uses	Residential						Commercial										Resort		Definitions and Use Specific Standards
	gR 1	gR2	gR 2A	gR 3	gR 4	gR 5	gC 1	gC 2	gC 3	gC 4	gC 5	gC 6	gC 7	gC 8	gC 9	gC 10	gR ST1	gR ST2	
Accessory dwelling unit (ADU)	P	P	P	P	P				P	P		P					P	P	* * * *
<u>Short-term rentals</u>	P	P	P	P	P	P	P	P	P[S]	P[S]	P	P[S]	P	P	P	P[S]	P	P	* * * * *
[BED AND BREAKFAST (UP TO 3 GUESTROOMS)]																			21.05.070D.3.
[BED AND BREAKFAST (4 OR 5 GUESTROOMS)]	[M]	[M]	[M]	[M]	[M]				[S]	[S]		[S]							[21.05.070D.3.]
Beekeeping	P	P	P	P	P														

*** * *** *

Exhibit E to AO 2025-115(S-2) regarding Short-term rentals, AO section 10

TABLE 21.10-4: TABLE OF ALLOWED USES - CHUGIAK-EAGLE RIVER RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS

P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review

For uses allowed in the CE-TR and CE-AD districts, see section 21.10.040.

All other uses not shown are prohibited.

		RESIDENTIAL										COMMERCIAL			OTHER		OV						
Use Category	Use Type	CE-R-1	CE-R-1A	CE-R-2A	CE-R-2D	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	CE-B-3	CE-RO	CE-RC	***	CE-DR	***	CE-DO ¹	CE-EVO	Definitions and Use-Specific Standards
Visitor Accommodations	Camper park						C							C		C					C		21.05.050 J.1.
	Extended-stay lodgings													P	S	P				P-B			21.05.050 J.2.
	Hostel				C	C								P	S	P			P-B			21.05.050 J.3.	
	Hotel/motel													P	M	P			P				21.10.050 E.9. 21.05.050J.4. 21.05.020 A.
	Inn													P	S	P			P-B				21.05.050J.5. 21.05.020 A.
	Recreational and vacation camp								C		C	C	C						P		P		21.05.050 J.6.
	<u>Short-Term Rentals</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		<u>21.05.050J.7.</u>

*** *** ***

Exhibit F to AO 2025-115(S-2) regarding Short-term rentals, AO section 11

TABLE 21.10-5: TABLE OF ACCESSORY USES - CHUGIAK-EAGLE RIVER RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS																
P = Permitted		S = Administrative Site Plan Review										C = Conditional Use Review				
		RESIDENTIAL														
Accessory Uses		CE-R-1	CE-R-1A	CE-R-2A	CE-R-2M	CE-R-3	CE-R-5	CE-R-5A	CE-R-6	CE-R-7	CE-R-8	CE-R-9	CE-R-10	CE-B-3	COMMER.	
Accessory dwelling unit (ADU)	P ⁴	P ⁴	P	P	P	P	P	P	P	P	P	P	P	CE-RO	CE-RC	
<u>Short-term rentals</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Definitions and Use-Specific Standards
[BED AND BREAKFAST (UP TO 3 GUESTROOMS)]																21.10.050 H.1. 21.05.070 D.1.
[BED AND BREAKFAST (4 OR 5 GUESTROOMS)]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S]	[S-R]	[S]	[21.05.070 D.3.]
Beekeeping	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21.05.070 D.4.

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