

Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Office of Community Development  
and Dept. of Law  
For reading: January 25, 2022

**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.**

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**C. Procedures.**

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**2. Approval procedure.**

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- 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.

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(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)

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2 **Section 2.** Anchorage Municipal Code subsection 21.04.050C.2 – District-  
3 Specific Standards – is hereby amended to read as follows (*the remainder of the*  
4 *section is not affected and therefore not set out*):

5  
6 **21.04.050 Industrial districts.**

7 \*\*\* \*\*

8 **C. I-2 Heavy Industrial District.**

9 \*\*\* \*\*

10 2. District-Specific Standards

11 a. I-2 zoned lands along the C Street corridor right-of-way  
12 south of 100th Avenue which are located in the Action 9-  
13 2 “targeted area rezone” area on Map 3-1: Actions Map,  
14 in the Anchorage 2040 Land Use Plan, shall remain, with  
15 regard to what uses are allowed, subject to the Title 21  
16 land use regulations that existed prior to the  
17 implementation of the Title 21 Rewrite Project (2002-  
18 2012) and were current as of December 31, 2013, until  
19 either Action 9-2 targeted area rezone is completed for  
20 the area or until December 31, 2027[2022], whichever  
21 comes earlier.

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23 b. I-2 zoned lands along the C Street corridor right-of-way  
24 north of 100th Avenue which are located in the Action 9-  
25 2 “targeted area rezone” area on Map 3-1: Actions Map,  
26 in the Anchorage 2040 Land Use Plan shall remain, with  
27 regard to what uses are allowed, subject to the title 21  
28 land use regulations that existed prior to the  
29 implementation of the Title 21 Rewrite Project (2002-  
30 2012) and were current as of December 31, 2013 until a  
31 Planned Community District rezone is completed for the  
32 area or until December 31, 2027[2022]. In the event that  
33 no permits for phase 1 development of the Planned  
34 Community Development have been obtained by that  
35 date, the area shall revert to a zoning of I-2.

36 \*\*\* \*\*

37 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2016-95 , § 1,  
38 8-23-16; AO No. 2017-116 , § 7, 9-26-17; AO No. 2019-144 , § 1, 12-17-19)

39  
40 **Section 3.** Anchorage Municipal Code subsection 21.05.070B.3.b. – Location of  
41 Accessory Structures – is hereby amended to read as follows (*the remainder of the*  
42 *section is not affected and therefore not set out*):

43  
44 **21.05.070 Accessory uses and structures.**

45 \*\*\* \*\*

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

48 \*\*\* \*\*

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

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b. *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

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-131, § 4, 1-12-15 ; AO No. 2015-142(S-1), § 5(Exh. C), 6-21-16 ; AO No. 2016-3(S), § 10, 2-23-16 ; AO No. 2016-136 , § 3, 11-15-16; AO No. 2017-10 , § 1, 1-24-17; AO No. 2017-160 , § 2, 12-19-17; AO No. 2017-176 , § 5, 1-9-18; AO No. 2018-43(S) , §§ 1(Exh. B), 2, 6-12-18; AO No. 2020-38 , § 6, 5-28-20; AO No. 2021-26 , § 1, 3-9-21)

**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.**

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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.

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

<b>P = Permitted</b>		<b>S = Administrative Site Plan Review</b>					<b>C = Conditional Use Review</b>									
<b>Residential</b>																
Accessory Uses	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	R-0	Definitions and Use-Specific Standards
Aircraft hangar, private residential	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21.05.070D.2

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-131, § 4, 1-12-15 ; AO No. 2015-142(S-1), § 5(Exh. C), 6-21-16 ; AO No. 2016-3(S), § 10, 2-23-16 ; AO No. 2016-136 , § 3, 11-15-16; AO No. 2017-10 , § 1, 1-24-17; AO No. 2017-160 , § 2, 12-19-17; AO No. 2017-176 , § 5, 1-9-18; AO No. 2018-43(S) , §§ 1(Exh. B), 2, 6-12-18; AO No. 2020-38 , § 6, 5-28-20; AO No. 2021-26 , § 1, 3-9-21)

**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.*

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(C) *Requirements for developing an ADU.*

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(5) *Building Code Requirements.* To ensure that the dwellings meet appropriate health and fire

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safety standards, the ADU shall be built to the adopted municipal building code standards [FOR TWO-FAMILY DWELLINGS].

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-131, § 4, 1-12-15 ; AO No. 2015-142(S-1), § 5(Exh. C), 6-21-16 ; AO No. 2016-3(S), § 10, 2-23-16 ; AO No. 2016-136 , § 3, 11-15-16; AO No. 2017-10 , § 1, 1-24-17; AO No. 2017-160 , § 2, 12-19-17; AO No. 2017-176 , § 5, 1-9-18; AO No. 2018-43(S) , §§ 1(Exh. B), 2, 6-12-18; AO No. 2020-38 , § 6, 5-28-20; AO No. 2021-26 , § 1, 3-9-21)

**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:

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

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-131, § 4, 1-12-15 ; AO No. 2015-142(S-1), § 5(Exh. C), 6-21-16 ; AO No. 2016-3(S), § 10, 2-23-16 ; AO No. 2016-136 , § 3, 11-15-16; AO No. 2017-10 , § 1, 1-24-17; AO No. 2017-160 , § 2, 12-19-17; AO No. 2017-176 , § 5, 1-9-18; AO No. 2018-43(S) , §§ 1(Exh. B), 2, 6-12-18; AO No. 2020-38 , § 6, 5-28-20; AO No. 2021-26 , § 1, 3-9-21)

**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.**

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

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9 12. *Intermodal shipping container (connex unit).*

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

20  
21 b. *Use-specific standards.* The use of a connex unit is  
22 allowed in all zoning districts subject to the following:

23  
24 i. Except in the industrial, commercial, and airport  
25 districts, connex units shall be screened on sides  
26 facing abutting public streets and residential  
27 properties by structures, landscaping, and/or  
28 fences at least as high as the unit[, OR  
29 ALTERNATELY, SHALL BE SIDED AND  
30 ROOFED USING MATERIALS AND COLORS  
31 WHICH ARE SIMILAR TO MATERIALS  
32 AND/OR COLORS OF THE PRIMARY  
33 STRUCTURE]. If the connex unit is placed and  
34 used for seasonal purposes subject to the  
35 provisions of Section 21.05.080, Temporary  
36 Uses and Structures, it may instead be painted  
37 with paint that matches the color scheme of the  
38 principal building or blends the connex with the  
39 surroundings.

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

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46 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-131, § 4,  
47 1-12-15 ; AO No. 2015-142(S-1), § 5(Exh. C), 6-21-16 ; AO No. 2016-3(S),  
48 § 10, 2-23-16 ; AO No. 2016-136 , § 3, 11-15-16; AO No. 2017-10 , § 1, 1-  
49 24-17; AO No. 2017-160 , § 2, 12-19-17; AO No. 2017-176 , § 5, 1-9-18;

1 AO No. 2018-43(S) , §§ 1(Exh. B), 2, 6-12-18; AO No. 2020-38 , § 6, 5-28-  
2 20; AO No. 2021-26 , § 1, 3-9-21)

3  
4 **Section 8.** Anchorage Municipal Code subsection 21.05.070D.21 – Private  
5 outdoor storage of noncommercial equipment accessory to a residential use – is  
6 hereby amended to read as follows (*the remainder of the section is not affected and*  
7 *therefore not set out*):  
8

9 **21.05.070 Accessory uses and structures.**

10 \*\*\* \*\*

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

13  
14 This section defines the accessory uses listed in Table 21.05-3 and  
15 also contains use-specific standards that apply to those uses.  
16 Accessory uses shall comply with the applicable use-specific  
17 standards in the subsection, in addition to complying with the general  
18 standards in subsection B.

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

- 22  
23 a. *Definition.* The private outdoor storage of  
24 noncommercial equipment, including noncommercial  
25 trucks, boats, aircraft, off-road vehicles, recreational  
26 vehicles (RVs), or travel trailers.  
27  
28 b. *Use-specific standard.* The private outdoor storage of  
29 noncommercial equipment is permitted in the front  
30 setback only in the driveway, but not within five feet of  
31 any property line, and is prohibited in any side or rear  
32 setback, except in a side or rear setback abutting an  
33 alley. **[IN CLASS B DISTRICTS, THE SETBACK**  
34 **SHALL BE 25 FEET FROM ANY PROPERTY LINE**  
35 **WHERE THE ADJACENT PROPERTY IS NOT IN**  
36 **COMMON OWNERSHIP.]** A vehicle that is left in a  
37 static position for longer than fourteen consecutive  
38 days and not removed from the property is considered  
39 a stored vehicle and must meet the required setback  
40 minimums. **In class B districts, the setback shall**  
41 **be 25 ft from any property line where the adjacent**  
42 **property is not in common ownership.**

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45 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-131, § 4,  
46 1-12-15 ; AO No. 2015-142(S-1), § 5(Exh. C), 6-21-16 ; AO No. 2016-3(S),  
47 § 10, 2-23-16 ; AO No. 2016-136 , § 3, 11-15-16; AO No. 2017-10 , § 1, 1-  
48 24-17; AO No. 2017-160 , § 2, 12-19-17; AO No. 2017-176 , § 5, 1-9-18;  
49 AO No. 2018-43(S) , §§ 1(Exh. B), 2, 6-12-18; AO No. 2020-38 , § 6, 5-28-

20; AO No. 2021-26 , § 1, 3-9-21)

**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

<b>TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS</b>			
<b>(Additional standards may apply. See district-specific standards in Chapter 21.04 and use-specific standards in Chapter 21.05.)</b>			
<b>Use</b>	<b>Minimum Lot Dimensions<sup>1</sup></b>		<b>Max Lot Coverage (%)</b>
	<b>Area (sq ft)</b>	<b>Width (ft)</b>	
*** *** ***			
<b>R-3: Mixed Residential District</b>			
Dwelling, single-family attached	3,000	35 (40 on corner lots)	40
Dwelling, single-family detached	6,000	50	40
Dwelling, townhouse	2,000	20 (30 on <b>corner</b> lots)	60
Dwelling, two-family	6,000	50	40
Dwelling, three or <u>more</u> [FOUR] units	6,000 + 1,000 for every unit over 4 units	50	40
[DWELLING, MULTIFAMILY, FIVE OR SIX UNITS]	[8,500]		
[DWELLING, MULTIFAMILY, SEVEN OR MORE UNITS]	[9,000 + 1,000 FOR EVERY UNIT OVER 7 UNITS]		
All other uses	6,000	50	40
*** *** ***			

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 2(Exh. A), 10-13-15 ; AO No. 2016-71, § 1, 6-21-16 ; AO No. 2017-160 , §



3, 12-19-17; AO No. 2017-176 , § 6, 1-9-18; AO No. 2018-43(S) , § 3(Exh. B), 6-12-18; AO No. 2019-11 , § 4, 2-12-19; AO No. 2019-58 , § 3, 5-7-19; AO No. 2020-38 , § 7, 5-28-20)

**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.**

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2. *Projections into required setbacks.* The following structures or features may project into required front, side, or rear setbacks as specified in this subsection:

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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.**~~

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~~**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.]~~**

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~~(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)		
Use Category	Use Type	Minimum Space Required
<b>COMMERCIAL USES</b>		
Food and Beverage Service	Restaurant	1 per 100 sf gfa for [AND OUTDOOR] seating area 1 per 125 sf gfa for drive-through restaurants seating area (plus vehicle queuing spaces) 1 per 400 sf gfa for kitchen area 1 per 1000 sf gfa for storage area

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~~(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)~~

**Section 12[3].** Anchorage Municipal Code subsection 21.07.090H.12 – 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.**

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**H. Parking and loading facility design standards.**

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**12. Paving.**

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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.

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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.~~

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(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)

**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**

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**F. Site Design**

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**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:

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- 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.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-36, §§ 8, 9, 5-14-15 ; AO No. 2015-100, § 8(Exh. C), 10-13-15 ; AO No. 2016-34(S), § 2, 4-12-16 ; AO No. 2016-136am , § 5, 1-1-17; AO No. 2017-160 , § 5, 12-19-17; AO No. 2017-176 , § 9, 1-9-18; AO No. 2018-59 , § 2, 7-31-18; AO No. 2020-38 , § 8, 5-28-20)

**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*):

**21.09.050 Use regulations.**

\*\*\*      \*\*\*      \*\*\*

A. Table of allowed uses.

\*\*\*      \*\*\*      \*\*\*

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

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

		Residential					
Use Category	Use Type	gR1	gR2	gR 2A	gR 3	gR 4	gR 5
<b>COMMERCIAL</b>							
Vehicle and Equipment	Parking lot or structure [PRIVATE] (10 or fewer spaces)						
	Parking lot or structure [PRIVATE] (11+ spaces)						
***	***	***					

\*\*\*      \*\*\*      \*\*\*

**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.)

Use	Lot Dimensions <sup>1</sup>		Minimum Setbacks (ft)			Building Bulk and Height <sup>2</sup>	
	Min. Area (sf)	Min. Width (ft)	Front	Side	Rear	Max. Lot Coverage	Maximum Height (ft)
<b>B-2A: Central Business District Core</b>							
Residential household living uses, except mixed-use dwellings	6,000	50	N/A [10]	5, plus one foot for each 5 feet in height exceeding 35 feet	N/A [10]	100%, up to three stories in height <sup>2</sup> Above three stories, bulk	Nine stories, by-right. Additional stories are

All other uses, including mixed-use dwellings			N/A	N/A	N/A	requirements in 21.11.060C. apply	possible by earning bonus floor area for site and design amenities, as provided in subsection 21.11.060D. <sup>2</sup>	1 2 3 4 5 6
<b>B-2B: Central Business District, Intermediate</b>								
Residential household living uses, except mixed-use dwellings			N/A [10]	5, plus one foot for each 5 feet in height exceeding 35 feet	N/A [10]	100%, up to three stories in height <sup>2</sup>	Five stories, by-right.	8 9 10
All other uses, including mixed-use dwellings	6,000	50	N/A	N/A	N/A	Above three stories, bulk requirements in 21.11.060C. apply	Additional stories are possible by earning bonus floor area for site and design amenities, as provided in subsection 21.11.060D. <sup>2</sup>	11 12 13 14 15 16 17 18
<b>B-2C[B]: Central Business District, Periphery</b>								
Residential household living uses, except mixed-use dwellings			N/A [10]	5, plus one foot for each 5 feet in height exceeding 35 feet	N/A [10]	100%, up to three stories in height <sup>2</sup>	Three stories, by-right.	20 21
All other uses, including mixed-use dwellings	6,000	50	N/A	N/A	N/A	Above three stories, bulk requirements in 21.11.060C. apply	Additional stories are possible by earning bonus floor area for site and design amenities, as provided in subsection 21.11.060D. <sup>2</sup>	22 23 24 25 26 27 28 29
<sup>1</sup> For other lot dimensional standards, see section 21.08.030K. 30 <sup>2</sup> Due to proximity to Town Square Park, maximum height is limited for Blocks 69 through 71, Anchorage Original Townsite. See section 21.11.060E. for explanation of limitations. 31								

\*\*\*      \*\*\*      \*\*\*

(AO No. 2020-38, § 11, 5-28-20)

**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), turnaround 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

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frontage. Each individual freestanding sign shall be sized as per TABLE 21.12-6: FREESTANDING SIGN REGULATIONS.

\*\*\*      \*\*\*      \*\*\*

(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 18[9].** 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.

- 1 3. Poster advertisement and other window applications that are  
2 affixed or attached to a window or door, or are applied or  
3 attached within a building and located near a window for the  
4 purpose of being visible to and read from the outside of the  
5 building, are permitted without being subject to number, sign  
6 permitting under Title 23 [AND THE TEMPORARY SIGN  
7 REMOVAL CASH BOND REQUIREMENT IN AMCR  
8 21.20.007]. The total combined area of poster advertisement  
9 and other window application shall not exceed 50 percent of  
10 the window area unless the structure is under construction  
11 and not occupied. If under construction, the windows may be  
12 fully covered.

13 \*\*\* \*\*

14 (AO 2012-124(S), 2-26-13; AO No. 2015-138, § 4, 1-12-16 ; AO No. 2020-  
15 38 , §§ 11, 12, 5-28-20)

16  
17 **Section 19[20].** Anchorage Municipal Code Title 21 is hereby amended to  
18 remove all references to the “Title 21 User’s guide” throughout the entire Title 21,  
19 as follows:

20  
21 **21.03.020 Common procedures.**

22 \*\*\* \*\*

23 E. Application contents, submittal schedule, and fees.

- 24  
25 1. [TITLE 21 USER’S GUIDE. THE DIRECTOR SHALL  
26 COMPILE THE REQUIREMENTS FOR APPLICATION  
27 CONTENTS, FORMS, FEES, AND THE SUBMITTAL AND  
28 REVIEW SCHEDULE (INCLUDING TYPICAL TIME FRAMES  
29 FOR REVIEW) IN A USER’S GUIDE, WHICH SHALL BE  
30 MADE AVAILABLE TO THE PUBLIC. THE DIRECTOR,  
31 AFTER SEEKING THE RECOMMENDATION OF THE  
32 PLANNING AND ZONING COMMISSION, MAY AMEND AND  
33 UPDATE THE USER’S GUIDE FROM TIME TO TIME. SEE  
34 SUBSECTION 21.15.020F. FOR MORE INFORMATION  
35 ABOUT THE USER’S GUIDE.]

- 36  
37 [2.] Form of application. Applications required under this chapter  
38 shall be submitted on the appropriate form provided by the  
39 department and in such number as required for the individual  
40 application type [IN A FORM AND IN SUCH NUMBER AS  
41 REQUIRED IN THE USER’S GUIDE].

- 42  
43 2[3]. Processing fees. Applications shall be accompanied by the  
44 fee amount established by the assembly and listed in AMCR  
45 21.20 [THE USER’S GUIDE]. Fees are not subject to waivers  
46 except as specifically allowed by this title.

- 47  
48 3[4]. Waivers. The director may waive certain submittal  
49 requirements in order to reduce the burden on the applicant



1 and to tailor the requirements to the information necessary to  
2 review a particular application. The director may waive such  
3 requirements where he or she finds that the projected size,  
4 complexity, anticipated impacts, or other factors associated  
5 with the proposed development clearly, in his or her opinion,  
6 support such waiver. The waiver shall be made in writing and  
7 shall become a part of the case record for the application.  
8

9 **F. Verification of application completeness.**

10 \*\*\* \*\*

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

18 \*\*\* \*\*

19 **L. Postponements.**

20  
21 1. If only five or fewer board or commission members are in  
22 attendance at the hearing, the applicant may request a  
23 postponement of his or her case, and the fee for the first  
24 postponement request shall be waived.

25  
26 2. The applicant may request a postponement of his or her case  
27 for any other reason, which he or she shall state to the  
28 decision-making body. If the decision-making body grants the  
29 postponement request, the applicant shall pay the  
30 postponement fee as required by AMCR 21.20 [ LISTED IN  
31 THE USER'S GUIDE], and a new hearing date shall be  
32 determined by the department.

33 \*\*\* \*\*

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

35  
36  
37 **21.03.030 Administrative permits.**

38 \*\*\* \*\*

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

43  
44 \*\*\* \*\*

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

46  
47 **21.03.040 Alcohol – special land use permit.**

48  
49 A. Applicability.

1           \*\*\*       \*\*\*       \*\*\*  
2                   3.       No modification of an existing special land use permit for  
3                   alcohol shall be required for the first duplicate liquor license  
4                   provided:

5           \*\*\*       \*\*\*       \*\*\*  
6                   b.       If there is an increase in the square footage of the  
7                   licensed premise, such increase is five hundred square  
8                   feet or less, whether or not the area of increase is used  
9                   year-round. In such case the licensed business shall  
10                  request a minor modification to their approval by  
11                  submitting a site plan for department review, along with  
12                  the fee specified in AMCR 21.20 [THE USER'S GUIDE].  
13                  The department shall review the site plan for potential  
14                  impacts including, but not limited to, parking, lighting,  
15                  noise, and traffic.

16                               \*\*\*       \*\*\*       \*\*\*  
17       C.       Application and review period.

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

28                               \*\*\*       \*\*\*       \*\*\*  
29       (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2021-14 , § 2,  
30       2-23-21)

31  
32       **21.03.080    Conditional uses.**

33       \*\*\*       \*\*\*       \*\*\*  
34       C.       Procedure.  
35       \*\*\*       \*\*\*       \*\*\*  
36           4.       Application submittal. Applications for a conditional use  
37           approval shall be submitted to the director on a form provided  
38           by the department and shall contain the information specified  
39           on the application form [IN THE TITLE 21 USER'S GUIDE,  
40           AND SHALL BE SUBMITTED TO THE DIRECTOR ON A  
41           FORM PROVIDED BY THE DEPARTMENT].

42                               \*\*\*       \*\*\*       \*\*\*  
43       (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-36, 5-14-15)

44  
45       **21.03.110    Master planning, institutional.**

46       \*\*\*       \*\*\*       \*\*\*  
47       D.       Procedures for master plan approval.  
48       \*\*\*       \*\*\*       \*\*\*

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

12 \*\*\* \*\*

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

14  
15 **21.03.140 Public facility site selection.**

16 \*\*\* \*\*

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

23 \*\*\* \*\*

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

25  
26  
27 **21.03.150 Record of survey maps.**

28 \*\*\* \*\*

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

35 \*\*\* \*\*

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

37  
38 **21.03.160 Rezonings (zoning map amendments).**

39 \*\*\* \*\*

40 D. General procedure.

41 \*\*\* \*\*

42 4. Application submittal. Applications for a rezoning shall  
43 [CONTAIN THE INFORMATION SPECIFIED IN THE TITLE 21  
44 USER'S GUIDE, AND SHALL] be submitted to the director on  
45 a form provided by the department and shall contain the  
46 information specified on the application form. Additional  
47 materials may be required for certain types of rezoning, such

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as rezoning with special limitations.

\*\*\* \*\*

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

\*\*\* \*\*

5. 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:

\*\*\* \*\*

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

**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.

\*\*\* \*\*

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 ~~[15 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.

1           \*\*\*       \*\*\*       \*\*\*  
2                   3.     Review, approval, and modification of commercial tract plats.  
3                   a.     Application submittal. Applications for a commercial  
4                         tract plat [SHALL CONTAIN THE INFORMATION  
5                         SPECIFIED IN THE TITLE 21 USER'S GUIDE, AND]  
6                         shall be submitted to the platting officer on a form  
7                         provided by the department and shall contain the  
8                         information specified on the application form. An  
9                         application for approval of a commercial tract shall be  
10                        signed by the owners of the property involved.  
11                               \*\*\*       \*\*\*       \*\*\*

12       F.     Right-of-way acquisition plat.  
13       \*\*\*       \*\*\*       \*\*\*  
14                   2.     Application submittal. Applications for a right-of-way  
15                         acquisition plat shall [CONTAIN THE INFORMATION  
16                         SPECIFIED IN THE TITLE 21 USER'S GUIDE, AND] be  
17                         submitted to the platting officer on a form provided by the  
18                         department and shall contain the information specified on the  
19                         application form.  
20                               \*\*\*       \*\*\*       \*\*\*

21       G.     Modification or removal of plat notes.  
22       \*\*\*       \*\*\*       \*\*\*  
23                   3.     Application. Applications for modifying or removing a plat  
24                         note(s) shall [CONTAIN THE INFORMATION SPECIFIED IN  
25                         THE TITLE 21 USER'S GUIDE, AND] be submitted to the  
26                         platting officer on a form provided by the department and shall  
27                         be accompanied by the information specified on the  
28                         application form.  
29                               \*\*\*       \*\*\*       \*\*\*

30       (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2017-75, § 2,  
31       5-9-17; AO No. 2020-38, § 3, 5-28-20)

32  
33       **21.03.230     Vacation of public and private interests in land.**  
34       \*\*\*       \*\*\*       \*\*\*

35       B.     Application submittal. Applications for vacation requests shall  
36                         [CONTAIN THE INFORMATION SPECIFIED IN THE TITLE 21  
37                         USER'S GUIDE, AND] be submitted to the platting officer on a form  
38                         provided by the department and shall be accompanied by the  
39                         information specified on the application form.  
40                               \*\*\*       \*\*\*       \*\*\*

41       (AO 2012-124(S), 2-26-13)

42  
43       **21.03.240     Variances**  
44       \*\*\*       \*\*\*       \*\*\*

45       C.     Application submittal. Applications for a variance shall [CONTAIN  
46                         THE INFORMATION SPECIFIED IN THE TITLE 21 USER'S GUIDE,  
47                         AND] be submitted to the director on a form provided by the  
48                         department and shall be accompanied by the information specified  
49                         on the application form.

- 1 \*\*\*      \*\*\*      \*\*\*  
2 J.      Administrative variances.  
3      1.      Process.  
4              a.      Application submittal. Applications for a variance shall  
5                      [CONTAIN THE INFORMATION SPECIFIED IN THE  
6                      TITLE 21 USER'S GUIDE, AND] be submitted to the  
7                      director on a form provided by the department and shall  
8                      contain the information specified on the application  
9                      form.

10                      \*\*\*      \*\*\*      \*\*\*  
11 **21.05.040      Community uses: definitions and use-specific standards.**

- 12 \*\*\*      \*\*\*      \*\*\*  
13 J.      Utility facility.  
14 \*\*\*      \*\*\*      \*\*\*  
15      4.      Wind energy conversion system (WECS), utility.  
16      \*\*\*      \*\*\*      \*\*\*  
17              b.      Use-specific standards.  
18                      i.      I[t]he following shall be provided: [IN  
19                      ADDITION TO THE MINIMUM APPLICATION  
20                      INFORMATION SET FORTH IN THE TITLE 21  
21                      USER'S GUIDE,]  
22                      \*\*\*      \*\*\*      \*\*\*

23 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-142(S-1),  
24 § 4, 6-21-16 ; AO No. 2018-59 , § 1, 7-31-18; AO No. 2019-11 , § 3, 2-12-  
25 19)

26  
27 **21.05.060      Industrial uses: definitions and use-specific standards.**

- 28 \*\*\*      \*\*\*      \*\*\*  
29 B.      Manufacturing and production.  
30 \*\*\*      \*\*\*      \*\*\*  
31      6.      Natural resource extraction, organic and inorganic.  
32      \*\*\*      \*\*\*      \*\*\*  
33              b.      Use-specific standards (also apply to "natural resource  
34                      extraction, placer mining").  
35                      \*\*\*      \*\*\*      \*\*\*  
36                      v.      Required submittals. In addition to the general  
37                      submittal requirements applicable to all site  
38                      plans specified in section 21.03.080 or  
39                      21.03.180, as applicable [THE TITLE 21 USER'S  
40                      GUIDE], an applicant for a natural resource  
41                      extraction use shall submit the following:

- 42  
43                      (A)      A site plan showing:  
44                              (1)      Drainage.  
45                              (2)      Existing and proposed  
46                                      topographical contours (ten-foot  
47                                      contour).  
48                              (3)      Water table information.

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- (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.  
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E. Waste and salvage.  
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5. Land reclamation.  
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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:  
\*\*\*      \*\*\*      \*\*\*



(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-82, § 2, 7-28-15 ; AO No. 2015-131, § 3, 1-12-15 ; AO No. 2016-131 , § 2, 11-15-16; AO No. 2017-10 , § 1, 1-24-17; AO No. 2017-74 , § 2, 5-23-17; AO No. 2018-118 , § 2, 1-1-19; AO No. 2020-56 , § 1, 6-23-20)

**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.

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(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.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-131, § 4, 1-12-15 ; AO No. 2015-142(S-1), § 5(Exh. C), 6-21-16 ; AO No. 2016-3(S), § 10, 2-23-16 ; AO No. 2016-136 , § 3, 11-15-16; AO No. 2017-10 , § 1, 1-24-17; AO No. 2017-160 , § 2, 12-19-17; AO No. 2017-176 , § 5, 1-9-18; AO No. 2018-43(S) , §§ 1(Exh. B), 2, 6-12-18; AO No. 2020-38 , § 6, 5-28-20; AO No. 2021-26 , § 1, 3-9-21)

**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.

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

**21.07.080 Landscaping, screening, and fences.**

\*\*\*      \*\*\*      \*\*\*

G. Screening.

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2. Refuse collection.

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h. Administrative variance for refuse receptacle location and screening.

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- 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.

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- 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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(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)

**21.07.110 Residential design standards.**

\*\*\*      \*\*\*      \*\*\*

H. Conditional use for a residential planned unit development.

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2. 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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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-36, §§ 8, 9, 5-14-15 ; AO No. 2015-100, § 8(Exh. C), 10-13-15 ; AO No. 2016-34(S), § 2, 4-12-16 ; AO No. 2016-136am , § 5, 1-1-17; AO No. 2017-160 , § 5, 12-19-17; AO No. 2017-176 , § 9, 1-9-18; AO No. 2018-59 , § 2, 7-31-18; AO No. 2020-38 , § 8, 5-28-20)

**21.07.120 Large establishments.**

\*\*\* \*\*

C. Tall buildings.

\*\*\* \*\*

1. Wind.

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- 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.

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(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.

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1. Refuse collection screening.

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- 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)

**21.12.060 Characteristics of use.**

\*\*\* \*\*

C. Bringing characteristics into compliance.

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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.

\*\*\* \*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-82, § 6, 7-28-15 ; AO No. 2017-55 , § 13, 4-11-17; AO No. 2018-67(S-1) , § 8, 10-9-18; AO No. 2019-11 , § 6, 2-12-19; AO No. 2020-38 , §§ 11, 13, 5-28-20)

**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].

\*\*\* \*\*

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

**21.13.040 Nonconforming structures.**

\*\*\* \*\*

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.

\*\*\* \*\*

(AO 2012-124(S), 2-26-13; AO No. 2020-38 , § 11, 5-28-20; AO No. 2020-93 , § 6, 10-1-20)

**21.15.020 Rules of construction and interpretation.**

\*\*\* \*\*

[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:	
	1. Zoning plan review.	\$87.50
	2. Sign permit zoning inspection, fee per inspection.	\$170.00
	<b>[3.TEMPORARY SIGN REMOVAL CASH BOND (BANNERS, BALLOONS, PENNANTS, RIBBONS, AND STREAMERS ARE EXEMPT)]</b>	<b>[\$590]</b>

\*\*\* \*\*

**(GAAB 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)**

**AUTHORITY—ANCHORAGE MUNICIPAL CODE 3.40, 21.20.050; AO NO. 77-407.**

**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].

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Chair of the Assembly

ATTEST:

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Municipal Clerk