ANCHORAGE, ALASKA
AO No. 2021-89(S)

AN OMNIBUS ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING
ANCHORAGE MUNICIPAL CODE TITLE 21 TO ALIGN TITLE 21 WITH
CURRENT PRACTICES AND TO PROVIDE CLARITY FOR IMPLEMENTATION
OF CODE AND RELATED MATTERS.

WHEREAS, the Administration recommends changes to Title 21 to align Anchorage
Municipal Code with the current practices followed by the Municipality of Anchorage
and the Planning Department; now therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code subsection 21.03.100C.2 – Approval
procedure – is hereby amended to read as follows (the remainder of the section is
not affected and therefore not set out):

21.03.100 Land use permits.

C. Procedures.

2. Approval procedure.

   d. A land use permit shall become null and void unless the
work approved by the permit is commenced (see "start
of construction" in Chapter 21.15) within 12 months
after the date of issuance. If after start of construction
the work is discontinued for a period of 12 months, the
permit therefore shall immediately expire. However,
before the expiration of the permit, the applicant may
request a time extension from the building official. The
building official may grant one time extension, up to 12
months in length, to allow the applicant to commence
or re-commence work, upon a showing of good cause
by the applicant and provided such extension does not
unreasonably impact adjacent properties or the general
public. No work authorized by any permit that has
expired shall thereafter be performed until a permit has
been reinstated, or until a new permit has been
secured.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2014-140(S),
§1, 3-24-15; AO No. 2017-55, §5, 4-11-17; AO No. 2019-11, §1, 2-12-19)
Section 2. Anchorage Municipal Code subsection 21.04.050C.2 – District-Specific Standards – is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.04.050 Industrial districts.

*** *** ***

C. I-2 Heavy Industrial District.

*** *** ***

2. District-Specific Standards

a. I-2 zoned lands along the C Street corridor right-of-way south of 100th Avenue which are located in the Action 9-2 “targeted area rezone” area on Map 3-1: Actions Map, in the Anchorage 2040 Land Use Plan, shall remain, with regard to what uses are allowed, subject to the Title 21 land use regulations that existed prior to the implementation of the Title 21 Rewrite Project (2002-2012) and were current as of December 31, 2013, until either Action 9-2 targeted area rezone is completed for the area or until December 31, 2027 [2022], whichever comes earlier.

b. I-2 zoned lands along the C Street corridor right-of-way north of 100th Avenue which are located in the Action 9-2 “targeted area rezone” area on Map 3-1: Actions Map, in the Anchorage 2040 Land Use Plan shall remain, with regard to what uses are allowed, subject to the title 21 land use regulations that existed prior to the implementation of the Title 21 Rewrite Project (2002-2012) and were current as of December 31, 2013 until a Planned Community District rezone is completed for the area or until December 31, 2027 [2022]. In the event that no permits for phase 1 development of the Planned Community Development have been obtained by that date, the area shall revert to a zoning of I-2.

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2016-95, § 1, 8-23-16; AO No. 2017-116, § 7, 9-26-17; AO No. 2019-144, § 1, 12-17-19)

Section 3. Anchorage Municipal Code subsection 21.05.070B.3.b. – Location of Accessory Structures – is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.05.070 Accessory uses and structures.

*** *** ***

B. General Standards. All accessory uses shall comply with the general standards in this subsection B.

*** *** ***
3. **Dimensional standards for accessory buildings and structures.**

### Location of Accessory Structures. No accessory structure shall be erected or maintained in any required setback, except that:

i. Buildings accessory to a residential use and allowed by this section 21.05.070 may be erected in a required side or rear setback that is adjacent to an alley;

ii. Two sheds or greenhouses, each 200(150) square feet or less, a maximum of 12 feet in height, and not attached to a foundation, may be erected in a required side or rear setback; and


### Section 4. Anchorage Municipal Code chapter 21.05, Table 21.05-3 – Table of Accessory Uses-Residential, Commercial, Industrial and Other Districts – is hereby amended to add one line as follows (*the remainder of the table is not affected and therefore not set out)*:

#### 21.05.070 Accessory uses and structures.

C. **Table of allowed accessory uses.** Table 21.05-3 below lists the accessory 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 Downtown, respectively.) Each of the listed uses is defined in subsection D. below.
### TABLE 21.05-3: TABLE OF ACCESSORY USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS

<table>
<thead>
<tr>
<th>Accessory Uses</th>
<th>Residential Plan Review</th>
<th>Administrative Site Plan Review</th>
<th>Conditional Use Plan Review</th>
<th>Definitions and Use-Specific Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>P = Permitted</td>
<td>S = Administrative Site Plan Review</td>
<td>C = Conditional Use Review</td>
<td></td>
<td></td>
</tr>
<tr>
<td>R-1</td>
<td>R-1A</td>
<td>R-2A</td>
<td>R-2D</td>
<td>R-3</td>
</tr>
</tbody>
</table>

**Section 5.** Anchorage Municipal Code subsection 21.05.070D.1.b.iii.(C)(5) – Building code requirements – is hereby amended to read as follows *(the remainder of the section is not affected and therefore not set out)*:

**21.05.070** Accessory uses and structures.

**D. Definitions and use-specific standards for allowed accessory uses and structures.** This section defines the accessory uses listed in Table 21.05-3 and also contains use-specific standards that apply to those uses. Accessory uses shall comply with the applicable use-specific standards in the subsection, in addition to complying with the general standards in subsection B.

1. **Accessory dwelling unit (ADU).**

   **b. Use-specific standards.**

   **iii. Requirements.**

   **(C) Requirements for developing an ADU.**

   **(5) Building Code Requirements.** To ensure that the dwellings meet appropriate health and fire
safety standards, the ADU shall be built to the adopted municipal building code standards [FOR TWO-FAMILY DWELLINGS].

Section 6. Anchorage Municipal Code subsection 21.05.070D.1.b.iii. – Requirements – is hereby amended to delete subsection (I) Variances, as follows (the remainder of the section is not affected and therefore not set out):

21.05.070 Accessory uses and structures.

D. Definitions and use-specific standards for allowed accessory uses and structures. This section defines the accessory uses listed in Table 21.05-3 and also contains use-specific standards that apply to those uses. Accessory uses shall comply with the applicable use-specific standards in the subsection, in addition to complying with the general standards in subsection B.

1. Accessory dwelling unit (ADU).

b. Use-specific standards.

   iii. Requirements. All ADUs shall meet the following requirements:

   [(I) VARIANCES. NO VARIANCES SHALL BE GRANTED FROM THE STANDARDS AND PROVISIONS OF THIS SECTION.]

Section 7. Anchorage Municipal Code subsection 21.05.070D.12.a. – Intermodal Shipping Container (Connex Unit) – is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.05.070 Accessory uses and structures.
D. Definitions and use-specific standards for allowed accessory uses and structures. This section defines the accessory uses listed in Table 21.05-3 and also contains use-specific standards that apply to those uses. Accessory uses shall comply with the applicable use-specific standards in the subsection, in addition to complying with the general standards in subsection B.

12. Intermodal shipping container (connex unit).

a. Definition. A pre-fabricated, standardized, reusable, metal container designed and intended for transporting cargo on ocean-going ships, trains, or tractor trailers, also commonly called cargo containers, transport containers, or marine cargo containers and that is not completely sided and roofed using materials and colors which are similar to the materials and color of the primary structure. This includes similar structures, such as railroad cars.

b. Use-specific standards. The use of a connex unit is allowed in all zoning districts subject to the following:

i. Except in the industrial, commercial, and airport districts, connex units shall be screened on sides facing abutting public streets and residential properties by structures, landscaping, and/or fences at least as high as the unit[. OR ALTERNATELY, SHALL BE SIDED AND ROOFED USING MATERIALS AND COLORS WHICH ARE SIMILAR TO MATERIALS AND/OR COLORS OF THE PRIMARY STRUCTURE]. If the connex unit is placed and used for seasonal purposes subject to the provisions of Section 21.05.080, Temporary Uses and Structures, it may instead be painted with paint that matches the color scheme of the principal building or blends the connex with the surroundings.

ii. In commercial districts, connex units shall be located to the rear of all principal structures or alternately, meet [EITHER] the screening [OR THE SIDING AND ROOFING] requirements of subsection b.i. above.

Section 8. Anchorage Municipal Code subsection 21.05.070D.21 – Private outdoor storage of noncommercial equipment accessory to a residential use – is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.05.070 Accessory uses and structures.

D. Definitions and use-specific standards for allowed accessory uses and structures.

This section defines the accessory uses listed in Table 21.05-3 and also contains use-specific standards that apply to those uses. Accessory uses shall comply with the applicable use-specific standards in the subsection, in addition to complying with the general standards in subsection B.

21. Private outdoor storage of noncommercial equipment accessory to a residential use.

a. Definition. The private outdoor storage of noncommercial equipment, including noncommercial trucks, boats, aircraft, off-road vehicles, recreational vehicles (RVs), or travel trailers.

b. Use-specific standard. The private outdoor storage of noncommercial equipment is permitted in the front setback only in the driveway, but not within five feet of any property line, and is prohibited in any side or rear setback, except in a side or rear setback abutting an alley. [IN CLASS B DISTRICTS, THE SETBACK SHALL BE 25 FEET FROM ANY PROPERTY LINE WHERE THE ADJACENT PROPERTY IS NOT IN COMMON OWNERSHIP.] A vehicle that is left in a static position for longer than fourteen consecutive days and not removed from the property is considered a stored vehicle and must meet the required setback minimums. In class B districts, the setback shall be 25 ft from any property line where the adjacent property is not in common ownership.
Section 9. Anchorage Municipal Code chapter 21.06, Table 21.06-1 – Table of Dimensional Standards: Residential Districts – is hereby amended to read as follows (the remainder of the table is not affected and therefore not set out):

21.06.020 Dimensional standards tables.

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.

A. Table of Dimensional Standards: Residential Districts

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Lot Dimensions¹</th>
<th>Max Lot Coverage (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Area (sq ft)</td>
<td>Width (ft)</td>
</tr>
<tr>
<td>R-3: Mixed Residential District</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling, single-family attached</td>
<td>3,000</td>
<td>35 (40 on corner lots)</td>
</tr>
<tr>
<td>Dwelling, single-family detached</td>
<td>6,000</td>
<td>50</td>
</tr>
<tr>
<td>Dwelling, townhouse</td>
<td>2,000</td>
<td>20 (30 on corner lots)</td>
</tr>
<tr>
<td>Dwelling, two-family</td>
<td>6,000</td>
<td>50</td>
</tr>
<tr>
<td>Dwelling, three or more [FOUR] units</td>
<td>6,000 𝑋 1,000 for every unit over 4 units</td>
<td>50</td>
</tr>
<tr>
<td>[DWELLING, MULTIFAMILY, FIVE OR SIX UNITS]</td>
<td>[8,500]</td>
<td></td>
</tr>
<tr>
<td>[DWELLING, MULTIFAMILY, SEVEN OR MORE UNITS]</td>
<td>[9,000 𝑋 1,000 FOR EVERY UNIT OVER 7 UNITS]</td>
<td></td>
</tr>
<tr>
<td>All other uses</td>
<td>6,000</td>
<td>50</td>
</tr>
</tbody>
</table>

(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 , §
Section 10. Anchorage Municipal Code subsection 21.06.030C.2.c. – Roofs over porches and other exterior approaches – 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.
*** *** ***
C. Setbacks.
*** *** ***
2. Projections into required setbacks. The following structures or features may project into required front, side, or rear setbacks as specified in this subsection:
*** *** ***
c. [ROOFS OVER PORCHES] Porches, covered and uncovered, and other exterior approaches. [ROOFS OVER PORCHES] Porches, stairways, landings, terraces, or other exterior approaches to pedestrian doorways, covered or uncovered, may encroach up to five feet into a front setback provided that, where such [ROOF] projections encroach within the setback, the [ROOF] projections shall comprise no more than 50 percent of the total length of a building’s front elevation. The [COVERED] porch or entrance area encroaching into the setback shall remain exterior to the building, and unenclosed or only partly enclosed, as by a handrail.

Section 11. Anchorage Municipal Code subsection 21.07.080C – Landscape plan – 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.
*** *** ***
C. Landscape plan

1. All landscaping and screening required under this Section 21.07.080 shall be reflected on a landscape plan for review and approval by the decision-making body.

2. Minimum requirements for the landscape plan are as follows: [EXCEPT FOR LOTS WHERE THERE IS A SINGLE PRINCIPAL STRUCTURE CONTAINING BETWEEN ONE AND FOUR DWELLING UNITS AND ANY DEVELOPMENT OF A SINGLE PRINCIPAL STRUCTURE WHERE THE SUM OF THE REQUIRED PERIMETER AND PARKING LOT LANDSCAPING IS LESS THAN 1,000 SQUARE FEET, ALL DEVELOPMENT SHALL HAVE A LANDSCAPE PLAN PREPARED BY A LICENSED LANDSCAPE
ARCHITECT REGISTERED BY THE STATE OF ALASKA
CONSISTENT WITH AS 08.48 AND 12 AAC 36, FOR REVIEW AND
APPROVAL BY THE DECISION-MAKING BODY.]  

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-82, § 4,
7-28-15; AO No. 2017-55, § 11, 4-11-17; AO No. 2017-160, § 4, 12-19-
17; AO No. 2020-11, § 2, 2-25-20; AO No. 2020-38, § 8, 5-28-20; AO No.
2020-93, § 2, 10-1-20; AO No. 2020-133, § 1, 1-14-21]  

Section 11[2].  Anchorage Municipal Code chapter 21.07, Table 21.07-4 – Off-
street Parking Spaces Required – is hereby amended to read as follows (the
remainder of the table is not affected and therefore not set out):

21.07.090  Off-street parking and loading.  

E.  Off-street parking requirements.  

TABLE 21.07-4: OFF-STREET PARKING SPACES REQUIRED  
(“du” = dwelling unit; “sf” = square feet; “gfa” = gross floor area)  

<table>
<thead>
<tr>
<th>Use Category</th>
<th>Use Type</th>
<th>Minimum Space Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMMERCIAL USES</td>
<td>Food and Beverage Service</td>
<td>Restaurant</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2014-58, § 3(Att.
B), 5-20-14; AO No. 2015-82, § 5, 7-28-15 ; Ord. No. 2015-100, § 7, 10-13-
15 ; AO No. 2015-131, § 5, 1-12-15 ; AO No. 2016-3(S), § 11 ; AO
No. 2017-55 , § 12, 4-11-17; AO No. 2017-176 , § 10, 1-9-18; AO No. 2019-
67 , § 4, 6-18-19; AO No. 2020-38 , § 8, 5-28-20)  

Paving – is hereby amended to add the exception as follows (the remainder of the
section is not affected and therefore not set out):

21.07.090  Off-street parking and loading.  

H.  Parking and loading facility design standards.  

12.  Paving.  

b.  Paving exceptions and alternatives. The traffic engineer
may approve the following exceptions and alternatives
to the paving requirement, provided that the first 50 feet
of a driveway, as measured from the edge of the street
travelled way, shall be paved if connecting to a paved
public street. This length is reduced to 15 feet for single-family and two-family uses. Where a driveway throat is less than 50 feet, the traffic engineer may approve an alternative driveway surface that effectively reduces or eliminates the tracking of sediment onto paved public streets.

*** *** ***

viii. **Exception for paving if property is accessed by an unpaved alley or local street.** If a property is accessed by an unpaved alley or street with local classification, the owner may construct permitted driveways using crushed rock or other suitable compactible material in lieu of paving.

[Exception for paving if property is accessed by gravel road. If a property is served by a local gravel street the owner shall be allowed to install a gravel driveway in lieu of paving the driveway.]

*** *** ***


Section 13[4]. Anchorage Municipal Code subsection 21.07.110F.4 – Alleys – 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

F. Site Design

4. Alleys.

a. The intent of this section is to promote vehicle driveway access from rear alleys and reduce the impacts of front yard driveways in older urban neighborhoods.

b. This section applies to residential developments located in the Traditional Neighborhood Design areas designated on Map 2-1: Anchorage 2040 Land Use Plan Map, in the Anchorage 2040 Land Use Plan.

c. [A.] Access to parking for residential uses shall be from the alley when the site abuts an alley, except that street access is permitted in any of the following situations:
i. Access to a townhouse dwelling on a corner lot may be from the street frontage having the secondary front setback or the alley.

ii. Due to the relationship of the alley to the street system and/or the proposed housing density of the development, the traffic engineer determines that use of the alley for parking access would be a significant traffic impact or safety hazard.

iii. The traffic engineer determines that topography or other natural feature or physical barrier makes alley access infeasible.

iv. The alley is not improved and traffic engineer determines that improvement is not feasible.

v. A single-family dwelling, two-family dwelling, or townhouse dwelling with two units, with alley access may have a garage or driveway that faces the street if the garage door is no wider than 10 feet and the driveway no wider than 12 feet at any point.

d. [B.] In situations where a group of lots front an entire block on one side of a street between two intersections, abut a mid-block alley, and are being developed together, then parking access to the structures shall be from the alley, and building(s) may encroach into the front setback by up to five feet.

e. [C.] If a new development includes alleys, the lot depth requirement is reduced by half the width of the alley and the lot area requirement is reduced by 12 percent for those lots that abut an alley. Vehicular access to all dwelling units on lots abutting alleys shall be from the alley, and vehicular access to such units from the street is prohibited.

** *** *** **


**Section 14[5].** Anchorage Municipal Code subsection 21.08.070E.2. – Applicability– is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

**21.08.070 Alternative residential subdivisions**

*** *** *** **

E. Unit lot subdivisions.
2. **Applicability.** The unit lot subdivision process may be used to create [NO MORE THAN EIGHT UNIT] lots in the R-2M, R-3, R-4, R-4A, RO, B-1A, B-1B, B-2C, B-3, gR-4, gR-5, gC-6, gC-7, gC-8, gC-9, CE-R-2M, CE-R-3, CE-RO, and CE-B-3 districts.

**Section 15[6].** Anchorage Municipal Code chapter 21.09, Table 21.09-2 – Table of Allowed Uses – is hereby amended to read as follows (the remainder of the table is not affected and therefore not set out):

### TABLE 21.09-2: TABLE OF ALLOWED USE

<table>
<thead>
<tr>
<th>Residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use Category</td>
</tr>
<tr>
<td><strong>COMMERCIAL</strong></td>
</tr>
<tr>
<td>Vehicle and Equipment</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

**Section 16[7].** Anchorage Municipal Code chapter 21.11, Table 21.11-4 – Table of Dimensional Standards, Downtown Districts – is hereby amended to read as follows (the remainder of the table is not affected and therefore not set out):

### TABLE 21.11-4: TABLE OF DIMENSIONAL STANDARDS – DOWNTOWN DISTRICTS

(Additional standards apply where specified below.)

<table>
<thead>
<tr>
<th>Use</th>
<th>Lot Dimensions$^1$</th>
<th>Minimum Setbacks (ft)</th>
<th>Building Bulk and Height$^2$</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Min. Area (sf)</td>
<td>Min. Width (ft)</td>
<td>Front</td>
</tr>
<tr>
<td>B-2A: Central Business District Core</td>
<td>Residential household living uses, except mixed-use dwellings</td>
<td>6,000</td>
<td>50</td>
</tr>
</tbody>
</table>
Section 17[8]. Anchorage Municipal Code subsection 21.12.070D.1.b. – Location of Accessory Structures – is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.12.070 Signs in the commercial, industrial, downtown (DT), turnagain arm (TA), transition (TR), and airport (A) districts.

D. Supplemental standards for freestanding signs.

1. Number of freestanding signs allowed.
   b. Lots with 300 or more lineal feet of frontage on any one street may have two freestanding signs per that street
Section 18[J]. Anchorage Municipal Code subsection 21.12.070J – Temporary Signs – is hereby amended to read as follows *(the remainder of the section is not affected and therefore not set out)*:

21.12.070 Signs in the commercial, industrial, downtown (DT), turnagain arm (TA), transition (TR), and airport (A) districts.

J. Temporary signs. Temporary signs in nonresidential districts are permitted pursuant to Table 21.12-7 as set forth below.

1. Banners shall not be deemed signs for purposes of sign permitting requirements under Title 23 [AND THE TEMPORARY SIGN REMOVAL CASH BOND REQUIREMENT IN AMCR 21.20.007,] provided that these conditions are met:
   a. The banner is maintained in an "as new" condition at all times and is displayed and secured so as not to encroach into a public right-of-way.
   b. Notice is filed with the municipality, land use enforcement division, at commencement of each display period.
   c. The banner is displayed for no more than 30 consecutive days from the commencement date specified in the notice, and for no more than 120 total days annually.

2. Balloons, pennants, ribbons, and streamers are considered decorative display and not signs for purposes of sign permitting under Title 23 [AND THE TEMPORARY SIGN REMOVAL CASH BOND REQUIREMENT IN AMCR 21.20.007]. Balloons, pennants, ribbons, and streamers shall meet these requirements:
   a. Balloons, pennants, ribbons, and streamers shall be maintained in an "as new" condition at all times and shall be displayed and secured so as not to encroach into the public right-of-way.
   b. Balloons, pennants, ribbons, and streamers are decoration within the scope of enforcement of AMC 15.20.020B.11. and shall not create a public nuisance by reason of condition or inappropriate location.
3. Poster advertisement and other window applications that are affixed or attached to a window or door, or are applied or attached within a building and located near a window for the purpose of being visible to and read from the outside of the building, are permitted without being subject to number, sign permitting under Title 23 [AND THE TEMPORARY SIGN REMOVAL CASH BOND REQUIREMENT IN AMCR 21.20.007]. The total combined area of poster advertisement and other window application shall not exceed 50 percent of the window area unless the structure is under construction and not occupied. If under construction, the windows may be fully covered.

(AO 2012-124(S), 2-26-13; AO No. 2015-138, § 4, 1-12-16; AO No. 2020-38, §§ 11, 12, 5-28-20)

Section 19[20]. Anchorage Municipal Code Title 21 is hereby amended to remove all references to the “Title 21 User’s guide” throughout the entire Title 21, as follows:

21.03.020 Common procedures.

E. Application contents, submittal schedule, and fees.


2[3]. Processing fees. Applications shall be accompanied by the fee amount established by the assembly and listed in AMCR 21.20.007[THE USER’S GUIDE]. Fees are not subject to waivers except as specifically allowed by this title.

3[4]. Waivers. The director may waive certain submittal requirements in order to reduce the burden on the applicant
and to tailor the requirements to the information necessary to review a particular application. The director may waive such requirements where he or she finds that the projected size, complexity, anticipated impacts, or other factors associated with the proposed development clearly, in his or her opinion, support such waiver. The waiver shall be made in writing and shall become a part of the case record for the application.

F. Verification of application completeness.

*** *** ***

2. An application shall be considered complete if it is submitted in the required form, includes all mandatory information, [INCLUDING ALL SUPPORTING MATERIALS SPECIFIED IN THE TITLE 21 USER’S GUIDE], and is accompanied by the applicable fee. A pre-application conference shall have been held, if required, pursuant to subsection 21.03.020B., pre-application conferences.

*** *** ***

L. Postponements.

1. If only five or fewer board or commission members are in attendance at the hearing, the applicant may request a postponement of his or her case, and the fee for the first postponement request shall be waived.

2. The applicant may request a postponement of his or her case for any other reason, which he or she shall state to the decision-making body. If the decision-making body grants the postponement request, the applicant shall pay the postponement fee as required by AMCR 21.20 [LISTED IN THE USER’S GUIDE], and a new hearing date shall be determined by the department.

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-131, 1-12-16)

21.03.030 Administrative permits.

*** *** ***

C. Regulations. The director may promulgate regulations to implement this section, as provided in AMC Chapter 3.40. Permits shall be issued and renewed as outlined in the use specific standards of Chapter 21.05 [TITLE 21 USER’S GUIDE].

*** *** ***

(AO 2012-124(S), 2-26-13)

21.03.040 Alcohol – special land use permit.

A. Applicability.
3. No modification of an existing special land use permit for alcohol shall be required for the first duplicate liquor license provided:

b. If there is an increase in the square footage of the licensed premise, such increase is five hundred square feet or less, whether or not the area of increase is used year-round. In such case the licensed business shall request a minor modification to their approval by submitting a site plan for department review, along with the fee specified in AMCR 21.20 [THE USER'S GUIDE]. The department shall review the site plan for potential impacts including, but not limited to, parking, lighting, noise, and traffic.

C. Application and review period.

1. Application submittal. Applications for a special land use permit for alcohol shall be submitted to the director after application is made to the state alcoholic beverage control board for issue or transfer of location of a liquor license. Applications shall contain a zoning map showing the proposed location and any other information specified on the application form [IN THE TITLE 21 USER'S GUIDE]. The assembly may promulgate regulations concerning the mandatory information to be submitted with the application for a special land use permit for alcohol.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2021-14, § 2, 2-23-21)

21.03.080 Conditional uses.

C. Procedure.

4. Application submittal. Applications for a conditional use approval shall be submitted to the director on a form provided by the department and shall contain the information specified on the application form [IN THE TITLE 21 USER'S GUIDE, AND SHALL BE SUBMITTED TO THE DIRECTOR ON A FORM PROVIDED BY THE DEPARTMENT].

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-36, 5-14-15)

21.03.110 Master planning, institutional.

D. Procedures for master plan approval.
4. Application submittal. Applications for institutional master plan approval shall be submitted to the director on a form provided by the department and shall contain all information and supporting materials specified [IN THE TITLE 21 USER’S GUIDE AND] in subsection C.2. above and any other information specified on the application form, AND SHALL BE SUBMITTED TO THE DIRECTOR ON A FORM PROVIDED BY THE DEPARTMENT]. The director may require the submittal of such other information as may be necessary to permit the informed exercise of judgment under the criteria for the review of the plan, as set out in subsection E. below.

(AO 2012-124(S), 2-26-13)

21.03.140 Public facility site selection.

D. Required information. The agency proposing a site selection shall submit to the commission all information identified on the application provided by the department [IN THE USER’S GUIDE]. This information shall include, but need not be limited to, an evaluation of alternative sites, or an explanation why no alternative sites were considered.

(AO 2012-124(S), 2-26-13; AO No. 2020-38 , § 3, 5-28-20)

21.03.150 Record of survey maps.

C. Application submittal. Applications for approval of a record of survey map shall be submitted to the platting officer on a form provided by the department and shall contain the information specified on the application form [IN THE TITLE 21 USER’S GUIDE, AND SHALL BE SUBMITTED TO THE PLATTING OFFICER ON A FORM PROVIDED BY THE DEPARTMENT].

(AO 2012-124(S), 2-26-13)

21.03.160 Rezonings (zoning map amendments).

D. General procedure.

4. Application submittal. Applications for a rezoning shall [CONTAIN THE INFORMATION SPECIFIED IN THE TITLE 21 USER’S GUIDE, AND SHALL] be submitted to the director on a form provided by the department and shall contain the information specified on the application form. Additional materials may be required for certain types of rezoning, such
as rezoning with special limitations.

I. Rezoning to planned community development district (PCD).

Application and documentation. Applications for rezoning to a PCD district shall contain the information specified on the application form [IN THE TITLE 21 USER’S GUIDE], and the following:

21.03.180 Site plan review.

C. Administrative site plan review.

2. Procedure.

   a. Application submittal. Applications for an administrative site plan review [SHALL CONTAIN THE INFORMATION SPECIFIED IN THE TITLE 21 USER’S GUIDE, AND] shall be submitted to the director on a form provided by the department and shall contain the information specified on the application form.

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

D. Major site plan review.

3. Procedure.

   c. Application submittal. Applications for a major site plan review [SHALL CONTAIN THE INFORMATION SPECIFIED IN THE TITLE 21 USER’S GUIDE, AND] shall be submitted to the director on a form provided by the department and shall contain the information specified on the application form.

   (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-142(S-1), § 2, 6-21-16; AO No. 2020-38, § 3, 5-28-20)

21.03.190 Street and trail review.

B. Street review.

2. Procedure for design study report and plans in hand review.

   c. Application submittal. Applications shall contain the information specified in [THE TITLE 21 USER’S GUIDE AND IN] A Strategy for Developing Context Sensitive Transportation Projects and the information specified on
the application form for a Context Sensitive Solutions Transportation Project Site Plan Review.

C. Trail review.

3. Review and action.

b. Application submittal.

Applications for trail(s) review shall contain [45 copies of the information specified on the application form for a Context Sensitive Solutions Transportation Project Site Plan Review [for Municipality of Anchorage trail projects, and 35 copies for State of Alaska Department of Transportation trail projects].

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)

21.03.200 Subdivisions.

C. Review and approval of subdivision plans.

4. Application submittal.

b. Applications for a preliminary plat shall be submitted to the platting officer on a form provided by the department and shall contain the information specified on the application form [IN THE TITLE 21 USER’S GUIDE, AND SHALL BE SUBMITTED TO THE PLATTING OFFICER ON A FORM PROVIDED BY THE DEPARTMENT].

8. Final plat.

c. Requirements for final plat. The final plat shall be prepared to the technical specifications, and shall be accompanied by appropriate supporting materials, as specified in AO [Anchorage Ordinance] 2015-94 and by direction from the Municipal Surveyor [THE TITLE 21 USER’S GUIDE].

D. Abbreviated plat procedure.

2. Application submittal. Applications shall be submitted to the platting officer on a form provided by the department and shall contain the information specified on the application form. [APPLICATIONS FOR ABBREVIATED PLATS SHALL CONTAIN ALL OF THE SUBMITTAL REQUIREMENTS THAT ARE LISTED IN THE TITLE 21 USER’S GUIDE.]

E. Commercial tract plats.
3. Review, approval, and modification of commercial tract plats.
   a. Application submittal. Applications for a commercial tract plat [SHALL CONTAIN THE INFORMATION SPECIFIED IN THE TITLE 21 USER’S GUIDE, AND] shall be submitted to the platting officer on a form provided by the department and shall contain the information specified on the application form. An application for approval of a commercial tract shall be signed by the owners of the property involved.

F. Right-of-way acquisition plat.

G. Modification or removal of plat notes.

B. Application submittal. Applications for vacation requests shall [CONTAIN THE INFORMATION SPECIFIED IN THE TITLE 21 USER’S GUIDE, AND] be submitted to the platting officer on a form provided by the department and shall be accompanied by the information specified on the application form.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2017-75, § 2, 5-9-17; AO No. 2020-38, § 3, 5-28-20)

21.03.230 Vacation of public and private interests in land.

B. Application submittal. Applications for vacation requests shall [CONTAIN THE INFORMATION SPECIFIED IN THE TITLE 21 USER’S GUIDE, AND] be submitted to the platting officer on a form provided by the department and shall be accompanied by the information specified on the application form.

(AO 2012-124(S), 2-26-13)

21.03.240 Variances

C. Application submittal. Applications for a variance shall [CONTAIN THE INFORMATION SPECIFIED IN THE TITLE 21 USER’S GUIDE, AND] be submitted to the director on a form provided by the department and shall be accompanied by the information specified on the application form.
J. Administrative variances.

   a. Application submittal. Applications for a variance shall [CONTAIN THE INFORMATION SPECIFIED IN THE TITLE 21 USER’S GUIDE, AND] be submitted to the director on a form provided by the department and shall contain the information specified on the application form.

21.05.040 Community uses: definitions and use-specific standards.

J. Utility facility.

4. Wind energy conversion system (WECS), utility.

b. Use-specific standards.
   i. The following shall be provided: [IN ADDITION TO THE MINIMUM APPLICATION INFORMATION SET FORTH IN THE TITLE 21 USER’S GUIDE,]

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-142(S-1), § 4, 6-21-16 ; AO No. 2018-59 , § 1, 7-31-18; AO No. 2019-11 , § 3, 2-12-19)

21.05.060 Industrial uses: definitions and use-specific standards.

B. Manufacturing and production.

6. Natural resource extraction, organic and inorganic.

b. Use-specific standards (also apply to "natural resource extraction, placer mining").

v. Required submittals. In addition to the general submittal requirements applicable to all site plans specified in section 21.03.080 or 21.03.180, as applicable [THE TITLE 21 USER’S GUIDE], an applicant for a natural resource extraction use shall submit the following:

   (A) A site plan showing:

   (1) Drainage.

   (2) Existing and proposed topographical contours (ten-foot contour).

   (3) Water table information.
(4) Points of vehicular access to the site.

(B) An erosion and sediment control plan.

(C) A description of the soil types encountered on the site.

(D) A landscaping plan for final restoration of the site at the completion of the natural resource extraction activities.

(E) A security plan to prevent casual trespass.

(F) Proposed hours of operation.

(G) A description of the natural resource extraction operations proposed for the site.

(H) Projected traffic counts for each point of vehicular access to the site.

(I) An estimate of the quantity of materials to be excavated from the site, with supporting calculations conforming to generally accepted engineering principles; and,

(J) Other materials as required by the director.

[Such other materials as the director may require by regulation pursuant to AMC Chapter 3.40.]

vi. The site plan shall be subject to review and approval of the department of public works for drainage, erosion, and sedimentation control; for conformance with the requirements of the National Pollutant Discharge Elimination System (NPDES) permit and other applicable EPA guidelines; and for compliance with generally accepted sound engineering principles.

vii[VI]. Standards for approval.

E. Waste and salvage.

5. Land reclamation.

b. Use-specific standards.

ii In addition to the submittal requirements in section 21.03.080 or 21.03.180, as applicable [THE USER’S GUIDE], an applicant for a land reclamation use shall submit the following:
Accessory uses and structures.

21.05.070 Accessory uses and structures.

D. Definitions and use-specific standards for allowed accessory uses and structures.

1. Accessory dwelling unit (ADU).

b. Use-specific standards.

*** *** ***

ii. Application, review, and approval procedures.

*** *** ***

(D) The department shall receive a fee from the applicant pursuant to AMCR 21.20 [THE TITLE 21 USER’S GUIDE].

*** *** ***

23. Wind energy conversion systems (WECS).

*** *** ***

c. Use-specific standards.

i. Submittal requirements.

(A) [ADDITIONAL SUBMITTAL REQUIREMENTS FOR WECS ARE PROVIDED IN THE TITLE 21 USER’S GUIDE.]

[(B)] In addition to meeting the approval criteria of Chapter 21.03 for the appropriate approval process, applicants for small WECS shall demonstrate in their application materials that the small WECS’ visual impacts are minimized or mitigated for surrounding neighbors and the community. This may include, but is not limited to, information regarding site selection, turbine design or appearance, buffering, and screening of ground-mounted equipment.

*** *** ***

21.07.040 Drainage, storm water treatment, erosion control, and
prohibited discharges.

E. Storm water treatment and erosion and sediment control.

5. Submittal requirements and review procedure. Storm water treatment plans shall be submitted to the public works department on the form provided. The submittal shall include plans for both temporary (during construction) and permanent storm water treatment and erosion control, and any supplementary information required in the [USER’S GUIDE OR THE] Design Criteria Manual.

(2012-124(S), 2-26-13; AO No. 2015-100, § 5, 10-13-15)

21.07.080 Landscaping, screening, and fences.

G. Screening.

2. Refuse collection.

h. Administrative variance for refuse receptacle location and screening.

i. If a site was developed prior to January 1, 2014, the property owner may apply for an administrative variance from the location and/or screening standards of this section, using the administrative variance procedure of subsection 21.03.240J., subject to the following approval criteria:

(A) Compliance would conflict with other requirements of this title, or other laws, ordinances, or regulations;

(B) Compliance would create unsafe access for refuse collection operations or would obstruct or interfere with designated vehicular or pedestrian circulation routes on site [NOT BE COMPATIBLE WITH STANDARDS FOR ACCESS AND SAFETY OF REFUSE COLLECTION OPERATIONS, AS DOCUMENTED IN THE TITLE 21 USER’S GUIDE].

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-82, § 4, 7-28-15; AO No. 2017-55, § 11, 4-11-17; AO No. 2017-160, § 4, 12-19-17; AO No. 2020-11, § 2, 2-25-20; AO No. 2020-38, § 8, 5-28-20; AO No. 2020-93, § 2, 10-1-20; AO No. 2020-133, § 1, 1-14-21)
21.07.090 Off-Street parking and loading.

D. Parking lot layout and design plan.

2. Minimum plan requirements.

b. The [DIRECTOR AND TRAFFIC ENGINEER SHALL ESTABLISH THE MINIMUM SUBMITTAL REQUIREMENTS] parking facility layout, circulation, and design plan shall include; [FOR SUCH PLANS THAT WILL ENABLE STAFF TO ADEQUATELY REVIEW AND ENSURE COMPLIANCE WITH THE STANDARDS AND REQUIREMENTS OF THIS SECTION 21.07.090. SUCH SUBMITTAL REQUIREMENTS, TO BE INCLUDED IN THE USER’S GUIDE, SHALL INCLUDE BUT NOT BE LIMITED TO ELEMENTS SUCH AS PLACEMENT AND DIMENSIONS OF SPACES, LANDSCAPING, PEDESTRIAN AND VEHICLE CIRCULATION, SNOW STORAGE, LIGHTING, LOADING AND TRASH COLLECTION AREAS, AND DRAINAGE.]

i. Location of permanent or temporary snow storage areas with calculations per 21.07.040 F;

ii. Location of required landscaping areas, refuse screening, and fences;

iii. Location of required pedestrian sidewalks and walkways per 21.07.060.E. Show dimensions for sidewalk widths and grades with spot elevations;

iv. Off street parking and loading calculation for all uses located on the site per tables 21.07-4 and 21.07-6;

v. Parking space and loading berth locations. Include number of spaces provided, typical space dimensions, and grades per 21.07.090 H;

vi. Show all parking area circulation patterns including location of curbed end islands at end of parking rows. Provide dimensions for the width of the circulation aisles, and show grades with spot elevations per 21.07.090 H;

vii. Location of accessible parking spaces and access aisles per 21.07.090 J.
viii. Location of passenger loading zones and spaces if required per 21.07.090 I.

ix. Vehicle queueing spaces and dimensions including vehicle-to-vehicle separation if required per 21.07.090 L.

x. Number, location and dimensions of bicycle parking spaces if required per 21.07.090 K.

xi. Driveways to streets and alleys. Provide dimensions for throat width/depth, landing grades, and driveway slope including spot elevations. Show sight distance triangles per Municipal Driveway Standards.

xii. On site traffic control signage and locations. Provide a sign summary table that indicates Sign ID, MUTCD/ATMS sign designation, description, and the direction the sign is facing.

xiii. Required parking lot lighting locations, lighting calculations and glare statement

xiv. Location of significant drainage elements such as manholes, catch basin, and drainage swales.

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21.07.110 Residential design standards.

H. Conditional use for a residential planned unit development.

Minimum standards. All planned unit developments shall meet the following minimum standards. In addition, the planning and zoning commission may require compliance with such other design standards relating to the construction, design, and placement of buildings, landscaping, streets, roadways, walkways, drainageways, and other site design features as it may deem necessary. A PUD shall comply with any special limitations of the zoning district. [THE USER’S GUIDE MAY INCLUDE GUIDELINES TO ASSIST DEVELOPERS IN MEETING SUCH STANDARDS.]

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21.07.120  Large establishments.

C. Tall buildings.

1. Wind.

   a. Wind speed criteria. Acceptable wind speed thresholds for outdoor comfort and safety shall be [PROVIDED IN THE TITLE 21 USER’S GUIDE, OR SHALL BE] as supported by ASCE publications, and based on the types of pedestrian activity anticipated to occur around the proposed building.

   (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2017-121, § 1, 9-26-17)

21.10.070  Development and design standards.

C. Landscaping, screening, and fences.

1. Refuse collection screening.

   a. If a screening enclosure is necessary to meet the standards of this subsection, the screening enclosure shall consist of a durable, three-sided screening structure. Screening enclosure construction and dimensions shall comply with service provider industry standards, as provided in [THE TITLE 21 USER’S GUIDE AND] AMC 26.70.050.

   (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)


C. Bringing characteristics into compliance.

2. Standard.

   c. If the applicant chooses to spend more than 15 percent, the amount in excess of 15 percent may be credited [, AS OUTLINED IN THE USER’S GUIDE,] towards future improvements under this section.
21.13.030 Nonconforming uses of land or structures.

D. Damage or destruction. Any person wishing to replicate a nonconforming use that has been damaged or destroyed to an extent of more than 50 percent of the replacement cost at the time of destruction shall apply as stated in D.1. below.

1. Administrative approval.
   a. An application for administrative approval to rebuild a nonconforming use shall be submitted to the director on a form provided by the department and shall contain the information specified on the application form [IN THE TITLE 21 USER'S GUIDE, AND SHALL BE SUBMITTED TO THE DIRECTOR].


D. Damage or destruction.

1. Application and approval methods.
   a. Administrative approval.
      i. An application for administrative approval to rebuild a nonconforming structure shall be submitted to the director on a form provided by the department and shall contain the information specified on the application form [IN THE TITLE 21 USER'S GUIDE AND SHALL BE SUBMITTED TO THE DIRECTOR].

   b. Conditional use approval.
      i. An application for conditional use approval shall contain the information specified in section 21.03.080C.4 [THE TITLE 21 USER'S GUIDE], and shall be submitted to the director.


[F. TITLE 21 USER'S GUIDE. THE USER'S GUIDE IS A NON-REGULATORY DOCUMENT, WITH THE EXCEPTION OF THE FEES AND SUBMITTAL REQUIREMENTS. IT PROVIDES
EXPLANATIONS, EXAMPLES, AND ILLUSTRATIONS TO ASSIST WITH USAGE AND INTERPRETATION OF THE CODE, BUT IT SHALL NOT CONTAIN ADDITIONAL LAND USE AND DEVELOPMENT REQUIREMENTS.]

[NOTE: Renumber sections G-O accordingly.]

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2020-38 , § 11, 5-28-20)

Section 20. Anchorage Municipal Code of Regulations, 21.20.007, Schedule of Fees – Miscellaneous fees, sign permits is hereby amended to delete a fee that is no longer required from the schedule. (the remainder of the schedule is not affected and therefore not set out):

21.20.007 Schedule of fees – Miscellaneous fees. The following fees shall be paid for the services described:

*** *** ***

I. Sign permits:

<table>
<thead>
<tr>
<th>Description</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Zoning plan review</td>
<td>$87.50</td>
</tr>
<tr>
<td>2. Sign permit zoning inspection, fee per inspection.</td>
<td>$170.00</td>
</tr>
</tbody>
</table>

[3.TEMPORARY SIGN REMOVAL CASH BOND (BANNERS, BALLOONS, PENNANTS, RIBBONS, AND STREAMERS ARE EXEMPT)]

[$590]

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(AAAB 21.05.090; AO NO. 77-407; AR NO. 78-12; AR NO. 79-55; AO NO. 82-49; AR NO. 83-96; AR NO. 83-289(S); AR NO. 86-63; AR NO. 86-263; AR NO. 87-315; AO NO. 87-154(S); AR NO. 90-151; AR NO. 93-327(S), § 1, 2-22-94; AO NO. 2001-145(S-1), § 23, 12-11-01; AO NO. 2003-97, § 3, 9-30-03; AO NO. 2003-152S, § 25, 1-1-04; AO NO. 2004-1, § 4, 1-1-03; AR NO. 2006-137, § 1, 6-6-06; AR NO. 2008-134, § 4, 7-29-08; AO NO. 2013-100, § 16, 1-1-14; AO NO. 2018-100(S), § 15, 1-1-19; AO NO. 2019-116(S), § 11, 1-1-20)


Section 21. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _______ day of ______________, 2022[4].
Chair of the Assembly

ATTEST:

Municipal Clerk