

Rogers Park Community Council  
January 5, 2023

Municipal Clerk's Office:

The RPCC is submitting proposed amendments to AO 2018 -43(S) combined with its existing (unedited)elements to serve as the amended version of AO No. 2022-107.

Proposed Amendments to **AO NO. 2022-107**

**AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE, TITLE 21 SECTION 21.05.070, ACCESSORY USES, AND 21.10.050, USE REGULATIONS.**

(Planning and Zoning Commission Case No. 2022-0090)

Based on amending the current ordinance AO 2018-43(S) as amended. Refer to the attached copy of AO 2018-43(S) for the location of the following numbered changes. Proposed changes are in red font and except for the preamble capitalized and underlined.

**1. REPLACE WITH:**     **AO NO. 2022-107**

**2. REPLACE WITH:**     **AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE, TITLE 21 SECTION 21.05.070, ACCESSORY USES, AND 21.10.050, USE REGULATIONS.**

**3. DELETE.**               **WHEREAS** the current standards for Accessory Dwelling Units do little to encourage the development of this alternative housing type; and

**4.DELETE.**               **WHEREAS** this amendment ensures that Accessory Dwelling Units are compatible with the desired character of Anchorage's residential neighborhoods; and]

**5. INSERT.**               **WHEREAS** the intent of ADUs is to increase resident housing; and not to contribute to the supply of short-term Rentals, which have increased from 5,000 to 7,000 units in the past two- and-a-half years;

**6. INSERT.**               **WHEREAS** there is a continued need for affordable resident housing; eighty-two percent (82.5%) of Anchorage households are composed of 1 or 2 people and these can be accommodated through smaller more affordable housing;

**7. INSERT.**               **WHEREAS** accessory dwelling units are defined as small, subordinate, attached or detached housing units on the same property as an existing single-family dwelling;

**8. REPLACE WITH:**     **WHEREAS** the intent of amending development standards for Accessory Dwelling Units is to allow more efficient use of residential property, and more affordable housing alternatives while being compatible (Title 21.15.040) with existing neighborhoods and neighbors, now, therefore,

**SECTION 2. D.1. b. Use-Specific Standards; i. Purpose and Intent.**

**9. REFER TO 1.b.i. E. REPLACE WITH:**

Improve the affordability of [STABILIZE] homeownership and enhance property values through **LONG-TERM** rental income opportunity;

**10. REFER TO 1.b.i. G. REPLACE WITH:**

Protect neighborhood stability, property values, and **COMPATIBILITY** [character] [SINGLE-FAMILY RESIDENTIAL APPEARANCE OF THE NEIGHBORHOOD] by ensuring that ADUs are installed under the provisions of this title.

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

- (A) **Purpose,** Requirements for accessory dwelling units address the following purposes:

**11.REFER TO:**

(2). Ensure that accessory dwelling units are smaller in **GROSS FLOOR AREA AND HEIGHT** than the principal [residence] {dwelling} on the lot, and preserve underlying lot coverage limits [YARDS AND OPEN SPACE];

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

(6) Size.

**12. INSERT. Add as (a) then adjust paragraphs that follow.**

**IN THE R-1 AND R-1A DISTRICTS, THE GROSS FLOOR AREA OF THE ADU, NOT INCLUDING ANY RELATED GARAGE, SHALL BE NO GREATER THAN 800 SQUARE FEET OR 75 [35] PERCENT OF THE TOTAL GROSS FLOOR AREA OF THE PRINCIPAL DWELLING UNIT (EXCLUDING THE ADU AND GARAGES), WHICHEVER IS LESS. A SECOND STORY, ABOVE A GARAGE SHALL BE NO GREATER THAN 650 SQUARE FEET**

- (D) *Additional Requirements for Detached ADUs;*

**13. REPLACE WITH THE FOLLOWING:**

**(2) IN THE R-1 AND R-1A DISTRICTS, THE MAXIMUM HEIGHT OF A DETACHED ADU SHALL BE 22 FEET AS MEASURED 1/2 WAY BETWEEN THE EAVE AND THE PEAK OF A GABLED ROOF; FOR ALL OTHER ROOF DESIGNS THE MAXIMUM HEIGHT IS CONSIDERED TO BE THE HIGHEST POINT OF THE ROOF. IN ALL OTHER DISTRICTS THE MAXIMUM HEIGHT OF A DETACHED ADU SHALL BE 25 FEET.**

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**14. INSERT AS:**

**(3) IN IN THE R-1 AND R-1A DISTRICTS ONLY, THE FOLLOWING APPLY:**

(A) ON LOTS ADJACENT TO EAST-WEST ORIENTED LOTS (LONG AXIS), A DETACHED ADU MUST BE LOCATED WITHIN 20 FEET OF THE SOUTHERN SETBACK OF THE LOT TO REDUCE SHADOWING ON THE ADJACENT LOT TO THE NORTH.

(B) ROOFTOP BALCONIES OR DECKS ON TOP OF A SECOND STORY ARE NOT ALLOWED. BALCONIES HIGHER THAN 4 FEET REQUIRE PRIVACY SCREENING TO REDUCE OVERLOOK ONTO ADJACENT PROPERTIES OR MUST BE SITED TO FACE THE INTERIOR OF THE LOT.

(C) SECOND STORY WINDOWS MUST BE DESIGNED TO REDUCE VIEWS INTO NEIGHBORING YARDS AND WINDOWS.

**15. INSERT NEW SECTION:**

**SECTION 3. PUBLIC OUTREACH AND EVALUATION**

**A. PUBLIC OUTREACH**

- 1. WITHIN 1 YEAR OF ADOPTION THE PLANNING DEPARTMENT SHALL IMPLEMENT STRATEGIES IDENTIFIED IN THE ACTION PLAN (SECTION 3 OF THE 2040 LUP, 2017) TO FACILITATE ADU CONSTRUCTION BY DEVELOPING A PERMIT REVIEW ASSISTANCE PROGRAM, APPLICANT GUIDANCE MATERIALS, IMPROVED TRACKING OF ADU DEVELOPMENT TRENDS, AND PUBLIC INFORMATION” AND SEEK REMEDIES TO OVERCOME OBSTACLES TO FINANCING THE DESIGN AND CONSTRUCTION OF ADUS WHICH HAS BEEN IDENTIFIED AS ONE OF THE MOST SIGNIFICANT BARRIERS TO ADU CONSTRUCTION.**

**B. EVALUATION**

- 1. THE PLANNING DEPARTMENT MUST DEVELOP EVALUATION CRITERIA AND QUANTIFIABLE METHODOLOGY TO IDENTIFY THE SPECIFIC SUCCESS OR FAILURES OF THIS ADU BASED ON THE CRITERIA OF THIS ORDINANCE FOR INCREASING AFFORDABLE HOUSING OPTIONS, INCREASING ALL HOUSING STOCK, AND COMPATIBILITY WITH NEIGHBORS AND NEIGHBORHOODS.**

**16. CHANGE EXISTING SECTION 3 TO SECTION 4.**

ATTACHEMENT: Marked up version of AO 2018-43(S) showing where the location of the above numbered changes amending specific portions are indicated in red.