

Submitted by: Assemblymember
Tesche
Prepared by: Planning Department
For reading: January 6, 2004

Anchorage, Alaska
AO 2003-124(S)

AN ORDINANCE AMENDING SECTIONS 21.35.020, 21.40.060 AND 21.40.130 OF THE ANCHORAGE MUNICIPAL CODE REGARDING FLOOR AREA RATIO DEFINITIONS AND TO EXCLUDE UNDERGROUND PARKING AND LOADING AREAS FROM THE FLOOR AREA RATIO REQUIREMENTS IN THE R-4 MULTIPLE-FAMILY RESIDENTIAL DISTRICT AND R-O RESIDENTIAL-OFFICE DISTRICT.

(Planning and Zoning Commission Case 2003-128)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code subsection 21.35.020B. is hereby amended by adding the following (*the remainder of the section is not affected and therefore is not set out*):

21.35.020 Definitions and rules of construction

B. The following words, terms and phrases, when used in this title, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Coverage, building - means that percentage of the total lot area covered by buildings. For the purpose of Floor Area Ratio (FAR) calculations, building coverage excludes 100% of the gross floor area which is completely below grade and used exclusively for required vehicle parking and loading.

Section 2. Anchorage Municipal Code subsection 21.40.060F.1.h. is hereby amended by adding the following (*the remainder of the section is not affected and therefore is not set out*):

21.40.060 **R-4 Multiple family residential district**

F. Minimum lot requirements.

1. Except as provided in subsection 2 below [OF THIS SUBSECTION], a lot shall have the following minimum area and width:

- h. Apartment buildings for 11 or more families on sites having a minimum area of 11,500 square feet and minimum frontage of 100 feet shall be limited by a floor area ratio (F.A.R.) of 2.0 and shall be subject to the yard requirements of this section. For purposes of this subsection, floor area ratio is defined as the maximum gross floor area of a building on a lot or parcel, divided by the area of the lot or parcel. One hundred percent (100%) of any area completely below grade and used exclusively for required vehicle parking and loading, shall not be included in determining floor area ratio. (A floor area ratio of 2.0 provides for 23,000 gross square feet of building area on a lot with an area of 11,500 square feet.)

Section 3. Anchorage Municipal Code subsection 21.40.130F.4. is hereby amended by adding the following (*the remainder of the section is not affected and therefore is not set out*):

21.40.130 **R-O Residential-Office district**

F. Minimum lot requirements. Minimum lot requirements are as follows:

4. Apartment buildings for 11 or more families may only be constructed on sites having a minimum area of 14,000 square feet and minimum frontage of 100 feet on a class I or greater street, and shall be limited by a floor area ratio (F.A.R.) of 2.0,

1 and shall be subject to the yard requirements of this section.
2 For purposes of this subsection, floor area ratio is defined as
3 the maximum gross floor area of a building on a lot or parcel,
4 divided by the area of the lot or parcel. One hundred percent
5 (100%) of any area completely below grade and used
6 exclusively for required vehicle parking and loading shall not
7 be included in determining floor area ratio. A floor area ratio
8 of 2.0 provides for 28,000 gross square feet of building area
9 on a lot with an area of 14,000 square feet.

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13 **Section 4.** This ordinance shall become effective upon passage and approval by
14 the Assembly.

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17 PASSED AND APPROVED by the Anchorage Assembly this _____ day of
18 _____, 2004.

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25 Chair

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28 ATTEST:

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31 _____
32 Municipal Clerk

