

ANCHORAGE, ALASKA
AO No. 2025-115

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.**
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11 **WHEREAS**, short-term rental is not currently a defined use type in the Anchorage
12 Municipal Code's Title 21 – Land Use Planning, which produces confusion about
13 whether and where short-term renting of dwelling units is permitted; and,
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15 **WHEREAS**, residential properties ranging from single-family homes to townhouses
16 to condominiums throughout the Municipality, from Girdwood to Downtown to
17 Chugiak, are currently rented for short-term occupancy to travelers, temporary
18 workers, and new arrivals; and,
19

20 **WHEREAS**, the Municipality collects its bed tax from hosting platforms through
21 which guests book short-term rental accommodations, which signals to the public
22 that short-term rentals are allowed in the Municipality; and,
23

24 **WHEREAS**, these code changes codify the status quo for short-term rentals by
25 allowing them in all zoning districts where housing is permitted while also providing
26 the elements of code necessary for the Assembly to regulate short-term rentals in
27 the future, such as by restricting short-term rentals to certain zoning districts,
28 structure types, or owner-occupied residences; and,
29

30 **WHEREAS**, information about the number and locations of short-term rentals in
31 Anchorage will help assess their impact on Anchorage's economy and housing
32 availability, and will inform potential future regulations of short-term rentals;
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34 **WHEREAS**, the definition of the new short-term rental use type encompasses bed
35 and breakfasts, eliminating the need for the separate bed and breakfast accessory
36 use type in Title 21; and,
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38 **WHEREAS**, this ordinance will not have significant economic effects; now,
39 therefore,
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41 **THE ANCHORAGE ASSEMBLY ORDAINS:**
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43 **Section 1.** Anchorage Municipal Code title 10 is hereby amended by adding a

new chapter 10.90, Registration of Short-Term Rentals, to read as follows:

CHAPTER 10.90 REGISTRATION OF SHORT-TERM RENTALS

10.90.010 Definitions.

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

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

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

10.90.020 Short-term Rental Registration Requirements.

No person or business may own a short-term rental in the Municipality of Anchorage without registering the short-term rental with the Municipality.

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

1. The street address of the short-term rental;
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);
3. The name(s) of the owner(s);
4. The name and phone number of a local contact person responsible for the short-term rental;
5. Whether the owner resides in the building where the short-term rental is located;
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
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.

B. 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 subsection A.1-A.5 above, to the Municipality within 30 days.

C. If approved as a short-term rental by the Municipality, the short-term

rental shall be assigned an individual permit number that shall be listed
with the short-term rental on any hosting platform. Only registered
short-term rentals shall be listed on hosting platforms.

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.]

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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*):

[illegible]

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 T = Special Land Use Permit for Marijuana																						
For uses allowed in the A, TA, and TR districts, see section 21.04.060.																						
All other uses not shown are prohibited.																						
		RESIDENTIAL														COMMERCIAL				***		
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	MC	***	Definitions and Use-Specific Standards
	Extended-stay lodgings							C	C	S												21.05.050J.2.
	Hostel					C	S	S	S	S												21.05.050J.3.
	Hotel/motel							C	C	S												21.05.050J.4. 21.05.020A.
	Inn							S		S								P				21.05.050J.5. 21.05.020A.
	Recreational and vacation camp											C		C	C	C						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			
**** * * * *																						

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

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

21.05.030 Residential uses: Definitions and use-specific standards.

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B. Group Living

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4. Roominghouse.

- a. *Definition.* Any dwelling or establishment in which four or more guestrooms are available for compensation that is paid on a daily, weekly, or monthly basis. A roominghouse may offer dining services only to its tenants and their guests. This definition does not include [BED-AND-BREAKFAST ESTABLISHMENTS, WHICH ARE CLASSIFIED IN THIS TITLE AS AN

ACCESSORY USE UNDER SECTION 21.05.070, OR]
a hostel or short-term rental, which are [IS] classified
as a “visitor accommodation” under subsection
21.05.050J.

*** *** ***

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

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

21.05.050 Commercial Uses: Definitions and Use-Specific Standards.

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J. Visitor Accommodations

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

1. Camper Park

a. Definition

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

b. Use-Specific Standards

i. Location and Access

No entrance to, or exit from, a camper park shall
be through a residential district or shall provide
access to any street other than a collector or
street of greater capacity.

ii. Occupancy and Length of Stay

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

2. Extended-Stay Lodgings

a. Definition

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

b. Use-Specific Standards

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

3. Hostel

a. Definition

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

b. Use-Specific Standards

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

4. Hotel/Motel

a. Definition

Any building containing 20 or more guestrooms, rented for compensation by the day or week, and offered for use by the general public in conjunction with subordinate services and facilities, such as restaurants and meeting rooms. Meeting facilities designed to accommodate 1,500 or more persons shall constitute a separate principal use and be classified as “civic/convention center” under this title. This definition does not include short-term rental, which is classified as a “visitor accommodation” under subsection 21.05.050J.7.

b. Use-Specific Standards

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

5. Inn

a. Definition

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

b. Use-Specific Standards

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

6. Recreational and Vacation Camp

a. Definition

An overnight recreational camp, such as a children’s 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

*** **

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

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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
DWELLINGS, NOT INCLUDING MOBILE
HOMES.
- (B) THE HOST-OPERATOR OF THE BED
AND BREAKFAST ENTERPRISE SHALL
ESTABLISH AND MAINTAIN THE
SINGLE-FAMILY OR THE BED AND
BREAKFAST UNIT OF A TWO-FAMILY
STRUCTURE AS HIS OR HER PRIMARY
DOMICILE AT ALL TIMES WHILE IT IS
OPERATED AS A BED AND
BREAKFAST.
- (C) A BED AND BREAKFAST MAY HAVE
UP TO FIVE GUESTROOMS, AS
ALLOWED BY TABLE 21.05-3, TABLE
21.09.050-2, AND TABLE 21.10-5. IF AN
ADU ALSO EXISTS ON THE
PREMISES, THE ADU SHALL COUNT
AS ONE OF THE ALLOWED
GUESTROOMS. NO MORE THAN THE
PERMITTED NUMBER OF
GUESTROOMS SHALL BE OFFERED
FOR USE AT ANY ONE TIME.
- (D) ONLY ONE DAILY MEAL SHALL BE
OFFERED TO GUESTS AT ANY BED
AND BREAKFAST ESTABLISHMENT.
- (E) INDIVIDUAL GUESTS ARE
PROHIBITED FROM STAYING AT A

PARTICULAR BED AND BREAKFAST
ESTABLISHMENT FOR MORE THAN 30
CONSECUTIVE DAYS.

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

(G) THE ACCESSORY USE SHALL
PROTECT AND MAINTAIN THE
INTEGRITY OF THE RESIDENTIAL
NEIGHBORHOOD. A BED AND
BREAKFAST SHALL NOT DETRACT
FROM THE PRINCIPAL USE IN THE
DISTRICT AND SHALL NOT PLACE A
BURDEN ON ANY PRIVATE OR PUBLIC
INFRASTRUCTURE (I.E., STREETS OR
UTILITIES) GREATER THAN
ANTICIPATED FROM PERMITTED
DEVELOPMENT.

(H) EVERY BED AND BREAKFAST
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.

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 ACCOMPANIED
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.
*** *** ***

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.
	Short-Term Rentals	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

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								Definitions and Use Specific Standards
	gR 1	gR2	gR 2A	gR3	gR4	gR5	***	gC3	gC 4	gC 5	gC 6	***	gC 10	***	
Accessory dwelling unit (ADU)	P	P	P	P	P			P	P		P				21.05.070D.1 21.09.050C.2.a
Short-term rentals															
[BED AND BREAKFAST (UP TO 3 GUESTROOMS)]	P	P	P	P	P	P		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.
*** **															

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

Section 10. Anchorage Municipal Code Table 21.10-4: Table of Allowed 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.

*** **

A. Table of allowed uses

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5. Table of Allowed Uses

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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												***	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-DR	***	CE-DO ³	CE-EVO	Definitions and Use-Specific Standards	
*** **																					
Visitor Accommo- -dations	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.
	<u>Short-Term Rentals</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>21.05.050J.7.</u>
*** **																					

(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

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												***	OTHER			OV			
Accessory Uses	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	Definitions and Use-Specific Standards
Accessory dwelling unit (ADU)	P ⁴	P ⁴	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>																				
[BED AND BREAKFAST (UP TO 3 GUESTROOMS)]	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P		P[-R]	P	21.05.070D .3.
[BED AND BREAKFAST (4 OR 5 GUESTROOMS)]	[S]	[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				21.05.070D .4.
*** **																				

(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, 12-19-17; 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)

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

21.11.050 – Table of Allowed Uses – Table 21.11-2

*** **

A. Table of Allowed Uses.

*** **

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					
*** **					

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
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>	<u>P</u>	<u>P</u>	<u>P</u>	<u>21.05.050J.7.</u>
*** **					

(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)

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*):

21.11.050 Use Regulations.

*** **

H. Table of Accessory Uses.

*** **

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.
<u>Short-term rental</u>	<u>P</u>	<u>P</u>	<u>P</u>	<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.
*** **				

(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)

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.

Section 15. This ordinance shall be effective immediately upon passage and approval by the Assembly.

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

Chair of the Assembly

ATTEST:

Municipal Clerk