

Submitted by: Chair of the Assembly at
the Request of the Mayor
Prepared by: Planning Department
For reading: September 7, 2004

CLERK'S OFFICE

AMENDED AND APPROVED

Date: 10-26-04

ANCHORAGE, ALASKA
AO NO. 2004-108 (S)

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTIONS 21.15.030, 21.35.020, 21.40.180, 21.40.190, 21.40.200, 21.45.080, 21.45.290 AND 21.50.085, ADDING NEW AND REVISING CURRENT DEFINITIONS AND STANDARDS FOR A SELF-STORAGE FACILITY AND VEHICLE STORAGE YARDS, AND ALLOWING THE YARDS IN CERTAIN ZONING DISTRICTS; ADDING SECTION 21.50.400, CONDITIONAL USE STANDARDS FOR VEHICLE STORAGE YARDS; ADDING SECTION 21.50.450 CONDITIONAL USE STANDARDS FOR CONTAINERIZED STORAGE UNITS IN CONJUNCTION WITH SELF STORAGE FACILITIES; AND ADDING SECTION 21.55.140, AMORTIZATION REQUIREMENTS FOR SELF-STORAGE FACILITIES AND VEHICLE STORAGE OPERATIONS.

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.15.030 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.15.030 Approval of site plans and conditional uses.

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F. *Final approval.*

3. *Public hearing; decision.*

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b. Final approval of a site plan does not require a public hearing unless otherwise specified by ordinance or this code. The authority hearing an application for site plan approval may grant final approval of the site plan if it finds that the site plan conforms to submittal requirements of this section and the applicable standards in chapter 21.50 [SECTION 21.50.200].

[C. AFTER HOLDING A PUBLIC HEARING ON AN APPLICATION FOR FINAL APPROVAL OF A CLUSTER HOUSING DEVELOPMENT SITE PLAN, THE AUTHORITY HEARING THE APPLICATION MAY GRANT FINAL APPROVAL IF IT FINDS THAT THE SITE PLAN CONFORMS TO THE STANDARDS IN SECTION 21.50.210.]

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(GAAB 21.05.060, 21.05.080; AO No. 77-355; AO No. 78-231; AO No. 79-34; AO No. 79-214; AO No. 82-22(S); AO No. 82-49; AO No. 84-70; AO No. 85-21; AO No. 85-72; AO No. 85-91, 10-1-85; AO No. 86-19; AO No. 86-155; AO No. 87-121, 11-27-87; AO No. 88-5(S); AO No. 94-62, § 1, 4-12-94; AO No. 95-129, § 5, 3-12-96)

1 **Section 2.** Anchorage Municipal Code section 21.35.020 is hereby amended to revise and add
2 definitions as follows *(the remainder of the section is not affected and therefore not set out)*:

3
4 21.35.020 Definitions and rules of construction.

5 * * * * * * * *
6
7 B. The following words, terms and phrases, when used in this title, shall have the meanings
8 ascribed to them in this section, except where the context clearly indicates a different
9 meaning:

10 * * * * * * * *
11 Containerized storage unit means a factory built shipping container, which has been
12 placed on a lot or tract for the purpose of storage. Containerized storage unit includes but
13 is not limited to Conex or ATCO containers, moving vans, and railroad boxcars.

14 * * * * * * * *
15 Self-storage facility or Ministorage facility means a completely enclosed structure(s)
16 containing three or more areas or rooms available for lease or rent for the purpose of the
17 general storage of household goods, vehicles [NONCOMMERCIAL] and business or
18 personal property, where the lessee of the unit is provided direct access to deposit or store
19 items[.] and vehicles do not fill the majority of the permitted storage area.

20 * * * * * * * *
21 Vehicle storage yard means the outdoor storage of vehicles, boats, and recreational
22 vehicles. For this definition, vehicles means cars, trucks, sport utility vehicles, vans and
23 similar vehicles under 12,000 pounds gross vehicle weight.

24
25 **Section 3.** Anchorage Municipal Code subsection 21.40.180 is amended to read as follows *(the*
26 *remainder of the section is not affected and therefore not set out)*:

27
28 21.40.180 B-3 general business district.

29 * * * * * * * *
30
31 B. Permitted principal uses and structures. Permitted principal uses and structures are as
32 follows:

- 33
34 1. Business, business services, professional services and personal services, including
35 incidental manufacturing or processing of goods for sale at retail or wholesale on
36 the premises, except conditional uses under subsection D of this section and uses
37 prohibited under subsection E of this section.
38
39 a. Large retail establishment, subject to public hearing site plan review.
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41 b. Self-storage facility[.] and vehicle storage subject to public hearing site
42 plan review.

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

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~~12. Vehicle storage yard.~~

~~***~~

(GAAB 21.05.050.M; AO No. 77-355; AO No. 78-28; AO No. 80-57; AO No. 80-132; AO No. 81-67(S); AO No. 83-209; AO No. 85-18; AO No. 85-91, 10-1-85; AO No. 85-173, 3-17-86; AO No. 86-90; AO No. 86-182; AO No. 87-32; AO No. 87-62; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-26; AO No. 92-114; AO No. 95-68(S-1), § 9, 8-8-95; AO No. 96-107, § 1, 7-30-96; AO No. 96-131(S), § 3, 10-22-96; AO No. 98-160, § 7, 12-8-98; AO No. 99-62, § 22, 5-11-99)

Section 4. Anchorage Municipal Code section 21.40.190 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.40.190 B-4 rural business district.

~~***~~

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

~~***~~

2. Commercial-retail uses.

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ggg. Self-storage facility[,] and vehicle storage yards, subject to public hearing site plan review.

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

~~***~~

~~11. Vehicle storage yard.]~~

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(GAAB 21.05.050.N; AO No. 77-355; AO No. 81-67(S); AO No. 84-41; AO No. 85-18; AO No. 85-23; AO No. 85-91, 10-1-85; AO No. 86-90; AO No. 87-32; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No. 97-78, § 1, 6-3-97; AO No. 98-149(S), § 1, 11-17-98; AO No. 98-160, § 8, 12-8-98; AO No. 99-62, § 23, 5-11-99; AO No. 2001-80, § 7, 5-8-01)

1 **Section 5.** Anchorage Municipal Code section 21.40.200 is amended to read as follows (*the*
2 *remainder of the section is not affected and therefore not set out*):
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4 21.40.200 I-1 light industrial district.

5
6 B. *Permitted principal uses and structures.* Permitted principal uses and structures are as
7 follows:
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9 * * * * * * * *

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11 2. Industrial uses:

12 * * * * * * * *

13
14 n. Warehousing, provided, however, that:

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16
17 (1) Any open storage or repair yard, excluding yards for orderly
18 display of new or reconditioned heavy equipment, shall be entirely
19 enclosed within a fence at least eight feet high. The fence shall be
20 of chain link, concrete block or other appropriate construction
21 approved by the administrative official. The fence shall be
22 maintained in a sound and orderly condition, and shall be kept free
23 of any advertising matter other than signs permitted by this title.
24

25
26 (2) No use shall be constructed or operated so as to cause excessive
27 noise, vibration, smoke, dust or other particulate matter, toxic or
28 noxious matter, humidity, heat or glare, at or beyond any lot line of
29 the lot on which it is located. The term "excessive" is defined for
30 the purpose of this subsection as to a degree exceeding that caused
31 in their customary manner of operation by uses permitted in the
32 district, or to a degree injurious to the public health, safety or
33 welfare.

34 o. Self-storage facility

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36 p. Vehicle Storage

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38 (GAAB 21.05.050.O; AO No. 77-355; AO No. 79-95; AO No. 81-67(S); AO No. 82-105; AO
39 No. 84-57; AO No. 85-91, 10-1-85; AO No. 85-95; AO No. 86-50; AO No. 86-90; AO No. 87-
40 32; AO No. 88-147(S-2); AO No. 90-50(S); AO No. 92-114; AO No. 95-68(S-1), § 11, 8-8-95;
41 AO No. 95-76, § 1, 4-4-95; AO No. 95-194, § 1, 1-2-96; AO No. 98-160, § 9, 12-8-98; AO No.
42 98-173, § 5, 11-3-98; AO No. 99-62, § 24, 5-11-99)
43

44 **Section 6.** Anchorage Municipal Code subsection 21.45.080Q. is amended and a new subsection
45 21.45.080V. is added, to read as follows (*the remainder of the section is not affected and therefore not*
46 *set out*):
47

48 21.45.080 Off-street parking requirements.
49

1 Q. Self storage facility [MINISTORAGE BUILDINGS]. In addition to spaces required under
2 subsection N., [O] one parking stall is required for each fifty [TEN] units or aisles
3 suitable for temporary loading and unloading may be counted as required parking stalls in
4 accordance with Table 1 as determined by the traffic engineer. There shall be a minimum
5 on-site queue lane measuring no less than 50-feet in length and 24-feet in width for
6 vehicles entering a security gate. The width of the gate shall be excluded from this
7 requirement.

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11 V. Vehicle storage yards. In addition to spaces required under subsection N., vehicle
12 storage yards shall provide one stall per 50 vehicles stored. There shall be a minimum
13 on-site queue lane measuring no less than 50-feet in length and 24-feet in width for
14 vehicles entering a security gate.

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18 (GAAB 21.05.060.G; AO No. 77-355; AO No. 78-118; AO No. 81-106; AO No. 81-178(S); AO
19 No. 82-69; AO No. 84-90; AO No. 84-117(S); AO No. 85-91, 10-1-85; AO No. 87-31, 7-18-87;
20 AO No. 89-30; AO No. 90-152(S); AO No. 93-172, § 1, 11-16-93; AO No. 96-68, § 1, 5-28-96;
21 AO No. 99-131, § 12, 10-26-99)

22
23 * The Code Reviser is instructed to re-letter the remaining sections.

24
25 **Section 7.** Anchorage Municipal Code section 21.45.290 is hereby amended to read as follows:

26
27 21.45.290 Standards for self-storage facilities and vehicle storage yards [MINISTORAGE
28 FACILITIES].

29
30 A. Size of site; traffic access. The proposed self-storage site shall contain no less than one-
31 half acre and no more than ten acres, and the proposed vehicle storage site shall contain
32 no less than one acre and no more than ten acres. The proposed site shall have direct
33 driveway access from a street constructed to appropriate Municipal commercial or urban
34 standards as described in section 21.85.050 Table B for urban zoning districts and Table
35 D for rural and suburban zoning districts, and as required by the Municipal Traffic
36 Engineer.

37
38 B. Maximum lot coverage by all buildings. Maximum lot coverage by all buildings is 50
39 percent[.] in B-3 or B-4 zoning, and 75% in industrial zones.

40
41 C. Maximum height of structures. Maximum height of structures shall be 35 feet.
42 Structures over 35 feet in height shall require conditional use approval.

43
44 D. Parking. Parking and circulation shall be provided pursuant to section 21.45.080 and
45 reviewed by Traffic Engineering. There shall be a minimum on-site queue lane length of
46 50-feet and 24-feet wide for vehicles entering a security gate. The width of the gate shall
47 be excluded from this requirement. Internal parking lot landscaping required in
48 section 21.45.080 shall not apply to this section.

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50 E. Paving and drainage.

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1. All driveways, interior aisles, and walkways shall be paved to municipal standards or covered with recycled asphalt, asphalt or graveled with D-1.
 2. Provisions shall be made to prevent any contamination of the domestic water supply or to prevent excessive or contaminated surface runoff from the site onto adjoining lands or streams. Drainage flow patterns shall be shown on the site plan or a separate approved map. If plans indicate that surface drainage will be carried off, the site plan shall be subject to the approval of the office of planning, development, and public works. If applicable, drainage shall comply with section 21.67.010.
- F. Curb cuts. Access shall be as approved by the traffic engineer. 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.
- G. Permitted accessory uses. The facility may provide two on-site dwelling unit for use by an on-site caretaker, manager, or owner of the site.
- H. Lighting. Exterior lighting shall be so arranged and shielded so as to prevent sky glow, glare on adjacent properties or rights-of-way.
- ~~I. Outside Storage Of Vehicles Or Equipment. Any outside vehicle storage is a conditional use in the B-3 and B-4 Districts.~~
- * The Code Reviser is instructed to re-letter the remaining sections.
- J. Storage of hazardous substances. The storage of explosives, radioactive materials or any other hazardous chemicals, explosives or flammable materials, as defined by municipal code, is prohibited.
- K. Except for work performed ancillary to the operation of the self storage facility, the following uses are prohibited from occurring within a self-storage or vehicle storage rental unit or space:
1. [Any type of] The servicing, repair, or fabrication of vehicles, boats, trailers, lawn mowers, appliances, or any other equipment[;] with the exception of battery, tire removal and replacement. These must be conducted in accordance with all federal, state and local laws. All hazardous materials must be disposed of properly by the owner of the vehicle.
 2. The operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment; and/or
 3. Any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.
- L. Fencing and landscaping.
1. Where a self storage or vehicle storage facility abuts a commercially zoned district, eight (8) feet of landscaping, in accordance with the standards contained in subsection 21.45.125C.1 (visual enhancement landscaping), shall be required

1 external to the sight-obscuring fence. Where lot lines for these facilities abut a
2 residential district, 15 feet of landscaping shall be required, but only arterial
3 landscaping with an 8-foot planting bed shall be required where abutting a street
4 designated as a Class I or greater street on the OS&HP. No landscaping shall be
5 required where a lot line abuts an industrially zoned district, or on the portion of
6 site boundaries where a structure, excluding connexes, abuts either side of the lot
7 line, unless otherwise required by this title.

8
9 2. All site boundaries shall be fenced with a sight-obscuring fence structure at least
10 seven (7) eight (8) feet high. Except as otherwise required by law, all site
11 obscuring fence structures shall be at least eight feet high. No fencing shall be
12 required on the portion of site boundaries where a structure, excluding connexes,
13 abuts either side of the lot line. The design of the sight-obscuring fencing
14 structure shall be approved by the Planning Department.

15
16 3. The sight-obscuring fencing structure shall be architecturally compatible with the
17 surrounding properties. All portions of the fence structure visible to the public,
18 adjacent to a protected creek under section 21.45.210, or plainly visible to
19 adjacent residential neighbors, shall be of a sight-obscuring nature, be compatible
20 with the surrounding property, and be constructed of concrete, solid wood or
21 chain link with a neutral color fabric screening or vinyl covering. The fencing
22 structure shall be maintained in a safe, sound and orderly condition, and shall be
23 kept free of any advertising matter other than signs permitted by this title.
24 Security wire, such as concertina or razor wire and barbed wire is permitted, but
25 only if inverted inside the fence with posted and maintained prominent warning
26 signs for the fencing, [and not visible from outside the fence] or with a maximum
27 of at least one foot of the wire material exposed and visible outside the fence.

28
29 4. All areas internal to the site not devoted to building structures, driveways,
30 designated snow storage areas, and walkways shall be paved to Municipal
31 standards as prescribed by the Traffic Engineer. Snow storage areas, as
32 designated on a site plan approved by the Building Safety Division, shall be
33 provided in accordance with the requirements of Building Safety and Municipal
34 Engineering. Any additional landscaping shall be in addition to the requirements
35 of subsections L.1-4.

36
37 45. All required landscaping shall be installed and maintained by the property owner
38 or his/her designee.

39
40 56. Financial guarantees. The Planning Department may require a financial
41 guarantee to ensure installation of required landscaping, fencing, paving, or
42 mitigation of any environmental impacts or contamination to the site or
43 surrounding land in accordance with section 21.87.030.

44
45 M. Containerized storage. In the B-3 and B-4 districts, containerized storage shall be
46 prohibited in conjunction with vehicle storage yards, and shall only be permitted in
47 conjunction with self-storage facilities in accordance with conditional use approval under
48 section 21.50.450. In conjunction with vehicle storage yards in the B-3 and B-4 districts,
49 containerized storage shall be permitted only by conditional use approval under section

1 21.50.45, but containerized storage shall be a permitted use in self storage facilities in
2 these zones.

3
4 N. Vehicle storage yards. The yard may not be used to display or advertise vehicles for sale.
5 No salvaging, dismantling or disassembly of vehicles is permitted in a vehicle storage
6 yard.

7 [EACH INDIVIDUAL MINISTORAGE RENTAL AREA SHALL BE SEPARATED
8 FROM ALL OTHER SUCH UNITS AND SHALL BE FULLY ENCLOSED. NO
9 MINISTORAGE STORAGE UNIT MAY HAVE AN AREA GREATER THAN 1,000
10 SQUARE FEET.]

11 **Section 8.** Anchorage Municipal Code section 21.50.085 is hereby amended to read as follows:

12
13 21.50.085 Site plan review standards for self-storage [CONDITIONAL USE STANDARDS
14 - MINISTORAGE] facilities.

15
16 The following standards shall apply to self-storage [MINISTORAGE] facilities:

17
18 A. Any use shall meet the standards of the supplementary district regulations, in addition to
19 any requirements imposed by the site plan review. Additional restrictions as to the size
20 of the use, hours of operation or other use restrictions may be required to meet the site
21 plan review standards contained in this section and in section 21.50.200 to ensure
22 compatibility with the neighborhood.

23
24 [SIZE OF SITE; TRAFFIC ACCESS. THE PROPOSED SITE SHALL CONTAIN NO
25 LESS THAN ONE ACRE AND NO MORE THAN FIVE ACRES AND SHALL HAVE
26 DIRECT ACCESS FROM A STREET WITH A CLASS I OR GREATER
27 DESIGNATION ON THE OFFICIAL STREETS AND HIGHWAYS PLAN.]

28
29 B. Yard requirements. The planning and zoning commission may specify such yard
30 requirements greater than required by the underlying zoning district as necessary to
31 reduce or eliminate negative impacts on surrounding properties and land uses.

32
33 [AS NECESSARY TO ADEQUATELY PROTECT THE INTEGRITY OF
34 SURROUNDING AREAS AND USES.]

35
36 C. Landscaping. All areas internal to the site not devoted to building structures, parking,
37 driveways, and walkways shall be paved to Municipal standards as prescribed by the
38 Traffic Engineer. Snow storage areas, as designated on a site plan approved by the
39 Commission, shall be provided in accordance with the requirements of Building Safety
40 and Municipal Engineering. No landscaping shall be required where a lot line abuts an
41 industrially zoned district, or on the portion of site boundaries where a structure,
42 excluding connexes, abuts the lot line, unless otherwise required by this title, or by the
43 Commission.

44
45 [MAXIMUM LOT COVERAGE BY ALL BUILDINGS. MAXIMUM LOT
46 COVERAGE BY ALL BUILDINGS IS 50%]

47
48 D. Fencing. All site boundaries shall be fenced with a sight-obscuring fence
49 structure at least seven (7) feet high. Except as otherwise required by law, all site
50 obscuring fence structures shall be at least eight feet high. No fencing shall be

1 required on the portion of site boundaries where a structure, excluding connexes,
 2 abuts either side of the lot line. The design of the sight-obscuring fence structure
 3 shall be approved and specified by the planning and zoning commission. The
 4 sight-obscuring fence structure shall be architecturally compatible with the
 5 surrounding properties. All portions of the fence structure that are visible to the
 6 public, adjacent to a protected creek under section 21.45.210, or plainly visible to
 7 adjacent residential neighbors shall be of a sight-obscuring nature, be compatible
 8 with the surrounding property, and be constructed of concrete, solid wood or
 9 chain link with a neutral color fabric screening or vinyl covering. The fence
 10 structure shall be maintained in a safe, sound and orderly condition, and shall be
 11 kept free of any advertising matter other than signs permitted by this title.
 12 Security wire, such as concertina or razor wire and barbed wire is permitted, but
 13 only if inverted inside the fence with posted and maintained prominent warning
 14 signs for the fencing, [and not visible from outside the fence] or with a maximum
 15 of at least one foot of the wire material exposed and visible outside the fence.
 16 This section supercedes the requirements of subsection 21.45.290B.2.

17
 18
 19 [MAXIMUM HEIGHT OF STRUCTURES. MAXIMUM HEIGHT OF STRUCTURES
 20 SHALL BE TWO STORIES.]

- 21
 22 E. Financial guarantees. The planning and zoning commission may require a financial
 23 guarantee to ensure installation of required landscaping, fencing, paving, or mitigation of
 24 any environmental impacts or contamination to the site or surrounding land in accordance
 25 with section 21.87.030.

26
 27 [PARKING. ADEQUATE OFF-STREET PARKING SHALL BE PROVIDED AS
 28 FOLLOWS:

- 29 1. TWO PARKING SPACES PER APARTMENT.
 30 2. ONE PARKING SPACE FOR EVERY 300 SQUARE FEET OF OFFICE
 31 SPACE.
 32 3. ONE PARKING SPACE FOR EACH TEN STORAGE UNITS.
 33 F. LANDSCAPING.
 34 1. ALL AREAS NOT DEVOTED TO BUILDING STRUCTURES, DRIVES AND
 35 WALKWAYS SHALL BE LANDSCAPED OR PAVED.
 36 2. VISUAL ENHANCEMENT LANDSCAPING SHALL BE PLANTED ALONG
 37 EACH LOT LINE ADJOINING A RIGHT-OF-WAY. BUFFER
 38 LANDSCAPING SHALL BE PLANTED ALONG EACH LOT LINE
 39 ADJOINING A RESIDENTIAL DISTRICT.
 40 G. PAVING AND DRAINAGE.
 41 1. ALL DRIVEWAYS AND WALKWAYS SHALL BE PAVED.
 42 2. DRAINAGE FLOW PATTERNS SHALL BE SHOWN ON THE SITE PLAN
 43 OR A SEPARATE APPROVED MAP. IF PLAN INDICATE THAT
 44 SURFACE DRAINAGE WILL BE CARRIED OFF, THE SITE PLAN WILL BE
 45 SUBJECT TO THE APPROVAL OF THE PUBLIC WORKS DEPARTMENT.
 46 H. CURB CUTS. ACCESS SHALL BE LIMITED TO ONE ACCESS PER STREET
 47 FRONTAGE. THE WIDTH AND DISTANCE OF ANY ACCESS FROM ANY
 48 PROPERTY LINE OR STREET INTERSECTION WILL BE SUBJECT TO THE
 49 APPROVAL OF THE TRAFFIC ENGINEER OR THE STATE DEPARTMENT OF
 50 TRANSPORTATION.

- I. PERMITTED ACCESSORY USES. THE SITE MAY CONTAIN NO MORE THAN ONE ON-SITE DWELLING UNIT.
- J. LIGHTING. EXTERIOR LIGHTING SHALL BE SO ARRANGED AND SHIELDED SO AS TO PREVENT GLARE ON ADJACENT PROPERTIES OR RIGHTS-OF-WAY.
- K. FENCING. ANY SITE BOUNDARY ABUTTING A RESIDENTIAL ZONING DISTRICT OR OTHER PROEPRTY WITH EXISTING RESIDENTIAL DEVELOPMENT SHALL BE FENCED WITH A SITE-OBSCURING STRUCTURE WITH A MINIMUM HEIGHT OF SIX FEET.
- L. OUTSIDE STORAGE OF VEHICLES OR EQUIPMENT. ANY OUTSIDE STORAGE OF RECREATION VEHICLES OR MOTORIZED QQUIPMENT SHALL BE SEPARATED FROM BUILDINGS AND MAY BE SUBJECT TO ADDITIONAL FENCING REQUIREMENTS.
- M. STORAGE OF HAZARDOUS SUBSTANCES. THE STORAGE OF EXPLOSIVES, RADIOACTIVE MATERIALS OR ANY OTHE RHAZARDOUS SUBSTANCES IS PROHIBITED.]

(AO No. 78-28; AO No. 85-91, 10-1-85)

Section 9. Anchorage Municipal Code chapter 21.50 is hereby amended to add a new section to read as follows:

21.50.400 Conditional Use Standards – vehicle storage yards. The following standards shall apply to vehicle storage yards:

A. *Yard requirements.* The planning and zoning commission may specify yard requirements greater than required by the underlying zoning district as necessary to reduce or eliminate negative impacts on surrounding properties and land uses.

B. *Landscaping.*

1. ~~All areas internal to the site not devoted to building structures, parking, driveways, vehicle storage spaces and walkways shall be paved to Municipal standards as prescribed by the Traffic Engineer. No landscaping shall be required where a lot line abuts an industrially zoned district, or on the portion of site boundaries where a structure, excluding connexes, abuts either side of the lot line, unless otherwise required by this title, or by the Commission. Snow storage areas, as designated on a site plan approved by the Commission, shall be provided in accordance with the requirements of Building Safety and Municipal Engineering requirements.~~

2. ~~All site boundaries shall be fenced with a sight-obscuring fence structure at least seven (7) feet high. Except as otherwise required by law, all site obscuring fence structures shall be at least eight feet high. No fencing shall be required on the portion of site boundaries where a structure, excluding connexes, abuts either side of the lot line. The design of the sight-obscuring fence structure shall be approved and specified by the planning and zoning commission. The sight-obscuring fence structure shall be architecturally compatible with the surrounding properties. All portions of the fence structure that are visible to the public, adjacent to a protected creek under section 21.45.210, or plainly visible to~~

1 adjacent residential neighbors shall be of a sight-obscuring nature, be compatible
2 with the surrounding property, and be constructed of concrete, solid wood or
3 chain link with a neutral color fabric screening or vinyl covering. The fence
4 structure shall be maintained in a safe, sound and orderly condition, and shall be
5 kept free of any advertising matter other than signs permitted by this title.
6 Security wire, such as concertina or razor wire and barbed wire is permitted, but
7 only if inverted inside the fence with posted and maintained prominent warning
8 signs for the fencing, [and not visible from outside the fence] or with a maximum
9 of at least one foot of the wire material exposed and visible outside the fence.
10 Outside storage, including vehicles, shall not be visible from outside the fence
11 from abutting lots or streets. This subsection shall supercede the requirements of
12 subsection 21.45.290B.2.

13
14 C. If permitted in conjunction with a ministorage facility, the standards of this section
15 shall govern.

16
17 D. *Financial guarantees.* The planning and zoning commission may require a financial
18 guarantee to ensure installation of required landscaping, fencing, paving, or mitigation of
19 any environmental impacts or contamination to the site or surrounding land in accordance
20 with section 21.87.030.

21
22 **Section 10.** Anchorage Municipal Code chapter 21.50 is hereby amended to add a new section to read
23 as follows:

24
25 **21.50.450 Conditional Use Standards – containerized storage units in conjunction with**
26 **[self-storage] vehicle-storage facilities.** The following standards shall apply to the use of
27 containerized storage units in conjunction with permitted self-storage facilities: vehicle storage
28 facilities:

29
30 A. A containerized storage unit shall be a factory built shipping container. ~~meeting the~~
31 ~~standards of the U.S. Department of Transportation.~~

32
33 B. Containerized Storage Units may be utilized for storage, provided the units are limited to
34 one unit in height (no stacking), have uniform roll up doors or swing doors,
35 complimentary and uniform exterior façade materials and colors.

36
37 C. A containerized storage unit shall be subject to the requirements for any required
38 permitting, as set forth in the Code.

39
40 **Section 11.** Anchorage Municipal Code chapter 21.55 is hereby amended by adding a new section to
41 read as follows:

42
43 **21.55.140 Self storage and vehicle storage operations.**

44
45 A. Self-storage and vehicle storage operations existing on or before (insert date of adoption
46 of this ordinance) shall be subject to 21.55 as applicable.

47
48 B. Notwithstanding the provisions of section 21.55, where self-storage and vehicle storage
49 operations exist and have been in continuous existence since the date of adoption of this
50 section which is October 26, 2004, or before, those operations shall be deemed to be

1 approved site plans and not nonconforming uses or structures or existing conditional uses
2 provided the owner thereof complies with the following:

3
4 1. Any self-storage or vehicle storage operation existing prior to the adoption of this
5 section, that does not comply with the requirements of subsections 21.45.290L.1,
6 L.2., L.3., L.6. and L.7. for sight-obscuring fencing, required landscaping external
7 to said fencing, and elimination of security razor or concertina security wire at the
8 top of a fence, shall submit a site enhancement plan for the property, which is
9 reviewed and approval determined by the Planning Director. The site
10 enhancement plan shall be submitted to the Director within 10 9 years and 6
11 months. [of the date of adoption of this section, which is _____, 20__.] The
12 plan shall be fully implemented within ten years of the date of the adoption of this
13 section which is October 26, 2004. The intent of this site enhancement plan is to
14 bring property as close as reasonably possible into compliance with the above
15 noted subsections without impeding existing operations.

16
17 a. The site enhancement plan shall include:

- 18
19 i. A graphic and legal description of the petition area.
20 ii. Existing fencing, and fencing types on the site.
21 iii. Current vegetation external to perimeter fencing, if any.
22 vi. Vehicular access points, including ingress and egress points, and
23 queuing lanes.
24 v. Proposed modifications to bring the property into compliance with
25 the intent of the standards for self-storage and vehicle storage
26 contained in subsections 21.45.290L.1., L.2., L.3., L.6. and L.7.,
27 but only for the following items: sight-obscuring fencing, required
28 landscaping external to said fencing on any side of the property
29 abutting a residential zoning district or a major or minor arterial, if
30 the side is not otherwise obscured from view by other landscaping,
31 naturally-vegetated areas, natural features or buildings located on
32 adjoining properties, and in all instances elimination of barbed,
33 razor and concertina or other security wire, unless the security wire
34 [is inverted inside the fence and not visible from outside the fence.]
35 is placed in accordance with other sections of this title.

36
37 b. It is the intent of this section that owners of existing facilities not be
38 required to move existing fences or change existing operations.

39
40 2. A narrative statement shall also be submitted with the site enhancement plan. The
41 narrative shall be based on existing conditions and shall detail the following
42 information:

- 43
44 a. The method of securing the area to prevent casual access.
45 b. A proposed schedule which specifies the date and methods by which the
46 owner shall come into compliance with the intent of this section.
47 c. A description of current operations and uses on the site.

48
49 3. The Director shall set a reasonable period of time for implementation of the
50 approved site enhancement plan[.], but in no case longer than 10 years from the

1 date of [the] adoption of this section. Adequacy of the site enhancement plan
2 shall be based on evidence presented by the owner, which may include the
3 following:

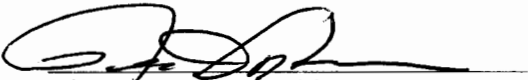
- 4
5 a. The location and size of the property and the self-storage and/or vehicle
6 storage use, including topography and related physical constraints of the
7 site.
8 b. History of the use of the property as a self-storage and/or vehicle storage
9 use, including information about the length of time it has existed as that
10 use, and any relevant permits or other official regulatory documents
11 related to the use of the property as a self-storage and/or vehicle storage
12 use.
13 c. A map of the subject property indicating the location of all parcels of real
14 property within a distance of 300 feet from the exterior boundary of the
15 subject property, showing the zoning district boundaries.
16 d. The compatibility of the operation with surrounding neighborhoods, and
17 with prevention of noise, dust, safety hazards, traffic congestion, aesthetic
18 deterioration and other adverse environmental effects.
19 e. Any other information the property owner may wish to submit in order to
20 make the case.

21
22 4. Upon receipt of a site enhancement plan pursuant to subsection A. above, the
23 Director shall make a determination within 60 days of submittal of the site
24 enhancement plan. The decision of the Director shall be in writing and sent by
25 certified mail to the address listed in the owner's application.

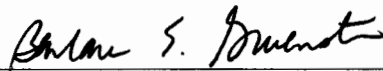
26
27 5. Appeals. A decision of the Director is final unless appealed within 30 days of its
28 receipt by the owner of the property. Appeal is to the zoning board of examiners
29 and appeals. Only the applicant may appeal the decision of the Director. An
30 appeal from a decision of the zoning board of examiners and appeals may be
31 brought in Superior Court.

32
33 **Section 12.** This ordinance shall become effective immediately upon its passage and approval by the
34 Assembly.

35
36 PASSED AND APPROVED by the Anchorage Assembly this 26 day of October, 2004.

37
38
39
40
41 
42 Chair of the Assembly

43 ATTEST:

44
45 
46 _____
47 Municipal Clerk