

ANCHORAGE, ALASKA  
AO NO. 2000-69

AN ORDINANCE AMENDING TITLE 21 OF THE ANCHORAGE MUNICIPAL CODE OF ORDINANCES AMENDING THE B-3 GENERAL BUSINESS DISTRICT BY ADDING MINI-STORAGE AND VEHICLE STORAGE FACILITIES AS CONDITIONAL USES, PROVIDING FOR CONDITIONAL USE STANDARDS FOR VEHICLE STORAGE FACILITIES, AND DEFINING VEHICLE STORAGE FACILITY

THE ANCHORAGE ASSEMBLY ORDAINS:

**Section 1:** That Section 21.40.180 of the Anchorage Municipal Code is hereby amended to read as follows:

**21.40.180    B-3 General Business District**

The following statement of intent and use regulations shall apply to the B-3 District.

*(Subparagraphs A. - C. of this subsection are not affected by this ordinance and therefore are not set out.)*

- D.** Conditional uses. Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:
- 1.** Utility substations
  - 2.** Heliports
  - 3.** Marquees, overpasses and similar substantial projections into public airspace, together with any signs to be mounted thereon.
  - 4.** Planned unit developments
  - 5.** Drive-in theaters
  - 6.** Camper parks.
  - 7.** Quasi-institutional houses

- 8 Liquor stores, restaurants, tearooms, cafes, private clubs or lodges, and other places serving food or beverages involving the retail sale, dispensing or service of alcoholic beverages in accordance with Section 21.50.160.
- 9 Type 1,2,3 or 4 community interest and local interest towers that do not meet the supplementary district regulations for a permitted or accessory use.
- 10 Snow disposal sites
- 11 Correctional community residential centers
12. Mini-storage facilities.
13. Vehicle storage facilities.

*(Subparagraphs E. - N. of this subsection are not affected by this ordinance and therefore are not set out.)*

**Section 2:** That the Anchorage Municipal Code is hereby amended by adding a section to be numbered 21.50.087, which section reads as follows:

**21.50.087 Conditional Use Standards - Vehicle Storage Facilities**

The following standards shall apply to vehicle storage facilities

- A. *Size of site.* The proposed site shall contain no less than one acre and no more than five acres.
- B. *Yard requirements.* The Planning and Zoning Commission may specify yard requirements greater than required by the underlying zoning districts as necessary to reduce or eliminate negative impacts of the vehicle storage facility on surrounding properties and land uses.
- C. *Maximum lot coverage by all buildings.* Maximum lot coverage by all building is 50 percent.
- D. *Maximum height of structures.* Maximum height of structures shall be 30 feet.

**E**     *Parking.* Adequate off-street parking shall be provided as follows:

- 1       One parking space for every 300 square feet of office space.
- 2       One parking space for each 20 vehicle storage spaces

**F**     *Landscaping and fencing.*

- 1       All areas not devoted to building structures, driveways, vehicle storage spaces and walkways shall be landscaped or paved.
- 2       Buffer landscaping shall be planted along each lot line. Landscaping shall be painted outside of any required fencing.
- 3       All site boundaries shall be fenced with a site-obscuring structure with minimum height of six feet. The design of the site-obscuring structure shall be approved and specified during the public hearing. The site-obscuring structure shall be architecturally compatible with the surrounding properties.

**G**     *Paving and drainage.*

- 1       All driveways and walkways shall be paved. Vehicle storage spaces do not need to be paved.
- 2       Drainage flow patterns shall be shown on the site plan or a separate map. Drainage improvements shall comply with AMC 21.67.010.

**H**     *Curb cuts.* Access shall not exceed one access per street frontage. The width and distance of any access from any property line or street intersection will be subject to the approval of the traffic engineer or the State Department of Transportation.

*Permitted accessory uses.* The site may contain one on-site dwelling unit to be used by an onsite caretaker or manager. It is not to be used as a permanent dwelling or rental by persons not connected with the storage facility.

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3  
4 J. *Lighting.* Exterior lighting shall be so arranged and shielded so as to prevent  
5 light leakage on adjacent properties or rights-of-ways.  
6  
7

8 **Section 2:** That Subsection 21.35.020 B. of the Anchorage Municipal Code is  
9 hereby amended by adding the following definition:  
10

11 *Vehicle storage facility* means a facility for storing private automobiles, light  
12 trucks, recreational vehicles and boats.  
13  
14

15 **Section 3:** This ordinance shall be come effective immediately upon passage and  
16 approval by the Anchorage Assembly.  
17

18 PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_day of  
19 \_\_\_\_\_, 2000.  
20  
21

22 \_\_\_\_\_  
23 Chair  
24

25 ATTEST  
26  
27

28 \_\_\_\_\_  
29 Municipal Clerk  
30  
31  
32



**MUNICIPALITY OF ANCHORAGE**  
**ASSEMBLY MEMORANDUM**  
**NO. AM 351-2000**

**Meeting Date: MARCH 21, 2000**

**From: Assemblymember Kendall**

**Subject: Amendments to B-3, General Business District - Conditional Uses**

This proposed ordinance amends AMC Title 21 by:

Adding mini-storage and vehicle storage facilities as conditional uses in  
B-3, General Business District;

Adding conditional use standards for vehicle storage facilities; and

Adding a definition of "vehicle storage facility".

Approval of this ordinance is recommended.

Respectfully submitted:

Prepared by:

  
Dan Kendall  
Assemblymember

  
Greg Meyer, Director  
Assembly Office

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects - General Government**

**AO Number: 2000-69**

**Title: Amending AMC Title 21 Regarding  
Conditional Uses for B-3, General Business  
District**

**Sponsor: Assemblymember Kendall**

**Preparing Agency: Assembly Office      Others Affected: Public Works, Planning**

**CHANGES IN EXPENDITURE AND REVENUES (Thousands of Dollars)**

<b>Operating Expenditures</b>	<b>FY 94</b>	<b>FY 95</b>	<b>FY 96</b>	<b>FY 97</b>	<b>FY 98</b>
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Service					
5000 Capital Outlay					
<b>TOTAL DIRECT COSTS:</b>					

<b>ADD: 6000 Charge from Others</b>					
<b>LESS: 7000 Charge to Others</b>					
<b>FUNCTION COSTS:</b>					

<b>REVENUES:</b>					
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<b>CAPITAL:</b>					

<b>POSITIONS: FT/PT and Temp.</b>					

**Public Sector Economic Effects:**

*No significant public sector economic effects are anticipated.*

***Private Sector Economic Effects:***

*No significant private sector economic effects are anticipated.*

***Prepared by: Greg Moyer***

***Telephone: 343-4755***

***Date: 3-21-00***

Municipality of Anchorage  
MUNICIPAL CLERK'S OFFICE  
AGENDA DOCUMENT CONTROL SHEET

*Av 2000 - 69*

<b>1</b>	SUBJECT OF AGENDA DOCUMENT	DATE PREPARED <i>3-21-00</i>
	<i>Conditional Uses for B-3, General Business District</i>	INDICATE DOCUMENTS ATTACHED
		<i>AO, AM, SEE</i>
<b>2</b>	DEPARTMENT NAME <i>Assembly</i>	DIRECTOR'S NAME
<b>3</b>	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY	HIS/HER PHONE NUMBER
<b>4</b>	COORDINATED WITH AND REVIEWED BY	INITIALS
	DATE	
	Mayor	
	Municipal Clerk	
	Municipal Attorney	
	Employee Relations Director	
	Municipal Manager	
	Finance	
	Community Development and Planning	
	Property and Facility Management	
	Management Information Systems	
	Office of Management and Budget	
	Purchasing	
	Operations Manager	
	Cultural and Recreational Services	
	Fire	
	Health and Human Services	
	Police	
	Public Works	
	Transit	
	Merrill Field (Airport)	
	Municipal Light and Power	
	Anchorage Water and Wastewater	
	Port	
	Solid Waste Services	
<b>5</b>	SPECIAL INSTRUCTIONS/COMMENTS <i>addendum</i> <i>7.B. Introduction</i>	
<b>6</b>	ASSEMBLY MEETING DATE <i>3-21-00</i>	<b>7</b>
		PUBLIC HEARING DATE REQUESTED <i>To be determined</i>

*930 AM*

**RECEIVED**  
 Office of Municipal Clerk  
 MAR 21 2000  
 P.O. Box 196650  
 Anchorage, AK 99519-6650

*2nd meeting in 7/2000*