

Submitted by:

CLERK'S OFFICE

APPROVED

Prepared by:

Date: 3-23-99

Anchorage, Alaska *h w*  
AO 99- 49

AN ORDINANCE AMENDING TITLE 21 OF THE ANCHORAGE MUNICIPAL CODE ZONING DISTRICT SUBSECTIONS 21.40.030 R-1 AND R-1A (SINGLE-FAMILY RESIDENTIAL), 21.40.040 R-2A (TWO-FAMILY RESIDENTIAL DISTRICT LARGE LOT); R-2D (TWO-FAMILY RESIDENTIAL), 21.40.045 R-2M (MULTIPLE-FAMILY RESIDENTIAL), 21.40.115 R-10 (RESIDENTIAL ALPINE/SLOPE) TO INCREASE THE MAXIMUM HEIGHT OF PRINCIPAL BUILDINGS TO 30 FEET.

THE ANCHORAGE ASSEMBLY ORDAINS

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

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

The following statement of intent and use regulations shall apply in the R-1 and R-1A districts:

\*\*\*

Maximum height of structures. Except as otherwise provided in this title, no portion of a structure shall exceed 30 [25] feet in height. Accessory garages and carports which are not an integral part of a principal structure shall not exceed a maximum of 20 feet in height. All other accessory buildings shall not exceed 12 feet in height.

*(The remainder of this 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; AO No. 98-53(S), § 1, 6-9-98)

Section 2. That subsection 21.40.04.I of the Anchorage Municipal Code is hereby amended to read as follows

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

The following statement of intent and use regulations shall apply in all R-2A and R-2D districts:

**Maximum height of structures.** Except as otherwise provided in this title, no portion of a structure shall exceed 30 [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 garages and carports which are not an integral part of a principal structure shall not exceed a maximum height of five feet less than the maximum permitted height of the principal structure. All other accessory buildings shall not exceed 12 feet in height.

*(The remainder of this 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; AO No. 98-53(S), § 2, 6-9-98)

**Section 3** That subsection 21.40.045.I of the Anchorage Municipal Code is hereby amended to read as follows:

**21.40.045 R-2M multiple-family residential district.**

The following statement of intent and use regulations shall apply in the R-2M district:

**Maximum height of structures.** Except as otherwise provided in this title, no portion of a structure shall exceed 30 [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 garages and carports which are not an integral part of a principal structure shall not exceed a maximum height of five feet less than the maximum permitted height of the principal structure. All other accessory buildings shall not exceed 12 feet in height.

*(The remainder of this 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. 85-28; 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; AO No. 98-53(S), § 3, 6-9-98)

**Section 4:** That subsection 21.40.115.G of the Anchorage Municipal Code is hereby amended to read as follows:

**21.40.115** R-10 residential alpine/slope district.

The following statement of intent and use regulations shall apply in the R-10 district:

\*\*\*

**G.** Maximum height of structures. Except as otherwise provided in this title, no portion of a structure shall exceed [2 ½ STORIES OR] 30 [25] feet in height. Accessory garages and carports which are not an integral part of a principal structure shall not exceed a maximum height of five feet less than the maximum permitted height of the principal structure. All other accessory buildings shall not exceed 18 feet in height.

*(The remainder of this of this section is not 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); AO No. 98-53(S), § 6, 6-9-98)

**Section 5:** This ordinance shall become effective immediately upon passage and approval by the Anchorage Municipal Assembly.

PASSED and APPROVED by the Anchorage Assembly this 23rd day of March, 1999.

ATTEST:

  
Chairman

  
Municipal Clerk