



Submitted by: Assembly Member Baldwin Day
Assembly Member Martinez
Prepared by: Assembly Legal Services
For reading: June 6, 2026

ANCHORAGE, ALASKA
AO No. 2026-_____

1 **AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING**
2 **ANCHORAGE MUNICIPAL CODE TITLE 21 IN ORDER TO CREATE A NEW**
3 **MISSING MIDDLE HOUSING OPPORTUNITY OVERLAY WHICH WILL**
4 **IMPLEMENT THE TRANSIT-SUPPORTIVE DEVELOPMENT CORRIDORS**
5 **ESTABLISHED BY THE ANCHORAGE 2040 LAND USE PLAN.**

6
7 (Planning and Zoning Commission Case No. 2025-0030)
8

9 **WHEREAS**, Anchorage’s critical and costly housing shortage stems from years of
10 underdevelopment, due in large part to restrictive land use policies and the rising
11 cost of infrastructure, labor, materials, and capital; and
12

13 **WHEREAS**, the housing drought in Anchorage continues to drive up the cost of
14 housing, with rents increasing 50% and home prices increasing 81% over the last
15 15 years, compared to a 33% increase in area median income; and
16

17 **WHEREAS**, increasingly unaffordable housing results in rising rates of outmigration,
18 household financial instability, and homelessness; and
19

20 **WHEREAS**, Anchorage market studies completed in 2012 and 2025 indicate that
21 the current housing supply crisis cannot be resolved without proactive policy
22 intervention at the local level; and
23

24 **WHEREAS**, the land presently available for development, whether new or infill, will
25 not yield the volume of housing necessary to meet existing market demand should
26 development patterns continue to prioritize construction of detached single-family
27 homes; and
28

29 **WHEREAS**, current Anchorage land use policy does not incentivize the
30 development of “missing middle” housing, meaning the spectrum of residential
31 construction that falls between single family homes and large-format apartment
32 buildings, including cottage courts, townhomes, courtyard apartments, duplexes,
33 triplexes, and fourplexes; and
34

35 **WHEREAS**, missing middle housing opportunities must be optimized to meet the
36 Mayor’s stated goal of building or rehabilitating 10,000 homes in 10 years; and
37

38 **WHEREAS**, the Anchorage Assembly adopted the *Anchorage 2040 Land Use Plan*
39 (*2040 LUP*) with AO 2017-116 on September 26, 2017; and
40

41 **WHEREAS**, the *2040 LUP* called for the creation of Transit-Supportive
42 Development Corridors where “expanded public transit service will support a
43 compact, walkable pattern of commercial, residential and/or mixed-use
44 development”; and

1
2 **WHEREAS**, Objective 5E of the *Anchorage Climate Action Plan* recommends
3 employing an “amended zoning code to allow mini city centers in neighborhoods to
4 create more walkable/bikeable communities”; and
5

6 **WHEREAS**, the establishment of these centers and corridors in the *2040 LUP* did
7 not concurrently raise density ranges above previously existing zoning designations,
8 making implementation of the plan infeasible; and
9

10 **WHEREAS**, the Anchorage Assembly Housing Action Plan identifies the activation
11 of transit corridors as a policy priority for incentivizing housing development in
12 Anchorage; and
13

14 **WHEREAS**, the Anchorage Assembly adopted Assembly Resolution No. 2025-159
15 establishing an economic development framework grounded in stackable return on
16 investment, preemptive resiliency, truth, and equity; and
17

18 **WHEREAS**, increasing housing opportunity in areas already served by roads,
19 utilities, schools, transit routes, and public safety infrastructure represents a
20 stackable return on prior public investment and supports long-term municipal
21 resiliency; and
22

23 **WHEREAS**, proactive action to reduce barriers to housing development is
24 necessary to address documented housing shortages and support evidence-based
25 implementation of adopted municipal plans and policies; and
26

27 **WHEREAS**, expanding opportunities for diverse housing types in areas with existing
28 services and transportation access supports more equitable access to housing
29 opportunity for Anchorage residents; and
30

31 **WHEREAS**, the existing Transit-Supportive Development Corridors have not seen
32 marked increases in the desired type of development since the adoption of the 2040
33 LUP; and
34

35 **WHEREAS**, local developers that build both market and income-restricted housing
36 have identified inflexibility in the code as one obstacle that the Municipality of
37 Anchorage could address through code changes; and
38

39 **WHEREAS**, an overlay zone was identified in the *2040 LUP* as a pathway to
40 implementing Transit-Supportive Development Corridors; and
41

42 **WHEREAS**, Anchorage Municipal Code (AMC) 21.03.160J.1. provides, “The
43 assembly may, through the rezoning process, establish overlay districts that
44 supplement the requirements of the underlying base zoning districts, in order to
45 address special land use needs, to meet an objective of the comprehensive plan or
46 neighborhood plan, or other specific planning objective”; and
47

48 **WHEREAS**, according to AMC 21.03.160J.1.b., overlay districts may, “Alter the
49 development standards of the underlying district by decreasing or increasing the
50 requirements with regard to building height, setbacks, lot area, lot width, lot
51 coverage, and lot densities of the underlying district”; and

1
2 **WHEREAS**, according to AMC 21.03.160J.3.b.i., “Where a specification in an
3 overlay zoning map amendment conflicts with any provision of this title, the overlay
4 zoning map amendment shall govern”; and

5
6 **WHEREAS**, the Planning Department provided information and presentations on
7 this project, formerly identified as the Transit-Supportive Development Overlay
8 (TSDO), to the Rogers Park Community Council, Downtown Community Council,
9 University Area Community Council, Turnagain Community Council, North Star
10 Community Council, Mountain View Community Council leadership, Airport Heights
11 Community Council, Turnagain Community Council Land Use Committee, AMATS
12 Community Advisory Committee, and other meetings; and

13
14 **WHEREAS**, the Planning and Zoning Commission held public hearings on this item
15 on July 14, 2025, September 8, 2025, and October 6, 2025, voting to recommend
16 approval and providing comments to expand the proposal at their October meeting
17 now, therefore,

18
19 **THE ANCHORAGE ASSEMBLY ORDAINS:**

20
21 **Section 1.** Anchorage Municipal Code section 21.04.070, is hereby amended to
22 read as follows (*the remainder of the section is not affected and therefore not set*
23 *out*):

24
25 **21.04.070 Overlay zoning districts.**

26
27 A. *General purpose/intent.* As noted in subsection 21.04.010 B., the
28 overlay zoning districts of this section apply in combination with the
29 underlying base zoning districts and provide entitlements, or [AND]
30 impose regulations and standards for specific areas in addition to what
31 is required by the base districts. The requirements and entitlements of
32 an overlay district shall govern [APPLY] whenever they are in conflict
33 with those in the base district unless otherwise stated herein. The
34 following overlay districts are [IS] established:

- 35
36 1. Commercial center overlay district.
37
38 2. Missing middle housing opportunity overlay district.

39
40 *** **

41
42 **D. Missing Middle Housing Opportunity (MMHOP)**

43
44 1. Purpose. The Missing Middle Housing Opportunity (MMHOP)
45 Overlay is a zoning tool intended to implement the
46 comprehensive plan by allowing a wider variety of residential
47 development types along arterials and transit routes. This tool
48 will allow identified transit corridors to achieve the densities
49 needed to support walkable neighborhoods, provide density in
50 areas with sufficient infrastructure and amenities to
51 accommodate such density, and to provide a population base

1 sufficient for consistent and sustainable public transit and
2 active transportation.

3
4 2. *Applicability.* This section applies to:

5
6 a. Any property within the missing middle housing
7 opportunity overlay map, substantially as depicted
8 below, except as outlined in subsections b and c below.
9 The MMHOP map shall be adopted as part of the official
10 zoning map of the Municipality. This map shall be
11 considered a drawing along parcel boundaries indicating
12 those parcels for inclusion, per AMC Section
13 21.03.160F.2.

14
15 b. The overlay shall only be available in residential or
16 commercial districts.

17
18 c. The overlay shall not be available in designated or
19 dedicated parks or the downtown Central Business
20 District.

21
22 *{Insert map from Exhibit A}*

23
24 3. *District-specific entitlements.* The intent of this section is to
25 allow flexibility in uses, design, and construction. Where there
26 are conflicts with the base zoning district, the more flexible of
27 the two standards may apply, except as outlined in
28 21.04.070D.4. below.

29
30 a. *Permitted Uses.* See Table 21.05-1: Table of Allowed
31 Uses – Residential, Commercial, Industrial, and Other
32 Districts.

33
34 b. *Permitted accessory uses.* Permitted accessory uses
35 shall be per Table 21.05-3.

36
37 c. *Dimensional standards.*

38
39 i. See Table 21.06-C. Table of Dimensional
40 Standards – Other Districts.

41
42 ii. Developments shall be exempt from
43 21.06.030D.9. Height Transitions for
44 Neighborhood Compatibility.

45
46 d. *Design standards.*

47
48 i. MMHOP shall be exempt from open space
49 requirements in 21.07.030.

50
51 ii. See Table 21.07-5 for landscaping requirements.

iii. Multiple primary uses and multiple principal structures are allowed on a lot.

4. District-specific standards. Where the district-specific standards of this section conflict with the base zoning district, the following standards govern, except that if there are any conflicts between provisions of the Missing Middle Housing Opportunity Overlay and the provisions of Natural Resource Protection in 21.07.020, the provisions of 21.07.020 shall govern.

a. Subdivisions. If a lot is to be served by an on-site wastewater disposal system, the lot shall have the minimum area required for such a lot under AMC chapter 15.65.

b. Driveway design and dimensions. Driveways shall meet the requirements of Section 21.07.090H.11. except that, within residential zoning districts, driveways for all uses shall not exceed 20 feet. The director may provide relief from this standard for developments with the agreement of the Fire Marshal and the Traffic Engineer.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2022-80(S), § 1, 11-22-22; AO No. 2023-50, § 2, 7-11-23, eff. 1-1-24)

Section 2. Anchorage Municipal Code section 21.05.010 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.010 Table of allowed uses.

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

*** *** ***

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

{See Exhibit B for amendments to the Table 21.05.-1}

*** *** ***

(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; AO No. 2025-36, § 1, 4-16-25; AO No. 2025-112, § 3, 10-21-25; AO No. 2025-115(S-2), § 4(Exh. A), 5-1-26)

Section 3. Anchorage Municipal Code Section 21.06.020 Dimensional Standards Tables, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

21.06.020 Dimensional standards tables.

A. This section contains tables that list the requirements for lot dimensions, building bulk, density, location, and height for all types of development. All primary and accessory structures are subject to the dimensional standards set forth in the following tables. Superscript numbers refer to notes at the bottom of each table. General rules for measurement and exceptions are set forth in Section 21.06.030. Dimensional standards for Girdwood, Chugiak-Eagle River, and Downtown (DT) zoning districts are set forth in Chapters 21.09, 21.10, and 21.11, respectively. General rules for measurements and exceptions apply in those areas, even if not specifically referenced, unless specifically exempted by those chapters.

B. These general standards may be further limited or modified by other applicable sections of this title. In particular, some uses have use-specific standards in Chapter 21.05 that impose stricter requirements than set forth in these tables.

C[A]. *Table of Dimensional Standards: Residential Districts.*

*** *** ***

D[B]. *Table of Dimensional Standards: Commercial Districts.*

*** *** ***

E[C]. *Table of Dimensional Standards: Other Districts.*

{See Exhibit C for amendments to the Table 21.06-3}

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 2(Exh. A), 10-13-15; AO No. 2016-71, § 1, 6-21-16; AO No. 2017-160, § 3, 12-19-17; AO No. 2017-176, § 6, 1-9-18; AO No. 2018-43(S), § 3(Exh. B), 6-12-18; AO No. 2019-11, § 4, 2-12-19; AO No. 2019-58, § 3, 5-7-19; AO No. 2020-38, § 7, 5-28-20; AO No. 2021-89(S), § 9, 2-15-22; AO No. 2022-36, § 3, 4-26-22; AO No. 2023-77, § 9, 7-25-23; AO No. 2023-42, § 3, 8-22-23; AO No. 2023-103(S), § 4(Exh. B.Rev1), 1-1-24; AO No. 2023-87(S-1), § 6(Exh. C), 6-25-24; AO No. 2024-102, § 2, 1-7-25; AO No. 2024-107, § 2(Exh. A), 1-7-25; AO No. 2025-33, § 2, 4-16-25; AO No. 2025-48, § 2, 4-22-25; AO No.

2025-112, § 8, 10-21-25)

Section 4. Anchorage Municipal Code section 21.06.030 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.06.030 Measurements and exceptions.

*** **

D. Height.

*** **

9. Height transitions for neighborhood compatibility.

*** **

b. Applicability.

i. This standard shall apply to structures located in any non-residential district, the R-3A district, the R-4 district, or the R-4A district, that is within 200 feet of any lot designated in the comprehensive plan land use plan map as “large-lot residential,” single-family and two-family, compact mixed residential-medium, and urban residential-high.

ii. This standard shall not apply in the DT districts or the missing middle housing opportunity (MMHOP) Overlay.

[THIS STANDARD SHALL APPLY TO STRUCTURES LOCATED IN ANY NON-RESIDENTIAL DISTRICT (EXCEPT FOR THE DT DISTRICTS), THE R-3A DISTRICT, THE R-4 DISTRICT, OR THE R-4A DISTRICT, THAT IS WITHIN 200 FEET OF ANY LOT DESIGNATED IN THE COMPREHENSIVE PLAN LAND USE PLAN MAP AS “LARGE LOT RESIDENTIAL,” “SINGLE FAMILY—DETACHED,” “SINGLE FAMILY— ATTACHED AND DETACHED,” “COMPACT AND MIXED HOUSING,” AND “MULTIFAMILY.”]

*** **

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 3, 10-13-15; AO No. 2017-176, § 7, 1-9-18; AO No. 2018-12, § 1, 2-27-18; AO No. 2020-10(S), § 1, 3-10-20; AO No. 2020-38, § 7, 5-28-20; AO No. 2021-89(S), § 10, 2-15-22; AO 2022-36, § 3, 4-26-22; AO No. 2023-77, § 10, 7-25-23; AO No. 2023-42, § 4, 8-22-23; AO No. 2023-120, § 5, 12-5-23; AO No. 2023-103(S), § 5, 1-1-24; AO No. 2024-24, § 4, 4-23-24; AO No. 2025-33, § 2, 4-16-25)

Section 5. Anchorage Municipal Code section 21.07.030 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.07.030 Private open space.

*** **

C. *Exemptions.* The following are exempt from the private open space requirement:

*** **

8. Any development in the missing middle housing opportunity overlay.

*** **

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 4(Exh. B), 10-13-15; AO No. 2017-176, § 8, 1-9-18; AO No. 2020-38, § 8, 5-28-20; AO No. 2023-43, § 2, 4-25-23; AO No. 2023-77, § 12, 7-25-23; AO No. 2023-103(S), § 6, 1-1-24; AO No. 2024-16, § 1, 2-27-24; AO No. 2024-102, § 3, 1-7-25; AO No. 2025-64, § 5, 6-10-25)

Section 6. Anchorage Municipal Code Section 21.07.080 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.07.080 Landscaping, screening, and fences.

*** **

E. *Types of landscaping.* Four types of landscaping may be required for a development, depending on the use and zoning district of the property and adjacent properties, and the portion of the property involved. These types of landscaping are: (1) site perimeter landscaping; (2) parking lot landscaping—perimeter and interior; (3) site enhancement landscaping applied in site interiors; and (4) tree requirements for new residential development. Minimum requirements for these landscaping types are set forth in subsections 21.07.080E.1. through E.4. below and in Table 21.07-4: Landscaping Specifications.

*** **

1. *Site perimeter landscaping requirements.*

*** **

c. *Exceptions.*

i. Reserved.

ii. L4 freeway landscaping may be replaced with L2 buffer landscaping in the following situations:

(A) Any lot whose area, less the 30-foot setback area for the L4 freeway landscaping, is less than the minimum lot area required in the zoning district; or

(B) Any lot whose depth, excluding all setbacks required by this title, is less than 100 feet.

{See Exhibit D for amendments to the Table 21.07-5}

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-82, 7-28-15; AO 2017-55, 4-11-17; 2017-160, 12-19-17; AO 2017-176, 1-9-18; AO 2020-133, 1-14-20; AO 2020-11, 2-25-20; AO 2020-38, 4-28-20; AO 2020-93, 10-1-20; AO 2021-89(S), 2-15-2022; AO 2023-103(S), 12-18-23; AO 2024-24, 4-23-24)

Section 7. Anchorage Municipal Code Section 21.07.110 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.07.110 Residential design standards.

*** **

E. Site design.

*** **

2. Multiple structures on one lot.

*** **

c. Review process.

- i. Multiple residential structures on a single lot are permitted in the R-2M, R-3, R-3A, R-4, R-4A, B-1B, B-3, [AND] RO, and MMHOP districts.

*** **

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-36, §§ 8, 9, 5-14-15; AO No. 2015-100, § 8(Exh. C), 10-13-15; AO No. 2016-34(S), § 2, 4-12-16; AO No. 2016-136am, § 5, 1-1-17; AO No. 2017-160, § 5, 12-19-17; AO No. 2017-176, § 9, 1-9-18; AO No. 2018-59, § 2, 7-31-18; AO No. 2019-132, § 3, 12-3-19; AO No. 2020-38, § 8, 5-28-20; AO No. 2021-89(S), §§ 14, 21, 2-15-22; AO No. 2022-80(S), § 2, 11-22-22; AO No. 2023-30, § 1, 3-22-23; AO No. 2023-77, § 14, 7-25-23; AO No. 2023-42, § 5, 8-22-23; AO No. 2023-50, § 3, 7-11-23, eff. 1-1-24; AO No. 2023-103(S), § 6, 1-1-24; AO No. 2024-24, § 5, 4-23-24; AO No. 2024-83(S), § 1, 10-8-24; AO No. 2024-102, § 4, 1-7-25; AO No. 2024-104(S), § 1, 2-11-25; AO No. 2025-48, § 3, 4-22-25; AO No. 2025-64, § 9, 6-10-25)

Section 8. The Planning Department shall establish this overlay as in effect, according to the boundaries of the map provided in Exhibit A of this ordinance, and update the official zoning map with this overlay.

Section 9. This ordinance shall be effective immediately upon passage and approval by the Assembly.

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

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ATTEST:

Chair

Municipal Clerk





**MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM**

No. AM XXX-2026

Meeting Date: June 9, 2026

1 **From: Assembly Members Erin Baldwin Day and George Martinez**

2
3 **Subject: AO 2026-XXX – AN ORDINANCE OF THE ANCHORAGE**
4 **MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL**
5 **CODE TITLE 21 IN ORDER TO CREATE A NEW MISSING MIDDLE**
6 **HOUSING OPPORTUNITY OVERLAY WHICH WILL IMPLEMENT**
7 **THE TRANSIT-SUPPORTIVE DEVELOPMENT CORRIDORS**
8 **ESTABLISHED BY THE ANCHORAGE 2040 LAND USE PLAN.**
9

10 This ordinance creates a Missing Middle Housing Opportunity Overlay zone
11 (“MMHOP Overlay”) within Title 21. The overlay is intended to align Anchorage
12 zoning policy with ongoing efforts to streamline the development of “missing middle”
13 housing types, particularly in areas served by major roads, transit corridors, and
14 town centers identified in the Municipality’s adopted land use plans. “Missing middle”
15 housing refers to a range of housing types that exist between detached single-family
16 homes and large-format apartment buildings, including duplexes, triplexes,
17 fourplexes, townhomes, cottage courts, and courtyard apartments. Expanding
18 opportunities for these housing types is critical to addressing Anchorage’s
19 documented housing shortage and ensuring availability of housing options across
20 the housing spectrum for both renters and prospective homeowners.

21
22 Concurrently, this ordinance addresses a suite of perennial barriers to more robust
23 housing production that exist in Anchorage’s zoning code.
24

25 This ordinance implements policy direction contained in the *Anchorage 2020*
26 *Comprehensive Plan* and the *Anchorage 2040 Land Use Plan*, planning documents
27 developed by the community and adopted by the Assembly, both of which call for
28 amplifying future housing, employment, and commercial activity along identified
29 corridors where residents can more easily access transit, services, jobs, and daily
30 destinations without relying exclusively on automobiles (i.e. transit-supportive
31 development corridors). In the twenty-five years since adoption of the *2020*
32 *Comprehensive Plan* and the nearly ten years since adoption of the *2040 Land Use*
33 *Plan*, transit corridors have remained largely conceptual without meaningful
34 implementation through zoning policy.
35

36 Importantly, development of diverse housing types along these corridors is a key
37 priority in the Assembly’s Housing Action Plan and represents an important policy
38 step toward making the construction or rehabilitation of 10,000 Homes in 10 Years
39 legitimately feasible.
40

41 This ordinance also advances Assembly Resolution 2025-159, the Municipality’s
42 economic development framework grounded in stackable return on investment,
43 preemptive resiliency, truth, and equity. By encouraging incremental housing growth
44 in areas already served by roads, utilities, schools, transit routes, and public safety

1 infrastructure, the ordinance supports a more efficient return on prior public
2 investment while strengthening long-term municipal resiliency.

3
4 Anchorage’s constrained housing supply continues to increase costs for residents
5 and employers alike. Proactive action to reduce barriers to housing development is
6 necessary to address documented housing shortages, improve affordability, and
7 support workforce retention and economic stability. Further, housing market data,
8 adopted municipal plans,¹ and long-standing policy direction² consistently
9 demonstrate the need for additional housing supply and greater flexibility in land use
10 regulations.

11
12 Encouraging additional housing opportunity in areas with existing services,
13 transportation access, and amenities supports more equitable access to housing
14 opportunity while improving access to jobs, services, and neighborhood
15 destinations.

16
17 The proposed MMHOP Overlay is largely based on the Transit-Supportive
18 Development Overlay (“TSDO”) proposal reviewed and recommended for approval
19 by the Planning and Zoning Commission in 2025 and incorporates feedback
20 received from the commission and community members during the public process
21 (see Exhibit A, “MMHOP Map,” and the attached, “Policy Crosswalk”). The overlay
22 does not replace existing zoning districts and is not a rezone. Instead, it establishes
23 supplemental standards that apply within mapped transit-supportive areas and
24 along corridors where the Municipality’s multifamily tax abatement already applies,
25 offering more flexible standards between the overlay and underlying zone.

26
27 Key elements of the MMHOP Overlay include:

- 28
- 29 • Practical lot sizes: refers to existing subdivision review standards to ensure
30 lot sizes are compatible with existing utilities and infrastructure;
 - 31 • Neighborhood-compatible height limits: 30ft in R-1 and 40ft for all other
32 zones unless the underlying zone allows for taller buildings, so height scales
33 with existing neighborhood standards.

34 These modified dimensional standards support more efficient land use patterns,
35 reduce barriers to housing production, and improve the relationship between
36 housing development and access to transportation and services.

37
38 **We request your support for the ordinance.**

39
40 Prepared by: Legislative Services Office

¹ See MUN. OF ANCHORAGE, PLAN. DEP’T., ANCHORAGE 2020: ANCHORAGE BOWL COMPREHENSIVE PLAN (2001) and MUN. OF ANCHORAGE, PLAN. DEP’T., ANCHORAGE 2040 LAND USE PLAN (2017) available at <https://www.muni.org/Departments/OCPD/Planning/Publications/Pages/default.aspx>; see also Mun. of Anchorage, Anchorage Climate Action Plan (2019) available at https://www.muni.org/Departments/Assembly/ResilientAnchorage/Documents/2019%20Anchorage%20Climate%20Action%20Plan_ADOPTED.pdf; see also Assembly Ordinance 2025-35 (S-1) (Apr. 22, 2025) available at <https://www.muni.org/Departments/Assembly/SiteAssets/Pages/FOCUS-Housing/AO%202025-035%28S-1%29%2c%20As%20Amended.pdf>.

² See Assembly Resolutions 2022-416 (Dec. 20, 2022) and 2023-260 (S) (Aug. 22, 2023), available at <https://www.muni.org/Departments/Assembly/Pages/FOCUS-Housing.aspx>.

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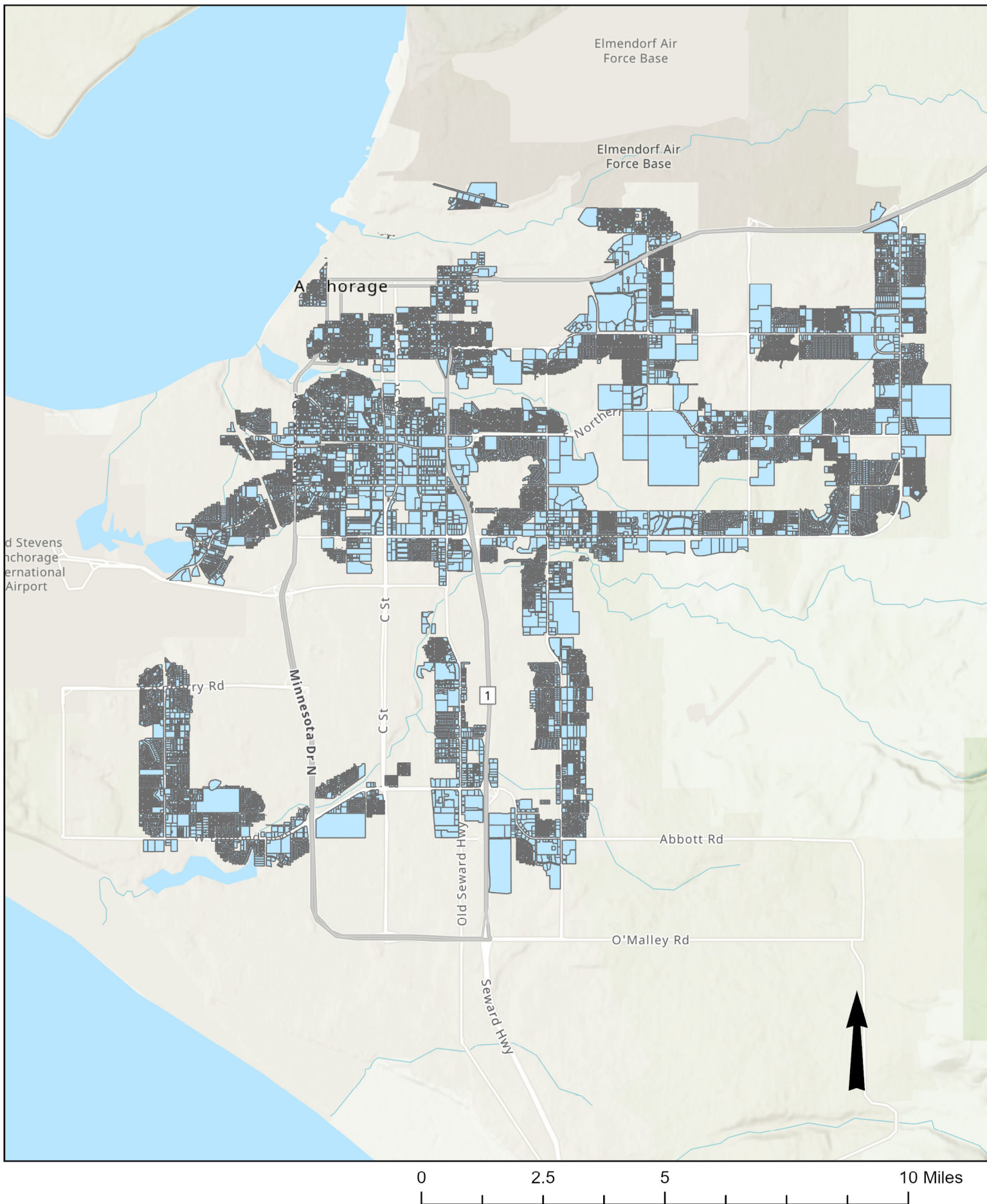
Respectfully submitted: Erin Baldwin Day, Assembly Member
District 4 – Midtown Anchorage

George Martinez, Assembly Member
District 5 – East Anchorage

Thematic Area	Original TSDO Version	TSDO Version 5	TSDO Version 6, Recommended by PZC	Missing Middle Housing Opportunity Overlay
Mapped Area	Aligns with map adopted in AO 2025-35 (Multifamily Tax Incentive Bonus Area)	Simplified to the 2040 Land Use Plan Transit Supportive Corridors north of International Airport Road, plus ¼ mile off of Muldoon and Tudor. Downtown Anchorage removed due to a previous recommendation by the Planning & Zoning Commission.	Return to the map boundaries in the Original TSDO Version.	No change.
Heights	75' throughout the overlay.	40' throughout the overlay.	No change.	40' throughout the overlay, unless the underlying zone is R-1, in which case R-1 heights apply (30'). Responsive to public comment regarding sunlight access.
Lot Coverage	100% lot coverage allowed.	80% lot coverage.	70% lot coverage.	70% lot coverage.
Lot Size	1400 sq. ft.	No minimum lot size requirement.	No change.	Lot size governed by 21.08.030K (subdivision standards). Responsive to public comment regarding compatible density.

Thematic Area	Original TSDO Version	TSDO Version 5	TSDO Version 6, Recommended by PZC	Missing Middle Housing Opportunity Overlay
Lot Width	No requirement.	No requirement.	No requirement.	Lot width governed by 21.08.030K (subdivision standards). Responsive to public comments regarding off-street parking access.
Setbacks	Unrestricted.	Setback requirements that appeared in TSDO Versions 2 & 3 removed in favor of more flexibility & deference to existing regulations (i.e. Title 23, building code).	Side and rear setbacks accommodate common walls but are set to 5' and 10', respectively, in response to feedback from builders and community councils. No rear setback along alleys.	Side setbacks: 5', or 0' on a common lot line. Front setbacks: No requirement. Rear setbacks: 10', or 0' on a common lot line or alley.
Driveways	No change to existing code.	Driveways limited to 20' for plowing ease and better walkability. Exceptions permitted for fire safety needs.	No change.	No change.
Residential Design Standards	Exempt.	No longer exempt.	No change.	No change.
Multifamily Design Standards	Exempt.	Partial removal of exemption.	Total removal of exemption.	No change.

Thematic Area	Original TSDO Version	TSDO Version 5	TSDO Version 6, Recommended by PZC	Missing Middle Housing Opportunity Overlay
<p>Mixed Uses (Residential with Commercial)</p>	<p>Required at least one dwelling unit per lot.</p> <p>Commercial use limited to 2,000 sq.ft. Community uses exempt from this restriction.</p> <p>Commercial use based on uses allowed in R-4A.</p>	<p>Non-residential uses removed from the overlay.</p>	<p>No change.</p>	<p>Separate AO in development to facilitate neighborhood-scale commercial activity in residential zones.</p>
<p>New Restrictions or Permissions</p>	<p>Overlay is generally more permissive.</p> <p>Restrictions on drive-through service with commercial use.</p>	<p>Overlay is generally more permissive.</p> <p>Restriction on driveway width added.</p> <p>Drive-through service restriction removed with the deletion of non-residential uses from the overlay.</p>	<p>No change.</p>	<p>Relocatable Dwelling Units included as a permitted use in the overlay.</p>



<p>¹ See subsections 21.04.050B. and C. for interim provisions allowing for additional uses in the I-2 district.</p>
<p>² Uses with structures with a gross floor area over 20,000 square feet require a major site plan review through subsection 21.07.120A., Large Commercial Establishments.</p>
<p>³ Marijuana cultivation facilities are permitted in the B-3 district when collocated with and attached to a marijuana retail sales establishment. Marijuana manufacturing facilities producing extracts using water-based, food-based, closed-loop carbon dioxide extraction systems, or other methods not employing solvents or gases, as described in 3 AAC 306.555, are permitted in the B-3 district. Marijuana retail sales establishments are permitted in the I-2 district when collocated with and attached to a marijuana cultivation facility or a marijuana manufacturing facility.</p>
<p>⁴ In accordance with subsection 21.05.040K.3.g., a tower or antenna that is not permitted in a district may be requested through the conditional use process.</p>
<p>⁵ In the AF district, three towers per lot are permitted by right (or, for Type 2 towers, by administrative site plan review). The installation of more than three towers per lot requires a conditional use permit.</p>
<p>⁶ Health services facilities not to exceed 15,000 gross square feet per individual parcel.</p>
<p>⁷ See subsection 21.05.060D.1.b. for specific use provisions applicable within the Port of Anchorage Security Area.</p>
<p>⁸ See subsection 21.05.050F. for specific use provisions regarding financial institutions in the R-4A and B-3 districts.</p>

TABLE 21.06-3: TABLE OF DIMENSIONAL STANDARDS - OTHER DISTRICTS
 (Additional Standards May Apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05. See section 21.04.070 for AM district standards.)

Uses	Minimum lot dimensions ¹⁴		Max lot coverage (%)	Minimum setback requirements (ft)			Maximum height (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear	
*** *** ***							
DR: Development Reserve District							
All	5 acres	100	20	Front, side, and rear setbacks shall be 25 feet when the abutting district is PR, PLI, or residential; otherwise, the setbacks shall be equal to the analogous minimum setback in the abutting district.			35
MMHOP: Missing Middle Housing Opportunity Overlay							
All	As required by 21.08.030.K	As required by 21.08.030.K	70	N/A	5, or N/A on common lot line or an alley.	10, or N/A on common lot line or an alley.	40, or 30 if the underlying zone is R-1.
PR and PLI: Parks and Recreation and Public Lands and Institutions Districts							
All	6,000	50	45	Front, side, and rear setbacks shall be 25 feet when the abutting district is DR, PR, PLI or residential; otherwise, the setbacks shall be equal to the analogous minimum setback in the abutting district.			75 feet in the U-MED District, Anchorage Downtown Plan area, and the Midtown area bounded by the Seward Highway, Tudor road, Arctic Boulevard, and Fireweed Lane. 45 feet in other areas. Greater height may be approved by major site plan review or through an institutional master plan.
*** *** ***							
14 For other lot dimensional standards, see subsection 21.08.030K.							

TABLE 21.07-5: MINIMUM SITE PERIMETER LANDSCAPING - BY ABUTTING DISTRICT OR STREET

Required Level of Site Perimeter Landscaping (Levels 1-4) ^{1, 2}														
Abutting District or Street	R-6, R-8, R-9, R-10, TA	R-1, R-1A, R-2A, R-2D, R-5, R-7	R-2M	R-3, R-3A	R-4, R-4A	PLI	B-1A, B-1B, B-3, RO	I-1, I-2, MC, MI	PR	<u>MMHOP</u>	Freeway	Arterial, Expressway	Collector	Local Street
District of Proposed Development														
R-6, R-8, R-9, R-10, TA		L2	L2	L2	L2	L2	L2	L2		<u>L1</u>	L4	L2		
R-1, R-1A, R-2A, R-2D, R-5, R-7	L2		L2	L2	L2	L2	L2	L2		<u>L1</u>	L4	L2	L1	
R-2M	L2	L2			L2	L2	L2	L2		<u>L1</u>	L4	L2	L1	
R-3, R-3A	L2	L2				L2	L2	L2		<u>L1</u>	L4	L2	L1	L1
R-4, R-4A	L2	L2	L2			L2	L1	L2			L4	L1	L1	L1
PLI	L2	L2	L2	L2	L2		L1	L1	L1	<u>L2</u>	L4	L1	L1	L1
B-1A, B-1B, B-3, RO	L2	L2	L2	L1	L1	L1		L1	L2		L4	L1	L1	L1
I-1, I-2, MC, MI, AF	L2	L2	L2	L2	L2	L1	L1		L2	<u>L1</u>	L4	L1	L1	L1
PR						L1	L2	L2		<u>L1</u>	L4	L1	L1	L1
<u>MMHOP</u>	<u>L1</u>	<u>L1</u>	<u>L1</u>	<u>L1</u>		<u>L2</u>		<u>L1</u>	<u>L1</u>		<u>L4</u>	<u>L1</u>	<u>L1</u>	<u>L1</u>

NOTES:

¹ This table lists minimum site perimeter landscaping standards. Other chapters or sections of Title 21 may have stricter site perimeter landscaping standards which would be used instead of the standards listed in this table.

² L3 screening landscaping is not included in this table as it only occurs as a use-specific standard for certain industrial uses, or through development-specific application in processes such as conditional use approvals.

³ Commercial developments and buildings exceeding 35 feet in height in the R-3A are subject to the R-4/R-4A site perimeter landscaping standards.