H.O.M.E. Initiative Draft

A.O. 2023-87(S), dated 9-26-2023

Title 21 Text Amendment: H.O.M.E. Initiative

PZC Case No. 2024-0006

March 18, 2024 PZC Public Hearing
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ANCHORAGE, ALASKA
AO No. 2023-87(S)

AN ORDINANCE OF THE ANCHORAGE ASSEMBLY ADOPTING THE
“HOUSING OPPORTUNITIES IN THE MUNICIPALITY FOR EVERYONE”
(HOME) INITIATIVE BY AMENDING AND REPEALING PORTIONS OF
ANCHORAGE MUNICIPAL CODE CHAPTERS 21.04, 21.05, 21.06 AND 21.07 TO
REALIGN THE RESIDENTIAL ZONING DISTRICTS THROUGHOUT THE
ANCHORAGE BOWL WITH THE STATED GOALS AND INTENTS OF THE
COMPREHENSIVE PLAN AND ANCHORAGE 2040 LAND USE PLAN, AND
PROVIDING FOR STAGGERED EFFECTIVE DATES FOR CHANGES TO
GROUPS OF RESIDENTIAL ZONING DISTRICTS[, AND WAIVING PLANNING
AND ZONING COMMISSION REVIEW OF THIS ORDINANCE].

WHEREAS, the Anchorage Assembly has stated one of its priorities is to increase
housing availability within the Municipality of Anchorage; and

WHEREAS, the Anchorage 2020 Comprehensive Plan is the parent of the
Anchorage 2040 Land Use Plan (“2040 LUP”) and both guide the implementation of
and changes to Title 21 of the Anchorage Municipal Code; and

WHEREAS, the 2040 LUP aims to promote sustainable growth and development
within the Anchorage Bowl; and

WHEREAS, the 2040 LUP seeks to improve capacity and types of housing to
alleviate costs; and

WHEREAS, the 2040 LUP supplements the Anchorage 2020 Comprehensive Plan
and provides a baseline from which land use decisions can proceed, by: providing
greater land use predictability and clearer policy direction, coordinating
recommended land uses from various adopted area-specific plans, and clarifying
the framework for making zoning and development decisions; and

WHEREAS, the 2040 LUP recommends future land uses and a range of potential
intensities of use, however, it is zoning that regulates and sets the rules for the use
of property, lot size, setbacks, building heights, and other site attributes; and

WHEREAS, changes to the official Zoning Map (rezonings) or to Title 21 land use
regulations are separate public processes that include community input; and

WHEREAS, the 2040 Land Use Plan Map is the “blueprint that guides future use,
intensity, and character of growth” and Title 21 Land Use Code is the “action that
carries out the plan by regulating use of property” (2040 LUP, p. 7); and

WHEREAS, the 2040 LUP contends that recent Anchorage trends provide a general
picture of the future population, including:
• Accelerated growth in aging households and smaller households with fewer children.
• Continued evolution into one of the most racially and ethnically diverse communities in the U.S.
• Diverse households and income levels that need more affordable housing options and more transportation choices.
• Talented professionals from all fields that are attracted to Anchorage’s unique setting.
• A growing number of multigenerational families and less transient population (2040 LUP, p. 10); and

WHEREAS, the 2040 LUP anticipates that over the next 25 years, more people will be in “starter home,” moderate income, or downsizing households and that, as a result, people will be looking for smaller, more urban residences with walkable neighborhood amenities nearby; and

WHEREAS, the majority of the 2040 LUP policies support simplifying and streamlining zoning, it is the intent of the Assembly to do so through this ordinance and subsequent implementing legislation which may be known as the HOME Initiative – Housing Opportunities in the Municipality for Everyone; and

WHEREAS, simplifying zoning in support of the 2040 LUP can help address the growing housing demand in Anchorage and provide more affordable housing options for residents while still retaining predictability and continuity with existing neighborhood characteristics; and

WHEREAS, simplifying zoning promotes efficient land use by utilizing existing infrastructure, reducing urban sprawl, and minimizing the need for extensive new infrastructure development; and

[WHEREAS, SIMPLIFYING ZONING CAN CONTRIBUTE TO A MORE WALKABLE AND BIKEABLE COMMUNITY, REDUCING DEPENDENCE ON PRIVATE VEHICLES AND PROMOTING HEALTHIER LIFESTYLES; AND]

WHEREAS, allowing simplified zoning in residential areas can create diverse and vibrant neighborhoods with a greater mix of housing types, promoting social interaction and community cohesion, support public transit systems by providing a larger customer base, making public transportation more economically viable and accessible, enhance access to amenities such as parks, schools, healthcare facilities, and shopping centers, as these amenities can be located closer to where people live, help preserve natural areas and open spaces by minimizing the need for new development on undeveloped land, help reduce the environmental impact associated with suburban sprawl, including carbon emissions from transportation and the loss of natural habitats; and

WHEREAS, allowing for the possibility of more density in residential zoning consistent with the 2040 LUP can encourage the development of mixed-use neighborhoods, where residents have easy access to a variety of services, employment opportunities, and recreational amenities; and
WHEREAS, allowing for the possibility of more density in residential zoning consistent with the 2040 LUP aligns with the goals of creating a more inclusive and equitable city by providing housing options for people of different income levels and lifestyles and can foster a sense of belonging and community pride, as residents have more opportunities to engage with their neighbors and participate in local activities; and

WHEREAS, simplifying residential zoning to allow for predictable development in a streamlined manner is a proactive and forward-thinking approach that supports the long-term growth and sustainability of Anchorage as outlined in the Anchorage 2040 Land Use Plan; and

WHEREAS, the Planning and Zoning Commission is granted specific advisory powers and duties in AMC 21.10.015 regarding the comprehensive plan and Title 21, including to “1. Develop, review and make recommendations to the assembly regarding policies, plans and ordinances to implement the municipal function of planning for the economic, social and land use needs of the community” and “2. Develop, review and make recommendations to the assembly regarding the comprehensive development plan and amendments”; and

WHEREAS, changes to Residential Zoning District types will require additional updates to Title 21, so [THE EFFECTIVE DATE OF ]this ordinance outlines[IS STAGGERED BETWEEN JANUARY 1, 2024 AND JANUARY 1, 2025 TO CREATE] a phased implementation which will allow work on the necessary additional changes within code or the comprehensive plan to conform to and fully implement this ordinance and be enacted before the changes go into effect; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code Chapter 21.04 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.04.010 General provisions.

A. Districts Established; Zoning Map

1. Purpose. The municipality is divided into zoning districts in order to achieve the purposes of this title established in chapter 21.01, which include implementation of the comprehensive plan, and its land use plan map.

2. Zoning districts established. The following zoning districts are established:
21.04.020 Residential districts.

B. STFR: Single and Two Family Residential district:

1. Purpose. The STFR district provides for a variety of low-density urban/suburban residential neighborhoods with gross densities between three and eight dwelling units per acre. Most areas have well-developed infrastructure, public water and sewer, and municipal services.

[C. R-1A: SINGLE-FAMILY RESIDENTIAL (LARGER LOT).

1. PURPOSE. THE R-1A DISTRICT IS INTENDED PRIMARILY FOR DETACHED SINGLE-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FOUR DWELLING UNITS PER ACRE. THE MINIMUM LOT SIZE IS SLIGHTLY LARGER]

R-2A: TWO-FAMILY RESIDENTIAL (LARGER LOT)

R-2D: TWO-FAMILY RESIDENTIAL
THAN THE R-1 DISTRICT. THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE INTENDED TO BE PROVIDED.]

D. Reserved.[R-2A: TWO-FAMILY RESIDENTIAL DISTRICT (LARGER LOT).

1. PURPOSE. THE R-2A DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES BETWEEN FIVE AND SEVEN DWELLING UNITS PER ACRE. THE MINIMUM LOT SIZE IS SLIGHTLY LARGER THAN THE R-2D DISTRICT. THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE INTENDED TO BE PROVIDED.]

E. Reserved.[R-2D: TWO-FAMILY RESIDENTIAL DISTRICT.

1. PURPOSE. THE R-2D DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES BETWEEN FIVE AND EIGHT DWELLING UNITS PER ACRE. THESE AREAS GENERALLY ARE INTENDED TO HAVE WELL-DEVELOPED INFRASTRUCTURE, AND MUNICIPAL SERVICES GENERALLY ARE INTENDED TO BE PROVIDED.]

*** *** ***

(AS 2012-124(S), 2-26-13; AO No. 2015-100, § 1, 10-13-15 ; AO No. 2017-176 , § 3, 1-9-18; AO No. 2019-58 , § 2, 5-7-19; AO 2022-36 , § 2, 4-26-22; AO No. 2022-80(S) , § 1, 11-22-22)

Section 2. Anchorage Municipal Code section 21.05.010E., Table 21.05-1: Table of Allowed Uses is hereby amended as shown in Exhibit A (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 A for amendments to the Table]
Section 3. Anchorage Municipal Code Chapter 21.04 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.04.010 General provisions.

A. Districts Established; Zoning Map

1. Purpose. The municipality is divided into zoning districts in order to achieve the purposes of this title established in chapter 21.01, which include implementation of the comprehensive plan, and its land use plan map.

2. Zoning districts established. The following zoning districts are established:

<table>
<thead>
<tr>
<th>TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED</th>
</tr>
</thead>
<tbody>
<tr>
<td>District Type</td>
</tr>
<tr>
<td>Residential Districts</td>
</tr>
</tbody>
</table>

21.04.020 Residential districts.

C. CMR-L: Compact Mixed Residential -Low [RESERVED].

(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)
1. Purpose. The CMR-L district is intended primarily for residential areas that allow for a variety of single-family, two-family, and multifamily dwellings, with gross densities between five and 15 dwelling units per acre, with 8 or more near Centers or Transit-supportive Development corridors. The CMR-L district provides residential neighborhoods with a greater diversity of housing by allowing a mix of both detached and a variety of attached dwelling types in close proximity to each other, rather than separated into different zoning districts. The CMR-L district is to be located in areas that are accessible to major streets without travel through less-intensive uses and provide a transition from more intense uses or traffic volumes to lower intensity residential areas. The design of new development, such as building scale and setbacks, parking facility size and location, and yard landscaping, should be complementary to the existing neighborhood and mix of dwelling types.

F. Reserved

[R-2M: MIXED RESIDENTIAL DISTRICT.

1. PURPOSE. THE R-2M DISTRICT IS INTENDED PRIMARILY FOR RESIDENTIAL AREAS THAT ALLOW FOR A VARIETY OF SINGLE-FAMILY, TWO-FAMILY, AND MULTIFAMILY DWELLINGS, WITH GROSS DENSITIES BETWEEN FIVE AND 15 DWELLING UNITS PER ACRE. THE R-2M DISTRICT PROVIDES RESIDENTIAL NEIGHBORHOODS WITH A GREATER DIVERSITY OF HOUSING BY ALLOWING A MIX OF BOTH DETACHED AND A VARIETY OF ATTACHED DWELLING TYPES IN CLOSE PROXIMITY TO EACH OTHER, RATHER THAN SEPARATED INTO DIFFERENT ZONING DISTRICTS. THE R-2M DISTRICT IS TO BE LOCATED IN ESTABLISHED OR REDEVELOPING RESIDENTIAL NEIGHBORHOODS OR IS TO CREATE A TRANSITION BETWEEN SINGLE-FAMILY, TWO-FAMILY, AND HIGHER DENSITY MULTIFAMILY AND MIXED-USE AREAS. THE DESIGN OF NEW DEVELOPMENT, SUCH AS BUILDING SCALE AND SETBACKS, PARKING FACILITY SIZE AND LOCATION, AND YARD LANDSCAPING, SHOULD BE COMPLEMENTARY TO THE EXISTING NEIGHBORHOOD AND MIX OF DWELLING TYPES.

2. DISTRICT-SPECIFIC STANDARDS.

a. RESIDENTIAL BUILDINGS SHALL CONTAIN NO MORE THAN EIGHT DWELLING UNITS.

b. THE MAXIMUM LENGTH OF A BUILDING ELEVATION THAT IS TWO AND A HALF STORIES OR MORE IN
HEIGHT AT ANY POINT SHALL BE 150 FEET. OTHERWISE, THE MAXIMUM LENGTH SHALL BE 180 FEET.

c. THE MINIMUM SIDE SETBACK ESTABLISHED IN TABLE 21.06-1 FOR MULTIFAMILY DWELLINGS IN THE R-2M DISTRICT IS REDUCED FROM TEN FEET TO FIVE FEET, PROVIDED THE BUILDING ELEVATION FACING THE SIDE LOT LINE IS:

i. NO MORE THAN 72 FEET IN LENGTH, IN ORDER TO BE COMPATIBLE IN SCALE TO A SINGLE-FAMILY DWELLING OR DUPLEX; OR

ii. NO MORE THAN 48 FEET IN LENGTH WITHOUT A RECESS IN ITS WALL PLANE, SUCH THAT THE REMAINING PORTION OF THE BUILDING ELEVATION HAS A MINIMUM SIDE SETBACK OF AT LEAST 15 FEET, IN ORDER TO APPEAR AS AN ARRANGEMENT OF SMALLER, CONNECTED STRUCTURES WITH BACKYARD SPACE.]

Section 4. Anchorage Municipal Code Chapter 21.04 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.04.010 General provisions.

A. Districts Established; Zoning Map

1. Purpose. The municipality is divided into zoning districts in order to achieve the purposes of this title established in chapter 21.01, which include implementation of the comprehensive plan, and its land use plan map.

2. Zoning districts established. The following zoning districts are established:
### TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED

<table>
<thead>
<tr>
<th>District Type</th>
<th>Abbreviation</th>
<th>District Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential districts</td>
<td><strong>CMR-M[R-3]</strong></td>
<td>Compact Mixed Residential – Medium</td>
</tr>
<tr>
<td></td>
<td>[R-3A]</td>
<td>[RESIDENTIAL MIXED-USE]</td>
</tr>
<tr>
<td></td>
<td><strong>UR-H[R-4]</strong></td>
<td>Urban Residential – High[MULTIFAMILY RESIDENTIAL]</td>
</tr>
<tr>
<td></td>
<td>[R-4A]</td>
<td>[MULTIFAMILY RESIDENTIAL MIXED-USE]</td>
</tr>
<tr>
<td></td>
<td><strong>LLR[R-5]</strong></td>
<td>Large Lot Residential[LOW-DENSITY RESIDENTIAL]</td>
</tr>
<tr>
<td></td>
<td>[R-6]</td>
<td>LOW-DENSITY RESIDENTIAL (1 ACRE)</td>
</tr>
<tr>
<td></td>
<td><strong>R-7</strong></td>
<td>SINGLE-FAMILY RESIDENTIAL (20K)</td>
</tr>
<tr>
<td></td>
<td><strong>R-8</strong></td>
<td>LOW-DENSITY RESIDENTIAL (4 ACRES)</td>
</tr>
<tr>
<td></td>
<td><strong>R-9</strong></td>
<td>LOW-DENSITY RESIDENTIAL (2 ACRES)</td>
</tr>
<tr>
<td></td>
<td><strong>R-10</strong></td>
<td>LOW-DENSITY RESIDENTIAL, ALPINE/SLOPE]</td>
</tr>
</tbody>
</table>

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2017-176 , § 2, 1-9-18; AO No. 2020-38 , § 4, 5-28-20)

#### 21.04.020 Residential districts.

D. **CMR-M: Compact Mixed Residential – Medium**[RESERVED].

1. **Purpose.** The CMR-M district is a multifamily residential district with gross densities between 10 and 30 dwelling units per acre, with 15 or more near Centers or Transit-supportive Development corridors. It is intended primarily for multifamily, apartments, condominiums, and townhouse dwellings characterized by low-rise multistory buildings. It allows a higher percentage of lot coverage than the CMR-L zone, while also maintaining the residential living environment with landscaping.
private/common open spaces, and other amenities for residents. This district provides greater housing opportunities and efficient use of residential land near commercial, community activity centers, town centers, and areas well served by transit.

2. **District-specific standard.** The maximum length of a townhouse-style building elevation shall be 250 feet.

**E. UR-H: Urban Residential – High [RESERVED].**

1. **Purpose.** The UR-H zone provides for urban living opportunities close to major employment centers and contributes to the vitality of city centers by concentrating new housing nearby. It is intended primarily for apartment buildings, condominiums, and townhouses but also allows for compact single and two-family and mixed-density projects, as well as limited ground floor commercial space within residential projects to make efficient use of public infrastructure and lands near city centers.

**F. LLR: Large Lot-Residential [RESERVED].**

1. **Purpose.** The LLR district is intended primarily for single- and two-family residential areas with gross densities of one housing unit or less per gross acre, and up to three dwelling units per acre in areas designated by approved district plans. This district preserves natural vegetation, hillside topography, environmental constraints, and adjacent natural open spaces that contribute to the overall rural character and, where feasible, make use of “conservation subdivisions” that cluster homes to preserve natural features and shared open spaces. The availability of infrastructure and municipal services is varied. Mobile homes on individual lots are allowed in this district.

**[G. R-3: MIXED RESIDENTIAL DISTRICT.**

1. **PURPOSE.** THE R-3 DISTRICT IS A MULTIFAMILY RESIDENTIAL DISTRICT WITH GROSS DENSITIES BETWEEN 15 AND 40 DWELLING UNITS PER ACRE, PROVIDED, HOWEVER, THAT HOUSING ALLOWED IN THE R-1, R-1A, R-2A, AND R-2D ARE A PERMITTED USE. IT IS INTENDED PRIMARILY FOR MULTIFAMILY AND TOWNHOUSE DWELLINGS CHARACTERIZED BY LOW-RISE MULTISTORY BUILDINGS. IT ALLOWS A HIGHER PERCENTAGE OF LOT COVERAGE THAN THE R-2M ZONE, WHILE ALSO MAINTAINING THE RESIDENTIAL LIVING ENVIRONMENT WITH LANDSCAPING, PRIVATE/COMMON OPEN SPACES, AND OTHER AMENITIES FOR RESIDENTS. THIS DISTRICT PROVIDES GREATER HOUSING OPPORTUNITIES AND EFFICIENT USE OF RESIDENTIAL
LAND NEAR COMMERCIAL, COMMUNITY ACTIVITY CENTERS, TOWN CENTERS, AND AREAS WELL SERVED BY TRANSIT.

2. **DISTRICT-SPECIFIC STANDARD.** THE MAXIMUM LENGTH OF A TOWNHOUSE-STYLE BUILDING ELEVATION SHALL BE 250 FEET.

H. **R-3A: RESIDENTIAL MIXED-USE DISTRICT.**

1. **PURPOSE** R-3A DISTRICT IS A MEDIUM DENSITY, MIXED-USE MULTI-FAMILY DISTRICT WITH GROSS DENSITIES BETWEEN 12 AND 30 DWELLING UNITS PER GROSS ACRE. THE R-3A DISTRICT IS PRIMARILY RESIDENTIAL, BUT ALLOWS A VARIETY OF COMPATIBLE COMMERCIAL, RETAIL, SERVICES, OR OFFICE USES, AS IDENTIFIED IN TABLE 21.05-1. TO MAINTAIN AND PROVIDE DESIRED HOUSING DENSITIES WITH THE ADDITION OF OTHER USES, THE R-3A DISTRICT ALLOWS GREATER BUILDING HEIGHTS AND GREATER LOT COVERAGE THAN THE R-3 DISTRICT, BASED ON SITE-SPECIFIC CRITERIA, WHILE MAINTAINING A RESIDENTIAL LIVING ENVIRONMENT WITH COMMON OPEN SPACE, LANDSCAPING, AND OTHER FEATURES THAT BENEFIT RESIDENTS AND THE COMMUNITY. THE R-3A DISTRICT IS TYPICALLY LOCATED NEAR DESIGNATED CITY, REGIONAL, AND TOWN CENTERS. THE COMMERCIAL ASPECTS OF THIS MIXED-USE DISTRICT ARE INTENDED TO SERVE LOCAL NEIGHBORHOOD NEEDS AND PROMOTE PEDESTRIAN ACCESS TO SUPPORT LOCAL SHOPPING.

2. **DISTRICT-SPECIFIC STANDARDS.**

a. **ALLOWED COMMERCIAL USES.** THE R-3A DISTRICT ALLOWS A MAXIMUM OF 33 PERCENT OF GROSS FLOOR AREA ON THE DEVELOPMENT SITE TO BE DEDICATED TO NON-RESIDENTIAL USES SUCH AS COMMERCIAL DEVELOPMENT. ALLOWED COMMERCIAL USES ARE IDENTIFIED IN TABLE 21.05-1. COMMERCIAL USES MAY BE LOCATED IN THE SAME BUILDING AS RESIDENTIAL DEVELOPMENT OR MAY BE HOUSED IN A SEPARATE BUILDING FROM RESIDENTIAL UNITS.

b. **MINIMUM RESIDENTIAL DENSITY.** THE DEVELOPMENT SHALL BE BUILT TO A NET DENSITY OF AT LEAST 15 DWELLING UNITS PER ACRE.

c. **TIMING OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT.** AT ANY PHASE OF THE
DEVELOPMENT, THE NON-RESIDENTIAL PORTION OF THE DEVELOPMENT SHALL NOT RECEIVE A CERTIFICATE OF OCCUPANCY OR CONDITIONAL CERTIFICATE OF OCCUPANCY UNTIL THE PROPORTIONATE SHARE OF RESIDENTIAL UNITS THAT MEET THE REQUIREMENTS OF SUBSECTIONS 2.A. AND 2.B. ABOVE HAVE RECEIVED A CERTIFICATE OF OCCUPANCY OR CONDITIONAL CERTIFICATE OF OCCUPANCY.

d. **MIXED-USE DEVELOPMENT STANDARDS.**

**PURPOSE:** THE R-3A DISTRICT IS INTENDED TO CREATE A MIXED-USE NEIGHBORHOOD DEVELOPMENT, WITH BUILDINGS ADDRESSING A "COMPLETE STREET" PEDESTRIAN ENVIRONMENT WITH SHOPS, ENTRANCES, AND WINDOWS. NON-RESIDENTIAL USES SHOULD BE LOCATED ALONG THE STREET FRONTAGE AND AWAY FROM PROPERTY LINES THAT ABUT LOWER DENSITY RESIDENTIAL AREAS.

i. **BUILDING PLACEMENT RELATIVE TO THE STREET.** NON-RESIDENTIAL USE SHALL NOT BE SEPARATED FROM ABUTTING STREET ROWS BY PARKING LOTS THAT ARE WIDER THAN ONE PARKING BAY, OR 90 FEET OF TOTAL DISTANCE. WHERE FACING A STREET DESIGNATED IN THE COMPREHENSIVE PLAN AS MAIN STREET, MIXED-USE STREET, OR TRANSIT STREET TYPOLOGY, AT LEAST ONE-THIRD OF THE LENGTH OF THE STREET-FACING COMMERCIAL BUILDING ELEVATION SHALL HAVE A MAXIMUM SETBACK OF 40 FEET, IN COMPLIANCE WITH THE ILLUSTRATED MAXIMUM SETBACK PROVISIONS OF SUBSECTION 21.06.030C.5. THE MAXIMUM SETBACK MAY BE INCREASED TO 60 FEET AS PROVIDED IN SUBSECTION 21.06.030C.5.C. OF THE MAXIMUM SETBACK PROVISIONS. SITES THAT FRONT ON MORE THAN ONE FRONTAGE ARE REQUIRED TO MEET THESE STANDARDS ON AT LEAST ONE STREET, AS ESTABLISHED ON SUBSECTION 21.06.030C.5.A.II., EXCEPT THAT A SECOND STREET FRONTAGE SHALL EITHER MEET THE MAXIMUM SETBACK OR INCORPORATE PRIMARY PEDESTRIAN WALKWAYS CONNECTING TO OFF-SITE DESTINATIONS.
ii. **STREET-FACING WINDOWS AND ENTRIES.**
Visual access windows or primary entrances shall comprise at least 15 percent of the non-residential wall area of the street-facing elevation. If there is more than one street frontage or building on the site, the street-facing wall areas may be combined for the purpose of this calculation. Buildings façade walls more than 150 feet away from the facing-street row are exempt from this calculation. The following additional standards apply to this calculation on the ground floor:

(A) Qualifying windows shall be no more than four feet above finished grade.

(B) No single blank wall section between qualifying windows or entries on the longest building elevation shall be more than two-thirds of the total length of that elevation.

iii. **VISIBLE PRIMARY ENTRANCES.**

(A) Developments with non-residential uses shall provide at least one primary entrance that is connected by a walkway of 90 feet or less to the street row. The walkway shall meet the standards of primary pedestrian walkway if the walkway is more than 45 feet long.

(B) The primary entrance in subsection III.(A) above shall be accentuated by at least one of the following menu choices:

(1) Portico, overhang, canopy, or similar permanent feature projecting from the wall;
(2) RECESSED AND/OR PROJECTED ENTRANCE WALL PLANE;

(3) ARCHES, PEAKED ROOF FORMS, TERRACING PARAPETS, OR OTHER CHANGE OF BUILDING ROOFLINE;

(4) CHANGES IN SIDING MATERIAL, OR DETAIL FEATURES SUCH AS TILEWORK, TO SIGNIFY THE ENTRANCE; OR

(5) ENTRANCE PLAZA, PATIO, OR SIMILAR COMMON PRIVATE SPACE.

iv. STREET-FACING STRUCTURED PARKING. STRUCTURED PARKING IS SUBJECT TO SUBSECTION 21.07.090M.3.

v. OUTDOOR COMMERCIAL OPERATIONS. ALL COMMERCIAL AND NON-RESIDENTIAL USES SHALL BE CONDUCTED ENTIRELY WITHIN AN ENCLOSED BUILDING CONCEPT EXCEPT FOR PARKING AND LOADING FACILITIES AND RESTAURANT SEATING.

vi. MAINTAINING RESIDENTIAL CHARACTER. ALL FLOOR AREA DEDICATED TO HEIGHT INCREASES IN THE DEVELOPMENT BEYOND 40 FEET SHALL BE RESIDENTIAL.

e. ENHANCED SIDEWALK OPTION. AN ENHANCED SIDEWALK ENVIRONMENT MAY BE PROVIDED IN LIEU OF REQUIRED SIDEWALKS AND SITE PERIMETER LANDSCAPING, AS PROVIDED IN SUBSECTION 21.07.060F.17.

f. BUILDING HEIGHT INCREASES. BUILDING HEIGHT INCREASES MAY EXCEED THE MAXIMUM HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO A MAXIMUM HEIGHT OF 70 FEET NOT TO EXCEED SIX STORIES THROUGH THE FOLLOWING BonUSES. These PROVIDE FOR AN INCREMENTAL INCREASE IN HEIGHT IN EXCHANGE FOR FEATURES DEEMED OF BENEFIT TO THE COMMUNITY. HEIGHT INCREASES ARE SUBJECT TO THE R-3A DISTRICT BUILDING BULK AND TRANSITION STANDARDS OF SUBSECTION H. BELOW TO MITIGATE IMPACTS ON SURROUNDING PROPERTIES AND SUPPORT
NEIGHBORHOOD COMPATIBILITY. THE MAXIMUM BUILDING HEIGHT POSSIBLE SHALL BE LIMITED TO 50 FEET NOT TO EXCEED FOUR STORIES ON SITES SMALLER THAN TWO ACRES. AN INCREASE IN HEIGHT MAY BE ACHIEVED THROUGH THE USE OF ONE OR MORE OF THE FOLLOWING CHOICES:

i. **INCREASED HOUSING DENSITY.** One story of additional height is allowed where the housing density of the development site is at least 30 dwelling units per net acre.

ii. **BELOW-GRADE PARKING.** One story of additional height is allowed where at least one-third of the parking spaces of the development site are in a covered below-grade parking level. Another story of additional height is allowed where at least two-thirds of the parking spaces of the development site are in a covered below-grade parking level.

iii. **AFFORDABLE HOUSING UNITS.** One story of additional height is allowed where at least ten percent of the dwellings are affordable rental housing units consistent with the standards of subsection 21.07.110G., AFFORDABLE HOUSING.

iv. **HABITABLE FLOOR AREA WRAPPING PARKING GARAGES.** One story of additional height is allowed where the development features habitable floor area wrapped around a parking structure. The gross floor area of the wrap portion of the building shall be equal to at least half the gross floor area of additional height gained through this feature.

v. **ADDITIONAL/HIGH-QUALITY OPEN SPACE.** One story of additional height is allowed where additional ground-level open space not to be used for snow storage and that meets the standards for high quality spaces in subsection 21.07.030D.4. is provided.
THE OPEN SPACE SHALL BE IN ADDITION TO ANY OPEN SPACE OTHERWISE REQUIRED BY THIS TITLE, AND ITS AREA SHALL BE EQUAL TO OR GREATER THAN HALF THE GROSS FLOOR AREA OF ADDITIONAL HEIGHT GAINED THROUGH THIS FEATURE.

vi. TRANSITIONS IN BUILDING SCALE OR HOUSING TYPE. ONE STORY OF ADDITIONAL HEIGHT IS ALLOWED WHERE THE DEVELOPMENT PROVIDES A TRANSITION IN BUILDING FORM AND SCALE OR HOUSING TYPE DOWN TO ADJACENT PROPERTIES IN LOWER DENSITY RESIDENTIAL ZONING DISTRICTS ALONG THE ENTIRE LENGTH OF AT LEAST ONE PROPERTY LINE OF THE DEVELOPMENT.


g. NEIGHBORHOOD PROTECTIONS. IN ORDER FOR NEW DEVELOPMENTS IN THIS DISTRICT TO MAINTAIN COMPATIBILITY WITH ADJACENT RESIDENTIAL AREAS, THE FOLLOWING STANDARDS APPLY:

i. HEIGHT/BULK TRANSITIONS. BUILDINGS ARE SUBJECT TO THE HEIGHT TRANSITIONS FOR NEIGHBORHOOD COMPATIBILITY IN SUBSECTION 21.06.030D.8.

ii. NORTHERN CLIMATE WEATHER PROTECTION AND SUNLIGHT. BUILDINGS TALLER THAN 40 FEET SHALL NOT CAST SHADOWS ON RESIDENTIAL PROPERTIES, DEDICATED NEIGHBORHOOD USE PARKS, OR SCHOOL PROPERTIES BETWEEN 9:00 A.M. AND 3:00 P.M., SOLAR TIME ON THE
MARCH/SEPTEMBER 21 EQUINOXES.
PROPOSED BUILDINGS THAT WOULD CAST
SHADOWS ON PROPERTIES IN AN R-1 OR R-
2 DISTRICT BETWEEN 9:00 A.M. AND 3:00
P.M., SOLAR TIME FROM SEPTEMBER 21 TO
OCTOBER 21, SHALL BE SUBJECT TO MAJOR
SITE PLAN REVIEW PROCESS TO MITIGATE
SUCH SHADOW IMPACTS.

iii. **BUILDING HEIGHT INCREASES.** BUILDING
HEIGHT INCREASES AS PROVIDED FOR IN
SUBSECTION G. ABOVE SHALL BE SUBJECT
TO ADMINISTRATIVE SITE PLAN REVIEW
UNLESS A MAJOR SITE PLAN REVIEW IS
REQUIRED BY OTHER PROVISIONS.
NEIGHBORHOOD PROTECTION STANDARDS
IN SECTION 21.07.070 APPLY AS APPROVAL
CRITERIA. IN CASES WHERE LONG-
DISTANCE VIEWS FROM ABUTTING
STREETS OR RESIDENTIAL PROPERTIES TO
THE MOUNTAINS, THE INLET, NEARBY
LAKES, OR BOGS ARE IMPACTED BY
PROPOSED CONSTRUCTION OVER 40 FEET
IN HEIGHT, THE IMPORTANCE OF THE VIEW
AND THE NUMBER OF PROPERTIES
IMPACTED MAY BE CONSIDERED BY THE
DECISION-MAKING BODY IN ESTABLISHING
THE ALLOWED BUILDING HEIGHT.

iv. **SCALE, PROPORTION, AND DAYLIGHTING
OF STREET CANYON.** UPPER-FLOOR
PORTIONS OF THE STRUCTURE SHALL BE
SET BACK AN ADDITIONAL FOOT FROM THE
STREET BEYOND THE MINIMUM 10-FOOT
SETBACK OF THE DISTRICT, FOR EACH
FOOT IN BUILDING HEIGHT ABOVE 40 FEET.

v. **UPPER STORY SIZE/WIDTH LIMITS.**
PORTIONS OF STRUCTURES GAINED
THROUGH AN INCREASE IN ALLOWED
HEIGHT ABOVE A HEIGHT OF 40 FEET ARE
LIMITED TO A MAXIMUM FAÇADE WIDTH OF
130 FEET. THE AVERAGE GROSS FLOOR
AREA OF ALL STORIES ABOVE 40 FEET IN
HEIGHT SHALL BE LIMITED TO 12,000
SQUARE FEET. FOR EACH OF THE FOURTH
THROUGH SIXTH STORIES, THE TOTAL
GROSS FLOOR AREA OF THE FLOOR
PLATES(S) OF THE BUILDING(S) ON THE SITE
IS LIMITED TO A MAXIMUM OF 25 PERCENT
OF THE LOT AREA.
vi. **MAXIMUM BUILDING LENGTH.** THE MAXIMUM LENGTH OF A TOWNHOUSE-STYLE BUILDING ELEVATION SHALL BE 250 FEET.

vii. **COMMERCIAL GROSS FLOOR AREA LIMITATIONS.** THE GROSS FLOOR AREA OF EACH ALLOWED USE IN THE COMMERCIAL USE CATEGORY, EXCEPT FOR GROCERY OR FOOD STORE, IS LIMITED TO 10,000 SQUARE FEET PER USE, WITHOUT ANY REVIEW BEYOND THAT REQUIRED BY TABLE 21.05-1. GROSS FLOOR AREA OF MORE THAN 10,000 SQUARE FEET FOR ALLOWED COMMERCIAL USES EXCEPTING GROCERY OR FOOD STORES MAY BE REQUESTED THROUGH THE CONDITIONAL USE PROCEDURE. THE MAXIMUM GROSS FLOOR AREA OF A GROCERY OR FOOD STORE IS 20,000 SQUARE FEET, WITHOUT ANY REVIEW BEYOND THAT REQUIRED BY TABLE 21.05-1.

3. **DISTRICT LOCATION REQUIREMENTS.**

a. **PURPOSE.** IT IS ESSENTIAL THAT THIS DISTRICT BE LIMITED IN EXTENT TO PARTICULAR LOCATIONS THAT CAN ACCOMMODATE RESIDENTIAL GROWTH WITH MINIMAL IMPACTS TO THE CHARACTER OF SURROUNDING RESIDENTIAL NEIGHBORHOODS. AREAS IN THIS DISTRICT SHOULD ALSO INCLUDE ADEQUATE AND COMPLETE STREETS, PUBLIC TRANSIT, WATER, SEWER, ELECTRIC, PARKS AND OPEN SPACE INFRASTRUCTURE.

b. **REQUIREMENTS.** THE MINIMUM CONTIGUOUS AREA FOR AN R-3A DISTRICT SHALL BE 21,000 SQUARE FEET OR GREATER. IN ADDITION TO MEETING THE GENERAL REZONING APPROVAL CRITERIA, THE NEW OR ENLARGED R-3A DISTRICTS SHALL:

i. LOCATE IN AN AREA DESIGNATED IN THE COMPREHENSIVE PLAN, LAND USE PLAN MAP, WHERE THE GROWTH-SUPPORTING FEATURE FOR RESIDENTIAL MIXED-USE DEVELOPMENT OVERLAYS THE COMPACT MIXED RESIDENTIAL-MEDIUM, TOWN CENTER, OR MAIN STREET CORRIDOR DESIGNATION, OR A CORRESPONDING
DESIGNATION IN A NEIGHBORHOOD OR DISTRICT PLAN; AND

ii. BE ADJACENT TO ONE OF THE FOLLOWING LAND USE DESIGNATIONS OR STREET CLASSIFICATIONS IDENTIFIED IN THE COMPREHENSIVE PLAN:

(A) CITY CENTER;

(B) REGIONAL CENTER;

(C) TOWN CENTER;

(D) MAIN STREET CORRIDOR;

(E) ONE-QUARTER MILE OF A TRANSIT ROUTE STREET ROW OF A DESIGNATED TRANSIT-SUPPORTIVE DEVELOPMENT CORRIDOR; OR

(F) INTERSECTION OF AN ARTERIAL STREET AND ANOTHER STREET CLASSIFIED IN THE OFFICIAL STREETS AND HIGHWAYS PLAN AS A COLLECTOR OR GREATER, WITH PUBLIC TRANSIT ON BOTH STREETS.]

I. **R-4: MULTIFAMILY RESIDENTIAL DISTRICT.**

1. **PURPOSE.** THE R-4 DISTRICT IS A MULTIFAMILY MEDIUM TO HIGH DENSITY RESIDENTIAL DISTRICT. IT IS INTENDED PRIMARILY FOR MULTIFAMILY AND MULTI-STORY RESIDENTIAL BUILDINGS, BUT ALSO ALLOWS SINGLE-FAMILY, DUPLEX, AND TOWNHOUSE RESIDENTIAL DEVELOPMENT. FOR MULTI-STORY BUILDINGS, THE MAXIMUM SIZE OF BUILDINGS AND INTENSITY OF USE IS REGULATED BY FLOOR AREA RATIO (FAR) AND OTHER SITE DEVELOPMENT STANDARDS. MULTI-STORY DEVELOPMENT IS INTENDED TO BE APPLIED IN AREAS WELL SERVED BY TRANSIT AND/OR ARTERIAL STREETS, AND BY SUPPORTIVE COMMERCIAL SERVICES NEAR THE MAJOR COMMERCIAL AND EMPLOYMENT CENTERS IN DOWNTOWN AND MIDTOWN. ALTHOUGH SOME COMMERCIAL DEVELOPMENT IS ALLOWED WITHIN A RESIDENTIAL DEVELOPMENT, THE DISTRICT IS INTENDED TO BE PRIMARILY RESIDENTIAL. FOR MULTI-STORY BUILDINGS, DEVELOPMENT IS INTENDED TO BE ORIENTED TO THE SIDEWALK WITH WINDOWS,
ENTRANCES, AND WALKWAYS TO PROVIDE STRONG PEDESTRIAN CONNECTIONS TO NEARBY SERVICES.

2. DISTRICT-SPECIFIC STANDARDS.

a. ALLOWED COMMERCIAL USES. THE COMMERCIAL USES LISTED BELOW ARE ALLOWED THROUGH THE APPROVAL PROCESS SHOWN IN TABLE 21.05-1, SHALL ONLY BE DEVELOPED IN CONJUNCTION WITH MULTIFAMILY OR MIXED USE DWELLINGS, AND ARE LIMITED TO FIVE PERCENT OF THE GROSS FLOOR AREA OF THE DEVELOPMENT ON A SITE, OR 1,500 SQUARE FEET, WHICHEVER IS LESS.

i. FITNESS AND RECREATIONAL SPORTS CENTER;

ii. RESTAURANT;

iii. CONVENIENCE STORE;

iv. GROCERY OR FOOD STORE.

b. ALCOHOL SALES PROHIBITED. SPECIAL LAND USE PERMITS FOR ALCOHOL SHALL NOT BE AUTHORIZED FOR USES IN THE R-4 DISTRICT.

c. FLOOR AREA RATIO (FAR). THE MAXIMUM FLOOR AREA RATIO (FAR) IN THE R-4 DISTRICT IS 1.0, BUT MAY BE INCREASED THROUGH THE BONUS PROVISIONS IN SUBSECTION 21.04.020I.2.D. BELOW.

d. BUILDING HEIGHT INCREASE. BUILDINGS IN THE R-4 DISTRICT MAY EXCEED THE MAXIMUM HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO A MAXIMUM TOTAL HEIGHT OF 70 FEET (OR SLIGHTLY MORE—SEE SUBSECTION 21.06.030D.7., HEIGHT ADJUSTMENTS), SUBJECT TO ALL OF THE FOLLOWING REQUIREMENTS TO ENCOURAGE THE PROVISION OF LIGHT AND AIR AT THE GROUND LEVEL, AND ACTIVE USES ON THE GROUND FLOOR FACING THE STREET:

i. THE DEVELOPMENT SHALL PARTICIPATE IN THE FAR INCENTIVES PROVIDED IN SUBSECTION 21.04.020I.2.C. BELOW;

ii. THE GROUND FLOOR OF THE BUILDING SHALL BE RESIDENTIAL OR OTHER
PERMITTED NONPARKING USE, FOR AT LEAST 24 FEET OF DEPTH FACING THE STREET FOR THE FULL LENGTH OF THE STREET FACING BUILDING ELEVATION, EXCEPT FOR VEHICLE ENTRANCES AND EXITS. WHERE THE SITE HAS TWO OR MORE FRONTAGES, THE STANDARD SHALL BE MET ON AT LEAST ONE FRONTAGE. THE DIRECTOR MAY WAIVE THIS REQUIREMENT ON ARTERIALS OR GREATER CLASSIFICATION STREETS;

iii. THE HEIGHT INCREASE SHALL ADHERE TO THE HEIGHT TRANSITIONS PROVISIONS OF SUBSECTION 21.06.030D.8.; AND

iv. DEVELOPMENT REQUESTING THE HEIGHT INCREASE SHALL BE SUBJECT TO ADMINISTRATIVE SITE PLAN REVIEW, UNLESS A HIGHER LEVEL OF REVIEW IS ALREADY REQUIRED.

e. MAXIMUM BUILDING LENGTH. THE MAXIMUM LENGTH OF A TOWNHOUSE-STYLE BUILDING ELEVATION SHALL BE 300 FEET.

J. R-4A: MULTIFAMILY RESIDENTIAL MIXED-USE DISTRICT.

1. PURPOSE. THE R-4A DISTRICT IS A PRIMARILY RESIDENTIAL DISTRICT INTENDED FOR HIGH-DENSITY MULTIFAMILY DWELLINGS, WITH GROSS DENSITIES INTENDED TO BE GREATER THAN 35 DWELLING UNITS PER ACRE. COMMERCIAL RETAIL, SERVICES, AND OFFICE USES ARE ALSO ALLOWED IN COMBINATION WITH HOUSING TO CREATE A TRULY MIXED-USE NEIGHBORHOOD ENVIRONMENT, ALTHOUGH A MAJORITY OF THE GROSS FLOOR AREA OF THE DEVELOPMENT SHALL BE A RESIDENTIAL USE. THIS DISTRICT IS TO BE APPLIED IN AREAS NEAR DOWNTOWN AND MIDTOWN, IN ORDER TO PROVIDE HOUSING DENSITIES WHICH SUPPORT THESE CITY CENTERS, EFFICIENT USE OF RESIDENTIAL LAND, AND RESIDENTIAL LIVING OPPORTUNITIES NEAR EMPLOYMENT AND SERVICES. BY PROVIDING THE FLEXIBILITY FOR INTEGRATED MIXED-USE SITE DEVELOPMENT, THE R-4A DISTRICT FACILITATES REINVESTMENT AND REVITALIZATION WITHIN AREAS IN TRANSITION. NEW MIXED-USE DEVELOPMENT SHOULD FACILITATE STRONG PEDESTRIAN AND BICYCLE CONNECTIONS WITH NEARBY NEIGHBORHOODS AND CITY CENTERS.
2. **DISTRICT-SPECIFIC STANDARDS.**

   a. **MIXED-USE DEVELOPMENT STANDARDS.**

   Development in the R-4A District shall comply with the mixed-use development standards in subsections 21.04.030G.6. and 21.04.030G.7. regarding enhanced sidewalk option and building placement and orientation.

   b. **MAINTAINING RESIDENTIAL CHARACTER.**

   Development shall be primarily residential. The following standards and exceptions apply:

   i. Non-residential uses allowed in the R-4A District shall be mixed with residential according to the provisions that follow. (The uses "park, public or private," "community garden," "utility substation," telecommunications towers, "parking lot, principal use," and "parking structure, principal use" are exempt from the mixed-use requirement.)

   (A) If residential uses occupy at least 90 percent of the gross floor area depicted on a site plan, no review beyond that required by Table 21.05-1 is required.

   (B) A major site plan review is required for non-residential uses proposed to occupy greater than ten and less than or equal to 20 percent of the gross floor area of the development as depicted on a site plan.

   (C) A conditional use permit is required for non-residential uses proposed to occupy greater than 20 and less than or equal to 49 percent of the gross floor area of the
DEVELOPMENT AS DEPICTED ON A SITE PLAN.

(D) MAJOR SITE PLAN REVIEWS OR CONDITIONAL USE REVIEWS UNDER SUBSECTIONS B.I.(B). AND B.I.(C). SHALL MEET THE FOLLOWING CRITERIA. THIS SHALL BE IN ADDITION TO THE GENERAL SITE PLAN APPROVAL CRITERIA (SUBSECTION 21.03.180F.) AND CONDITIONAL USE APPROVAL CRITERIA (SUBSECTION 21.03.080D.).

(1) THE DEVELOPMENT SHALL RESULT IN A NET INCREASE IN DWELLING UNITS OVER PRE-DEVELOPMENT DENSITY, OR SHALL BE AT LEAST 20 DWELLING UNITS PER ACRE, WHICHEVER IS GREATER. THE TOTAL GROSS FLOOR AREA OF HOUSEHOLD LIVING USES SHALL BE EQUAL TO OR GREATER THAN ANY PRIOR RESIDENTIAL DEVELOPMENT.

(2) STIPULATIONS MAY BE IMPOSED RELATING TO BUILDING DESIGN, TRAFFIC, PRIVACY, FLOOR AREA RESTRICTIONS, RESTRICTIONS AGAINST COMMERCIAL ABOVE THE GROUND FLOOR, AND OTHER CONDITIONS NECESSARY TO MAINTAIN A RESIDENTIAL CHARACTER AND COMPATIBILITY WITH ADJACENT RESIDENTIAL DISTRICTS.

ii. THE NON-RESIDENTIAL PORTION OF THE DEVELOPMENT SHALL NOT BE GIVEN A CERTIFICATE OF ZONING COMPLIANCE OR A CONDITIONAL CERTIFICATE OF ZONING COMPLIANCE UNTIL ALL OF THE RESIDENTIAL PORTION OF THE DEVELOPMENT IS GIVEN A CERTIFICATE OF ZONING COMPLIANCE.
iii. GROUND FLOOR BUILDING FACADES FACING AND WITHIN 100 FEET OF PUBLIC STREETS, PRIMARY CIRCULATION DRIVES, OR PRIMARY PEDESTRIAN WALKWAYS SHALL MEET THE FOLLOWING WINDOW STANDARDS ON THOSE FACADES:

(A) NON-RESIDENTIAL USES: AT LEAST 50 PERCENT OF THE LENGTH AND 25 PERCENT OF THE AREA OF GROUND-LEVEL WALLS SHALL BE WINDOWS PROVIDING VISUAL ACCESS TO THE INTERIOR OF THE BUILDING.

(B) RESIDENTIAL USES: AT LEAST 25 PERCENT OF THE LENGTH AND 12 PERCENT OF THE AREA OF GROUND-LEVEL WALLS SHALL BE WINDOWS.

(C) ALL USES: BLANK WALLS SHALL NOT EXCEED 30 FEET IN LENGTH.

iv. ALL COMMERCIAL USES SHALL BE CONDUCTED ENTIRELY WITHIN A COMPLETELY ENCLOSED BUILDING EXCEPT FOR PARKING AND LOADING FACILITIES AND OUTDOOR RESTAURANT SEATING. OUTDOOR STORAGE OF GOODS ACCESSORY TO A COMMERCIAL USE IS PROHIBITED.

c. FLOOR AREA RATIO (FAR) INCENTIVES FOR THE R-4 AND R-4A DISTRICTS. THE MAXIMUM FLOOR AREA RATIO (FAR) WITHIN THE R-4 AND R-4A DISTRICTS IS 1.5 AND 2.0 FAR RESPECTIVELY, BUT MAY BE INCREASED UP TO A MAXIMUM TOTAL FAR OF 2.0 IN THE R-4 DISTRICT AND 3.0 IN THE R-4A DISTRICT THROUGH THE FOLLOWING BONUS PROVISIONS, SUBJECT TO SECTION 21.06.030E. THESE INCENTIVES PROVIDE FOR AN INCREMENTAL INCREASE IN THE FLOOR AREA OF A DEVELOPMENT IN EXCHANGE FOR INCREMENTAL INCREASES IN ANY OF THE FOLLOWING SPECIAL FEATURES DEEMED OF BENEFIT TO THE COMMUNITY. INCREASES IN THE FAR MAY BE ACHIEVED THROUGH THE USE OF ONE OR MORE OF THE FOLLOWING:

i. BONUS FOR OPEN SPACE. ONE SQUARE FOOT OF ADDITIONAL FLOOR AREA IS ALLOWED PER SQUARE FOOT OF

ii. **BONUS FOR BELOW GRADE PARKING.** TWO SQUARE FEET OF ADDITIONAL FLOOR AREA IS ALLOWED PER GROSS SQUARE FOOT OF COVERED BELOW GRADE PARKING FLOOR AREA, UP TO A MAXIMUM INCREASE OF 1.0 FAR. THE FLOOR AREA BONUS INCREASES TO THREE SQUARE FEET ON THE SECOND PARKING LEVEL BELOW GRADE.

iii. **BONUS FOR AFFORDABLE HOUSING.** THREE SQUARE FEET OF ADDITIONAL FLOOR AREA IS ALLOWED PER SQUARE FOOT OF AFFORDABLE HOUSING UNIT FLOOR AREA, UP TO A MAXIMUM INCREASE OF 0.5 FAR. THE AFFORDABLE HOUSING UNITS SHALL BE CONSISTENT WITH THE STANDARDS OF SUBSECTION 21.07.110H., AFFORDABLE HOUSING.


v. **BONUS FOR UPPER LEVEL SETBACKS/STEP BACKS FOR SUNLIGHT ACCESS.** A FLOOR AREA BONUS IS ALLOWED EQUAL TO ONE-THIRD OF THE SUM OF STEP BACK AREAS ON EACH UPPER FLOOR WHERE THE STEP BACK IS AT LEAST 16 FEET FROM THE FACE OF THE BUILDING AT THE FLOOR IMMEDIATELY BELOW, SUCH THAT THE FLOOR'S EXISTENCE DOES NOT INCREASE THE AMOUNT OF SHADOWING ON SURROUNDING RESIDENCES, PRIVATE OPEN SPACES, SIDEWALKS, SCHOOLS, OR PARKS ON MARCH/SEPTEMBER 21, FROM 9:00 A.M. TO 3:00 P.M. SOLAR TIME.
vi. **BONUS FOR AMBIENT DAYLIGHT FOR RESIDENCES.** A FLOOR AREA BONUS EQUAL TO TEN PERCENT OF THE LOT AREA (0.10 FAR) BUT NOT TO EXCEED 4,000 SQUARE FEET IS ALLOWED FOR PRESERVATION OF DAYLIGHT FOR ALL DWELLINGS IN THE DEVELOPMENT AND FACING THE DEVELOPMENT, USING THE STANDARDS OF SUBSECTION 21.07.110C.8.H.

vii. **BONUS FOR PEDESTRIAN-INTERACTIVE USE.** THREE SQUARE FEET OF ADDITIONAL FLOOR AREA IS ALLOWED PER EACH SQUARE FOOT OF GROUND-FLOOR SPACE WHICH IS TO BE OCCUPIED BY A PEDESTRIAN-INTERACTIVE USE THAT MEETS THE STANDARDS OF SUBSECTION 21.07.060F.16.

d. **BUILDING HEIGHT INCREASE.** BUILDINGS IN THE R-4A DISTRICT MAY EXCEED THE MAXIMUM HEIGHT ESTABLISHED IN TABLE 21.06-1, UP TO A MAXIMUM TOTAL HEIGHT OF 90 FEET, SUBJECT TO ALL OF THE FOLLOWING CONDITIONS. THESE CONDITIONS ENCOURAGE SLENDER TOWERS WITH CONDENSED FLOOR PLATES, LIGHT AND AIR AT THE PEDESTRIAN LEVEL, AND ACTIVE USES ON THE GROUND FLOOR FACING THE STREET:

i. THE DEVELOPMENT SHALL PARTICIPATE IN THE FAR INCENTIVES PROVIDED FOR THE R-4A DISTRICT IN SUBSECTION 21.04.020I.2.C. ABOVE;

ii. THE GROUND FLOOR OF THE BUILDING SHALL BE RESIDENTIAL OR OTHER PERMITTED NON-PARKING USE FOR AT LEAST 25 FEET OF DEPTH FACING THE STREET FOR THE FULL LENGTH OF THE BUILDING, EXCEPT FOR VEHICLE ENTRANCES AND EXITS. WHERE THE SITE HAS TWO OR MORE FRONTAGES, THE STANDARD SHALL BE MET ON TWO FRONTAGES;

iii. ALL FLOOR AREA PROVIDED BY THE HEIGHT INCREASE SHALL BE FOR RESIDENTIAL USES;
iv. THE HEIGHT INCREASE SHALL ADHERE TO THE HEIGHT TRANSITIONS OF SUBSECTION 21.06.030D.8.;

v. THE HEIGHT INCREASE SHALL ADHERE TO THE APPLICABLE DESIGN STANDARDS FOR TALL BUILDINGS IN SUBSECTION 21.07.120C.; AND

vi. UNLESS A MAJOR SITE PLAN REVIEW OR A CONDITIONAL USE IS REQUIRED BY OTHER PARTS OF THIS SECTION, ALL DEVELOPMENTS REQUESTING THE HEIGHT INCREASE SHALL BE SUBJECT TO ADMINISTRATIVE SITE PLAN REVIEW.

3. **DISTRICT LOCATION REQUIREMENT.** IT IS ESSENTIAL THAT THIS DISTRICT BE LIMITED IN EXTENT TO PARTICULAR STRATEGIC LOCATIONS. THE SUBJECT PROPERTY SHALL BE:

   a. IN AN AREA DESIGNATED IN THE COMPREHENSIVE PLAN FOR RESIDENTIAL CITY CENTER INTENSITY OR REDEVELOPMENT/MIXED-USE, OR SIMILAR DESIGNATION IN A NEIGHBORHOOD OR DISTRICT PLAN; AND

   b. ADJACENT TO OR WITHIN A DESIGNATED MAJOR EMPLOYMENT CENTER OR MAJOR CITY CENTER, OR ON A DESIGNATED TRANSIT SUPPORTIVE DEVELOPMENT CORRIDOR OR TRANSIT ROUTE WITH 15-MINUTE BUS SERVICE HEADWAYS; AND

   c. CONCENTRATED AS A NODE NEAR THE INTERSECTION OF AN ARTERIAL STREET AND ANOTHER STREET OF COLLECTOR CLASSIFICATION OR GREATER, IN A COMPACT FORM LIMITED IN EXTENT TO NO MORE THAN A QUARTER MILE BETWEEN ANY TWO POINTS ON THE DISTRICT BOUNDARY, UNLESS SPECIFICALLY DESIGNATED OTHERWISE IN AN ADOPTED NEIGHBORHOOD OR DISTRICT PLAN.

K. **R-5: LOW DENSITY RESIDENTIAL DISTRICT.**

1. **PURPOSE.** THE R-5 DISTRICT IS INTENDED PRIMARILY FOR SINGLE- AND TWO-FAMILY RESIDENTIAL AREAS WITH GROSS DENSITIES UP TO FIVE DWELLING UNITS PER ACRE. MOBILE HOMES ON INDIVIDUAL lots ARE ALLOWED IN THIS DISTRICT.
L. **R-6: LOW-DENSITY RESIDENTIAL (1 ACRE) DISTRICT.**

1. **PURPOSE.** The R-6 district is intended primarily for single- and two-family large-lot residential areas, with gross densities of up to one dwelling unit per acre. The R-6 is designed to encourage low-density residential development. This district is intended to protect and enhance those physical and environmental features that add to the desirability of large-lot residential living. The availability of infrastructure and municipal services is varied.

M. **R-7: SINGLE-FAMILY RESIDENTIAL (20K) DISTRICT.**

1. **PURPOSE.** The R-7 district is intended primarily for single- and two-family residential areas with gross densities between one and two dwelling units per acre. This district may also be applied to areas between larger lot districts and higher density districts.

N. **R-8: LOW-DENSITY RESIDENTIAL (4 ACRES) DISTRICT.**

1. **PURPOSE.** The R-8 district is intended primarily for single- and two-family large-lot residential areas with gross densities less than one dwelling unit per four acres, where topographic or other natural conditions are such that higher-density development would be unfeasible. In addition to topography, some of the natural conditions which could exist to render land desirable for the densities proposed in this zone are wind hazards, marginal soils, landslide susceptibility, potential for groundwater pollution, and groundwater availability.

O. **R-9: LOW-DENSITY RESIDENTIAL (2 ACRES) DISTRICT.**

1. **PURPOSE.** The R-9 district is intended primarily for single- and two-family large lot residential areas with gross densities less than one dwelling unit per two acres, where public sewer and water are unlikely to be provided or where topographic or other natural conditions are such that higher-density development would be unfeasible. Where public facilities may be provided in the distant future, the regulations are intended to
ENSURE THAT DEVELOPMENT DURING THE INTERIM PERIOD DOES NOT EXCEED GEOLOGICAL AND HYDROLOGICAL CAPACITIES FOR SAFE AND HEALTHFUL MAINTENANCE OF HUMAN HABITATION.

P. R-10: LOW-DENSITY RESIDENTIAL, ALPINE/SLOPE DISTRICT.

1. PURPOSE. The R-10 district is intended for use in those areas where natural physical features and environmental factors such as slopes, alpine and forest vegetation, soils, slope stability, and geologic hazards require unique and creative design for development. Creative site design and site engineering are essential to ensure that the development of these lands will:

a. Protect natural features such as ponds, streams, wetlands, and springs, and incorporate such features into the development of the site design;

b. Ensure the use of site design techniques that take into consideration topographic constraints and other physical features;

c. Avoid natural hazards including snow avalanche and mass wasting areas;

d. Detain the natural flow and storage capacity of any watercourse and wetland, to minimize the possibility of flooding or alteration of water boundaries;

e. Assure that soil and subsoil conditions are suitable for excavations, site preparation, and on-site waste water disposal;

f. Provide adequate site drainage to avoid erosion and to control the surface runoff in compliance with the federal clean water act;

g. Assure an adequate supply of potable water for the site development; and

h. Minimize the grading operations, including cut and fill, consistent with the retention of the natural character of the site.
2. **DISTRICT-SPECIFIC STANDARDS.**

   a. **LOT AND SITE REQUIREMENTS.** TABLE 21.04-2 PROVIDES THE LOT AND SITE REQUIREMENTS FOR THE R-10 DISTRICT. THIS TABLE APPLIES IN ADDITION TO THE DIMENSIONAL STANDARDS STATED IN TABLE 21.06-1.

   **TABLE 21.04-2: LOT AND SITE REQUIREMENTS FOR R-10 DISTRICT**

<table>
<thead>
<tr>
<th>AVERAGE SLOPE OF LOT (PERCENT)</th>
<th>MINIMUM LOT AREA (ACRES)</th>
<th>MINIMUM LOT WIDTH (FEET)</th>
<th>MAXIMUM LOT COVERAGE OF ALL BUILDINGS (PERCENT)</th>
<th>COVERAGE IMPERVIOUS SURFACES (PERCENT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>MORE THAN 30.00</td>
<td>7.50</td>
<td>300</td>
<td>3</td>
<td>8</td>
</tr>
<tr>
<td>25.01—30.00</td>
<td>5.00</td>
<td>300</td>
<td>5</td>
<td>10</td>
</tr>
<tr>
<td>20.01—25.00</td>
<td>2.50</td>
<td>180</td>
<td>8</td>
<td>14</td>
</tr>
<tr>
<td>20.00 OR LESS</td>
<td>1.25</td>
<td>100</td>
<td>10</td>
<td>20</td>
</tr>
</tbody>
</table>

AVERAGE SLOPE IS CALCULATED BY THE FOLLOWING FORMULA:

\[ S = \frac{\text{FRAX;I * L;A; }}{0.0023} \]

WHERE:

- \( S \) = AVERAGE SLOPE OF LOT OR TRACT IN PERCENT
- \( I \) = CONTOUR INTERVAL (20 FEET OR LESS)
- \( L \) = SUM OF LENGTH OF ALL CONTOURS ON LOT OR TRACT IN FEET
- \( A \) = AREA OF THE LOT OR TRACT IN ACRES

b. **BEDROCK.** WHEN ONE-THIRD OR MORE OF REQUIRED SOILS BORINGS REVEAL BEDROCK AT A DEPTH OF LESS THAN 16 FEET ON THE LOT OR TRACT, LOT AND SITE REQUIREMENTS SHALL BE DETERMINED AS IF THE AVERAGE SLOPE WERE IN THE NEXT STEEPER PERCENTAGE RANGE SHOWN ON THE TABLE IN THIS SUBSECTION. ANY REQUIRED SOIL BORING THAT DOES NOT EXTEND TO A DEPTH OF AT LEAST 16 FEET SHALL BE DEEMED FOR THE PURPOSES OF THIS SUBSECTION TO HAVE ENCOUNTERED BEDROCK.

(AO 2012-124(S), 2-26-13; AO No. 2015-100, § 1, 10-13-15 ; AO No. 2017-176 , § 3, 1-9-18; AO No. 2019-58 , § 2, 5-7-19; AO 2022-36 , § 2, 4-26-22; AO No. 2022-80(S) , § 1, 11-22-22)
Section 5. Upon passage of this ordinance by the Assembly, the Planning Department shall initiate the procedure under AMC 21.03.070. to amend the comprehensive plan and the 2040 Land Use Plan to be consistent with this ordinance, if the Department determines there are any inconsistencies of this ordinance with the comprehensive plan or the 2040 Land Use Plan.

Section 6. The Assembly hereby petitions the Planning Department to initiate [AND EXPEDITE] a concurrent text amendment ordinance to Title 21 under AMC section 21.03.210 by evaluating what amendments are needed to the dimensional standards in AMC chapter 21.06 and to other provisions of the Anchorage Municipal Code necessary to give effect to Sections 1 and 2 of this ordinance; drafting an ordinance or ordinances that do so; and providing it and a staff report to the Planning and Zoning Commission for its review and recommendation to be forwarded to the Assembly for action.

Section 7. [THE PLANNING DEPARTMENT SHALL REPORT TO THE ASSEMBLY BY INFORMATION MEMORANDUM AT THE SEPTEMBER 26, 2023 REGULAR MEETING THE STATUS OF ITS REVIEW, ITS DETERMINATION, AND THE TIMELINE FOR A COMPREHENSIVE PLAN AMENDMENT IF SUCH IS NEEDED, AND TEXT AMENDMENT ORDINANCE(S), PURSUANT TO SECTIONS 5 AND 6 OF THIS ORDINANCE.]

SECTION 8. It is the intent of the Assembly that it shall, through subsequent ordinance(s), make any additional amendments to the Anchorage Municipal Code necessary to give effect to Sections 3 and 4 of this ordinance by the effective dates for those respective sections, after the Planning Department staff report and Planning and Zoning Commission’s review and recommendation in accordance with AMC section 21.03.210.

[SECTION 9. NOTWITHSTANDING AMC SECTION 21.03.210, THIS ORDINANCE SHALL NOT REQUIRE PLANNING AND ZONING COMMISSION REVIEW PRIOR TO ASSEMBLY ACTION, AND THE 21-DAY PUBLISHED NOTICE REQUIREMENT OF AMC SUBSECTION 21.03.020H.4. IS WAIVED; THIS ORDINANCE SHALL COMPLY WITH CHARTER § 10.01(B) NOTICE REQUIREMENTS.]

Section 8[10]. This ordinance and the subsequent ordinance and legislation necessary to implement it shall be known as the Housing Opportunities in the Municipality for Everyone (HOME) Initiative.

Section 9[11]. This ordinance shall have the following effective dates:

- Sections 1 and 2 of this ordinance shall be effective immediately upon passage and approval by the Assembly[ON JANUARY 1, 2024.]
- SECTION 3 OF THIS ORDINANCE SHALL BE EFFECTIVE ON JUNE 1, 2024.]
- Sections 3 and 4 of this ordinance shall be effective on January 1, 2025.
- The remainder of this ordinance shall be effective upon passage and approval by the Assembly.
PASSED AND APPROVED by the Anchorage Assembly this ______ day of ______________, 2023.

Chair

ATTEST:

Municipal Clerk
MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM ____-2023

Meeting Date: __________, 2023

From: Assembly Vice Chair Zaletel and Members Brawley and Volland


The substitute version of AO 2023-87, the “Housing Opportunities in the Municipality for Everyone (HOME) Initiative,” does not change the overall policy intent of this proposed ordinance, which is to simplify the residential zoning districts in Title 21, and make other necessary changes to code to enact this change, and amendments to the 2040 Land Use Plan it would require to do so.

In response to community feedback, and consideration of the processes necessary to amend the current comprehensive plan and enact re-zones, this version makes changes to the proposed timeline and process, detailed in the list on the following page.

Summary of Policy Direction: No Changes from Original to S Version
The table below illustrates a summary of changes to residential zoning districts, which remain unchanged between the original and substitute versions:

<table>
<thead>
<tr>
<th>Existing Zone</th>
<th>Converts To:</th>
</tr>
</thead>
<tbody>
<tr>
<td>R-5, R-6, R-7, R-8, R-9, R-10</td>
<td>LLR–Large Lot Residential</td>
</tr>
<tr>
<td>R-1, R-1A, R-2A, R-2D</td>
<td>STFR–Single and Two Family Residential</td>
</tr>
<tr>
<td>R-2M</td>
<td>Compact Mixed Residential - Low</td>
</tr>
<tr>
<td>R-3, R-3A</td>
<td>Compact Mixed Residential - Medium</td>
</tr>
<tr>
<td>R-4, R-4A</td>
<td>Urban Residential - High</td>
</tr>
</tbody>
</table>

Other zoning districts would remain the same.
Summary of Process Changes from Original to S Version

The overall intent of this version is to ensure the ordinance follows the established process for comprehensive plan amendments and Title 21 code changes; engages the Planning Department and Planning and Zoning Commission in the work to identify other code changes needed in Title 21, because this change impacts multiple other sections, including the Use Table (AMC 21.05) and Dimensional Standards (AMC 21.06), as well as requiring plan amendments; and still maintains the overall policy direction of the original ordinance, which is to simplify residential zoning codes and make changes on a timeline that appropriately responds to the urgency of the city’s housing shortage.

- (Existing Section 6) Petitions the Planning Department to concurrently identify changes needed to Title 21 to implement the changes proposed in this ordinance to residential zoning districts, as well as to identify necessary changes to the Comprehensive Plan and the 2040 Land Use Plan, and prepare recommendations and draft legislation to enact those changes.
- (Deleted Section 7) Strikes the language requiring a report by the Planning Department on September 26, 2023.
- (Deleted Section 9) Strikes the language waiving referral to the Planning and Zoning Commission, which restores the referral to that body.
- (Renumbered Section 9) Changes effective dates of certain sections to remove 2024 dates: the new zoning district “Single and Two Family Residential” would be effective immediately on passage by the Assembly, after the ordinance has returned from review by the Planning and Zoning Commission; changes enacting the other four districts (Sections 3 and 4) would be effective January 1, 2025, also after having followed review by the Planning and Zoning Commission.

I request your support for the ordinance.

Reviewed by: Assembly Counsel’s Office

Respectfully submitted:

Meg Zaletel, Assembly Vice Chair
District 4, Midtown Anchorage

Daniel Volland, Assembly Member
District 1, North Anchorage

Anna Brawley, Assembly Member
District 3, West Anchorage