

Submitted by: Assembly Member Kendall
Prepared by: Department of Law
For reading: February 24, 1998

ANCHORAGE, ALASKA
AO NO. 98- 53

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE ZONING DISTRICT SUBSECTIONS 21.40.030 I. (R-1 AND R-1A SINGLE-FAMILY RESIDENTIAL), 21.40.040 I. (R-2A AND R-2D TWO-FAMILY RESIDENTIAL), 21.40.045 I. (R-2M MULTI-FAMILY RESIDENTIAL), 21.40.100 I. (R-8, RURAL RESIDENTIAL), 21.40.110 I. (R-9 RURAL RESIDENTIAL), 21.40.115 G. (R-10 RESIDENTIAL ALPINE), AND 21.40.120 I. (D-2 AND D-3 RESIDENTIAL) TO INCREASE THE MAXIMUM HEIGHT OF ACCESSORY BUILDINGS TO NOT GREATER THAN FIVE FEET (5') LESS THAN THE MAXIMUM PERMITTED HEIGHT FOR PRINCIPAL STRUCTURES.

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code subsection 21.40.030 I. is hereby amended to read as follows:

21.40.030 R-1 and R-1A single-family residential districts.

- I. *Maximum height of structures.* Except as otherwise provided in this title, no portion of a principal structure shall exceed 25 feet in height. Accessory buildings shall not exceed 20 [12] feet in height.

(The remainder of this section is not affected by this amendment and is therefore not set out.)

(GAAB 21.05.050.B; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No. 83-216; AO No. 85-21; AO No. 85-28; AO No. 85-78; AO No. 85-23; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114)

Section 2. Anchorage Municipal Code subsection 21.40.040 I. is hereby amended to read as follows:

21.40.040 R-2A two-family residential district (large lot); R-2D two-family residential district.

- I. *Maximum height of structures.* Except as otherwise provided in this title, no portion of a principal structure shall exceed 25 feet in height, or 30 feet in height when 30 percent of the site is preserved as open space with ground cover in accordance with subsection M of this section. Accessory buildings shall not exceed a height of five feet less than the maximum height of the principal structure [12 FEET IN HEIGHT].

(The remainder of this section is not affected by this amendment and is therefore not set out.)

(GAAB 21.05.050.C; AO No. 77-355; AO No. 79-13; AO No. 80-27; AO No. 80-42; AO No. 81-67(S); AO No. 82-54; AO No. 83-217; AO No. 84-52; AO No. 85-18; AO No. 85-21; AO No. 85-

23; AO No. 85-28; AO No. 85-78; AO No. 85-91, 10-1-85; AO No. 85-163; AO No. 86-19; AO No. 86-78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114)

Section 3. Anchorage Municipal Code subsection 21.40.045 is hereby amended to read as follows:

21.40.045 R-2M multiple-family residential district.

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I. *Maximum height of structures.* Except as otherwise provided in this title, no portion of a principal structure shall exceed 25 feet in height, or 30 feet in height when 30 percent of the site is preserved as open space with ground cover in accordance with subsection M of this section. Accessory buildings shall not exceed a height of five feet less than the maximum height of the principal structure [12 FEET IN HEIGHT].

(The remainder of this section is nat affected by this amendment and is therefore not set out.)

(GAAB 21.05.050.C; AO No. 77-355; AO No. 79-13; AO No. 80-27; AO No. 80-42; AO No. 81-67(S); AO No. 82-54; AO No. 83-217; AO No. 84-52; AO No. 85-18; AO No. 85-21; AO No. 85-28; AO No. 85-78; AO No. 85-23; AO No. 85-91, 10-1-85; AO No. 85-163; AO No. 86-19; AO No. 86-78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114)

Section 4. Anchorage Municipal Code subsection 21.40.100 I. is hereby amended to read as follows

21.40.100 R-8 rural residential district (large lot).

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Maximum height of structures. Except as otherwise provided in this title, no portion of a principal permitted structure shall exceed 35 feet in height. Accessory buildings shall not exceed 30 [25] feet in height.

(The remainder of this section is nat affected by this amendment and is therefore not set out.)

(GAAB 21.05.050.U; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2))

Section 5. Anchorage Municipal Code subsection 21.40.110 I. is hereby amended to read as follows

21.40.110 R-9 rural residential district.

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I. *Maximum height of structures.* Except as otherwise provided in this title, no portion of a principal permitted structure shall exceed 35 feet in height. Accessory buildings shall not exceed 30 [25] feet in height.

(The remainder of this section is nat affected by this amendment and is therefore not set out.)

(GAAB 21.05.050.V; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2))

Section 6. Anchorage Municipal Code subsection 21.40.115 G. is hereby amended to read as follows:

21.40.115 R-10 residential alpine/slope district.

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G. *Maximum height of structures.* Except as otherwise provided in this title, no portion of a principal structure shall exceed 2 1/2 stories or 25 feet in height. Accessory buildings shall not exceed 20 [18] feet in height.

(The remainder of this section is nat affected by this amendment and is therefore not set out.)

(AO No. 81-97; AO No. 81-217; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2))

Section 7. Anchorage Municipal Code 21.40.120 is hereby amended to read as follows:

21.40.120 D-2 and D-3 residential development districts.

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Maximum height of structures. Except as otherwise provided in this title, no portion of a principal structure shall exceed 35 feet in height. Accessory buildings shall not exceed 30 [12] feet in height.

(The remainder of this section is nat affected by this amendment and is therefore not set out.)

(GAAB 21.05.050.T; AO No. 77-355; AO No. 83-220; AO No. 85-18; AO No. 85-28; AO No. 85-78; AO No. 85-91, 10-1-85; AO No. 88-171(S-1), 12-31-88)

Section 8. This ordinance shall become effective immediately upon passage and approval by the Assembly.

PASSED and APPROVED by this Assembly this _____ day of _____, 1998

Chairman

ATTEST

Municipal Clerk