

Reopened indefinitely 4/22/04

Submitted by: Assemblymember TESCHE

Prepared by: Department of Assembly

For reading: May 11, 2004

**ANCHORAGE, ALASKA
AO NO. 2004-94**

1 **AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING**
2 **PROVISIONS OF ANCHORAGE MUNICIPAL CODE 21.40 GOVERNING**
3 **CONSTRUCTION OF SINGLE PRINCIPAL STRUCTURES IN THE R-2M, R-3, AND R-4**
4 **DISTRICTS, REQUIRING ISSUE OF CONDITIONAL USE PERMITS FOR**
5 **CONSTRUCTION OF MULTIPLE PRINCIPAL RESIDENTIAL STRUCTURES IN SAID**
6 **DISTRICTS, ENACTING A NEW SECTION 21.50.315 SETTING STANDARDS FOR**
7 **MULTIPLE PRINCIPAL RESIDENTIAL STRUCTURES AND PROVIDING FOR AN**
8 **EFFECTIVE DATE.**

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10
11 THE ANCHORAGE ASSEMBLY ORDAINS:

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13 **Section 1.** Anchorage Municipal Code section 21.40.045 is hereby amended to read as follows:

14
15 **21.40.045 R-2M multiple-family residential district.**

16
17 The following statement of intent and use regulations shall apply in the R-2M district:

18
19 A. *Intent.* The R-2M use district is intended to be a medium-density urban and suburban
20 multiple-family residential district, allowing up to eight dwelling units per acre on
21 20,000-square-foot lots in the R-2M district. Structures and uses required to serve
22 governmental, educational, religious, noncommercial, recreational and other needs of such
23 areas are permitted in this district or are permissible as conditional uses subject to restrictions
24 intended to preserve and protect its residential character.

25
26 B. Permitted principal uses and structures. Permitted principal uses and structures are
27 as follows:

28
29 1. Single-family dwellings. Only a single principal structure may be allowed on
30 any lot or tract. [MORE THAN ONE PRINCIPAL STRUCTURE MAY BE
31 ALLOWED ON ANY LOT OR TRACT WITH AN AREA OF AT LEAST ONE
32 ACRE; OTHERWISE, ONLY A SINGLE PRINCIPAL STRUCTURE MAY BE
33 ALLOWED ON ANY LOT OR TRACT.]

34
35 2. Two-family dwellings. Only a single principal structure may be allowed on
36 any lot or tract. [MORE THAN ONE PRINCIPAL STRUCTURE MAY BE
37 ALLOWED ON ANY LOT OR TRACT WITH AN AREA OF AT LEAST ONE
38 ACRE; OTHERWISE, ONLY A SINGLE PRINCIPAL STRUCTURE MAY BE

ALLOWED ON ANY LOT OR TRACT.]

3. Multiple-family dwellings containing up to eight dwelling units. Only a single principal structure may be allowed on any lot or tract. [MORE THAN ONE PRINCIPAL STRUCTURE MAY BE ALLOWED ON ANY LOT OR TRACT WITH AN AREA OF AT LEAST ONE ACRE; OTHERWISE, ONLY A SINGLE PRINCIPAL STRUCTURE MAY BE ALLOWED ON ANY LOT OR TRACT]

D. *Conditional uses.* Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

7. Multiple principal residential structures on a single lot or tract.

[The code revisor is instructed to renumber subsequent subsections]

(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; AO No. 99-49, § 3, 3-23-99; AO No. 99-62, § 6, 5-11-99)

Section 2. Anchorage Municipal Code section 21.40.050 is hereby amended to read as follows:

21.40.050 R-3 multiple-family residential district.

The following statement of intent and use regulations shall apply in the R-3 district:

A. *Intent.* The R-3 district is intended to include urban and suburban single-family, two-family and multiple-family residential uses with medium population densities, and uses and structures required to serve governmental, educational, religious, noncommercial recreational and other needs of such areas. The regulations and restrictions in the R-3 district are intended to protect, preserve and enhance the primarily residential character of the district.

B. *Permitted principal uses and structures.* Permitted principal uses and structures are as follows:

1. Single-family dwellings. Only a single principal structure may be allowed on any lot

1 or tract. [MORE THAN ONE PRINCIPAL STRUCTURE MAY BE ALLOWED ON ANY
2 LOT OR TRACT.]

3
4 2. Two-family dwellings. Only a single principal structure may be allowed on any lot
5 or tract. [MORE THAN ONE PRINCIPAL STRUCTURE MAY BE ALLOWED ON ANY
6 LOT OR TRACT.]

7
8 3. Multiple-family dwellings. Only a single principal structure may be allowed on any
9 lot or tract. [MORE THAN ONE PRINCIPAL STRUCTURE MAY BE ALLOWED ON
10 ANY LOT OR TRACT.]

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12 *** *** ***

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14 D. *Conditional uses.* Subject to the requirements of the conditional use standards and
15 procedures of this title, the following uses may be permitted:

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17 *** *** ***

18 10. Multiple principal residential structures on a single lot or tract.

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20 *** *** ***

21 [*The code revisor is instructed to renumber subsequent subsections*]

22
23 (GAAB 21.05.050.D; AONo. 77-355; AONo. 80-27; AONo. 80-42; AONo. 81-67(S); AO
24 No. 82-54; AO No. 83-218; AO No. 84-52; AO No. 85-18; AO No. 85-21; AO No. 85-23;
25 AO No. 85-28; AO No. 85-78; AO No. 85-91, 10-1-85; AO No. 85-163; AO No. 86-19; AO
26 No. 86-78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No.
27 92-114; AO No. 96-131(S), § 2, 10-22-96; AO No. 99-62, § 7, 5-11-99)

28
29 **Section 3.** Anchorage Municipal Code section 21.40.060 is hereby amended to read as follows:

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31 **21.40.060 R-4 multiple-family residential district.**

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33 The following statement of intent and use regulations shall apply in the R-4 district:

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35 A. *Intent.* The R-4 district is intended to include urban multiple-family dwelling uses
36 with medium to high residential densities, and uses and structures required to serve
37 governmental, educational, religious, noncommercial recreational and other needs of such
38 areas. The regulations and restrictions in the R-4 district are intended to protect, preserve and
39 enhance the primarily residential character of the district.

40
41 B. *Permitted principal uses and structures.* Permitted principal uses and structures are
42 as follows:

1 1. Single-family dwellings. Only a single principal structure may be allowed on
2 any lot or tract. [MORE THAN ONE PRINCIPAL STRUCTURE MAY BE
3 ALLOWED ON ANY LOT OR TRACT.]

4
5 2. Two-family dwellings. Only a single principal structure may be allowed on
6 any lot or tract. [MORE THAN ONE PRINCIPAL STRUCTURE MAY BE
7 ALLOWED ON ANY LOT OR TRACT.]

8
9 3. Multiple-family dwellings. Only a single principal structure may be allowed
10 on any lot or tract. [MORE THAN ONE PRINCIPAL STRUCTURE MAY BE
11 ALLOWED ON ANY LOT OR TRACT.]

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13 ***

14
15 D. *Conditional uses.* Subject to the requirements of the conditional use standards and
16 procedures of this title, the following uses may be permitted:

17
18 2. Multiple principal residential structures on a single lot or tract.

19
20 ***

21 [*The code revisor is instructed to renumber subsequent subsections*]

22
23 (GAAB 21.05.050.E; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO
24 No. 85-18; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No. 85-91,
25 10-1-85; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No.
26 92-114; AO No. 96-131(S), § 2, 10-22-96; AO No. 99-62, § 8, 5-11-99; AO No.
27 2003-124(S), § 2, 1-20-04)

28
29 **Section 4.** Anchorage Municipal Code Chapter 21.50, Standards for Conditional Uses and Site
30 Plans, is amended by addition of a new Section 21.50.315, Multiple Principal Residential Structures
31 on a Single Lot or Tract.

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33 **21.50.315 Standards for multiple principal residential structures on a single lot or**
34 **tract.**

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36 A. *General.* The following provisions shall govern the issuance of a conditional use
37 permit for development of multiple principal residential structures on a single lot or tract.

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39 1. Applications for conditional use permits under this section shall be subject
40 to the conditional use procedures and general standards set forth in chapter 21.15,
41 except as modified in this section.
42

2. In granting a conditional use permit, the planning and zoning commission may impose conditions to the extent the planning and zoning commission concludes such conditions are necessary to minimize any adverse effect the proposed development will have on adjoining properties.

3. Any information of an engineering nature that the applicant submits, whether civil, mechanical, or electrical, shall be certified by a licensed professional engineer.

B. *Information required.* Applications for a conditional use permit shall submit the information described in this section.

1. A scaled site plan that clearly indicates that the development meets the standards set forth in the zoning district in which it is being developed, including copies of the proposed conditions, covenants, and restrictions that clearly define the responsibilities of the developer as well as the homeowners. The site plan shall indicate snow storage and removal provisions, appropriate guest parking in quantities and locations. All street width and design shall be submitted for the planning and zoning commission's review and approval. The planning and zoning commission may require a review and analysis by the reviewing agency who would normally review this type of road development. The plan shall include floor plans, elevations, exterior materials and colors of the proposed dwelling units, including the number and the mix of units. A detailed landscape plan with a two-year warranty program, as well as a maintenance plan, shall be submitted. Maintenance shall be included in the conditions, covenants, and restrictions so that the potential buyers are aware of their responsibilities and appropriate dues once established.

Section 5. This ordinance shall take effect immediately upon passage and approval by the Assembly and apply to all projects for which a building permit allowing erection of buildings has not been issued as of May 11, 2004.

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

Chair

1 ATTEST:

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Municipal Clerk

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

AO 2004-94

1	SUBJECT OF AGENDA DOCUMENT	DATE PREPARED 05/13/04
	AMENDING AMC 21.40 - CONSTRUCTION OF SINGLE	INDICATE DOCUMENTS ATTACHED
	PRINCIPAL STRUCTURES ...	AO
2	DEPARTMENT NAME Assembly	DIRECTOR'S NAME Dick Traini
3	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY M. GATTI	HIS/HER PHONE NUMBER
4	COORDINATED WITH AND REVIEWED BY	INITIALS DATE
	Mayor	
	Heritage Land Bank	
	Merrill Field Airport	
	Municipal Light & Power	
	Port of Anchorage	
	Solid Waste Services	
	Water & Wastewater Utility	
	Municipal Manager	
	Cultural & Recreational Services	
	Employee Relations	
	Finance, Chief Fiscal Officer	
	Fire	
	Health & Human Services	
	Office of Management and Budget	
	Management Information Services	
	Police	
	Planning, Development & Public Works	
	Development Services	
	Facility Management	
	Planning	
	Project Management & Engineering	
	Street Maintenance	
	Traffic	
	Public Transportation Department	
	Purchasing	
	Municipal Attorney	
	Municipal Clerk	
	Other	
5	SPECIAL INSTRUCTIONS/COMMENTS	
	LAID ON THE TABLE & INTRODUCED 05/11/04;	
	REFERRED TO THE PLANNING & ZONING COMMISSION	
6	ASSEMBLY MEETING DATE 05/11/04	7 PUBLIC HEARING DATE REQUESTED TO BE DETERMINED