

See AO 2005-81(s)

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For reading: June 28, 2005

Anchorage, Alaska
AO 2005- 81

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 TO ADD A
NEW CHAPTER 21.09 FOR GIRDWOOD LAND USE REGULATIONS, AMENDING
CHAPTER 21.40 TO ADD GIRDWOOD USE DISTRICTS, AND AMENDING THE ZONING
MAP.

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1: Anchorage Municipal Code is hereby amended to add a new chapter 21.09,
Girdwood Land Use Regulations, as set forth in **Exhibit A**, attached hereto.

Section 2: Anchorage Municipal Code section 21.40.010B. is hereby amended to add the new
chapter 21.09 Girdwood use districts (*the remainder of the section is not affected and is therefore
not set out*):

21.40.010 **Zoning map; districts designated.**

*** *** ***

B. Districts. The municipality is hereby divided into the following use districts:

*** *** ***

36. gR-1 (Alyeska Highway Mixed Residential) District
37. gR-2 (Single-Family/Two-Family Residential) District
38. gR-2A (Single-Family/Two-Family Residential—Crow Creek Road) District
39. gR-3 (Single-Family/Two-Family Residential) District
40. gR-4 (Multiple-Family Residential) District
41. gR-5 (Multiple-Family Residential) District
42. gC-1 (Seward Highway/Alyeska Highway Commercial) District
43. gC-2 (Girdwood Station/Seward Highway Commercial) District
44. gC-3 (Old Townsite Commercial/Residential) District
45. gC-4 (Lower Alyeska Highway Commercial) District
46. gC-5 (New Townsite South Commercial) District
47. gC-6 (Crow Creek Road Commercial/Residential) District
48. gC-7 (Townsite Square Commercial) District
49. gC-8 (New Townsite North Commercial) District
50. gC-9 (East Hightower Commercial/Residential) District
51. gC-10 (Northeast Hightower Commercial/Residential) District
52. gC-11 (Upper Alyeska Highway Commercial) District
53. gI-1 (Ruane Road Industrial) District
54. gI-2 (Upper Crow Creek Industrial) District
55. GRST-1 (Original Mountain Base Resort) District

56. GRST-2 (New Base Resort) District
57. GA (Girdwood Airport) District
58. GOS (Girdwood Open Space) District
59. GIP (Girdwood Institutions and Parks) District
60. GCR-1 Commercial Recreation (Golf Course/Nordic Ski Course) District
61. GCR-2 Commercial Recreation (Glacier—Winner Creek) District
62. GCR-3 Commercial Recreation (Crow Creek Historic Mine) District
63. GDR-1 (Lower Valley Development Reserve) District
64. GDR-2 (Upper Valley Development Reserve) District
65. GDR-3 (Glacier Creek Development Reserve) District
66. GRR (Recreation Reserve) District
67. GW (Girdwood Watershed) District

*** *** ***

(GAAB 21.05.040; AO No. 79-13; AO No. 80-84; AO No. 81-97; AO No. 82-49; AO No. 82-162; AO No. 83-52; AO No. 84-14; AO No. 84-63; AO No. 85-18; AO No. 85-23; AO No. 85-173, 3-17-86; AO No. 91-90(S); AO No. 92-144)

Section 2: Anchorage Municipal Code chapter 21.40 is amended to add the new Girdwood zoning districts (from Anchorage Municipal Code subsections 21.09.040B.2., .040C.2., .040D.2., .040E.2., and .040F.2. through .040F.12.) All zoning district references in (new) chapter 21.09 to these sections shall be considered references to the following sections *(the remainder of the section is not affected and is therefore not set out)*:

Chapter 21.40 ZONING DISTRICTS*

*** *** ***

21.40.290 gR-1 (Alyeska Highway Mixed Residential) District
(text of 21.09.040B.2.a. to follow)

21.40.300 gR-2 (Single-Family/Two-Family Residential) District
(text of 21.09.040B.2.b. to follow)

21.40.310 gR-2A (Single-Family/Two-Family Residential—Crow Creek Road) District
(text of 21.09.040B.2.c. to follow)

21.40.320 gR-3 (Single-Family/Two-Family Residential) District
(text of 21.09.040B.2.d. to follow)

21.40.330 gR-4 (Multiple-Family Residential) District
(text of 21.09.040B.2.e. to follow)

21.40.340 gR-5 (Multiple-Family Residential) District
(text of 21.09.040B.2.f. to follow)

21.40.350 gC-1 (Seward Highway/West Alyeska Highway Commercial) District
(text of 21.09.040C.2.a. to follow)

1 21.40.360 gC-2 (Girdwood Station/Seward Highway Commercial) District
2 *(text of 21.09.040C.2.b. to follow)*

3
4 21.40.370 gC-3 (Old Townsite Commercial/Residential) District
5 *(text of 21.09.040C.2.c. to follow)*

6
7 21.40.380 gC-4 (Lower Alyeska Highway Commercial) District
8 *(text of 21.09.040C.2.d. to follow)*

9
10 21.40.390 gC-5 (New Townsite South Commercial) District
11 *(text of 21.09.040C.2.e. to follow)*

12
13 21.40.400 gC-6 (Crow Creek Road Commercial/Residential) District
14 *(text of 21.09.040C.2.f. to follow)*

15
16 21.40.410 gC-7 (Townsite Square Commercial) District
17 *(text of 21.09.040C.2.g. to follow)*

18
19 21.40.420 gC-8 (New Townsite North Commercial) District
20 *(text of 21.09.040C.2.h. to follow)*

21
22 21.40.430 gC-9 (East Hightower Commercial/Residential) District
23 *(text of 21.09.040C.2.i. to follow)*

24
25 21.40.440 gC-10 (Northeast Hightower Commercial/Residential) District
26 *(text of 21.09.040C.2.j. to follow)*

27
28 21.40.450 gC-11 (Upper Alyeska Highway Commercial) District
29 *(text of 21.09.040C.2.k. to follow)*

30
31 21.40.460 gI-1 (Ruane Road Industrial) District
32 *(text of 21.09.040D.2.a. to follow)*

33
34 21.40.470 gI-2 (Upper Crow Creek Industrial) District
35 *(text of 21.09.040D.2.b. to follow)*

36
37 21.40.480 GRST-1 (Original Mountain Base Resort) District
38 *(text of 21.09.040E.2.a. to follow)*

39
40 21.40.490 GRST-2 (New Base Resort) District
41 *(text of 21.09.040E.2.b. to follow)*

42
43 21.40.500 GA (Girdwood Airport) District
44 *(text of 21.09.040F.2. to follow)*

45
46 21.40.510 GOS (Girdwood Open Space) District
47 *(text of 21.09.040F.3. to follow)*
48

21.40.520 GIP (Girdwood Institutions and Parks) District
(text of 21.09.040F.4. to follow)

21.40.530 GCR-1 Commercial Recreation (Golf Course/Nordic Ski Course) District
(text of 21.09.040F.5. to follow)

21.40.540 GCR-2 Commercial Recreation (Glacier—Winner Creek) District
(text of 21.09.040F.6. to follow)

21.40.550 GCR-3 Commercial Recreation (Crow Creek Historic Mine) District
(text of 21.09.040F.7. to follow)

21.40.560 GDR-1 (Lower Valley Development Reserve) District
(text of 21.09.040F.8. to follow)

21.40.570 GDR-2 (Upper Valley Development Reserve) District
(text of 21.09.040F.9. to follow)

21.40.580 GDR-3 (Glacier Creek Development Reserve) District
(text of 21.09.040F.10. to follow)

21.40.590 GRR (Recreation Reserve) District
(text of 21.09.040F.11. to follow)

21.40.600 GW (Girdwood Watershed) District
(text of 21.09.040F.12. to follow)

Section 4: All references in title 21 to the R-11 district, as applied to Girdwood only, are hereby superseded by chapter 21.09.

Section 5: Use district boundaries within the area referenced herein are revised in accordance with maps 21.09-A through 21.09-K at the end of **Exhibit A**.

Section 6: This ordinance shall become effective immediately upon its passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____ 2005.

Chair of the Assembly

ATTEST:

Municipal Clerk

MUNICIPALITY OF ANCHORAGE

Summary of Economic Effects -- General Government

AO Number: 2005- 81 Title: An Ordinance Amending Anchorage Municipal Code Title 21 to Add a New Chapter 21.09 for Girdwood Land Use Regulations, Amending Chapter 21.40 to Add Girdwood Use Districts, and Amending the Zoning Map

Sponsor:

Preparing Agency: Planning Department

Others Impacted: Heritage Land Bank, Development Services, Project Management & Engineering, Maintenance & Operations

CHANGES IN EXPENDITURES AND REVENUES:		(In Thousands of Dollars)				
	<u>FY05</u>	<u>FY06</u>	<u>FY07</u>	<u>FY08</u>	<u>FY09</u>	
Operating Expenditures						
1000 Personal Services						
2000 Non-Labor						
3900 Contributions						
4000 Debt Service						
TOTAL DIRECT COSTS:	\$ -	\$ -	\$ -	\$ -	\$ -	
Add: 6000 Charges from Others						
Less: 7000 Charges to Others						
FUNCTION COST:	\$ -	\$ -	\$ -	\$ -	\$ -	
REVENUES:						
CAPITAL:						
POSITIONS: FT/PT and Temp						

PUBLIC SECTOR ECONOMIC EFFECTS:

Adoption of these regulations will facilitate planning, disposal, and more efficient management of municipal land in the Girdwood valley.

PRIVATE SECTOR ECONOMIC EFFECTS:

The regulations propose site development and design standards, of which there currently are none. Some additional development costs may be created by the requirements of this chapter. However, the chapter also provides predictability and clarity to the review and approval process, which will allow many developments to proceed without going through the conditional use process, thus saving the developer time and money.

Staff and community representatives have worked hard to minimize the effect of these proposals on existing lot owners. The zoning districts differentiate between developed and undeveloped areas, allowing for different standards between the two.

While a complete economic assessment of these proposed regulations has not been done, staff and community representatives always considered the cost factor in the development of the proposals. For example, in the undeveloped residential district that is proposed to be predominantly single-family, the minimum lot size is 2,000 square feet smaller than the existing single-family areas in order to promote more affordable housing.



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 440 -2005

Meeting Date: June 28, 2005

From: MAYOR

Subject: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 TO ADD A NEW CHAPTER 21.09 FOR GIRDWOOD LAND USE REGULATIONS, AMENDING CHAPTER 21.40 TO ADD GIRDWOOD USE DISTRICTS, AND AMENDING THE ZONING MAP.

This ordinance is intended to adopt that portion of the new Title 21 that has been developed for the Girdwood Valley. It will be a new Chapter 21.09. Since the regulations have been in process for much longer than the rest of Title 21, it is ready for consideration and adoption this year, rather than waiting to be considered with the rest of Title 21 next year. The new regulations include new use districts and design/development standards, as well as a zoning map, noting where the use districts will be applied.

The Girdwood Area Plan (GAP), which was adopted in 1995, provides the framework for the new use districts and the design/development standards. The four main goals of the GAP are:

- ◆ Perpetuate Girdwood's small-town atmosphere.
- ◆ Preserve the valley's natural environment.
- ◆ Provide a variety of year-round recreational opportunities.
- ◆ Provide facilities and services to maintain and enhance the quality of community life.

In 2001, the GAP was supplemented by the Girdwood Commercial Areas and Transportation Master Plan (CAT plan), which provides more specific strategies for public improvements and guidelines for development in the commercial areas. The Planning Department received clear direction from the community that the regulations being drafted must be consistent with the GAP and the CAT plan.

With the exception of some publicly owned PLI-zoned land and W (Watershed) zoning of mountain slopes, Girdwood valley is all currently zoned R-11, a district that lacks design standards and which relies on the GAP land use plan map to determine allowable uses. The GAP recognized the deficiencies of the current zoning scheme for the valley and calls for new regulations with design standards to replace the R-11 zoning.

Work was done in the late 90s to craft new regulations for Girdwood, but for a variety of reasons it was never completed. After Clarion Associates was contracted to revise the rest of Title 21, Clarion's contract was amended to include Girdwood. Clarion and planning staff worked with an eight-member subcommittee from Girdwood on finishing a draft set of regulations. The

1 subcommittee represented a cross-section of the Girdwood community.

2
3 Earlier this year, the subcommittee worked with planning staff to finalize a public hearing draft.
4 Although the Girdwood Land Use Committee recommended more time for review, the Girdwood
5 Board of Supervisors recommended going forward at this time to have the new regulations and
6 zoning districts adopted this year.

7
8 THE ADMINISTRATION RECOMMENDS ADOPTION OF THIS ORDINANCE AMENDING
9 ANCHORAGE MUNICIPAL CODE TITLE 21 TO ADD A NEW CHAPTER 21.09 FOR
10 GIRDWOOD LAND USE REGULATIONS, AMENDING CHAPTER 21.40 TO ADD
11 GIRDWOOD USE DISTRICTS, AND AMENDING THE ZONING MAP.

12
13
14
15 Prepared by: Tom Nelson, Director, Planning Department
16 Concurred by: Mary Jane Michael, Executive Director
17 Office of Economic and Community Development
18 Concurred by: Denis C. LeBlanc, Municipal Manager
19 Respectfully submitted: Mark Begich, Mayor
20
21

22 Attachment: Girdwood Land Use Regulations

Content Information**Content ID :** 002974**Type:** Ordinance - AO

An Ordinance Amending Anchorage Municipal Code Title 21 to Add

Title: a New Chapter 21.09 for Girdwood Land Use Regulations,
Amending Chapter 21.40 to Add Girdwood Use Districts, and
Amending the Zoning Map**Author:** perrysu**Initiating Dept:** Planning**Description:** 21.09 Girdwood Land Use Regulations**Keywords:** Title 21 Chapter 9 Girdwood Land Use Regulations**Date Prepared:** 6/15/05 12:29 PM**Director Name:** Tom Nelson**Assembly Meeting**
Date MM/DD/YY: 6/28/05**Public Hearing**
Date MM/DD/YY: 7/20/05 (7 P.M. at Alyeska Prince Hotel in Girdwood)**Workflow History**

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllOrdinanceWorkflow	6/15/05 12:45 PM	Checkin	perrysu	Public	002974
Planning_SubWorkflow	6/15/05 1:08 PM	Approve	nelsontp	Public	002974
ECD_SubWorkflow	6/15/05 4:11 PM	Approve	thomasm	Public	002974
OMB_SubWorkflow	6/16/05 11:02 AM	Approve	mitsonjl	Public	002974
Legal_SubWorkflow	6/16/05 2:32 PM	Approve	fehlenrl	Public	002974
MuniManager_SubWorkflow	6/16/05 5:29 PM	Approve	leblancdc	Public	002974
MuniMgrCoord_SubWorkflow	6/17/05 9:01 AM	Approve	abbottmk	Public	002974

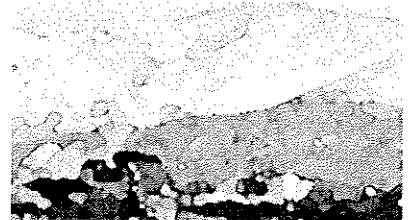
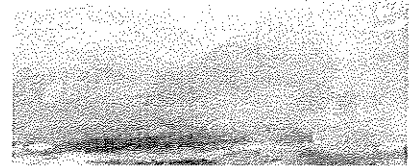
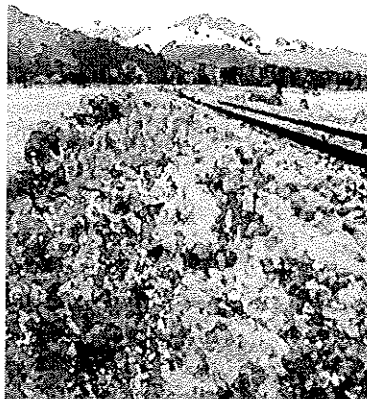
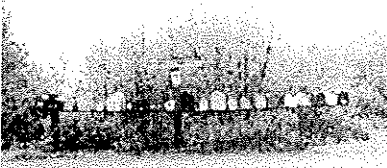
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 CLERKS OFFICE

Title 21 Chapter 9

Girdwood Land Use Regulations

Municipality of Anchorage

PUBLIC HEARING DRAFT
June 2005



- 21.01: General Provisions
- 21.02: Boards, Commissions, and Municipal Administration
- 21.03: Review and Approval Procedures
- 21.04: Zoning Districts
- 21.05: Use Regulations
- 21.06: Dimensional Standards and Measurements
- 21.07: Development and Design Standards
- 21.08: Subdivision Standards

21.09: Girdwood

- 21.10: Nonconformities
- 21.11: Enforcement
- 21.12: Definitions

Planning Department
Municipality of Anchorage
4700 Bragaw Street
Anchorage, Alaska 99507
(907) 343-7921

TABLE OF CONTENTS

CHAPTER 21.09: GIRDWOOD LAND USE REGULATIONS

21.09.010	Purpose	1
21.09.020	Application of Chapter 21.09	1
	A. Applicability	1
	B. Relationship to Other Title 21 Provisions	1
	C. Girdwood Defined	1
	D. Chapter 21.09 Area Map	3
	E. Conformance with Chapter 21.09	4
21.09.030	Administration and Review Procedures	4
	A. Title 21 Administrative Provisions and Procedures Apply	4
	B. Pre-Application Meetings	4
	C. Use Area and Use District Boundaries to be Established During the Master Planning Process	4
	D. Minor Modifications for Site Constraints	5
	E. Area Master Planning	7
	F. Development Master Planning	11
21.09.040	Zoning Districts	15
	A. Zoning Districts Established	15
	B. Residential Districts	16
	C. Commercial Districts	19
	D. Industrial Districts	26
	E. Resort Districts	27
	F. Other Districts	29
21.09.050	Use Regulations	40
	A. Table of Allowed Uses	40
	B. Use-Specific Definitions and Standards	50
	C. Accessory Uses	58
	D. Definitions	61
21.09.060	Dimensional Standards	64
	A. Dimensional Standards Tables	64
21.09.070	Site Development and Design Standards	72
	A. Purpose and General Goals	72
	B. Applicability	72
	C. Hazard Areas	72
	D. Grading and Drainage	72
	E. Landscaping, Vegetation, and Tree Retention	73
	F. Transportation and Connectivity	75
	G. Lighting	78
	H. Pedestrian Circulation	80
	I. Fences and Walls	80
	J. Utilities and Utility Equipment Standards	81
	K. Snow Management	81
	L. Off-Street Parking Standards	82
	M. Signage	84
	O. Trash Management in Multi-Family, Commercial, Industrial, and Resort Districts	91

1	21.09.080	Building Design Standards	92
2		A. Purpose and General Goals	92
3		B. Alternative Equivalent Compliance.....	92
4		C. Single-Family (Detached) Building Design Standards	93
5		D. Two-Family and Attached Single-Family Building Design Standards	93
6		E. Multiple-Family and Townhouse Building Design Standards.....	94
7		F. Commercial, Resort and Public/Institutional Building Design Standards.....	97
8		G. Industrial Building Design Standards	103
9			
10	21.09.090	Zoning Maps	104

CHAPTER 21.09: GIRDWOOD LAND USE REGULATIONS

21.09.010 PURPOSE

The purposes of this chapter 21.09 are to provide standards and regulations to implement the comprehensive plan elements for Girdwood, preserve and enhance the distinctive mountain-resort character and natural environment of the Girdwood area, and avoid overlap with standards and regulations applicable in other districts of the Municipality.

21.09.020 APPLICATION OF CHAPTER 21.09

A. Applicability

These regulations and standards shall apply only to the Girdwood area of the Municipality as further delineated below.

B. Relationship to Other Title 21 Provisions

To the extent any provision in this chapter conflict with other provisions of title 21, the provisions of this chapter shall govern. If certain provisions overlap but are not in conflict, then the provisions of this chapter shall be considered to supplement title 21 requirements and are additional requirements.

C. Girdwood Defined

This chapter applies to, and the term Girdwood in this chapter refers to, the land in Girdwood Valley shown on the Girdwood map in section 21.09.020D. and having the following real property description:

Those lands lying within the boundary of the Municipality of Anchorage, within the Anchorage Recording District, Third Judicial District, State of Alaska; including all private, municipal and state land and those lands under state selection in Chugach National Forest; more particularly described as follows:

1. Township 10 North, Range 2 East, Seward Meridian, Alaska

- a. All of Sections 1, 2, 3, 4, 9, 10, 11, 12, 15, 16, 17, 19, 20, 21, 28, 29, 30, 32, 33
- b. All of Sections 5, 7, 8, 18, excluding Chugach State Park
- c. W2 of Section 14; and
- d. N2N2 of Section 22

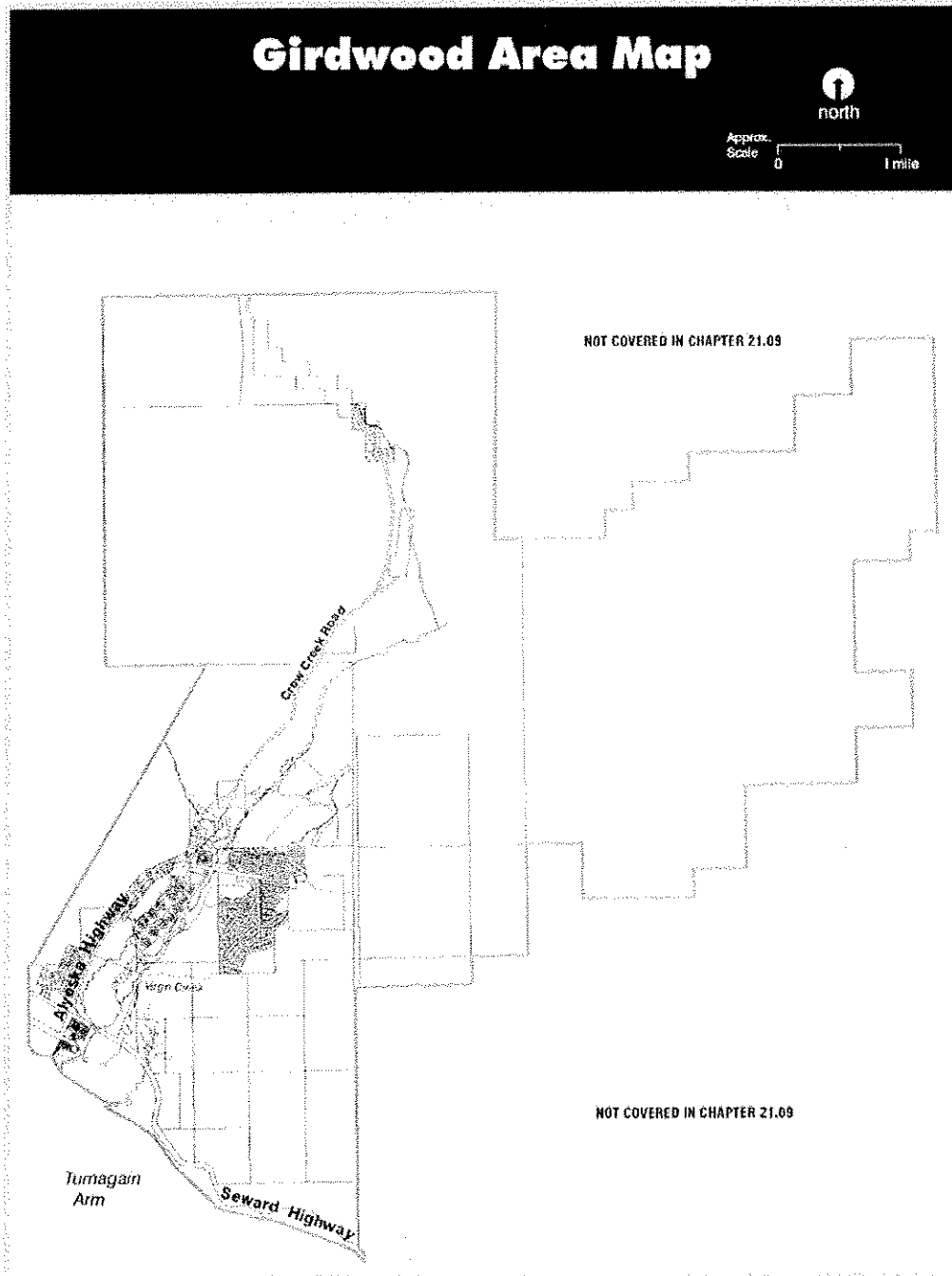
2. Township 10 North, Range 3 East, Seward Meridian, Alaska

- a. All of Section 5, excluding the NE4 within Chugach National Forest
- b. All of Section 6
- c. All of Section 7, excluding the SE4 within Chugach National Forest

- 1 d. NW4 of Section 8
- 2 e. N2NW4 of Section 18
- 3 **3. Township 11 North, Range 3 East, Seward Meridian, Alaska**
- 4 a. All of Sections 29, 31
- 5 b. SE4 of Sections 20, 30
- 6 c. W2SW4 of Section 21
- 7 d. W2W2 of Section 28
- 8 e. NE4 of Section 32
- 9 f. NW4NW4 of Section 33
- 10 **4. Township 11 North, Range 2 East, Seward Meridian, Alaska**
- 11 a. All of Sections 20, 21, 22, 27, 28, 29, 32, 33, 34
- 12 b. E2E2 of Sections 19, 30, 31
- 13 c. W2W2 of Sections 23, 26
- 14 d. All of Section 35, excluding the N2NE4 and NE4NW4 within Chugach
- 15 National Forest
- 16 e. All of Section 36, excluding the NW4NW4 within Chugach National
- 17 Forest
- 18 f. Excluding all lands within the boundaries of Chugach State Park and
- 19 non-state-selected lands with Chugach National Forest

1

D. Chapter 21.09 Area Map



2

E. Conformance with Chapter 21.09

No building, structure or land shall be used or occupied and no development shall be undertaken within Girdwood except in conformity with the provisions of this chapter and other applicable laws and regulations. Specifically, no person may:

1. Construct a building, or addition to an existing building, whose floor area is 100 square feet or greater;
2. Excavate more than 300 cubic feet on any lot or tract;
3. Fill or grade more than 900 cubic feet on any lot or tract;
4. Change the principal use of a building; or
5. Clear and grub more than 2,000 square feet;

without first obtaining the development approvals required by this chapter and title 21.

21.09.030 ADMINISTRATION AND REVIEW PROCEDURES

A. Title 21 Administrative Provisions and Procedures Apply

Except as provided specifically in this chapter, all development in Girdwood shall be subject to and reviewed pursuant to the generally applicable administrative and review procedures set forth in chapters 21.10, *Boards and Commissions*; 21.15, *Variances, Conditional Uses, Subdivision Approval and Other Special Land Use Permits*; and 21.20, *Zoning Map Amendments*.

B. Pre-Application Meetings

A pre-application meeting with the Director is required for all applications for rezonings, subdivisions, conditional uses, and master plans, unless waived by the Director.

C. Use Area and Use District Boundaries to be Established During the Master Planning Process

Where specific boundary lines need to be established between lands in different ownerships, or lands within the same ownership with different land uses as defined by a master plan, the Girdwood Area Plan, or the Table of Allowed Uses in this chapter, and no adequate boundaries exist to serve this purpose, the boundaries shall be defined as outlined below. These steps make explicit the intent of a boundary line (for example, to correspond with a stream setback). By clearly defining the intent of these boundaries, the lines may be correctly located during subsequent field surveys. These steps are particularly important in the delineation of areas to remain in the Open Space district.

1. The master plan process is used to identify the basis for boundaries separating land uses and lands in different ownerships (e.g., boundary between lands to remain in public ownership and lands sold for development). This includes both defining boundaries *within* the overall master plan area, and refining the *external* boundaries of the master plan area, particularly important where external

1 boundaries are based on generalized environmental data associated with the
2 Girdwood Area Plan.

- 3 2. Boundaries shall be based on at least one of the references listed below, suitable
4 for final determination of the boundary at such time as subdivision and the
5 associated survey occurs.

6 a. A surveyed or otherwise readily observed geographic reference point or
7 line (such as a public street, property line or boundary, centerline of a
8 stream channel, etc.);

9 b. A describable environmental condition (such as change in vegetative
10 cover type or slope); or

11 c. A land use objective, including those adopted in the Girdwood Area Plan
12 (such as the boundary between an area of low and moderate density
13 residential use, controlled in large part by the total number of residential
14 uses allowed within the master plan area).

- 15 3. The master plan process is an appropriate tool to refine the external boundaries
16 of land use districts set by the Girdwood Area Plan. In making these
17 refinements, the total amount of land intended for the Open Space district shall
18 not be less than the Girdwood Area Plan Open Space acreage identified within
19 the particular area covered by a specific, single Master Plan. However the
20 boundaries with the adjoining Open Space may be shifted to create a more
21 efficient and logical land use pattern. Any land transferred into the Open Space
22 district shall be of comparable or higher ecological value as land transferred out
23 of the Open Space district, as determined through the master planning approval
24 process.

25 This tool does not preclude requesting a zoning map amendment for a change of
26 use (see chapter 21.20) over a larger area than may be accommodated through
27 the boundary refinement process.

- 28 4. The written and mapped description of boundaries of all applicable land use
29 districts shall be determined by master plan analyses and shall be included in the
30 materials submitted as part of the master plan. These boundaries shall not be
31 modified substantially at the time of subsequent development review without a
32 show of cause by the applicant, and following review and approval by the
33 approving agency.

34 **D. Minor Modifications for Site Constraints**

35 It is the intent of this subsection to allow special consideration to those lots adversely
36 affected by their existing conditions and/or the setbacks set forth in this subsection.
37 The Director is authorized to consider and grant the following minor modifications:

38 **1. Physical Features**

39 If, on lots $\leq 15,000$ square feet in the residential, commercial, and resort districts,
40 or on lots less than 80 feet wide in residential districts, site constraints, such as
41 stands of mature trees, rock outcroppings, slopes over 30%, wetlands, highway
42 setbacks, or other permanent obstacles, are present within the building envelope
43 defined by the setbacks, the building envelope may be shifted on the lot by
44 reducing the rear setback to a minimum of ten (10) feet, and the side setback to

a minimum of five (5) feet on one side, but the total area of the building envelope shall remain the same. However, the front setback shall not be reduced.

2. Lot Shape, Residential Districts

For wedge-shaped lots $\leq 15,000$ square feet, if the difference in lot width is greater than twenty (20) feet from front to back, the ten (10) foot side setback in section 21.09.060A.1. shall apply in the wider half of the lot. In the narrower half of the lot, the side setback shall be five (5) feet. For purposes of this subsection, the boundary between the two halves of the lot shall be determined by locating a line midway between the front and rear lot boundaries. The five (5) foot setback in the front half of the lot shall transition into the ten (10) foot setback in the rear half of the lot as shown in Figure 21.09-1.

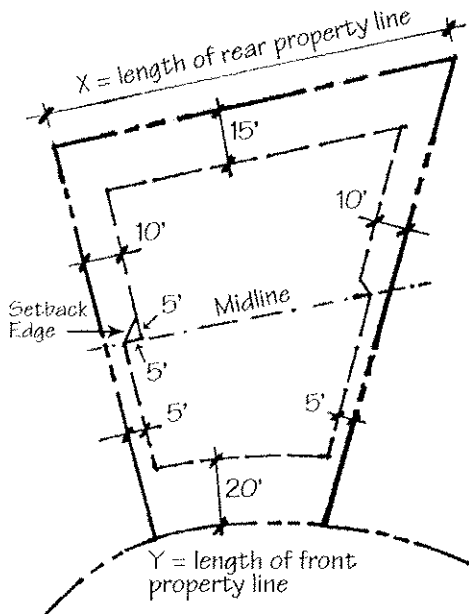


Figure 21.09-1: Wedge-shaped Lots

Side Setbacks for Wedge-Shaped Lots
When $X - Y =$ more than 20 feet

3. Narrow Lots, Commercial Districts

On narrow lots, where side setbacks result in a building envelope width of less than twenty-five (25) feet, the building envelope may be expanded into one or more side setback(s), as needed to provide a twenty-five (25) foot wide building envelope, but a side setback(s) shall not be reduced to less than five (5) feet, except as provided in the dimensional standards in Table 21.09.060-2, nor shall the adjusted building envelope width be greater than twenty-five (25) feet.

4. Corner Lots, Commercial Districts

On corner lots front setbacks apply to both property lines. Where those setbacks reduce the building envelope to less than twenty-five (25) feet, the secondary front setback may be reduced to no less than equal to the side yard setback requirement for the district, as needed to increase the building envelope to no more than twenty-five (25) feet wide.

E. Area Master Planning

1. Purpose

An area master plan is intended to facilitate the planned development of large tracts of land under unified ownership or control, prior to subdivision or development of entire tracts or parcels within large tracts, in order to provide for land use compatibility and development responding to site-specific environmental constraints and opportunities. The area master plan shall establish the general arrangement of land uses, circulation and infrastructure systems for the identified development areas.

2. Applicability

a. **Mandatory: Girdwood**

An area master plan review is required prior to development in any of the following Girdwood zoning districts: GR-3, GC-5, GRST-2, GCR-1, GCR-2, GCR-3, GDR-1, GDR-2, GDR-3, GRR.

b. **Optional**

In addition to the criteria listed above, any other area in joint or single ownership may opt to use the area master plan process on a voluntary basis.

3. Procedures

a. **Pre-Application Conference**

Before filing an application, an applicant shall request a pre-application conference with the Director.

b. **Community Meeting**

A community meeting may be required.

c. **Initiation**

An application for approval of an area master plan shall be initiated by the owner of the property.

d. **Application Filing**

Applications for approval of an area master plan shall be submitted to the Director and shall contain all information and supporting materials specified in subsection e., below.

e. **Submittal Requirements**

Submittal requirements are set out below, and shall be in either narrative or illustrative form. The Director may waive submittal requirements not relevant to the proposed area master plan. The Planning and Zoning Commission and/or the Director may require the submission of other information as may be necessary for the informed exercise of judgment under the criteria for the review of the plan, as set out in subsection 4., below.

i. The legal description, boundaries, and acreage of the petition area;

ii. The present land use classification of the petition area and abutting property;

- (D) Habitat information on the type, number, and species of animals, including birds.

f. Director Review, Report, and Recommendation

The Director shall review the proposed area master plan in light of the approval criteria of subsection 4., below, and shall distribute the application to other reviewers as necessary. Based on the results of the reviews, the Director shall provide a report and recommendation to the Planning and Zoning Commission.

g. Public Hearing

Published, written, and posted notice of public hearings on area master plans shall be provided in accordance with section 21.15.005.

h. Review and Action by Planning and Zoning Commission

The Planning and Zoning Commission shall hold a public hearing on the proposed area master plan and, at the close of the hearing, act to approve the plan as submitted, approve the plan subject to conditions or modifications, remand the plan to the applicant for modifications, or deny the plan, based on the approval criteria of subsection 4., below.

4. Approval Criteria

An area master plan may be approved if the Planning and Zoning Commission finds all of the following criteria have been met:

- a. The area master plan substantially conforms to the principles and objectives of the Girdwood Area Plan, any approved neighborhood, district, or area plans, and the general purposes of this chapter as stated in section 21.09.010;
- b. The streets, roads, and other transportation elements are in conformance with applicable transportation plans;
- c. The development has no substantial adverse fiscal impact on the Municipality;
- d. The development provides significant community benefits in terms of design, community facilities, open space, and other community amenities;
- e. The development is compatible with the character of the surrounding area and minimizes any potential adverse impacts to surrounding areas to the maximum extent feasible; and
- f. Sufficient public safety, transportation, and utility facilities and services are available to serve the subject property at the proposed level of development, while maintaining sufficient levels of service to existing and anticipated development in surrounding areas.

5. Effect of Area Master Plan Approval

No development rights are granted by the approval of an area master plan. An approved area master plan allows the applicant to file applications for development within the plan area including, but not limited to, site plans, conditional use permits, or preliminary subdivision plans. An approved area

1 master plan also creates a presumption that design density, uses, and site layout
2 set forth in the plan are acceptable to the municipality, subject to further review
3 and application of relevant regulations in the review of subsequent applications.
4 However, approval of the area master plan shall not guarantee such density and
5 uses are attainable.

6 **6. Modification of Area Master Plan Approval**

7 **a. *Modification without Public Hearing***

8 By request of the applicant or subsequent landowner, an approved area
9 master plan may be modified by the Planning and Zoning Commission,
10 without a public hearing, if the modification proposes:

11 i. A change to the development schedule or phasing plan of not
12 more than seven (7) years (applicable only if a development
13 master plan is not also required);

14 ii. Changes of ten percent (10%) or less to the number of dwelling
15 units or the total combined floor area of commercial and
16 industrial uses;

17 iii. A shift between development areas of ten percent (10%) or less
18 of the number of dwelling units or the total combined floor area of
19 commercial and industrial uses;

20 iv. A change to the acreage of any development area of ten percent
21 (10%) or less; or

22 v. A change the Planning and Zoning Commission determines does
23 not change the impacts on the surrounding neighborhood and
24 public infrastructure and services.
25

26 **b. *Modification with Public Hearing***

27 By request of the applicant or subsequent landowner, an approved area
28 master plan may be modified by the Planning and Zoning Commission,
29 only after a public hearing, if the modification proposes:

30 i. A change to the development schedule or phasing plan of more
31 than seven (7) years (applicable only if a development master
32 plan is not also required);

33 ii. A reduction of acreage of open space;

34 iii. Changes to the number of dwelling units or the total combined
35 floor area of commercial and industrial uses of more than ten
36 percent (10%) but less than twenty-five percent (25%);

37 iv. A shift between development areas of more than ten percent
38 (10%) but less than twenty-five percent (25%) of the number of
39 dwelling units or the total combined floor area of commercial and
40 industrial uses;

41 v. A change to the acreage of any development area of more than
42 ten percent (10%) but less than twenty-five percent (25%);

vi. A change to any conditions of approval imposed by the Planning and Zoning Commission at the time of area master plan approval; or

vii. A change the Planning and Zoning Commission determines changes the type and/or amount of impact on the surrounding neighborhood and public infrastructure and services.

c. ***New Application Required***

The Planning and Zoning Commission shall not consider an application for modification of an area master plan, and the applicant shall be directed to file a new application for area master plan approval, if the modification proposes:

i. Changes to the number of dwelling units or the total combined floor area of commercial and industrial uses of twenty-five percent (25%) or more;

ii. A shift between development areas of twenty-five percent (25%) or more of the number of dwelling units or the total combined floor area of commercial and industrial uses;

iii. A change to the acreage of any development area of twenty-five percent (25%) or more; or

iv. A change the Planning and Zoning Commission determines substantially changes the types of uses, the intensity of use, or the area of the area master plan.

7. Abandonment of Area Master Plan

An area master plan approval shall expire if:

a. Implementation of the area master plan schedule is delayed for more than seven (7) years without a request for a schedule modification as outlined in subsections 21.09.030E.6.a. or .030E.6.b. (applicable only if a development master plan is not also required); or

b. The property owner notifies the Planning and Zoning Commission of the abandonment of the area master plan approval.

F. Development Master Planning

1. Purpose

A development master plan is intended to shape and manage future growth of a site and provide certainty to the community by stating a clearly articulated vision for the character, layout, and design of the development of the site. At a minimum, the development master plan shall establish specific circulation systems; specific land uses; site dimensional, design, and development standards; and building design standards for the identified development areas. The intent of this process is for master planned areas to result in development meeting or exceeding the standards of this chapter, reflecting the character of Girdwood and the purposes of this chapter and title 21.

2. **Applicability**

a. ***Mandatory: Girdwood***

An approved development master plan is required prior to development in any of the following Girdwood zoning districts: GC-1, GRST-1, GRST-2; GCR-1, GCR-2, GCR-3.

b. ***Optional***

A development master plan may be developed through this process for any multi-building development within the Municipality.

3. **Procedures**

a. ***Pre-Application Conference***

Before filing and application, an applicant shall request a pre-application conference with the Director.

b. ***Community Meeting***

A community meeting may be required.

c. ***Initiation***

An application for approval of a development master plan shall be initiated by the owner of the subject property.

d. ***Application***

Applications for approval of a development master plan shall be submitted to the Director and shall contain all information and supporting materials specified in subsection e., below.

e. ***Submittal Requirements***

The design standards proposed in the development master plan may differ from the standards of sections 21.09.060, 070, and 080, but shall meet or exceed those standards, as described in subsection 4.g., below.

Submittal requirements are listed below and shall be in either narrative or illustrative form. The Director may waive submittal requirements not relevant to the proposed development. The Planning and Zoning Commission and/or the Director may require the submission of other information as necessary for the informed exercise of judgment under the criteria for the review of the plan, as set out in subsection 4., below.

- i. The legal description, acreage, and boundaries of the proposed petition area and a depiction of the area surrounding the petition area;
- ii. A site plan of any existing development, including buildings, roads, utilities, drainage systems, trails, and a general description of existing vegetation;
- iii. The topography of the petition area, with contours lines shown at intervals of four (4) feet or less, including any unique natural or historical features;
- iv. The location of existing streams, waterbodies, wetlands, drainage courses, and flood plains;

- v. A grading plan;
- vi. A proposed site plan, showing roads, trails, building locations and uses, parking areas, open space, and any other proposed development. The site plan shall include the total number and type of dwelling units, and the total combined floor area of commercial and industrial uses;
- vii. A landscape plan, including vegetation retention areas;
- viii. Floor plans, building elevations, and renderings for all buildings;
- ix. Road cross-sections;
- x. Details of any other development proposed; and
- xi. An implementation schedule.

f. Director Review, Report, and Recommendation

The Director shall review the proposed development master plan in light of the approval criteria of subsection 4., below, and shall distribute the application to other reviewers as necessary. Based on the results of the reviews, the Director shall provide a report and recommendation to the Planning and Zoning Commission.

g. Public Hearing

Published, written, and posted notice of public hearings on development master plans shall be provided in accordance with section 21.15.005.

h. Review and Action by Planning and Zoning Commission

The Planning and Zoning Commission shall hold a public hearing on the proposed development master plan and, at the close of the hearing, act to approve the plan as submitted, approve the plan subject to conditions or modifications, remand the plan to the applicant for modifications, or deny the plan, based on the approval criteria of subsection 4., below.

4. Approval Criteria

A development master plan may be approved if the Planning and Zoning Commission finds all of the following criteria have been met:

- a. The development master plan substantially conforms to the principles and objectives of the Girdwood Area Plan, any approved neighborhood, district, or area plans, and the general purposes of this chapter, as stated in section 21.09.010;
- b. The streets, roads, and other transportation elements are in conformance with applicable transportation plans;
- c. The development has no substantial adverse fiscal impact on the Municipality.
- d. The development provides significant community benefits in terms of design, community facilities, open space, and other community amenities.

- e. The development minimizes any potential adverse impacts to surrounding residential areas to the maximum extent feasible.
- f. Sufficient public safety, transportation, and utility facilities and services are available to serve the subject property at the proposed level of development, while maintaining sufficient levels of service to existing and anticipated development in the surrounding areas.
- g. The design standards are equivalent to or exceed the generally applicable development standards of sections 21.09.060, .070, and .080, and result in high-quality, environmentally sensitive development in keeping with the Girdwood Area Plan, the intent of this chapter, and the character of Girdwood.

5. Modification of Development Master Plan

The Planning and Zoning Commission shall determine whether a proposed modification to an approved development master plan may be approved without a public hearing, may be approved with a public hearing, or is significant enough to require a new development master plan.

6. Abandonment of Development Master Plan

A development master plan approval shall expire if:

- a. Implementation of the development master plan schedule is delayed for more than seven (7) years without a request for a schedule modification as outlined in section 21.09.030F.5.; or
- b. The property owner notifies the Planning and Zoning Commission of the abandonment of the development master plan.

21.09.040 ZONING DISTRICTS

This section establishes the zoning districts and contains basic information pertaining to zoning districts, primarily general descriptions and district-specific regulations. The following sections 21.09.050 through 21.09.080 set forth the uses allowed within the districts and the dimensional, development, and design standards applying to development in the districts.

A. Zoning Districts Established

Girdwood is divided into the following zoning districts:

TABLE 21.09.040-1: GIRDWOOD ZONING DISTRICTS ESTABLISHED		
District Type	District Name	District Description
Residential Districts	gR-1	Alyeska Highway Mixed Residential
	gR-2	Single-Family/Two-Family Residential
	gR-2A	Single-Family/Two-Family Residential (Crow Creek Road)
	gR-3	Single-Family/Two-Family Residential
	gR-4	Multiple-Family Residential
	gR-5	Multiple-Family Residential
Commercial Districts	gC-1	Seward Highway/Alyeska Highway Commercial
	gC-2	Girdwood Station/Seward Highway Commercial
	gC-3	Old Townsite Commercial/Residential
	gC-4	Lower Alyeska Highway Commercial
	gC-5	New Townsite South Commercial
	gC-6	Crow Creek Road Commercial/Residential
	gC-7	Townsite Square Commercial
	gC-8	New Townsite North Commercial
	gC-9	East Hightower Commercial/Residential
	gC-10	Northeast Hightower Commercial/Residential
	gC-11	Upper Alyeska Highway Commercial
Industrial Districts	gl-1	Ruane Road Industrial
	gl-2	Upper Crow Creek Industrial
Resort Use Districts	GRST-1	Original Mountain Base Resort
	GRST-2	New Base Resort
Other Districts	GA	Girdwood Airport
	GOS	Girdwood Open Space
	GIP	Girdwood Institutions and Parks
	GCR-1	Commercial Recreation (Golf Course/Nordic Ski Course)
	GCR-2	Commercial Recreation (Glacier – Winner Creek)
	GCR-3	Commercial Recreation (Crow Creek Historic Mine)
	GDR-1	Lower Valley Development Reserve
	GDR-2	Upper Valley Development Reserve
	GDR-3	Glacier Creek Development Reserve
	GRR	Recreation Reserve
	GW	Girdwood Watershed

B. Residential Districts

1. General Description

There are six residential districts in Girdwood. The residential districts primarily permit the development of residential dwelling units of various intensities, although some also permit the development of overnight lodging, child care, religious assembly, community buildings and uses, noncommercial parks, private academic schools and utility facilities. Girdwood-specific site and building design standards are contained in sections 21.09.070 and 21.09.080.

2. Districts

a. gR-1 (Alyeska Highway Mixed Residential) District

i. Location

The gR-1 district is located in two sections along Alyeska Highway from just north of the railroad to just past the junction with Crow Creek Road and encompasses already-sewered, established and largely developed residential neighborhoods characterized generally by single-family detached and two-family development.

ii. Intent

The intent of this district is to continue the existing pattern of development as dwelling units are constructed on the remaining undeveloped lots, and to permit development of hostels, inns and multiple-family housing.

b. gR-2 (Single-Family/Two-Family Residential) District

i. Location

The gR-2 district is located in the following three areas:

(A) The Mine Roads area west of Alyeska Highway, just north of the railroad;

(B) South of Alyeska Highway, west of Timberline Drive; and

(C) Alyeska Basin Subdivision, lying north and south of Alyeska Highway, at the base of Mt. Alyeska.

ii. Intent

These are established and largely developed residential neighborhoods characterized by single-family detached and two-family development. The intent is to allow development to continue in a manner consistent and compatible with existing development patterns.

iii. District-Specific Standards

Nonresidential uses may be allowed as provided in Table 21.09.050-1, but shall be allowed only on central sewer, not septic systems.

c. ***gR-2A (Single-Family/Two-Family Residential—Crow Creek Road) District***

i. *Location*

The gR-2A district is located on both sides of Upper Crow Creek Road in Crow Creek Valley, just south of the Girdwood Mine.

ii. *Intent*

This area consists of an established, sparsely-developed residential neighborhood characterized by single-family detached development. The intent of this district is to allow development to continue in a manner consistent and compatible with existing development patterns.

iii. *Federal Patents to Mineral Estate and Valid Federal Mining Claims*

The properties in this district have federal patents to mineral estate and/or valid federal mining claims. Mining activity under the auspices of those patents and/or claims shall comply with relevant federal and state regulations.

iv. *District-Specific Standards*

In spite of section 3.a. below, commercial vehicles, shipping containers, construction equipment, and the like may be stored outdoors in this district.

d. ***gR-3 (Single-Family/Two-Family Residential) District***

i. *Location*

Discrete areas of the gR-3 district are located in the following areas:

(A) West of Alyeska Highway, west of the gR-1 district and west of the Mine Roads portion of the gR-2 district; and

(B) Both east and west of Crow Creek Road.

ii. *Intent*

The gR-3 district is found in a number of areas and consists of undeveloped land designated primarily for single-family detached and two-family development, although other types of residential uses and visitor accommodations may be allowed pursuant to the master planning process and Table 21.09.050-1.

iii. *Area Master Planning Required*

(A) Prior to subdivision or development of any portion of this district, area master planning is required pursuant to section 21.09.030E.

(B) Uses allowed in this district are set forth in Table 21.09.050-1. Area master planning shall not change the allowed uses in this district, unless the master plan is adopted concurrently with amendments to the Girdwood Area Plan and this chapter.

(C) Dimensional standards, site development and design standards, and building design standards for this district are set out in sections 21.09.060, 21.09.070, and 21.09.070, respectively. Area master planning shall not change those standards.

e. ***gR-4 (Multiple-Family Residential) District***

i. *Location*

The district consists of two already-developed areas at the base of Mt. Alyeska, two, small already-developed areas on the west side of Alyeska Highway, and an area south of Alyeska Highway, just east of Glacier Creek.

ii. *Intent*

The intent for the gR-4 district is to continue the existing pattern of multiple-family development on sewers. Single-family and two-family development is allowed on existing lots of less than 20,000 square feet.

f. ***gR-5 (Multiple-Family Residential) District***

i. *Location*

The gR-5 district consists of:

(A) West of Crow Creek Road, just north of California Creek; and

(B) East of Crow Creek Road, west of Glacier Creek.

ii. *Intent*

This district is intended for multiple-family development on sewers.

iii. *District-Specific Standards*

(A) *Minimum Density*

The minimum density for residential development where public sewer is available, shall be five dwelling units per acre.

(B) *Single-Family Development in gR-5*

One (1) single-family structure is allowed on a parcel only where public sewer is not available. Minimum lot size shall be 50,000 square feet. Subdivision is prohibited for the purpose of providing single-family development.

3. **District-specific Standards for All Residential Districts**

a. ***Prohibited Uses and Structures***

Vehicles, shipping containers, construction trailers, and similar items, shall not be used for habitation or storage. Commercial vehicles, shipping containers, construction equipment, and similar items, shall not be stored outdoors in residential districts.

b. Use of Setbacks

- i. Structures, including but not limited to fences, trash dumpsters, and storage sheds, shall not be placed within any setback area, except as otherwise provided in this chapter.
- ii. Private vehicles, trailers, boats, snow machines, recreational vehicles, other non-commercial vehicles, and similar items, may be stored in the front setback only in the driveway, but shall not be stored closer than five (5) feet to the side or rear property lines.
- iii. Architectural elements, such as roof overhangs, eaves, and awnings, shall not project more than two (2) feet into a required setback area.
- iv. Decks, unroofed porches, exterior steps, terraces, and similar items, shall not project into setback areas, except exterior steps necessary for site access may project into setback areas.
- v. Walkways may be constructed within setback areas.
- vi. Bed and breakfast signs and project identification signs may be placed in the front setback area.

C. Commercial Districts

1. General Description

There are eleven commercial districts in Girdwood, labeled gC-1 through gC-11. The commercial districts permit a varied range of commercial uses, and some of the commercial districts also permit the development of residential dwelling units.

In order to provide adequate review of larger projects, to protect the public interest, prohibit the development of structures out of scale with the character of different parts of Girdwood, and provide flexibility and simplicity of development, certain uses have different review and approval requirements, depending on the size of the use. The sizes and approval requirements are delineated in Table 21.09.050-1.

Girdwood-specific site and building design standards are contained in sections 21.09.070 and 21.09.080.

2. Districts

a. gC-1 (Seward Highway/West Alyeska Highway Commercial) District

i. Location

The gC-1 district consists of land located north of the Seward Highway, west of the Alyeska Highway, and south of the railroad at the entrance to Girdwood Valley, containing approximately 23 acres.

ii. Intent

The overall design goal for this district shall be to create a mix of rail, bus, trail, and highway-related commercial uses. This district may be a possible site for a passenger terminal, trailhead for the Iditarod trail and/or a transfer point between private autos

and carpools, buses, or other forms of transportation. The district contains intertidal and high value freshwater wetlands, and also has high visibility. Consequently, the master plan for this district needs to carefully consider both environmental and community aesthetics. This district shall become an attractive gateway to Girdwood Valley, with visual character appropriate to the entry to a mountain resort community. Landmark-quality elements are encouraged in any development visible from the highways, and the design of larger buildings shall make every effort to reduce the perception of building mass and make the building appear to be an aggregation of smaller, simple forms.

iii. *Development Master Planning Required*

(A) Prior to subdivision or development of any portion of this district, development master planning is required pursuant to section 21.09.030F.

(B) Subject to section 21.09.030F., the development master plan may change the dimensional standards, site development and design standards, and building design standards for this district set forth in sections 21.09.060, 21.09.070, and 21.09.080, respectively.

iv. *District-Specific Standards*

(A) The façade of any retail commercial development or multimodal facility facing the Seward Highway or Alyeska Highway shall avoid a “back-door” appearance.

(B) Building and landscape materials typical of Girdwood, such as natural wood, native trees and flowers, and local stone, shall be emphasized.

b. ***gC-2 (Girdwood Station/Seward Highway Commercial) District***

i. *Location*

The gC-2 district is comprised of land on the east side of Alyeska Highway, west of Dawson Street, at the intersection of the Alyeska Highway with the Seward Highway. The district fronts both highways.

ii. *Intent*

The gC-2 district, along with the gC-1 district, constitutes the entry to Girdwood Valley and shall be developed as part of an attractive gateway to a mountain resort community. Because of the proximity to the Seward Highway, residential uses are not appropriate in this district. Landmark-quality elements are encouraged in any development visible from the highways, and the design of larger buildings shall make every effort to reduce the perception of building mass and make the building appear to be an aggregation of smaller, simple forms.

iii. *District-Specific Standards*

Building and landscape materials, such as natural wood, native trees and flowers, and local stone, shall be emphasized.

c. **gC-3 (Old Townsite Commercial/Residential) District**

i. *Location*

The gC-3 district is comprised of the land north of the gC-2 district, east of the Alyeska Highway, south of the Alaska Railroad, and west of Glacier Creek at the entrance to Girdwood Valley.

ii. *Intent*

This district reflects the development pattern of early Girdwood, with a mix of houses and small businesses on small lots creating the appearance of a small, historic town. There are still many vacant lots in this district to be developed with either residences or small commercial and craft-oriented businesses to retain the unique scale and visual quality of this district.

iii. *District-Specific Standards*

(A) *Residential Character*

To maintain overall neighborhood integrity, new development in the old townsite shall have a residential character, even though the zoning permits commercial uses. Elements of residential character in the old townsite include predominantly pitched roofs, porches and protected entryways, rectangular and vertically oriented windows recessed into the exterior wall or window trim, no blank walls, and special attention to the detailing of windows, doors, porches and protected entries on the ground floor. Siding and trim shall be traditional residential in appearance, and avoid materials associated with industrial uses.

(B) *Parking*

On-street parking may satisfy parking requirements; excessive on-site parking is discouraged. Up to fifty percent (50%) of the width of the front setback may be used for parking, provided parking areas allow for sidewalks so pedestrians may comfortably and safely walk by parking stalls.

(C) *Accessory Structures and Outdoor Storage*

Uses shall adhere to residential district standards for outdoor storage and accessory structures.

d. **gC-4 (Lower Alyeska Highway Commercial) District**

i. *Location*

The gC-4 district consists of three commercially developed lots located on the west side of Alyeska Highway, south of Crow Creek Road, surrounded by residential uses.

ii. *Intent*

This district permits continued commercial use or a variety of residential uses. Use and redevelopment of the lots in this district shall protect the visual quality of the Alyeska Highway corridor by maintaining and enhancing the predominantly natural character of views along the highway.

- iii. *District-Specific Standards*
Removal of existing vegetation shall be in accordance with section 21.09.070D.4.b.

e. **gC-5 (New Townsite South Commercial) District**

i. *Location*

The gC-5 district consists of previously-platted land between Glacier Creek and California Creek, south of Alyeska Highway, owned, at the time this chapter is adopted, by the Municipality. Although this district is identified as a commercial district, it also includes park, open space, and institutional lands, with boundaries proposed to be modified through a detailed master plan process.

ii. *Intent*

This district is the southern extension of the new townsite. Development in this district is intended to include a blending of commercial, institutional and park uses, with new and modified access routes established. Small commercial lots are anticipated along the extension of south Hightower, where a main street character, similar to the north townsite area, is intended. This may differ from larger lot commercial development at the south end of the commercial district, where a larger structure (grocery store) is anticipated. Although buildings are likely to be larger than in new townsite areas north of the Alyeska Highway, the desired character is expected to be compatible with Girdwood's mining town origins, using elements such as human-scale building massing; varied rooflines; protected entries; traditional window forms; well-detailed retail frontages; and use of natural materials.

iii. *Area Master Planning Required*

(A) Prior to subdivision or development of any portion of this district, area master planning is required pursuant to section 21.09.030E.

(B) Uses allowed in this district are set forth in Table 21.09.050-1. Area master planning shall not change the allowed uses in this district, unless the master plan is adopted concurrently with amendments to the Girdwood Area Plan and this chapter.

(C) Dimensional standards, site development and design standards, and building design standards for this district are set forth in sections 21.09.060, 21.09.070, and 21.09.070, respectively. Area master planning shall not change those standards.

f. **gC-6 (Crow Creek Road Commercial/Residential) District**

i. *Location*

The gC-6 district is located north of Alyeska Highway, along both sides of lower Crow Creek Road.

ii. *Intent*

The intent for this district is to continue the existing pattern of mixed residential and commercial uses, while allowing expansion of the new townsite core.

g. **gC-7 (Townsite Square Commercial) District**

i. *Location*

The gC-7 district is a square block located north of the Alyeska Highway, bounded by Hightower Road, Lindblad Avenue, Holmgren Place, and Girdwood Place. This district presently consists of small lots developed with commercial uses.

ii. *Intent*

This district is intended to be the commercial core of Girdwood, with commercial uses developed at street level, although residential dwelling units may be constructed over the ground floor commercial uses. Buildings shall be at human scale and relate strongly to both the street front and to the town square park, in order to support the park as a public amenity. Site development shall provide strong pedestrian connections to neighboring lots.

iii. *District-specific Standards*

(A) *Building Orientation*

Buildings shall be oriented perpendicular to, or parallel with, public streets and to other buildings.

(B) *Double-Loaded or Double-Sided Commercial*

Buildings with frontage on Town Square Park shall be designed and constructed so ground floor commercial, retail and/or restaurant establishments shall have public/customer spaces and a public entrance facing Town Square Park, as well as on the front side.

(C) *Rear Setbacks and Relationship to Town Square Park*

Uses allowed in the rear setback, facing Town Square Park, shall focus on public activity rather than being fully private or service areas. Outdoor spaces and structures, such as terraces, porches, and decks, may encroach into the rear setback. Service areas or mechanical equipment in the rear are discouraged and, if unavoidable, shall be screened from the park.

(D) *Side Setbacks along Public Rights-of-Way Accessing Town Square Park*

Building or structural improvements are allowed within the side setback if related to the public space, under the following standards:

- (1) No blank building walls or sight-obstructing fences are allowed.

(2) There shall be at least one building public entry facing the public access right-of-way, with a connecting walkway.

(3) The side of the building facing the public access right-of-way shall meet the design standards for store fronts in subsection 21.09.080E.3.f.

(4) Non sight-obscuring fences, such as picket fences, and garden gates no higher than forty-two (42) inches in height are allowed.

(E) *Fences*

Privacy walls or fences, that shall match the materials of the principal building on the lot, are permitted only around private terraces on the ground floor, or to screen service areas. Fences bordering the public rights-of-way into Town Square Park are permitted subject to subsection (D), above.

(F) *Snow Storage Areas*

Snow storage areas in the side and rear setbacks shall be designated to not interfere with or damage public spaces or passageways between buildings.

(G) *Parking*

In addition to the more generally applicable standards for parking, development in the gC-7 district is subject to the new townsite parking provisions of subsection 21.09.070K.3. Driveways are prohibited along side setbacks adjoining the public rights of way accessing Town Square Park.

h. gC-8 (New Townsite North Commercial) District

i. *Location*

The gC-8 district is located north of Lindblad Avenue, between Hightower Road and California Creek. This district includes the Girdwood Post Office and neighboring lots to the north and west.

ii. *Intent*

The intent of this district is for northward commercial and residential expansion of the new townsite core. Buildings shall continue the human scale and physical character of the new townsite core, and maintain a strong relationship to the street. Properties along Hightower Road shall express a visible transition from the built-up environment around town square to a more forested landscape along the northern extension of Hightower Road. Residential dwelling units are permitted on upper floors above ground-floor commercial uses.

i. ***gC-9 (East Hightower Commercial/Residential) District***

i. *Location*

The gC-9 district is located north of Alyeska Highway, east of Hightower Road and west of Glacier Creek. This district presently is a mix of commercial and residential uses.

ii. *Intent*

It is intended to provide expansion area for the new townsite core, continuing a mixture of multiple-family residential and commercial uses. Buildings shall be at human scale. Site development shall have strong street orientation and provide pedestrian connections to neighboring lots.

j. ***gC-10 (Northeast Hightower Commercial/Residential) District***

i. *Location*

The gC-10 district is located north of the new townsite core between California Creek and Glacier Creek. The lots in this district front on Hightower Road.

ii. *Intent*

This district is generally undeveloped and is intended for expansion of the new townsite core with primarily commercial and multiple-family development.

k. ***gC-11 (Upper Alyeska Highway Commercial) District***

i. *Location*

The gC-11 district is an undeveloped portion of a residentially developed subdivision. This district is located on the south side of Alyeska Highway, west of Timberline Drive.

ii. *Intent*

The intent of this district is to permit development of a limited range of non-retail commercial uses along with residential uses in a manner compatible with the surrounding residential land use.

3. **District-Specific Standards for Commercial Districts**

The following standards shall apply to commercial districts.

a. ***Ground-floor Residential***

In the gC-2, gC-5, gC-7, and gC-8 commercial districts, residential uses are permitted only on an upper story above the ground floor. Commercial and/or other non-residential uses shall occupy the ground floor.

b. ***Arcades and Covered Walkways in the New Girdwood Townsite***

In the gC-5, gC-7, gC-8 and gC-9 districts, arcades or roofed walkways are required along the street face of all new buildings and as part of any application for modification or redevelopment. In the gaps between buildings within these districts, privately maintained walkways are required. Development standards for arcades and walkways on building frontages are established in subsection 21.09.080E.5.d.

c. Use of Setbacks in Commercial Districts

- i. Service facilities, such as trash dumpsters, storage sheds, fuel tanks, and similar facilities, shall not be placed within setback areas.
- ii. No parking spaces are permitted within required setbacks, except in the gC-3 district with its small lots and existing businesses, where up to fifty percent (50%) of the width of the front setback may be used for parking.
- iii. Business signs, walkways, snow protection over walkways and landscape plantings may be placed within, and driveways may cross, setback areas.
- iv. Except for arcaded or roofed walkways, no architectural elements attached to a building, such as roofed decks or terraces, roof overhangs, attached exterior stairs and upper-story balconies, shall project more than two (2) feet into a setback area. On lots smaller than 5,000 sq. ft., however, where parking access is only from the rear service alley, the garage and its roof overhang may encroach into the setback to within five (5) feet of the property line.
- v. Walkways and terraces may use up to fifty percent (50%) of the side and rear setback, and may occupy all of the front setback area not required for snow dumping from roofs and for snow storage from paved areas.

D. Industrial Districts

1. General Description

There are two industrial districts in Girdwood, labeled gl-1 and gl-2. The gl-1 district, the Ruane Road industrial area, permits a varied range of commercial and industrial uses. The gl-2 district, encompassing the existing industrial mining area along Upper Crow Creek Road, primarily permits continuation of the existing use, along with a limited number of other uses. Girdwood-specific site and building design standards are contained in sections 21.09.070 and 21.09.080.

2. Districts

a. gl-1 (Ruane Road Industrial) District

i. Location

The gl-1 district consists of the Ruane industrial area east of lower Alyeska Highway.

ii. Intent

This largely undeveloped area is intended to contain the industrial uses necessary for the future development of Girdwood. In addition, commercial uses requiring large areas for storage, or with potentially more substantial visual and noise impacts than appropriate for the Girdwood commercial districts, are permitted in this district.

b. ***gl-2 (Upper Crow Creek Industrial) District***

i. *Location*

The gl-2 district is an active commercial mine at the upper end of Crow Creek Road.

ii. *Intent*

The intent for this district is to permit continuation of existing mining activities and accessory activities thereto.

iii. *Federal Patents to Mineral Estate and Valid Federal Mining Claims*

The properties in this district have federal patents to mineral estate and/or valid federal mining claims. Mining activity under the auspices of those patents and/or claims shall comply with relevant federal and state regulations.

E. **Resort Districts**

1. **General Description**

There are two resort districts in Girdwood, labeled gRST-1 and gRST-2, focused on tourism and alpine skiing. The gRST-1 district consists of the area around the existing day lodge, referred to as the original mountain base resort. The gRST-2 district consists of the Alyeska Resort ski slopes, the Alyeska Prince Hotel area, and undeveloped property for future resort expansion. The resort districts permit a varied range of commercial uses and the development of multi-family residential dwelling units.

In order to provide adequate review of larger projects, to protect the public interest, prohibit the development of structures out of scale with the character of different parts of Girdwood, and provide flexibility and simplicity of development, certain uses have different review and approval requirements, depending on the size of the use. The sizes and approval requirements are delineated in Table 21.09.050-1.

2. **Districts**

a. ***GRST-1 (Original Mountain Base Resort) District***

i. *Location*

The gRST-1 district consists of the original Alyeska Resort base area, currently in multiple ownership, and already largely developed with commercial uses generally related to the alpine ski facility.

ii. *Intent*

The intent of this district is to continue its use as an alpine ski resort base area, particularly for day skiers.

iii. *Development Master Planning Required*

(A) Prior to any development of over 20,000 square feet gross floor area, development master planning is required pursuant to section 21.09.030F.

(B) Uses allowed in this district are set forth in Table 21.09.050-1. Development master planning shall not change the allowed uses in this district, unless the

master plan is adopted concurrently with amendments to the Girdwood Area Plan and this chapter.

- (C) Subject to section 21.09.030F., the development master plan may change the dimensional standards, site development and design standards, and building design standards for this district set forth in sections 21.09.060, 21.09.070, and 21.09.080, respectively.

b. GRST-2 (New Base Resort) District

(A master plan is being developed for all or part of this district. The master plan, expected in early 2006, may recommend amendments to the Girdwood Area Plan and zoning changes in chapter 21.09.)

i. Location

The gRST-2 district consists of the Alyeska Resort ski slopes, the Alyeska Prince Hotel and adjoining parking area, the undeveloped area between the original mountain base area and the Alyeska Prince Hotel, and an undeveloped area lying north of the Alyeska Prince Hotel, across Moose Meadows Creek. The latter area is suitable for a future resort base development.

ii. Intent

The intent of this district is to maintain and expand upon the current development for alpine skiing and tourism.

iii. Area Master Planning and Development Master Planning Required

(A) Area Master Planning

- (1) Prior to any development of over 20,000 square feet gross floor area, area master planning is required pursuant to section 21.09.030E.

- (2) Uses allowed in this district are set forth in Table 21.09.050-1. Area master planning shall not change the allowed uses in this district, unless the master plan is adopted concurrently with amendments to the Girdwood Area Plan and this chapter.

(B) Development Master Planning

- (1) Prior to any development of over 20,000 square feet gross floor area, development master planning is required pursuant to section 21.09.030F.

- (2) Uses allowed in this district are set forth in Table 21.09.050-1. Development master planning shall not change the allowed uses in this district, unless the master plan is adopted concurrently with amendments to the Girdwood Area Plan and this chapter.

- (3) Subject to section 21.09.030F., the development master plan may change the dimensional standards, site development and design standards, and building design standards for this district set forth in sections 21.09.060, 21.09.070, and 21.09.080, respectively.

F. Other Districts

1. General Description

There are eleven miscellaneous districts in this section covering the majority of the land governed by this chapter. Several districts consist of discrete, relatively small areas. For instance, the GA (Girdwood Airport) district consists of State of Alaska property presently used for the Girdwood Airport, and the GCR-3 Commercial Recreation (Crow Creek Historic Mine) district consists of property operated as historic Crow Creek mine commercial/recreational development. On the other hand, some of the districts cover extensive areas of land and/or are located in a variety of areas within Girdwood. For instance, the GIP (Girdwood Institutional and Parks) district includes Girdwood School, U.S. Forest Service ranger station and visitor center, State of Alaska highway maintenance yard, and municipal sewage treatment plant, along with both dedicated and undedicated existing and future parks. Many of the districts are based on intended general uses specified in the Girdwood Area Plan, but require master planning to identify specific uses and development standards, as well as circulation, subdivision and utility requirements. It is anticipated, as required master plans for land in many of the districts in this chapter are completed, the specific district provisions may be refined or the district may be completely redefined.

2. GA (Girdwood Airport) District

a. Location

The GA district consists of State of Alaska-owned property where the Girdwood airport is currently located. The airport property is located north of Alyeska Highway and straddles Glacier Creek. The airport facility itself is on the east side of Glacier Creek, but much of the airport property is either wetlands or river floodway

b. Intent

The intent of this district is for continuation of uses that are primarily aviation related, but also for wetlands and river floodway to be minimally disturbed by development within this district.

3. GOS (Girdwood Open Space) District

(A master plan is being developed for all or part of this district. The master plan, expected in early 2006, may recommend amendments to the Girdwood Area Plan and zoning changes in chapter 21.09.)

a. Location

The GOS district consists of those areas of Girdwood Valley depicted in the Girdwood Area Plan as open space because of generally physically unsuitable or unsafe for development, and/or generally environmentally sensitive with functions or attributes to be protected. The GOS district is located throughout the valley, taking in several types of land area,

including wetlands and floodplains, steep slopes and hazardous lands, as well as recommended creek greenbelt areas.

b. Intent

The intent of the open space district is to protect lands left predominantly natural.

c. District-Specific Standards

Development shall be prohibited, except as related to a recreational use listed in Table 21.09.050-1, or if authorized in an approved master plan. Transportation rights of way and utility easements may cross GOS lands.

4. GIP (Girdwood Institutions and Parks) District

a. Location; Parks Designation

The GIP (Girdwood Institutions and Parks) district consists of land in public use, or projected to be in public use, during the duration of the Girdwood Area Plan. Among other uses, the Girdwood school, the U.S. Forest Service ranger station and visitor center, State of Alaska highway maintenance yard, and municipal sewage treatment plant, along with both dedicated and undedicated existing and future parks, are located in this district.

Within the GIP district, parks, whether dedicated or undedicated, existing or future, are designated on the district map by "GIP-p."

b. Intent

The GIP district is intended to include areas of public and quasi-public institutional uses and activities.

c. Federal Patents to Mineral Estate and Valid Federal Mining Claims

Some properties in this district have federal patents to mineral estate and/or valid federal mining claims. Mining activity under the auspices of those patents and/or claims shall comply with relevant federal and state regulations.

d. Uses

i. Permitted Uses

The following uses are allowed subject to the stated limitations:

(A) Park facilities and playgrounds.

(B) Community fairs and special events, subject to obtaining any required temporary use permits.

(C) Concession facilities not larger than 500 square feet, primarily serving users of the park or open space where located.

ii. Conditional Uses

(A) Gallery/ museum/art studio/information center.

(B) Community buildings and uses.

(C) Tent campgrounds; only in California Creek Park.

(D) Communication structures (as listed in Table 21.09.050-1).

(E) Utility facilities and utility substations.

(F) Non-motorized general outdoor recreation, commercial.

(G) Snow disposal site.

e. District-specific Standards

i. The provisions of subsection 21.09.030D.1., *minor modifications for site constraints*, apply to the GIP district.

ii. The provisions of subsection 21.09.040C.3.c., *use of setbacks in commercial districts*, apply to the GIP district.

5. GCR-1 Commercial Recreation (Golf Course/Nordic Ski Course) District

a. Location

The area encompassed by this district is located in lower Girdwood Valley near Glacier, California, and Virgin Creeks.

b. Intent

The primary use envisioned for the district is an eighteen-hole resort golf course and facilities normally associated with a golf course, including a clubhouse, driving range, pro/retail shop, restaurant/food service, and similar supporting services. A Nordic ski course is also a permitted use. Other uses associated with the course development may include limited related commercial and/or other recreational activities. Residential development may also be allowed as a secondary use, along with other outdoor recreational uses and facilities. While this district provides for commercial recreation development with related residential, the intent is to also maintain the scenic and natural beauty of the area, and to ensure development impacts are minimized. No housing or commercial development shall be constructed until after the golf course is constructed.

c. Area Master Planning and Development Master Planning Required

i. Area Master Planning

Except for uses listed in subsection d., below, no subdivision or other development of land within this district shall occur before an area master plan is approved pursuant to section 21.09.030.E. The plan shall address protection of important environmental features and natural habitat.

ii. Development Master Planning

(A) Except for the three privately owned lots in this district and the uses listed in subsection d., below, the uses allowed in the district, as well as the design and character of the development permitted within the district, shall be established through development master planning pursuant to section 21.09.030F.

(B) Subject to section 21.09.030F., the development master plan may change the dimensional standards, site

development and design standards, and building design standards for this district set forth in sections 21.09.060, 21.09.070, and 21.09.080, respectively.

d. Uses

i. Permitted Uses

The following uses are permitted, prior to area and/or development master plan approval, subject to compliance with all development and design standards and other applicable regulations:

(A) Public recreational trails.

(B) Single family dwelling on Lots 1 and 13, Block 7, and Lot 1, Block 10, First Addition New Girdwood Townsite Alaska Subdivision.

ii. Conditional Uses:

The following uses may be permitted as conditional uses, prior to area and/or development master plan approval:

(A) Community buildings and uses.

(B) Utility facilities and utility substations.

6. GCR-2 Commercial Recreation (Glacier – Winner Creek) District

(A master plan is being developed for all or part of this district. The master plan, expected in early 2006, may recommend amendments to the Girdwood Area Plan and zoning changes in chapter 21.09.)

a. Location

The area encompassed by this district is located in the upper portion of Girdwood Valley and includes municipal, as well as state-owned and selected land, in the Glacier and Winner Creek drainages and mountain massif between the two creeks. This undeveloped area is mountainous and heavily forested.

b. Intent

The primary use permitted for this area is outdoor commercial recreational use, including associated resort development. While the intent of this district is to provide for commercial recreation and resort development, the emphasis is to maintain the scenic and natural beauty of the area, and to ensure development impacts are balanced with environmental concerns.

c. Area Master Planning and Development Master Planning Required

i. Area Master Planning

Except for uses listed in subsection d., below, no subdivision or other development of land within this district shall occur before an area master plan is approved pursuant to section 21.09.030E. The plan shall address protection of important environmental features and natural habitat.

ii. **Development Master Planning**

(A) Except for the uses listed in subsection d., below, the uses allowed in the district, as well as the design and character of the development permitted within the district shall be established through development master planning pursuant to section 21.09.030F.

(B) Subject to section 21.09.030F., the development master plan may change the dimensional standards, site development and design standards, and building design standards for this district set forth in sections 21.09.060, 21.09.070, and 21.09.080, respectively.

iii. **Master Plan Standards**

Both area and development master planning standards for resort areas shall take into consideration the following:

(A) Traffic into the Four Corners area shall be minimized, and preferably restricted to some form of mass transit, such as shuttle bus, or ultimately an automated system.

(B) Any road into the Four Corners area shall be curvilinear and aesthetically designed and landscaped.

(C) Removal of trees and vegetation shall be kept to a minimum.

(D) Development shall be hidden and designed to fit in with the area.

(E) As much buffer/open space as possible shall be retained between the development and the creeks.

d. **Uses**

i. **Additional Development and Design Standards**

Due to the remote location and natural undeveloped features of this district, all permitted and conditional uses may be subject to additional design and development standards to ensure compatibility with the natural environment.

ii. **Permitted Uses**

The following uses are permitted, prior to area and/or development master plan approval, subject to compliance with all development and design standards and other applicable regulations:

(A) Passive and Active Outdoor Recreation.

(B) Sno-cat skiing.

iii. **Conditional Uses**

The following uses may be permitted as conditional uses, prior to area and/or development master plan approval:

- (A) Community buildings and uses.
- (B) Small scale lodging or shelters, not to exceed an aggregate total of 5,000 square feet gross building area.
- (C) Utility facilities and utility substations.

7. GCR-3 Commercial Recreation (Crow Creek Historic Mine) District

a. Location

This district is located along the lower portion of Crow Creek a short distance upstream from its confluence with Glacier Creek, in the upper portion of Girdwood Valley. The area encompassed by this district contains the remains of the historic Crow Creek Mine and surrounding environs.

b. Intent

The intent for this district is to allow the current uses to continue. This district contains several restored historic structures being used in a variety of ways, including historical/cultural exhibit, gift shop, overnight accommodations, social/recreational activities and owners' residences. Residences are allowed customary accessory uses, including the keeping of pets and/or livestock. Along with recreational and small commercial mining and overnight camping, these uses make this district a multi-faceted visitor attraction.

c. Federal Patents to Mineral Estate and Valid Federal Mining Claims

The properties in this district have federal patents to mineral estate and/or valid federal mining claims. Mining activity under the auspices of those patents and/or claims shall comply with relevant federal and state regulations.

d. Area Master Planning and Development Master Planning Required

i. Area Master Planning

Except for the uses listed in e. below, subdivision, new development, or major expansions of existing operations are permitted only in accord with area master planning approval pursuant to section 21.09.030E.

ii. Development Master Planning

(A) Prior to additional development, development master planning approval, pursuant to section 21.09.030F, is required in order to ensure high-quality, environmentally sensitive development in keeping with the intent of this chapter 21.09 and the character of Girdwood.

(B) Subject to section 21.09.030F, the development master plan may change the dimensional standards, site development and design standards, and building design standards for this district that are set forth in sections 21.09.060, 21.09.070, and 21.09.080 respectively.

e. **Uses**

i. *Permitted Uses*

The following uses are permitted subject to compliance with all development and design standards and other applicable regulations:

(A) Restoration of existing structures for uses already established on site.

(B) Three additional single-family dwellings constructed after the effective date of this chapter.

(C) Utility substations.

ii. *Conditional Uses*

The following uses may be permitted as conditional uses:

(A) Community buildings and uses.

(B) Utility facilities.

f. **District-Specific Standards**

i. *Additional Development and Design Standards*

The single-family structures, community buildings and uses, and utility facilities shall comply with the dimensional standards for the gR-2 District (Single-Family/Two-Family Residential). Restoration of existing structures shall be based upon original design. For other new structures, development standards shall be determined through the development master plan process.

8. **GDR-1 (Lower Valley Development Reserve) District**

a. **Location**

This district consists of municipally-owned land located on the eastern side of lower Girdwood Valley, between Virgin Creek and the Seward Highway. The land in the district is flat to moderately sloping upland forest and is generally suitable for development.

b. **Intent**

The intent of this district is to hold lands in reserve for future development.

c. **Prerequisites to Development**

Prior to any development in this district, other than the uses permitted in subsection e., below, this district shall be revised on the Girdwood Area Plan Land Use Plan Map from development reserve to an active classification. In addition, this section shall be amended to either move the land into another district classification, or adopt specific uses and standards for development of the land in this district.

d. **Area Master Planning and Development Master Planning Required**

i. *Area Master Planning*

Except for the uses permitted in subsection e., below, no subdivision or other development of land within this district shall

occur before an area master plan is approved pursuant to section 21.09.030E.

ii. *Development Master Planning*

(A) Except for the uses listed in subsection e., below, the uses allowed in the district, as well as the design and character of the development permitted within the district, shall be established through development master planning, pursuant to section 21.09.030F.

(B) Subject to section 21.09.030F., the development master plan may change the dimensional standards, site development and design standards, and building design standards for this district set forth in sections 21.09.060, 21.09.070, and 21.09.080, respectively.

e. *Uses*

i. *Permitted Uses prior to Master Planning Approval*

Public trails, as depicted in an adopted trails or open space master plan.

ii. *Conditional Uses prior to Master Planning Approval*

The following uses may be permitted as conditional uses:

(A) Community buildings and uses.

(B) Utility facilities and utility substations.

9. **GDR-2 (Upper Valley Development Reserve) District**

(A master plan is being developed for all or part of this district. The master plan, expected in early 2006, may recommend amendments to the Girdwood Area Plan and zoning changes in chapter 21.09.)

a. *Location*

This district consists of municipally-owned land located in upper Girdwood Valley, between Crow Creek Road and Glacier Creek. The land in the district is flat to moderately sloping upland forest with a few isolated wetlands and is generally suitable for development.

b. *Intent*

The intent of this district is to hold lands in reserve for future development.

c. *Prerequisites to Development*

Prior to any development in this district, other than the uses permitted in subsection e., below, this district shall be revised on the Girdwood Area Plan Land Use Plan Map from development reserve to an active classification. In addition, this section shall be amended to either move the land into another district classification, or adopt specific uses and standards for development of the land in this district.

- d. **Area Master Planning and Development Master Planning Required**
- i. **Area Master Planning**
Except for the uses permitted in subsection e., below, no subdivision or other development of land within this district shall occur before an area master plan is approved pursuant to section 21.09.030E.
- ii. **Development Master Planning**
- (A) Except for the uses listed in subsection e., below, the uses allowed in the district, as well as the design and character of the development permitted within the district, shall be established through development master planning pursuant to section 21.09.030F.
- (B) Subject to section 21.09.030F., the development master plan may change the dimensional standards, site development and design standards, and building design standards for this district set forth in sections 21.09.060, 21.09.070, and 21.09.080, respectively.
- e. **Uses**
- i. **Permitted Uses prior to Master Planning Approval**
Public trails, as depicted in an adopted trails or open space master plan.
- ii. **Conditional Uses prior to Master Planning Approval**
The following uses may be permitted as conditional uses:
- (A) Community buildings and uses.
- (B) Utility facilities and utility substations.

10. GDR-3 (Glacier Creek Development Reserve) District

(A master plan is being developed for all or part of this district. The master plan, expected in early 2006, may recommend amendments to the Girdwood Area Plan and zoning changes in chapter 21.09.)

- a. **Location**
This district consists of two areas north of Glacier Creek and east of Crow Creek. This district is suitable for base facilities and services with a primary relationship to a major commercial recreational resource, but with major constraints related to access.
- b. **Intent**
The intent of this district is to hold lands in reserve for future development.
- c. **Prerequisites to Development**
Prior to any development in this district, other than the uses permitted in subsection e., below, this district shall be revised on the Girdwood Area Plan Land Use Plan Map from reserve to an active classification. In addition, this section shall be amended to either move the land into another district classification, or adopt specific uses and standards for development of the land in this district.

d. **Area Master Planning and Development Master Planning Required**

i. **Area Master Planning**

Except for the uses permitted in subsection e., below, no subdivision or other development of land within this district shall occur before an area master plan is approved pursuant to section 21.09.030E.

ii. **Development Master Planning**

(A) Except for the uses listed in subsection e., below, the uses allowed in the district, as well as the design and character of the development permitted within the district, shall be established through development master planning pursuant to section 21.09.030F.

(B) Subject to section 21.09.030F., the development master plan may change the dimensional standards, site development and design standards, and building design standards for this district set forth in sections 21.09.060, 21.09.070, and 21.09.080, respectively.

e. **Uses**

i. **Permitted Uses prior to Master Planning Approval**

Public trails, as depicted in an adopted trails or open space master plan.

ii. **Conditional Uses prior to Master Planning Approval**

The following uses may be permitted as conditional uses:

(A) Community buildings and uses.

(B) Utility facilities and utility substations.

11. GRR (Recreation Reserve) District

(A master plan is being developed for all or part of this district. The master plan, expected in early 2006, may recommend amendments to the Girdwood Area Plan and zoning changes in chapter 21.09.)

a. **Location**

This district consists of municipally-owned land located in upper Girdwood Valley, between Glacier Creek on the west and the lower slope of Mount Alyeska on the east. This district is located south of the Four Corners Park and north of the areas designated for resort development. This district is generally a mixed spruce/hemlock-forested upland interlaced with extended, open, wet meadows. Because of its close proximity to current and proposed resort development areas, this district is well located to provide recreational opportunities for visitors, as well as local residents.

b. **Intent**

The intent of this district is to hold lands in reserve for future development.

c. ***Prerequisites to Development***

Prior to any development in this district, other than the uses permitted in subsection e., below, this district shall be revised on the Girdwood Area Plan Land Use Plan Map from recreation reserve to an active classification. In addition, this section shall be amended to either move the land into another district classification, or adopt specific uses and standards for development of the land in this district.

d. ***Area Master Planning and Development Master Planning Required***

i. ***Area Master Planning***

Except for the uses permitted in subsection e., below, no subdivision or other development of land within this district shall occur before an area master plan is approved pursuant to section 21.09.030E.

ii. ***Development Master Planning***

(A) Except for the uses listed in subsection e., below, the uses allowed in the district, as well as the design and character of the development permitted within the district, shall be established through development master planning pursuant to section 21.09.030F.

(B) Subject to section 21.09.030F., the development master plan may change the dimensional standards, site development and design standards, and building design standards for this district set forth in sections 21.09.060, 21.09.070, and 21.09.080, respectively.

e. ***Uses***

i. ***Permitted Uses prior to Master Planning Approval***

Public trails, as depicted in an adopted trails or open space master plan.

ii. ***Conditional Uses prior to Master Planning Approval***

The following uses may be permitted as conditional uses:

(A) Community buildings and uses.

(B) Utility facilities and utility substations.

12. GW (Girdwood Watershed) District

(A master plan is being developed for all or part of this district. The master plan, expected in early 2006, may recommend amendments to the Girdwood Area Plan and zoning changes in chapter 21.09.)

a. ***Location***

The GW district consists of federally owned, state-selected land within the Crow Creek and Winner Creek watersheds.

b. ***Intent***

The intent of the watershed district is to identify remote lands generally to be left natural. The primary use of watershed land is water supply protection and recreation.

21.09.050 USE REGULATIONS

A. Table of Allowed Uses

Table 21.09.050-1 below lists the uses allowed within the base zoning districts in Girdwood.

1. Explanation of Table Abbreviations

a. **Permitted Uses**

"P" in a cell indicates the use is allowed by right in the respective zoning district. Permitted uses are subject to all other applicable regulations of title 21.

b. **Administrative Site Plan Review**

"S" in a cell indicates the use requires administrative site plan review in the respective zoning district in accordance with the procedures of section 21.15.030, *Approval of site plans and conditional uses*.

c. **Major Site Plan Review**

"M" in a cell indicates the use requires major site plan review in the respective zoning district. Until the provisions for major site plan review are adopted, an "M" in a cell indicates that the use is allowed only if reviewed and approved as a conditional use in accordance with the procedures of section 21.15.030, *Approval of site plans and conditional uses*.

d. **Conditional Uses**

"C" in a cell indicates, in the respective zoning district, the use is allowed only if reviewed and approved as a conditional use in accordance with the procedures of section 21.15.030, *Approval of site plans and conditional uses*. Throughout title 21, the term "conditionally allowed" means approval through the conditional use process is required.

e. **○ (with # inside)**

A circle with a number inside references uses with a different review and approval procedure, depending on the gross floor area of the building. The explanation of the sizes and associated review and approval procedures is located at the end of the table.

f. **Prohibited Uses**

A blank cell indicates the use is prohibited in the respective zoning district.

g. **Use-Specific Standards**

Regardless of whether a use is allowed by right, subject to major or administrative site plan review, or permitted as a conditional use, there may be additional standards applicable to the use. The existence of most use-specific standards is noted through a cross-reference in the last column of the table, but there may be other applicable non-referenced portions of Municipal code as well. Cross-references include, but are not limited to, references to sections 21.45, *Supplementary District Regulations*; section 21.50, *Standards for Conditional Uses and Site Plans*; or section 21.09.050B., *Use-Specific Standards* for Girdwood. These standards shall apply in all districts unless otherwise specified.

1 **2. Table Organization**

2 In Table 21.09.050-1, land uses and activities are classified into general "use
3 categories" and specific "use types", based on common functional, product, or
4 physical characteristics, such as the type and amount of activity, the type of
5 customers or residents, how goods or services are sold or delivered, and site
6 conditions. This classification provides a systematic basis for assigning present
7 and future land uses into appropriate zoning districts. This classification does not
8 list every use or activity appropriate within the categories, and specific uses may
9 be listed in one category when they may reasonably have been listed in one or
10 more other categories. The use categories are intended merely as an indexing
11 tool and are not regulatory.

12 **3. Unlisted Uses**

13 When application is made for a particular use category or use type not
14 specifically listed in Table 21.09.050-1, the procedure set forth in section
15 21.40.015 shall be followed.

16 **4. Use for Other Purposes Prohibited**

17 Approval of a use listed in Table 21.09.050-1, and compliance with the applicable
18 use-specific standards for the use, authorizes the specific use only.
19 Development or use of a property for any other use not specifically allowed in
20 Table 21.09.050-1 and approved under the appropriate process is prohibited.

5. Table of Allowed Uses

TABLE 21.09.050-1: TABLE OF ALLOWED USES																																	
P = Permitted; C = Conditional; S = Administrative Site Plan Review; M = Major Site Plan Review; O (with # inside) = see end of table For GIP, GCR-1, GCR-2, GCR-3, GDR-1, GDR-2, GDR-3, and GRR districts, see Section 21.09.040, Zoning Districts																																	
Use Category	Use Type	Residential					Commercial										Ind.		Resort			Other			Use Specific Standards								
		gR 1	gR 2	gR 2A	gR 3	gR 4	gR 5	gR 6	gR 7	gR 8	gR 9	gR 10	gR 11	gR 12	gl 1	gl 2	gR 13	gR 14	gR 15	G A	G O	G S	G W										
RESIDENTIAL	Dwelling, single-family detached	P	P	P	P	P	P																									21.09.080B	
	Dwelling, single-family attached	S			S																											21.09.050B.2.c 21.09.080C	
	Dwelling, two-family	P	P	P	P	P										P															21.09.080C		
	Dwelling, townhouse	S			S																											21.09.050B.2.c 21.09.080D	
	Dwelling, multiple-family (<4/acre)	P														P	P	P														21.09.050B.2.b 21.09.080D	
	Dwelling, multiple-family (4-8/acre)	C				S	S									S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	21.09.050B.2.b 21.09.080D		
	Dwelling, multiple-family (>8-20/acre)					C	C									C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	21.09.050B.2.b 21.09.080D		
	Dwelling, multiple-family (>20/acre)																																21.09.050B.2.b 21.09.080D
	Dwelling, mixed-use																																21.09.080D 21.09.080E
	Group Living	Dormitory																															
Residential care facility, large		C				S	S												S	S	S												
Residential care facility, small		P	P	P	P	P	P																										
Roominghouse		C				C	C																										

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Use Category	Use Type	Residential										Commercial				Industrial				Other				Use Specific Standards
		gR 1	gR 2	gR 2A	gR 3	gR 4	gR 5	gR 6	gR 7	gR 8	gR 9	gR 10	gR 11	gR 12	gR 13	gR 14	gR 15	gR 16	gR 17	gR 18	gR 19	gR 20	gR 21	
PUBLIC/ INSTITUTIONAL	Adult Care	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Adult care facility, 1-8 adults																							
Child Care	Adult care facility, 9+ adults	C																						
	Child care facility, 1-8 children	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Community Buildings and Uses	Child care facility, 9+ children	C																						
	All uses	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	21.09.050B.3.b
Community Service	Religious Assembly	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	21.45.235
	Cemetery	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Cultural Facility	Botanical Gardens																							
	Museum or cultural center																							
Educational Facility	Visitor and information center																							
	Boarding school	C																						
Government Facility	Private school	C																						
	Vocational or trade school																							
Health Care Facility	Governmental Service																							
	Police/fire station																							
Health Care Facility	Health care facility																							

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Use Category	Use Type	Residential												Commercial				Ind.		Other				Use Specific Standards
		gR 1	gR 2	gR 2A	gR 3	gR 4	gR 5	gR 1	gR 2	gR 3	gR 4	gR 5	gR 6	gR 7	gR 8	gR 9	gR 10	gR 11	gR 12	gR 13	gR 14	gR 15	gR 16	
Park and Open Area	Park, public	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	C
	Passive and active recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C
Transportation Facility	Airport																							
	Bus transit center							C					S	S	S	S	S	S	S	S	S	S	S	
	Heliport																						P	
	Railroad passenger terminal							C															C	
	Aircraft repair																							P
Utility Facility	Aircraft storage hangar																							
	Aviation services																							Must be aviation related
	Utility facility																			C	C			
	Utility substation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Communication Structures	Type 1 tower structure	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	21.45.265 21.50.280
	Type 2 tower structure	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	21.45.265 21.50.280
	Type 3 tower structure	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	21.45.265 21.50.280
	Type 4 tower structure	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	21.45.265 21.50.280
	Antenna and/or tower on existing structure	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	21.45.265

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Use Category	Use Type	Residential										Commercial										Ind.		Reson.		Other			Use Specific Standards																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
		gR					gR					gR					gC					gC					gl	gl		gR	gR	gA	gO	gW																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
		1	2	2A	3	4	5	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19									20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
COMMERCIAL	Animal Sales, Service & Care																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													

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Use Category	Use Type	Residential					Commercial										Ind.		Resort			Other			Use Specific Standards									
		gR 1	gR 2	gR 2A	gR 3	gR 4	gR 5	gR 1	gR 2	gR 3	gR 4	gR 5	gR 6	gR 7	gR 8	gR 9	gR 10	gR 11	gR 12	gl 1	gl 2	gl 3	gl 4	gl 5		gl 6	gl 7	gl 8	gl 9	gl 10	gl 11	gl 12	G A	G S
Vehicle and Equipment	Meat/seafood processing, storage, and sales																																	
	Nursery, commercial																																	
	Gasoline service station																																	
	Heavy equipment sales and rental																																	
	Impound yard																																	
	Parking lot or structure, private (10 or fewer spaces)																																	
Visitor Accommodations	Parking lot or structure, private (11+ spaces)																																	
	Vehicle parts and supplies																																	
	Vehicle-large, sales and rental																																	
	Vehicle-small, sales and rental																																	
	Vehicle service and repair, minor																																	
	Vehicle storage yard																																	

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For GIP, GCR-1, GCR-2, GCR-3, GDR-1, GDR-2, GDR-3, and GRR districts, see Section 21.09.040, Zoning Districts

Use Category	Use Type	Residential					Commercial										Ind.		Resort			Other			Use Specific Standards						
		gR 1	gR 2	gR 2A	gR 3	gR 4	gR 5	gC 1	gC 2	gC 3	gC 4	gC 5	gC 6	gC 7	gC 8	gC 9	gC 10	gC 11	gl 1	gl 2	gR 12	gR 13	gR 14	G A		G O	G S	G W			
	Hotel						C	C	C		C	C	C	C	C	C	C	C	C			C	C					21.09.050B.1.a			
	Inn	M			M		M		M	M	M	M	M	M	M	M	M	M	M			M	M					21.09.050B.1.a			
	Lodging Reservations/ Auto Rental Check-In						④	④	①	②	⑤	③	①	③	②	③	③					④	④								
	Motel						C	C	C																						
INDUSTRIAL																															
Industrial Service Manufacturing and Production	General industrial service																			C											
	Cottage crafts						④	④	①	⑤	⑤	③	①	③	②	③												21.09.050B.5.a			
	Land reclamation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C							
	Manufacturing, light																			P											
Marine Facility	Natural resource extraction, inorganic and/or organic																														
	Natural resource extraction, placer mining			P																					P						
	Boat storage facility																			C											
	Cold storage and ice processing for marine products																			C											
Warehouse, Storage, and Freight Movement	Bulk storage of hazardous materials																														

B. Use-Specific Definitions and Standards

The following use-specific standards apply regardless of whether the use type is permitted as a matter of right, subject to an administrative or major site plan review process, or subject to the conditional use process.

The use-specific standards of this section apply in place of any use-specific standards established in chapter 21.45, unless otherwise specified. If this section does not establish use standards for a certain use, then the use standards, including any generally applicable use standards, established in other sections of title 21 shall apply in Girdwood. Except where stated otherwise in this section 21.09.050, chapter 21.45 standards for accessory and temporary uses shall apply.

1. Generally Applicable Use-Specific Standards

a. *Uses Involving the Retail Sale of Alcoholic Beverages*

Any use that involves the retail sale of alcoholic beverages is subject to section 21.50.160, *Conditional use standards—Uses involving sale of alcoholic beverages*. This process shall apply to any such use regardless of whether it is listed in Table 21.05.090-1 as being permitted as a matter of right or subject to site plan review or the conditional use process. The applicant shall be required to obtain approval through both section 21.50.160, *Conditional use standards—Uses involving sale of alcoholic beverages*, and the separate process referenced in Table 21.09.050-1.

b. *Premises Containing Uses Where Children are Not Allowed*

Any premise containing uses where children are not allowed shall comply with section 21.45.240.

2. Residential Uses

a. *Dwelling, Mixed Use*

i. *Definition*

A dwelling that is located on the same lot or in the same building as a non-residential use, in a single environment in which both residential and non-residential amenities are provided.

b. *Dwelling, Multi-Family*

i. *Definition*

A residential building designed for or occupied by three (3) or more families, with the number of families in residence not exceeding the number of dwelling units provided. The definition includes the terms "apartment" or "apartment building."

ii. *Use-Specific Standards*

Children's Play Space: Multiple-family projects of more than ten (10) dwelling units shall provide a pre-school children's play space of at least 1,000 square feet.

c. *Dwelling, Single-Family Attached*

i. *Definition*

One (1) dwelling unit in a building on its own lot, with one (1) wall abutting the wall of another single-family dwelling unit on an adjacent lot.

- ii. *Use-Specific Standards (also applies to "Dwelling, Townhouse")*
- (A) *Purpose*
The purpose of permitted attached single-family and townhouse dwelling unit projects is to preserve significant areas of natural landscape, or to prevent physical development of hazardous and wetlands areas unsuitable for development, by shifting the density allowed within an application area to a smaller development area within the application area.
- (B) *Applicability*
The following standards shall apply to all attached single-family and townhouse development projects in Girdwood gR-1, gR-3, and gR-5 districts.
- (C) *Development Standards*
- (1) Site size: Two (2) acres minimum.
 - (2) Site width: 150 feet minimum.
 - (3) Lot width for individual dwellings: twenty-eight (28) feet minimum.
 - (4) Residential density within development area: Eight (8) dwelling units per acre maximum.
 - (5) Slopes within development area: fifteen percent (15%) maximum.
 - (6) Building height: thirty-five (35) feet maximum.
 - (7) Development area: forty percent (40%) maximum (see subsection (C). below).
 - (8) Natural open space: sixty percent (60%) minimum.
 - (9) Parking requirements may be met on the lots and/or on common areas within the development area.
 - (10) Public sewers shall be available or provided for an attached single-family dwelling unit project.
- (D) *Development Area*
A maximum of forty percent (40%) of the area included in the proposed project may be developed. The development area includes all private lots, all portions of the common area developed with driveways, parking or other common facilities. The development area shall be located to retain a

minimum thirty (30) foot wide section of natural open space around the perimeter, except as needed for public access to the development area.

(E) Common Area

A homeowners' association or other governance entity acceptable to the Municipality shall be formed for the purpose of establishing covenants or restrictions, and providing joint responsibility for maintenance of the dwelling structures, and for maintenance and construction within common areas. Common area includes natural open space areas and all shared facilities within the development area, such as parking, storage, drives, trails, walks, play areas, and similar areas.

(F) Natural Open Space Requirement

A minimum of sixty percent (60%) of the area included in the proposed project shall be retained as natural open space, and no part shall have a dimension of less than thirty (30) feet. The retained natural open space shall include a minimum thirty (30) foot wide buffer, exclusive of utilities and utility easements, around the perimeter of the application area. A minimal number of common access driveways to the lots shall be permitted to cross the buffer, but the driveways shall be counted as part of the development area. Natural open space used to meet minimum requirements shall be located only within common areas and shall not be located on private lots.

d. Dwelling, Single-Family Detached

i. Definition

One (1) detached building on its own lot, erected on a permanent foundation, designed for long-term human habitation exclusively by one (1) family, having complete living facilities, and constituting one (1) dwelling unit.

e. Dwelling, Townhouse

i. Definition

A building containing more than two (2) single-family dwelling units erected in a single row, on adjoining lots, with each unit having its own separate entrance.

ii. Use-Specific Standards

"Dwelling, Townhouse" must comply with the use-specific standards of "Dwelling, Single-Family Attached."

f. Dwelling, Two-Family

i. Definition

One (1) detached building on one (1) lot designed for or occupied exclusively by two (2) families and constituting two (2) dwelling units. The definition includes the term "duplex."

3. **Public/Institutional Uses**

a. **Active Outdoor Recreation**

i. *Definition*

Those outdoor activities with minimal environmental impact, no motors, and use of trails. Activities using trails include dog sledding, Nordic skiing, and trail hiking. Horseback riding and/or mountain biking are only allowed on trails suitable for intensive use and designated for those types of activities. For activities using trails, motorized equipment or tools may be used for trail construction and maintenance.

b. **Community Buildings and Uses**

i. *Definition*

Structures and land uses owned, leased, or operated by a municipal or state agency to serve a public purpose, such as community centers, public schools (elementary, middle, and high), public parking lots, and offices, but excluding private schools, transportation, maintenance, police and fire stations, and utility facilities or substations.

ii. *Use-Specific Standards*

(A) *Intent*

Community buildings frequently used by the general public, such as a school or library, are community landmarks. It is intended for landmark public buildings to set a high architectural standard for the community.

(B) *Development and Design Standards*

Community buildings shall meet or exceed the site and building development design standards of sections 21.09.070 and 21.09.080 pertaining to commercial buildings.

c. **Passive Outdoor Recreation**

i. *Definition*

Those outdoor activities with low environmental impact, are not intrusive, do not use motors and may not require trails. Activities not necessarily requiring trails include backcountry skiing, dog sledding, snowshoeing, off trail hiking, paragliding, blueberry picking, birding, and picnicking. This definition does not include activities involving vehicles or games such as paint ball.

d. **Private School**

i. *Definition*

Any building or group of buildings used for academic education for students between the kindergarten and 12th grade level, without major funding from any government agency.

e. **Visitor and Information Center**

i. *Definition*

A facility providing information, interpretation, and educational services for visitors.

4. Commercial Uses

a. **Alpine Ski Facility**

i. *Definition*

A facility and related terrain utilized for alpine skiing and uses and facilities typically associated with the use and operation of such facility including, but not limited to:

- i. Ski and snowboard runs and trails;
- ii. Ski lifts and tows, including towers and structures, related to skiing and snowboarding patrons;
- iii. Snow making equipment/facilities;
- iv. Ski patrol facilities;
- v. Ski area administrative and ticketing offices;
- vi. Special events directly associated with ski areas, such as ski races, snowboard races, snowmachine races, bicycle races, and concerts;
- vii. Alpine slide;
- viii. Nordic ski trails and facilities;
- ix. Tubing hills;
- x. Ski and equipment rental facilities and ski instruction facilities;
- xi. Ice skating rinks;
- xii. Ski bridges; and
- xiii. Supporting accessory structures.

Alpine Ski Facility shall not include uses such as lodges, hotels, dwelling units, restaurants, retail shops, outdoor carts and vending areas, clinics, day care centers, offices, or high impact recreational uses such as go carts, golf courses and driving ranges, paint ball games, rifle ranges, waterslides, and stables.

b. **Camper Park—Girdwood Only**

i. *Definition*

A lot or parcel of land, or portion thereof, temporarily occupied or intended for temporary occupancy by recreational vehicles for travel, recreational, or vacation usage for short periods of stay. These establishments may provide laundry rooms, recreation halls, and playgrounds. These uses shall not include vehicle storage.

ii. *Use-Specific Standards*

(A) *Interior Roads*

One-way roads shall be at least fifteen (15) feet wide.
Two-way roads shall be at least twenty (20) feet wide.
The turning radius in loops and turns shall be at least thirty (30) feet.

(B) *Length of Stay*

The occupants of space shall remain in the camper park a period a maximum of thirty (30) days.

(C) *Amenities*

(1) Toilet facilities shall be provided as follows: A minimum of one (1) restroom/outhouse per twelve (12) campsites. Each restroom/outhouse facility shall contain at least two (2) toilets, separated for each sex.

(2) A water outlet shall be provided in conjunction with each toilet facility. All water taps or outlets serving campsites shall be of a type compatible with garden hose connections.

(3) One (1) trash receptacle shall be provided for every four (4) campsites. The receptacles shall be bear-proof.

(D) *Campsite Specifications*

(1) Each recreational vehicle campsite shall contain a minimum of 2,000 square feet.

(2) No campsite shall have direct vehicular access to a public road.

(3) There shall be a vegetated buffer of at least fifteen (15) feet between each campsite.

(4) Each campsite shall contain at least one (1) reinforced surface parking space, level from side to side and with sufficient crown to provide adequate drainage. The dimensions of the parking space shall be at least ten (10) feet wide by forty (40) feet long.

(5) Each campsite shall have a picnic table.

c. **Hostel**

i. *Definition*

An overnight lodging facility containing between six (6) and nineteen (19) guest rooms or up to sixty (60) pillows. Sleeping accommodations may be dormitory-style and shared kitchen facilities may be available to the guests. A **Small Hostel** contains between six (6) and ten (10) guestrooms and up to thirty (30) pillows. A **Large Hostel** contains between eleven (11) and nineteen (19) guestrooms and up to sixty (60) pillows.

d. **Inn**

i. *Definition*

A building or group of buildings containing between six (6) and nineteen (19) guest rooms or up to sixty (60) pillows for overnight

lodging for compensation, where at least one meal per day is provided to guests, there is a central meeting room or lounge available to all guests, and there are no shared kitchen facilities.

e. Lodging Reservations/Auto Rental Check-In

i. Definition

An office where lodging reservations may be made or where a person may check-in and pay for lodging when the lodging is not on site, or an office where an auto may be rented, when the auto is not stored on site.

f. Tent Campground

i. Definition

A lot or parcel of land occupied or intended for temporary occupancy by tents only for travel, recreational, or vacation usage for short periods of stay. A potable water source is not required. No recreational vehicles are allowed.

ii. Location

Tent campgrounds are a conditional use only in the GCR-3 and GIP districts.

iii. Use Specific Standards

(A) Each tent site shall contain a minimum of 800 square feet, with no dimension less than twenty (20) feet.

(B) To maintain an aesthetic camping atmosphere, density shall not exceed twenty (20) sites per acre.

(C) Each tent site shall contain at least one (1) automobile parking space; the dimensions shall be at least ten (10) feet wide by twenty (20) feet long.

(D) There shall be a vegetated buffer of at least fifteen (15) feet between each tent site.

(E) Each tent site shall have a picnic table.

(F) Toilet facilities shall be provided as follows: A minimum of one (1) restroom/outhouse per twelve (12) campsites. Each restroom/outhouse facility shall contain at least two (2) toilets, separated for each sex.

(G) One (1) trash receptacle shall be provided for every six (6) campsites. The receptacles shall be bear-proof.

5. Industrial Uses

a. Cottage Crafts

i. Definition

An establishment engaged in small-scale assembly and arts-and-crafts production by hand manufacturing, involving the use of hand tools and small-scale equipment. Examples include, but are not limited to, candle making, artisan woodworking, art studio/gallery, artisan pottery and jewelry production, and similar

establishments. Cottage crafts are less intensive, and do not have the off-site impacts often associated with general industrial uses.

ii. *Use-Specific Standards*

(A) *Production and Sale of Cottage Crafts*

Cottage crafts shall only be produced within a wholly-enclosed permanent structure. Cottage craft production may occupy up to 1,500 square feet of gross building area, and an additional 150 square feet minimum gross building area on the same lot shall be devoted to the display and retail sale of the crafts produced. The retail/display area shall be located on the ground floor and in the front part of the building facing the primary street on where the lot is located.

(B) *Prohibitions*

The outdoor storage of materials related to the production and sale of cottage crafts is prohibited. The use of equipment, materials, or processes creating hazards, noise, vibration, glare, fumes, or odors detectable to the normal senses off-site is prohibited.

b. *Land Reclamation*

i. *Definition*

An operation engaged primarily in increasing land-use capability by changing the land's character or environment through fill or regrading. Land reclamation shall only include operations of more than one year, at a scale involving 5,000 cubic yards or more of fill material. Site preparation as part of the development of a subdivision under a subdivision agreement is not included in this definition.

c. *Natural Resource Extraction, Inorganic and/or Organic*

i. *Definition*

The development or extraction of organic and/or inorganic material from its natural occurrences on affected land. This use includes placer mining operations where rock byproduct is removed from the premises. This shall also include commercial or industrial operations involving removal of timber, native vegetation, peat, muck, topsoil, fill, sand, gravel or rock, or any other mineral and other operations with similar characteristics. This use includes only multi-year operations of a scale involving 50,000 cubic yards or more of fill material. Site preparation as part of the development of a subdivision under a subdivision agreement is not included in this definition.

d. *Natural Resource Extraction, Placer Mining*

i. *Definition*

Natural resource extraction by means of the placer mining method not involving the removal of any natural resources other than small quantities of precious metals, such as gold, silver, and platinum, from the premises. Rock byproduct is not removed from the premises.

C. Accessory Uses

1. Table of Allowed Accessory Uses

Table 21.09.050-2 below lists the accessory uses allowed within all base zoning districts.

a. Explanation of Table Abbreviations

i. Permitted Uses

"P" in a cell indicates the accessory use is allowed by right in the respective zoning district. Permitted uses are subject to all other applicable regulations of title 21.

ii. Administrative Site Plan Review

"S" in a cell indicates the accessory use requires administrative site plan review in the respective zoning district in accordance with the procedures of section 21.15.030, *Approval of site plans and conditional uses*.

iii. Major Site Plan Review

"M" in a cell indicates the use requires major site plan review in the respective zoning district. Until the provisions for major site plan review are adopted, an "M" in a cell indicates that the use is allowed only if reviewed and approved as a conditional use in accordance with the procedures of section 21.15.030, *Approval of site plans and conditional uses*.

iv. Conditional Use

"C" in a cell indicates, in the respective zoning district, the use is allowed only if reviewed and approved as a conditional use in accordance with the procedures of section 21.15.030, *Approval of site plans and conditional uses*.

v. Prohibited Uses

A blank cell indicates the accessory use is prohibited in the respective zoning district.

vi. Use-Specific Standards

Regardless of whether an accessory use is allowed by right or subject to administrative site plan review, additional standards may be applicable to the use. The existence of use-specific standards is noted through a section reference in the last column of the table.

vii. Unlisted Accessory Uses or Structures

An accessory use or structure not listed in Table 21.09.050-2 may be permitted, subject to compliance with all applicable regulations of this title.

b. Table of Allowed Accessory Uses

TABLE 21.09.050-2: TABLE OF ACCESSORY USES																										
P = Permitted; S = Administrative Site Plan Review; M = Major Site Plan Review; C = Conditional Use For GIP, GCR-1, GCR-2, GCR-3, GDR-1, GDR-2, GDR-3, and GRR districts, see Section 21.09.040, Zoning Districts																										
Accessory Uses	Residential										Commercial										Ind.			Other		
	gR 1	gR 2	R 2	gR 3	gR 4	gR 5	gR 6	gR 7	gR 8	gR 9	gR 10	gR 11	gR 12	gR 13	gR 14	gR 15	gR 16	gR 17	gR 18	gR 19	gR 20	gR 21	gR 22	gR 23	gR 24	gR 25
Accessory dwelling unit (ADU)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Bed and breakfast (up to 3 guestrooms)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Bed and breakfast (4 or 5 guestrooms)	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M
Beekeeping	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Drive-through service																										
Garage or carport, private residential	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Home- and garden-related use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Home occupation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Outdoor keeping of household pets	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Paddock, stable or barn																										
Private storage of non-commercial equipment	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Vehicle repair/rebuilding, outdoor, hobby																										

2. Use-Specific Standards for Accessory Uses

a. **Accessory Dwelling Units**

Except as set forth below, the generally applicable Accessory Dwelling Unit regulations contained in section 21.45.035., *Accessory dwelling units (ADUs)* shall apply. The regulations set forth below shall apply in addition to those contained in section 21.45.035. except, in case of conflict, the regulations below shall govern.

i. **Maximum Number of Accessory Units**

Except as provided in subsection ii., below, only one (1) accessory dwelling unit or bed and breakfast unit, as defined in chapter 21.35.020, shall be allowed on any single-family residential lot. The accessory dwelling unit may be a rental unit.

ii. **Accessory Dwelling Unit as Bed and Breakfast**

The accessory dwelling unit may be used as a bed and breakfast room, but the bed and breakfast facility is then limited to only one (1) guestroom, the accessory dwelling unit.

iii. **Location**

An accessory dwelling unit shall be on the same lot as the primary dwelling unit. An accessory dwelling unit shall be attached to the single-family dwelling unit; if the lot is at least 16,800 sq. ft., the accessory dwelling unit may be detached from the primary dwelling unit.

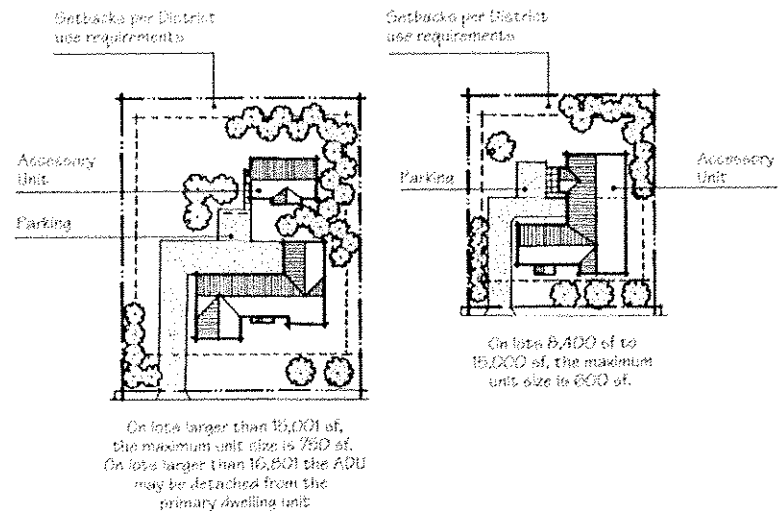


Figure 21.09-2: Accessory Dwelling Unit

iv. **Maximum Square Footage**

The minimum square footage for an accessory dwelling unit is 300 sq. ft. The maximum square footage for an accessory dwelling unit is 600 sq. ft., on a lot up to and including 15,000 sq. ft. and 750 sq. ft., on a lot over 15,000 sq. ft. The accessory dwelling unit shall not, however, exceed fifty percent (50%) of the gross floor area of the primary dwelling unit.

v. *Floor Area Ratio; Density*
The floor area of the accessory dwelling unit is included, along with the floor area of the primary dwelling unit, in calculating the floor area ratio on the lot, but the accessory dwelling unit is not included in calculating the average density for a new single-family subdivision.

vi. *Parking*
In addition to the parking requirements for the primary dwelling unit, one (1) off-street parking space shall be provided for each accessory dwelling unit of 600 sq. ft. or less, and two (2) off-street parking spaces shall be provided for an accessory dwelling unit larger than 600 sq. ft.

vii. *Owner Occupancy*
Either the principal dwelling or the accessory unit on any site shall be occupied by the owner of the principal dwelling or owner of the lot where the accessory unit is located.

viii. *Architectural Compatibility*
An accessory dwelling unit, whether attached to or detached from the primary dwelling unit, shall be compatible in style and materials with the primary dwelling unit.

ix. *New Accessory Dwelling Unit Where Single-Family Dwelling Unit Already in Existence*
A new accessory dwelling unit to be constructed on a lot with an existing single-family dwelling unit shall conform to all development and dimensional standards in the applicable zone district regulations.

b. ***Drive-Through Service***

i. *Definition*
The physical facilities of an establishment that encourage or permit customers to receive services, obtain goods, or be entertained while remaining in their motor vehicles.

ii. *Use-Specific Standards*
Restaurants with drive-through service are only permitted in the gC-2 district.

c. ***Private Outdoor Storage of Non-Commercial Equipment***

i. *Definition*
The private storage of non-commercial equipment, including non-commercial trucks, recreational vehicles, boats, aircraft, off-road vehicles, or travel trailers.

D. **Definitions**

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

1. **Building Envelope:** The developable space within any lot defined by the setbacks.
2. **Channel Sign:** A sign consisting of letters, symbols, or other shapes, where only such letters, symbols, or other shapes are illuminated.
3. **Commercial Vehicle:** A vehicle with a Gross Vehicle Weight Rating (GVWR) of 11,000 pounds or more.
4. **Floor Area Ratio (FAR):** The maximum gross floor area of all buildings on a lot or parcel, divided by the area of the lot or parcel.

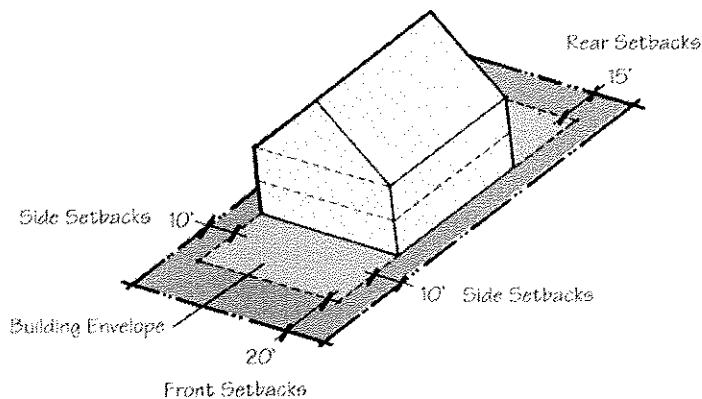


Figure 21.09-3: Floor Area Ratio (FAR) Example

Lot Size: 10,400 square feet

FAR: 0.5

Maximum Gross Building Area:
5,200 square feet

Illustration assumes no useable space under the eaves (in the attic).

5. **Permeable Surface:** An area of ground, by reason of its physical characteristics and the characteristics of materials covering it, able to absorb rain or surface water at a rate equal or greater than lawn turf. Examples include natural vegetation, lawn turf, landscape beds, gardens, mulch, decorative gravel, and some types of porous pavements.
6. **Pillow:** A sleeping accommodation for one (1) person.
7. **Sight Distance Triangle:** The roadway area visible to the driver; the required length is the distance necessary to allow safe vehicular egress from a street, driveway, or alley to a major street. The criteria for determining required sight distance is set forth below.

The sight distance triangle is shown in figure 21.09-4 and described as follows:

- Point A is located on the minor approach fifteen (15) feet from the edge of a major road travelway.
- Point B₁ is located in the center of lane 1.
- Point B₂ is located in the center of lane 2.
- Points C₁ and C₂ are located based on the design speed of the major road.
- Point A is connected to points C₁ and C₂ by straight lines.

Design Speed	Sight Distance
60 mph	650 ft.
50 mph	515 ft.
40 mph	415 ft.
30 mph	310 ft.
20 mph	210 ft.

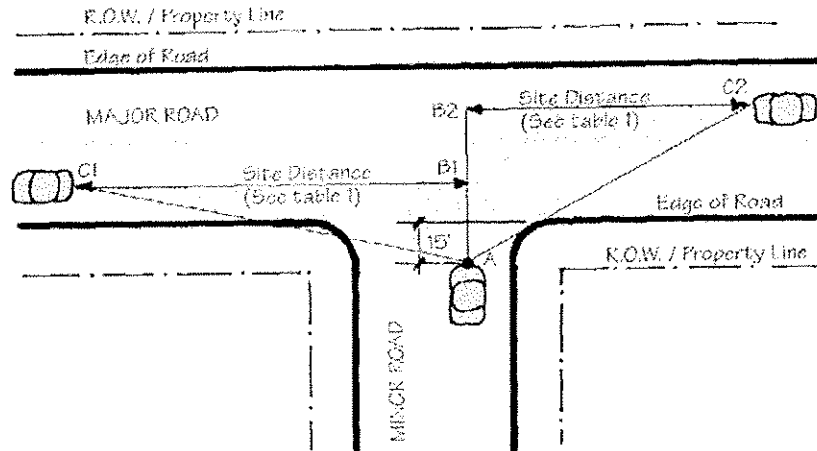


Figure 21.09-4: Sight Distance Triangle

8. **Sno-Cat Skiing:** Skiing in remote areas where access is provided by sno-cats or similar vehicles.
9. **Storage:** Items placed in substantially the same location for more than ten (10) days.
10. **Tree:** A woody perennial plant with a single main stem. In Girdwood, a large tree is eighteen (18) inches in diameter or more at breast height (DBH).
11. **Tree Canopy:** The area, in square feet, of a tree's spread. Existing tree canopy is determined by measuring the ground's surface area covered by the branch spread of a single tree or clump or grove of trees.

21.09.060 DIMENSIONAL STANDARDS

A. Dimensional Standards Tables

All primary and accessory structures are subject to the dimensional standards set forth in the following tables. Bracketed numbers refer to additional specific standards at the bottom of each table. These general standards may be further limited or modified by other applicable sections of title 21.

1. Table of Dimensional Standards: Residential Districts

TABLE 21.09.060-1: TABLE OF DIMENSIONAL STANDARDS GIRDWOOD RESIDENTIAL DISTRICTS								
Uses	Lot Dimensions		Minimum Setbacks			Building Bulk and Height		
	Min Area (sq ft)	Min. Width	Front	Side	Rear	Max Height	Max Lot Coverage (%)	Max Floor Area Ratio
gR-1: Alyeska Highway mixed residential district								
Dwelling, multi-family	19,800 for 3 units, add 3,000 for each additional unit	70 feet	20 feet [1]	10 feet [2]	15 feet; or 20 feet for lots > 1 acre [2]	35 feet	25% for lots larger than 15,000 sq ft; 30% otherwise	0.45 for lots > 12,500 sq. ft., or 6,250 sq. ft., whichever is greater 0.50 for lots ≤ 12,500 sq ft
Dwelling, single-family attached	See 21.09.050B.2.c.							
Dwelling, single-family detached	10,400	70 feet	20 feet [1]	10 feet [2]	15 feet; or 20 feet for lots > 1 acre [2]	35 feet	25% for lots larger than 15,000 sq ft; 30% otherwise	0.45 for lots > 12,500 sq. ft., or 6,250 sq. ft., whichever is greater 0.50 for lots ≤ 12,500 sq ft
Dwelling, townhouse	See 21.09.050B.2.c.							
Dwelling, two-family	16,800	70 feet	20 feet [1]	10 feet [2]	15 feet; or 20 feet for lots > 1 acre [2]	35 feet	25% for lots larger than 15,500 sq ft; 30% otherwise	0.45 for lots > 12,500 sq. ft., or 6,250 sq. ft., whichever is greater 0.50 for lots ≤ 12,500 sq ft
Roominghouse	19,800	70 feet	20 feet [1]	10 feet	15 feet; or 20 feet for lots > 1 acre	35 feet	25% for lots larger than 15,000 sq ft; 30% otherwise	0.45 for lots > 12,500 sq. ft., or 6,250 sq. ft., whichever is greater 0.50 for lots ≤ 12,500 sq ft
Community buildings and uses	10,400							
Religious assembly	20,800							
Hostel or inn	1.5 acres							
All other allowed uses	10,400							

TABLE 21.09.060-1: TABLE OF DIMENSIONAL STANDARDS GIRDWOOD RESIDENTIAL DISTRICTS								
Uses	Lot Dimensions		Minimum Setbacks			Building Bulk and Height		
	Min Area (sq ft)	Min. Width	Front	Side	Rear	Max Height	Max Lot Coverage (%)	Max Floor Area Ratio
gR-2: Single-family/two-family residential district								
gR-2A: Single-family/two-family residential district (Crow Creek Road)								
Dwelling, single-family detached	10,400; or 50,000 without sewer	70 feet; 100 feet without sewer	20 feet [1]	10 feet [2]	15 feet; or 20 feet for lots > 1 acre [2]	35 feet	25% for lots larger than 15,000 sq ft; 30% otherwise	0.45 for lots > 12,500 sq. ft. or 6,250 sq. ft., whichever is greater
Dwelling, two-family	16,800; or 50,000 without sewer	70 feet; 100 feet without sewer	20 feet [1]	10 feet	15 feet; or 20 feet for lots > 1 acre	35 feet	25% for lots larger than 15,000 sq ft; 30% otherwise	0.50 for lots ≤ 12,500 sq ft
Community buildings and uses	10,400	70 feet; 100 feet without sewer	20 feet [1]	10 feet	15 feet; or 20 feet for lots > 1 acre	35 feet	25% for lots larger than 15,000 sq ft; 30% otherwise	0.45 for lots > 12,500 sq. ft., or 6,250 sq. ft., whichever is greater
Religious assembly	20,800							
All other allowed uses	10,400							
gR-3: Single-family/two-family residential district								
Dwelling, single-family attached	See 21.09.050B.2.c.							
Dwelling, single-family detached	8,400; or 50,000 without sewer	70 feet; 100 feet without sewer	(same as "Dwelling, two-family" below)			35 feet	25% for lots larger than 15,000 sq ft; 30% otherwise	0.45 for lots > 12,500 sq. ft., or 6,250 sq. ft., whichever is greater
Dwelling, townhouse	See 21.09.050B.2.c.							
Dwelling, two-family	16,800; or 50,000 without sewer	70 feet; 100 feet without sewer	For lots ≤ 21,780 sq ft: front: 20 feet side: 10 feet rear: 15 feet For lots 21,781-43,560 sq ft: front: 25 feet side: 15 feet rear: 20 feet For lots > 43,560 sq ft: front: 30 feet side: 20 feet rear: 30 feet			35 feet	25% for lots larger than 15,000 sq ft; 30% otherwise	0.45 for lots > 12,500 sq. ft., or 6,250 sq. ft., whichever is greater
Community buildings and uses, except educational facilities	8,400; or 50,000 without sewer							
Religious assembly	20,800							
Private schools	16,800							
Inn	1.5 acres; or 5 acres without sewer							
All other allowed uses	8,400; or 50,000 without sewer							

TABLE 21.09.060-1: TABLE OF DIMENSIONAL STANDARDS GIRDWOOD RESIDENTIAL DISTRICTS								
Uses	Lot Dimensions		Minimum Setbacks			Building Bulk and Height		
	Min Area (sq ft)	Min. Width	Front	Side	Rear	Max Height	Max Lot Coverage (%)	Max Floor Area Ratio
gR-4: Multi-family residential district								
Dwelling, multi-family	20,000	70 feet	20 feet [1]	10 feet [2]	10 feet [2]	35 feet	40%	n/a
Roominghouse	10,400	70 feet	20 feet [1]	10 feet	10 feet	35 feet	40%	n/a
Community buildings and uses	10,400							
Religious assembly	20,800							
All other allowed uses	10,400							
gR-5: Multi-family residential district								
Dwelling, multi-family	20,000	100 feet	25 feet	15 feet	20 feet	35 feet	40%	n/a
Dwelling, single-family attached	See 21.09.050B.2.c.							
Dwelling, single-family detached [3]	50,000	100 feet	25 feet	15 feet	20 feet	35 feet	40%	n/a
Dwelling, townhouse	See 21.09.050B.2.c.							
Religious assembly	20,800	80 feet	25 feet	15 feet	20 feet	35 feet	40%	n/a
All other allowed uses	10,400							
ADDITIONAL SPECIFIC STANDARDS:								
[1] <u>Alyeska Highway Setbacks</u> : Minimum setback of twenty-five (25) feet is required from any property line abutting the Alyeska Highway, but if the property extends into the road, the twenty-five (25) foot setback shall be measure from the edge of the road easement.								
[2] <u>Side and rear setback flexibility</u> : Side setbacks may be reduced by 5 feet on one side of the lot, but the amount of setback reduction shall be added to the opposite side setback. Rear setbacks may be reduce by 5 feet, but the amount of reduction shall be added to the front setback.								
[3] <u>Single-family dwellings in gR-5</u> : Single-family detached dwellings in the gR-5 are subject to the provisions of 21.09.040B.f.iii.(B).								

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2. Table of Dimensional Standards: Commercial Districts

TABLE 21.09.060-2: TABLE OF DIMENSIONAL STANDARDS GIRDWOOD COMMERCIAL DISTRICTS								
Uses	Lot Dimensions		Minimum Setbacks (ft)			Bulk, Height and Density		
	Min Area (Sq Ft)	Min. Width	Front	Side	Rear	Max. Height	Max. Lot Coverage	Max Dwelling Units / Acre
gC-1: Seward Highway/West Alyeska Highway Commercial District								
All uses	6,000	50 ft	20 [2]	20 [3]	20	2 stories not to exceed 35 ft	70%	n/a
gC-2: Girdwood Station/Seward Highway Commercial District								
All uses	6,000	50 ft	13 [2]	10; or 20 if lot size > 21,781 sq ft [3]	20 [4]	2 stories not to exceed 35 ft	70%	n/a
gC-3: Old Townsite Commercial/Residential District								
All uses	6,000	50 ft	13 [2]	10; or 20 if lot size > 21,781 sq ft [3]	10 [4]	[1]	2,500 square feet or 50%, whichever is greater	n/a
gC-4: Lower Alyeska Highway Commercial District								
All uses, ≤ 21,780 Sq Ft	10,400	80 ft	25 [2]	10 [3]	15 if lot size < 1 acre; 20 if lot size is ≥ 1 acre	35 ft	40%	20
All uses, > 21,781 Sq Ft				10 [3]				
gC-5: New Townsite South Commercial District								
All uses, ≤ 21,780 Sq Ft	8,400	80 ft	16 [2]	15 [3]	20	35 ft	50%	20
All uses, 21,781 Sq Ft – 5 acres			16 [2]	20 [3]	25			
All uses, > 5 acres			16	30 [3]	30			

TABLE 21.09.060-2: TABLE OF DIMENSIONAL STANDARDS GIRDWOOD COMMERCIAL DISTRICTS								
Uses	Lot Dimensions		Minimum Setbacks (ft)			Bulk, Height and Density		
	Min Area (Sq Ft)	Min. Width	Front	Side	Rear	Max. Height	Max. Lot Coverage	Max Dwelling Units / Acre
gC-6: Crow Creek Road Commercial/Residential District								
All uses	8,400; or 50,000 without sewer	70 ft	18	10; or 15 if lot size > 21,781 sq ft [3]	15	35 ft	40%	20
gC-7: Townsite Square Commercial District								
All uses	6,000	50 ft	16 min; 20 max [5]	Zero setback permitted on one side [3] and abutting any ROW to town square park; otherwise 10	20	[1]	70%	20
gC-8: New Townsite North Commercial District								
All uses	6,000	50 ft	16 min; 20 max [5]	10; or 20 if lot size > 21,781 sq ft [3]	20	35 ft	60%	20
gC-9: East Hightower Commercial/Residential District								
All uses	6,000	50 ft	16 min; 20 max [5]	10; or 20 if lot size > 21,781 sq ft [3]	20	35 ft	60%	20
gC-10: Northeast Hightower Commercial/Residential District								
All uses	6,000	50 ft	16	10; or 20 if lot size > 21,781 sq ft [3]	20	35 ft	60%	20
gC-11: Upper Alyeska Highway Commercial District								
All uses, ≤ 21,780 Sq Ft	8,400	60 ft	20 [2]	15 [3]	20	35 ft	70%	20
All uses, 21,781 Sq Ft – 5 acres			20 [2]	20 [3]	20			
All uses, > 5 acres			30 [2]	30 [3]	30			

**TABLE 21.09.060-2: TABLE OF DIMENSIONAL STANDARDS
GIRDWOOD COMMERCIAL DISTRICTS**

Uses	Lot Dimensions		Minimum Setbacks (ft)			Bulk, Height and Density		
	Min Area (Sq Ft)	Min. Width	Front	Side	Rear	Max. Height	Max. Lot Coverage	Max Dwelling Units / Acre

ADDITIONAL SPECIFIC STANDARDS:

- [1]: For structures with only commercial uses: Two (2) stories not to exceed thirty-five (35) feet.
For structures with only residential uses: thirty-five (35) feet.
For structures with commercial uses on the ground level and residential uses above: second (2nd) story may include loft space not a separate dwelling unit and maximum height is thirty-five (35) feet.
[2]: Alyeska Highway Setbacks - Minimum setback of twenty-five (25) feet is required from any property line abutting the Alyeska Highway, but if the property extends into the road, the twenty-five (25) foot setback shall be measured from the edge of the road easement.
[3]: Zero Lot Line Setbacks - Where adjoining property owners agree to connect buildings or cooperate in the design of a public passageway or courtyard between them, a zero lot line side set-back is allowed on one side.
[4]: Alley Exemption - Where a platted alley right-of-way abuts a parcel, there shall be no required setback along the property line.
[5]: Maximum Front Setback Exception - Limited portions of building frontage may, subject to administrative site plan review, be allowed to step back further than the maximum allowed front setback to create small usable public spaces in the front of a building.

3. Table of Dimensional Standards: Industrial Districts

**TABLE 21.09.060-3: TABLE OF DIMENSIONAL STANDARDS
GIRDWOOD INDUSTRIAL DISTRICTS**

Use	Lot Dimensions		Minimum Setbacks (ft)			Building Bulk and Height	
	Min Area (Sq Ft)	Min. Width	Front	Side	Rear	Maximum Lot Coverage	Maximum Height
gl-1: Ruane Road Industrial District [1]							
All uses, ≤ 1 acre	10,400	80 ft	20	10	10	Unrestricted	25 feet
All uses, > 1 acre			25	15	15		
gl-2: Upper Crow Creek Industrial District [1]							
All uses	50,000	150 ft	25	15	15	Unrestricted	35 feet

ADDITIONAL SPECIFIC STANDARDS:

- [1]: Minimum setback along any property line contiguous with the GOS district is twenty (20) feet for lots less than or equal to one (1) acre in gl-1 and thirty (30) feet for all other lots in gl-1 and gl-2 districts.

4. Table of Dimensional Standards: Resort Districts

TABLE 21.09.060-4: TABLE OF DIMENSIONAL STANDARDS GIRDWOOD RESORT DISTRICTS								
Use	Lot Dimensions		Minimum Setbacks			Building Bulk and Height		
	Min Area (Sq Ft)	Min. Width	Front	Side	Rear	Max. Height	Max. Lot Coverage	Maximum Floor Area Ratio
gRST-1: Original Mountain Base Resort District								
All uses	8,400	60 feet	13 feet [1]	10 feet; or 20 feet if lot size > 0.5 acre [2]	20 feet	40 feet	50%	0.7 [3]
gRST-2: New Base Resort District								
All uses	8,400	80 feet	13 feet [1]	10 feet; or 20 feet if lot size > 0.5 acre [2]	20 feet	75 feet	50%	0.7 [3]
ADDITIONAL SPECIFIC STANDARDS:								
[1]: <u>Arlberg Road Setbacks</u> - The minimum setback along any property line abutting Arlberg Road is thirty (30) feet.								
[2]: <u>Zero Lot Line Setbacks</u> - Where adjoining property owners agree to connect buildings or cooperate in the design of a public passageway or courtyard between them, a zero lot line setback is allowed on one side. Buildings connecting on the property line shall appear on the exterior to be two different buildings.								
[3]: <u>FAR Incentives for Structured Parking</u> - Maximum FAR may be increased from .7 to 1.35 for uses in where structured or underground parking is provided.								

5. Table of Dimensional Standards: Other Districts

TABLE 21.09.060-5: TABLE OF DIMENSIONAL STANDARDS OTHER GIRDWOOD DISTRICTS							
Use	Lot Dimensions		Minimum Setbacks (ft)			Building Bulk and Height	
	Min Area (Sq Ft)	Min. Width	Front	Side	Rear	Max. Height	Max. Lot Coverage
GA: Girdwood Airport District							
All uses, ≤ 1 acre	10,400	80 ft	20	10 [1]	10 [1]	25 feet	Unrestricted
All uses, > 1 acre			25	15 [1]	15 [1]		
GOS: Girdwood Open Space District							
All uses	10,400	70 ft	25	25	25	2 stories, not to exceed 35 ft	10%

TABLE 21.09.060-5: TABLE OF DIMENSIONAL STANDARDS OTHER GIRDWOOD DISTRICTS							
Use	Lot Dimensions		Minimum Setbacks (ft)			Building Bulk and Height	
	Min Area (Sq Ft)	Min. Width	Front	Side	Rear	Max. Height	Max. Lot Coverage
GIP: Girdwood Institutions and Parks District							
All uses	8,400	70 ft	25	25	25	2 stories, not to exceed 35 ft	30%
GCR-1: Commercial Recreation (Lower Valley Development Reserve) District							
All uses	All dimensions same as gR-2.						
GCR-2: Commercial Recreation (Glacier-Winner Creek) District							
All uses	50,000	100 ft	25	25	25	2 stories, not to exceed 35 ft	10%
GCR-3: Commercial Recreation (Crow Creek Historic Mine) District							
All uses	50,000	100 ft	25	25	25	2 stories, not to exceed 35 ft	10%
GDR-1: Lower Valley Development Reserve District							
All uses	10,400	70 ft	25	25	25	2 stories, not to exceed 35 ft	10%
GDR-2: Upper Valley Development Reserve District							
All uses	10,400	70 ft	25	25	25	2 stories, not to exceed 35 ft	10%
GDR-3: Glacier Creek Development Reserve District							
All uses	10,400	70 ft	25	25	25	2 stories, not to exceed 35 ft	10%
GRR: Recreation Reserve District							
All uses	10,400	70	25	25	25	2 stories, not to exceed 35 ft	10%
GW: Girdwood Watershed District							
All uses	50,000	100 ft	25	25	25	2 stories, not to exceed 35 ft	10%
ADDITIONAL SPECIFIC STANDARDS: [1]: In the Girdwood Airport district, the minimum setback along any property line contiguous with the GOS district shall be twenty (20) feet, if the lot is less than or equal to one acre, and shall be thirty (30) feet, if the lot area is greater than one (1) acre.							

1

2

21.09.070 SITE DEVELOPMENT AND DESIGN STANDARDS

A. Purpose and General Goals

1. Purpose

The purpose of the standards is to ensure new development avoids adverse impacts on the environment and natural resources while maintaining and enhancing the appearance and character of the valley. The standards shall apply to all new development, including existing platted lots, in Girdwood as specified in each section. Specific purposes of the standards include:

- a. To help maintain high quality living environments, small-town character, and the presence of the natural landscape within Girdwood neighborhoods;
- b. To preserve and reinforce the unique natural qualities of the site, to fit the building into the land to leave its natural landforms and features intact; and
- c. To treat the building as an integral part of the natural environment and an attractive addition to the Girdwood community.

B. Applicability

Except as specified below, all development in Girdwood shall comply with the following development and design standards. The standards shall apply in addition to any standards contained in chapter 21.45, *Supplementary District Regulations*. In case of any conflict, the standards in this section shall apply.

Alternative development standards proposed through the master area planning and/or master development planning process shall be equivalent to or exceed the generally applicable development standards and shall result in high-quality, environmentally sensitive development, keeping with the intent of this chapter and the character of Girdwood.

C. Hazard Areas

All development lots platted after [date of adoption] shall comply with the following standards:

1. No lot shall be located entirely within a high hazard avalanche area or rockfall area, or have an average slope of greater than thirty-five percent (35%); and
2. A lot located so that portions of the lot are within a high hazard avalanche area or a rockfall area, or where portions of the lot are steeper than thirty-five percent (35%), shall be designed so that there is an adequate building site which is outside of the above-listed areas.

D. Grading and Drainage

1. Intent

This section is intended to set basic standards for grading and drainage, to reduce the drainage impacts from new development on existing development.

2. **Applicability**

This section shall apply to all new development in Girdwood.

3. **Grading**

Grading required for development shall mimic natural forms and blend into the existing landscape on the site. After completion of grading, restoration of slopes to natural-appearing conditions is required.

4. **Drainage and Storm-Water Run-off**

Run-off from a site shall be controlled and directed to drainage ditches in the road right-of-way or to drainage swales at the property line. Pre-existing drainage patterns onto neighboring lots may be maintained, but additional drainage shall not be direct to neighboring lots as the result of new development.

E. **Landscaping, Vegetation and Tree Retention**

1. **Intent**

An important characteristic of Girdwood is the forested landscape and the continuity of natural habitats. The purpose of this section is to retain trees and natural vegetation by specifying the quantity of vegetation required in a development.

2. **Applicability**

This section establishes the minimum vegetation coverage standards for multifamily residential and non-residential development, and for any residential subdivision of two (2) or more lots. Except for subsections 4.b. and 6.a., below, these standards shall not apply to existing single-family lots or in the gR-1, gR-2, gR-2A, and gR-4 districts.

3. **Minimum Vegetation Coverage**

a. **Amount**

The standards given in Table 21.09.070-1 are the minimum percentage of any lot to be maintained as natural vegetation or permeable surface.

TABLE 21.09.070-1: Minimum Vegetation Coverage, by Use

	Single-family or Two-family Residential	Multifamily Residential	Commercial or Public / Institutional	Industrial
Natural Vegetation	30%	20%	10%	5%
Total Permeable Surface, including Natural Vegetation	50%	40%	20%	10%

b. **Location and Dimensions**

Required vegetated areas may be located anywhere on the site or lot. Individual vegetated areas shall be a minimum of 200 square feet, with no dimension less than ten (10) feet.

c. **Natural Vegetation and Permeable Surface**

Natural vegetation means either existing vegetation left in its natural state, or landscaping provided according to the following:

- i. Evergreen trees a minimum of five (5) feet high, with a ratio of height to spread no less than five (5) to three (3), and deciduous trees a minimum of eight (8) feet high, with a caliper no less than one and one-half (1 ½) inches, planted at average intervals not greater than ten (10) feet on center. No more than fifty percent (50%) of the trees may be deciduous.
- ii. Three shrubs per tree, each shrub a minimum of eighteen (18) inches in height, and ground cover or mulches, placed so that the ground will be covered within three (3) years.

Permeable surface is defined in subsection 21.09.050D.

4. **Setback Area Vegetation**

a. **General**

The purpose of this section is to retain vegetation in setbacks and along street frontages. Required vegetation for setbacks may be used to count toward vegetation coverage requirements in subsection 3., above.

b. **Alyeska Highway Frontage Setback Vegetation**

Vegetation in any setback abutting the Alyeska Highway shall not be removed. Tree removal is permitted only to accommodate a driveway, or utilities located in easements at lot edges.

c. **Buffering Non-Similar Uses**

Setbacks between commercial/ industrial and residential properties, and between multifamily and single/ two-family residential properties, shall be retained as natural vegetation areas.

5. **Tree Protection During Construction**

a. **Ski Trail Construction**

Trees designated to be retained to comply with this section shall be delineated through such methods as paint marking or flagging.

b. **Other Construction**

Trees designated to be retained to comply with this section shall be protected during construction by use of sturdy fencing or other firm barriers placed at the drip line. Grading is not permitted within ten (10) feet of the trunk, or within the critical root zone (drip line), whichever is greater, of any tree to be retained as part of the natural vegetation requirement.

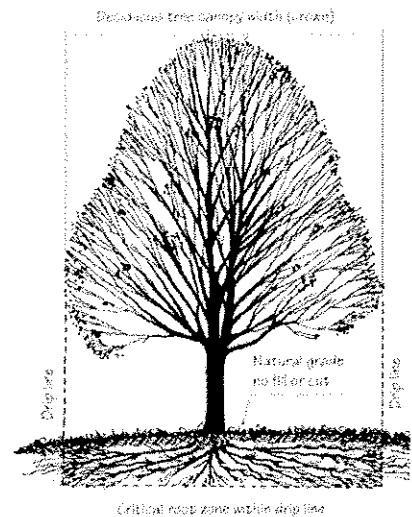


Figure 21.09-5:
Critical Root Zone

6. **Planting Materials and Re-vegetation of Disturbed Areas**

a. ***Disturbed Areas***

All ground surfaces on the site, disturbed during construction and not to be occupied by buildings, structures, storage yards, drives, walks, pedestrian areas, off-street parking or other authorized installations, shall be re-vegetated. To promote re-vegetation, biodegradable erosion control netting or mulch blanket shall be used on disturbed slopes steeper than 3:1 (run to rise). Slopes shall be stabilized and re-seeded before September 1. The re-seeding material shall be erosion control vegetation, such as those with aggressive, non-sod-forming, rooting habits.

b. ***Tree Plantings***

All new trees planted for required landscaping shall have the following characteristics:

i. ***Evergreen trees***

Evergreen trees shall be Sitka spruce or hemlock. If nursery grown, the trees shall be a minimum of five (5) feet in height, with a ratio of height to spread no less than five (5) to three (3). Field collected specimens shall be a minimum of twenty-four (24) inches in height.

ii. ***Deciduous trees***

Deciduous trees shall be a minimum of eight (8) feet in height, and 1 ½ inches caliper.

F. **Transportation and Connectivity**

1. **Street Types**

The three street types are arterial, collector, and local, as set forth in the Official Streets and Highways Plan.

2. **Municipal Street Standards**

All collector and local streets shall meet the standards and requirements set forth in the Design Criteria Manual, except as specifically provided otherwise in this chapter, to preserve and enhance the unique character and aspirations of Girdwood.

3. **Collector Streets – General**

Except as provided in section 4. below, a collector street has the following attributes:

a. The street shall be paved over an engineered base; and

b. Paved shoulders shall be provided; and

c. Swales or drainage ditches on each side of the street shall be provided to accommodate surface drainage and snow storage; and

d. Swales and drainage ditches shall be planted with natural grasses and/or hardy perennials; and

- e. A paved pedestrian path/bikeway shall be provided on at least one side of the street and detached if possible; and
- f. Buffers of native vegetation shall be retained on both sides of the street; and
- g. On-street parking shall be prohibited, except where allowed in subsection 4., below; and
- h. Driveways, subject to subsection 21.09.070N., are permitted as follows: Swale and drainage ditch crossings shall use culverts.
- i. The dimensions of the collector street cross-section shall be as illustrated below:

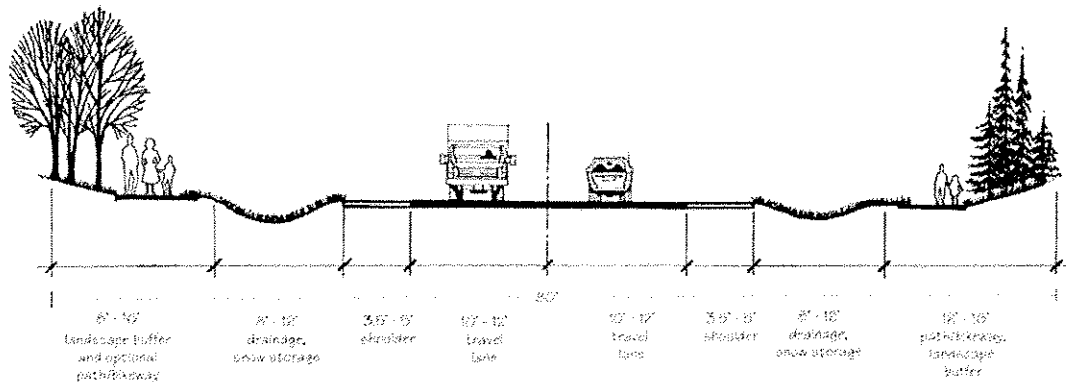


Figure 21.09-6: Collector Street Dimensions

4. Townsite Commercial Area Streets

Streets in commercial townsite areas shall differ in design from the general street standards in order to support the main street commercial and mixed-use environments intended for the old and new townsite areas. Townsite streets have the following attributes:

- a. The street shall be paved over an engineered base; and
- b. Curb and gutter shall be provided where practicable; and
- c. The street shall be designed to accommodate on-street parking to the maximum extent feasible; and
- d. A paved sidewalk seven (7) feet or greater in width shall be provided on both sides of the street, and may be back-of-curb; and
- e. Individual driveways for each individual lot are discouraged, in order to limit the number of curb cuts, minimize pedestrian-vehicle conflicts, increase the continuity of main street pedestrian networks, and maximize the number of on-street parking spaces.

5. Local Residential Streets

A local residential street has the following attributes:

- a. The street shall be paved, or shall be a non-dust-generating non-porous material, such as RAP or chip-seal, over an engineered base; and
- b. Swales or drainage ditches on each side of the street shall be provided to accommodate surface drainage and snow storage; and
- c. Swales and drainage ditches shall be planted with natural grasses and/or hardy perennials; and
- d. A pedestrian path/bikeway of at least five (5) feet in width and either paved, or treated with a non-dust-generating material, shall be provided on at least one side of the street and detached if possible; and
- e. Driveways, subject to section 21.09.070N., are permitted.
- f. The dimensions of the local street cross-section shall be as illustrated below:

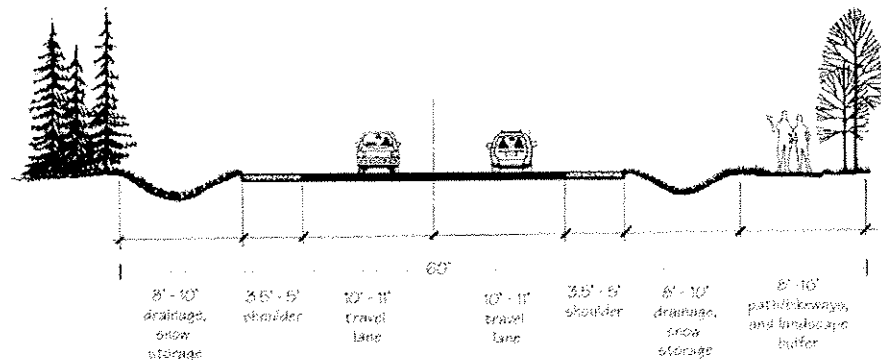


Figure 21.09-7: Local Residential Street Dimensions

6. Neighborhood Connectivity and Distribution of Traffic

a. Purpose

The purpose of the standards is provide a well-connected street grid. The design requirements do not mandate a rectilinear or uniform grid; the requirements shall, however, result in a network distributing traffic evenly and equitably, and ensuring good access for emergency services equipment. Such a street network reduces the daily miles of vehicular travel in the valley by providing direct, non-circuitous routes for drivers and by encouraging walking and bicycling.

b. Connectivity Standards

- i. Within contiguous residential and commercial developments, no local street may be developed longer than 450 feet, unless the street is connected to another street at each end.

- ii. Within contiguous residential and commercial developments, local streets shall have at least nine (9) intersections per mile.

G. Lighting

1. Street and Trail Lighting Standards

a. *Applicability*

This section applies to street and trail lighting, and is subject to the provisions of the Design Criteria Manual, except as specifically provided in this section, in order to preserve and enhance the unique character and aspirations of Girdwood. This section does not apply to site lighting, including alpine ski slope lighting.

b. *Location*

For public safety, street lights shall be located at all intersections except where local streets intersect with other local streets. Lighting at intersections of local streets with other local streets, and at locations other than intersections, is required only if the Traffic Engineer finds the site and roadside conditions create problems of visibility or safety.

c. *Lighting Color*

Fixtures for street and trail lighting shall use white light sources with a color rendering index (CRI) of seventy (70) or greater.

d. *Poles*

i. *Local Streets and Intersections*

Street light poles at intersections of local streets with local streets, and along local streets, shall not exceed twenty (20) feet in height.

ii. *Collector and Arterial Streets and Intersections*

Street light poles at all intersections, except where local streets intersect with other local streets, and along collector and arterial streets, shall not exceed twenty-five (25) feet in height.

iii. *Trails*

Trail light poles shall not exceed sixteen (16) feet in height.

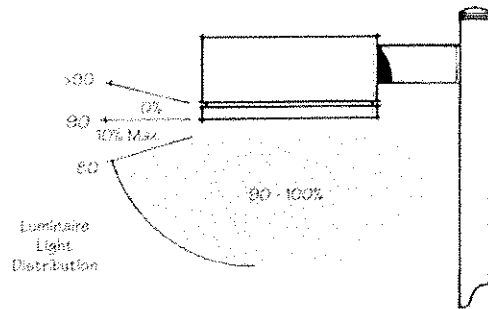
iv. *Design Standards*

Poles shall be of treated wood or painted metal.

e. *Fixtures*

Street and trail lighting shall be full cut-off, as defined by the Illuminating Engineering Society of America (IESNA).

Figure 21.09-8:
Full Cut-off
Luminaire



f. **Trail Lighting**

Pedestrian trails along collectors and arterials shall be lit.

2. **Exterior Site Lighting**

a. **Applicability**

This section shall apply to site lighting, building lighting, and parking lot lighting in all developments, except for alpine ski slopes and single- and two-family developments.

b. **Light Poles**

Light poles shall not exceed fourteen (14) feet in mounting height, except light poles for parking areas in the gC-1, gC-2, gl-1, and gl-2 districts may be up to twenty (20) feet in mounting height. Poles shall be non-reflective, neutral and dark in color, blending into the site's nighttime backdrop.

c. **Shielding, Glare and Light Trespass**

Exterior site and building wall lighting shall be designed and located to direct light toward the ground, to minimize glare or light trespass onto adjacent properties or light pollution in the valley. The light source shall not be visible at the property line, provided, however, light fixtures for walkways may have a visible light source if diffused by a translucent cover, such as frosted glass. Upward-directed exterior lighting is prohibited, unless the light beam is directed only toward, and is contained within, the mass of the ceiling, wall, tree or other feature to be illuminated.

d. **Lighting Color**

Fixtures for area lighting shall use white light sources, such as one of the following, without limitation: Color corrected metal halide, induction, compact fluorescent, incandescent (tungsten-halogen), or high-pressure sodium with a color rendering index (CRI) of seventy (70) or greater. Lights at building entrances, steps, stairs, ramps, driveway crossings and entrances to parking structures or garages may be incandescent. Aesthetic landscaping or building facade lighting is exempt from color restrictions.

e. **Parking Lot and Display Lot Lighting**

Parking lot and display lot lighting fixtures shall be full cut-off fixtures, as defined by the Illumination Engineering Society of North America.

f. Athletic Playing Fields

The standards set forth in this section shall not apply to lighting of public athletic playing fields.

H. Pedestrian Circulation

1. Applicability

All multiple-family residential and non-residential developments shall meet the minimum standards of this section.

2. Walkway System – Residential

In multifamily projects, and in attached single-family and two-family dwelling projects containing more than two residential buildings, paved and lighted walkways shall be provided from individual units or common building entries to parking areas and to paved public trails or sidewalks abutting the property. The maximum grade on pedestrian walkways is five percent (5%) without a handrail, or eight percent (8%) if a handrail is provided.

3. Walkways System – Public/Institutional and Commercial Uses

Walkways shall connect parking areas to sidewalks and building entrances. There shall be a connecting walkway between all buildings in a multiple building development. Walkways and sidewalks shall have an unobstructed width of no less than five (5) feet. When walkways adjoin areas used by vehicles for driving or parking, walkways shall be defined by curbs, plant beds, bollards, or other materials, to create a well-defined physical separation between the uses.

4. Weather Protection

Exterior stairways to habitable upper levels, and any pedestrian walkways exposed to snow shedding from roofs, shall be covered.

I. Fences and Walls

1. Fences in Residential Districts

Fences up to eight (8) feet in height are permitted in side and rear setback areas, where needed for child safety, privacy, security, or animal control. However, in no case shall fences extend into the setbacks for more than thirty percent (30%) of the total linear perimeter of the lot. Fences are prohibited in the front setback.

2. Walls in Nonresidential Sites

Low walls on any nonresidential site shall be of local stone, or stone of comparable appearance, or heavy timber wide enough to allow for comfortable seating when located adjacent to walkways. When connected to a building, the wall shall duplicate the building base material.

3. Fences and Walls in Commercial Districts

Fences less than forty-two (42) inches in height may be constructed in front setbacks. Except as otherwise provided in the gC-7 district-specific standards, fences and free-standing walls, up to six (6) feet high, may be constructed within the side and rear setbacks. Fences associated with golf driving ranges are exempt from this section.

4. **Fences and Free-Standing Walls in Industrial Districts**

Fences and freestanding walls up to eight (8) feet high may be constructed within side and rear setbacks. A fence up to eight (8) feet high may be constructed in the front setback, but it shall not be sight-obscuring.

J. **Utilities and Utility Equipment Standards**

1. **Commercial, Industrial, and Multiple-Family Residential**

a. ***Undergrounding of Utilities***

Utilities, including electrical distribution lines, shall be placed underground. Utility easements shall be dedicated to allow future access to the underground lines. Existing and proposed utility lines shall be depicted on the site plan.

b. ***Location of Underground Utilities in gR-3 and gR-5 Districts***

Underground utilities in the gR-3 and gR-5 districts shall avoid disturbing natural vegetation, and shall be placed in the right-of-way in front of lots, and not along side or rear lot lines.

c. ***Location of Above-Ground Utilities***

Above-ground utility enclosures, such as transformers, major telephone equipment boxes, and similar facilities, shall be located a minimum of twenty (20) feet from entrances to dwelling units, driveways, or garage entrances. Above-ground utilities shall be located to minimize visibility from entries, and above-ground utilities not mounted on the building shall be screened with vegetation. Electric and gas meters and fire sprinkler risers shall be located within the building service area for structures with a separate service entry or, in the absence of a separate service entry, on side or rear walls.

d. ***Design Standards for Above-Ground Utilities***

Above-ground utilities shall be screened from the road right-of-way with vegetation or with screening constructed of stone, wood, or textured concrete block.

2. **Single-Family Residential**

a. ***Undergrounding of Utilities***

Utilities, including electrical distribution lines, shall be placed underground. Utility easements shall be dedicated to allow future access to the underground lines. Existing and proposed utility lines shall be depicted on the site plan.

b. ***Alyeska Highway Utilities***

Utilities to be extended to lots along Alyeska Highway shall be placed under driveways, to the maximum extent practicable.

K. **Snow Management**

1. **Commercial, Public/Institutional, Industrial, and Multiple-family Residential**

a. ***Snow Storage Area***

Snow storage space adjacent to surface parking lots and pathways shall be identified on the site plan. To facilitate snowplowing and snow removal, snow storage areas equal to at least twenty percent (20%) of the total area of the site used for parking, access drives, walkways, and

other surfaces needing to be cleared of snow, shall be designated on the site plan.

b. Exemptions and Alternatives

i. Minimum snow storage area requirements may be waived for properties within the boundaries of a public parking, local improvement, or snow management district where district-wide snow removal services is provided.

ii. Vehicle driveway and parking areas with heated surfaces for melting snow shall be exempt from snow storage area requirements.

c. Snow Storage and Drainage

The location of snow storage areas shall be coordinated with drainage plans so the stored snow does not block meltwater from swales and drains.

d. Snow Storage and Landscaping

Areas designated for snow storage shall be landscaped only with groundcovers and shall have positive drainage away from structures and pavements. Storage of snow is prohibited in required natural vegetation areas.

L. Off-Street Parking Standards

1. General

Required parking shall be provided in accordance with section 21.45.080, except as specified in this section. The Director may waive an off-street parking requirement if sufficient public parking in the district satisfies off-street parking requirements.

2. gC-5, gC-8, and gC-9 Districts

Required parking for any non-residential use in the gC-5, gC-8 or gC-9 districts may be located off-site within the adjoining right-of-way or within 600 feet of the site in community parking areas under a municipal parking agreement.

3. gC-7 District

In the gC-7 district, on-site parking for new commercial development is prohibited. Parking for new commercial development shall be located within the adjoining right-of-way, or in community parking areas under a municipal parking agreement. Required parking for upstairs dwelling units in the gC-7 district may also be located off-site. Any on-site parking for residential units shall be located on the side or rear of the principal building and enclosed within a garage architecturally compatible with the principal building and no closer to the street than the building's primary front façade. On-site parking in the rear setback is prohibited.

4. Parking Lot Location – Residential

Parking for multifamily dwellings or multiple residential dwelling structure projects is prohibited in any required setback. All surface parking areas shall be screened from adjacent streets, properties, and public trails through the use of retained vegetation and/or landscaping encompassing the front setback, with breaks for driveways and walkway access.

5. Parking Lot Location – Nonresidential

Parking is prohibited in any required setback, except in the gC-3 district as provided in subsection 21.09.040C.2.c.iii.(B).

6. Parking Lot Landscaping

Public and private parking lots shall have a twenty (20) foot landscaped break in any line of parking spaces over twenty (20) cars long and a minimum fifteen (15) foot landscaped strip between every double-loaded bay of cars. For parking lots over 140 spaces, a landscaped strip twenty (20) feet in width shall be required between every other bay.

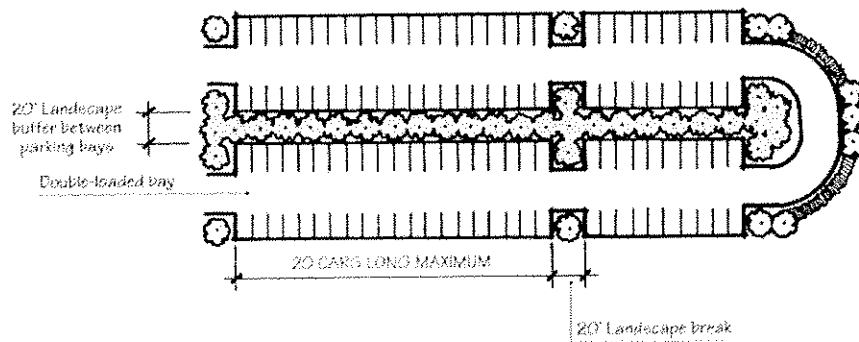


Figure 21.09-9: Parking Lot Landscaping

7. Parking Within Multifamily and Non-Residential Structures

Parking structures for more than two (2) cars within multifamily and nonresidential structures, shall be constructed at least half a level below grade or, if constructed at grade, shall be earth covered using berming at least a half level on all sides. Vegetative and/or architectural screening of multiple level parking structures is required. The mechanical equipment required to vent enclosed parking shall be located away from outdoor play areas or entries, public rights-of-way and pedestrian spaces, and shall be completely screened from view.

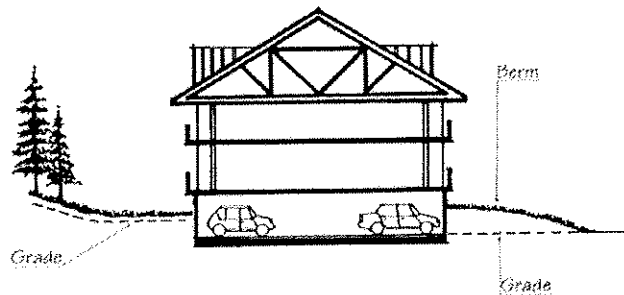


Figure 21.09-10:
 Parking within
 Multifamily and Non-
 Residential
 Structures

8. Parking Surfacing Materials

Interior roads, driveways, and parking areas shall be paved, except paving of driveways and surface parking areas for single-family and two-family residences is not required.

M. Signage

Except as set forth below, the generally applicable sign standards contained in section 21.47, *Sign Standards*, shall apply. The regulations set forth below shall apply in addition to those contained in section 21.47, except in case of conflict, in which case the regulations below shall govern.

1. Commercial and Industrial Signs

The following standards apply to signage for any commercial or industrial use, except for Fueling Stations, as set forth in subsection 4., below. Directional and wayfinding signs are exempt from this section.

a. Freestanding Signs

i. Number

A single, freestanding sign is allowed, but shall not be placed in the right-of-way, or in the sight distance triangle as defined in subsection 21.09.050D.

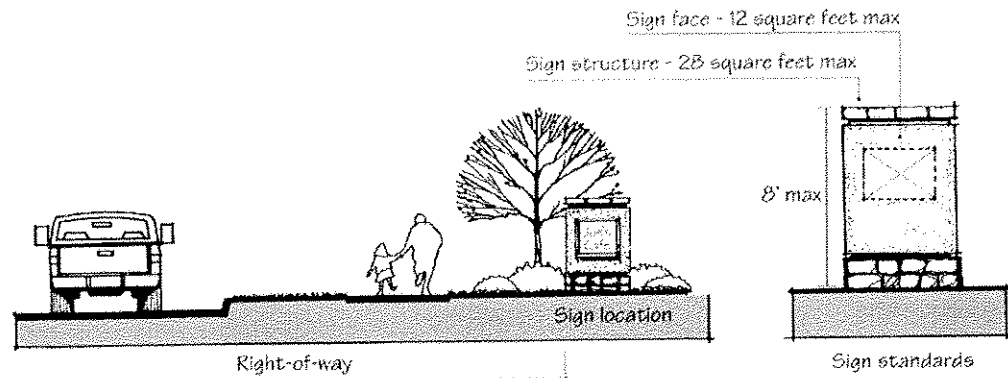


Figure 21.09-11: Freestanding Commercial Sign

ii. Maximum size and height

The maximum size shall be twelve (12) square feet per face. The sign shall be monument-style, ground mounted, and shall not exceed a maximum height of eight (8) feet. There may be lettering on both sides. The total area of each face of the sign, including the structural base, shall not exceed twenty-eight (28) square feet.

iii. Materials

Signage materials shall be complementary to the architectural character and materials of the principal building.

iv. *Style and Color*

The letter style and color of freestanding identification signs shall be consistent with those used on other signs close to or attached to the building. If the sign is internally illuminated, the background shall be a translucent darker color, with a lighter contrasting color for the letters and symbols.

v. *Electronic Changeable Copy Signs*

Electronic changeable copy signs or signs with flashing lights or highly reflective elements are prohibited.

vi. *Icon Signs*

Developments subject to a master plan requirement may have one icon sign exceeding the size and height limits specified in this section. An icon sign is a sign using natural materials, such as logs or stone, and is designed to keep with the character of a mountain resort community and emblematic of the primary use on the site (e.g., skiing). The dimensions of the icon sign shall be determined and approved as part of the master planning process.

b. *Building Signs*

i. *Maximum Area*

In addition to freestanding signs, each commercial building on a lot shall have a total building signage area allowance for each side of the building facing a public right-of-way, based upon the width of the building frontage as follows:

Building Frontage Width (ft.)	Square Feet Allowed
< 20	10
20-30	15
31-40	20
41-50	30
>50	40

Projecting sign
6 square feet maximum

Sign painted
on window

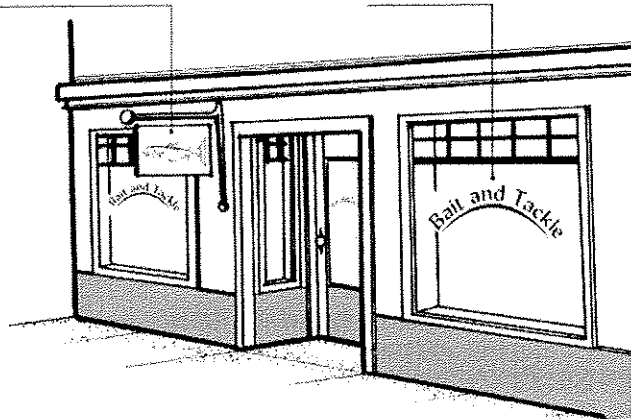


Figure 21.09-12: Commercial Building Signage

ii. *Types of Signs*

The total area of all signs shall not exceed the amount set forth above.

(A) *Projecting Sign*

Each occupant of a commercial building is allowed a single projecting sign. The maximum size of a hanging or projecting sign shall be six (6) square feet. Projecting signs shall be at least 6' 10" above a walkway and may not extend more than five (5) feet from the building façade. The lettering may be on both sides.

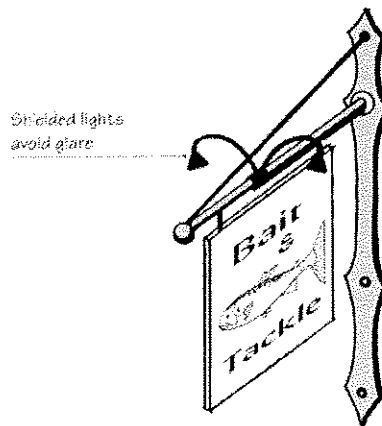


Figure 21.09-13:
Lighted Projecting Sign

(B) *Window Signs*

Permanent window signs shall cover no more than thirty percent (30%) of the window area, but fifty percent (50%) of that sign area must be transparent.

(C) *Other Signs*

Other allowed signs may be flush-mounted, painted on doors or windows, mounted on awnings, canopies and arcades, or attached to railings. Flush-mounted or painted signs shall be at the ground floor level.

iii. *Materials and Colors*

Permitted sign materials are wood, metal, stone, ceramic, glass, or plastic surface mounted on a wood or metal backing. The surface shall be painted, stained or treated to ensure durability.

iv. *Lighting*

Internally lit signs are not permitted, except logos and channel signs consisting of individual letters may be internally lit. External illumination shall be shielded and be directed downward to shine only on the sign area to be illuminated.

v. *Electronic Changeable Copy Signs*
Building signs with electronic changeable copy are prohibited in Girdwood.

vi. *Operational Information Signs*
If window or door space used to display operational information, such as phone numbers, address, hours of operation, charge cards accepted, or similar information, is less than a rectangle twelve (12) by eighteen (18) inches in size, the sign does not count against the maximum area specified above.

vii. *Temporary Sign*
The display of temporary sales signs, advertisements or other signage is prohibited on the outside of buildings.

2. **Residential Uses**

a. ***Multiple-Family***

The standards for signs for multifamily buildings in residential districts (section 21.47.040) shall apply to multiple-family residential.

b. ***Single-Family, Two-family and Townhouse***

The sign standards of section 21.47.040 shall apply to a single-family dwelling, duplex or townhome, except only one freestanding identification sign shall be allowed for any residential subdivision.

3. **Public/Institutional Uses**

The sign regulations set forth in section 21.09.070M.1. (*Commercial and Industrial Signs*) shall apply to public/institutional uses. Signage for public buildings that are intended as civic landmarks shall be compatible and integrated with the architectural character, proportions, and details of the building.

4. **Fueling Station Signage**

a. ***Primary Freestanding Signage Height and Area Maximums***

A fueling station may have a primary freestanding sign up to twenty-five (25) feet in height, not to exceed thirty (30) square feet in area, and one (1) road front entrance sign on each road frontage, each sign not to exceed eight (8) feet in height or twenty (20) square feet in area.

b. ***Fuel Price Signs***

One sign identifying fuel prices is permitted, not to exceed four (4) panels four (4) feet square, to be arranged in a square or vertical format, not to exceed twelve (12) feet in height.

c. ***Instructional Signs***

Up to six (6) instructional signs are permitted, each not to exceed two (2) feet square, to guide traffic movement and parking.

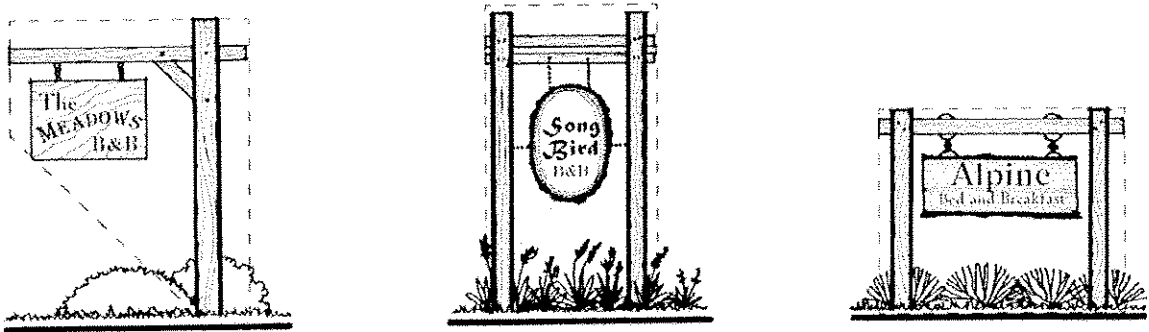
5. **Grocery Store Signage**

In spite of subsection 1. above, a grocery store with 15,000 or more square feet gross floor area and with multiple points of vehicle site access may have two (2) freestanding signs, each sign shall not to exceed a total of twenty (20) square feet. No more than twenty-five percent (25%) of window area may be used for signage, including signs located inside but readable from four (4) feet away from the building.

6. Bed and Breakfast Signage

A bed and breakfast shall have and maintain the appearance of a single-family detached dwelling unit or a dwelling unit of a two-family dwelling. No more than one (1) non-illuminated sign is permitted to reflect the operation of a bed and breakfast, and the sign may be one of the following:

- a. A maximum one (1) square foot sign, mounted flat against the principal building; or
- b. A post and sign located on the property, no more than ten (10) feet from the driveway. The sign area is limited to two and one-half (2.5) square feet, and the framing area is limited to fifteen (15) square feet.



Framing area, defined by the combined outer limits of the sign and all frames and supports.

Figure 21.09-14: Bed and Breakfast Signs

N. Driveway Standards

1. Intent

To maintain the natural qualities of the site, driveways shall be of minimum width, follow site contours, and be routed to preserve amenities such as rock outcroppings and stands of mature trees. Driveways shall be designed with safety as a priority, with as little gradient as practicable.

2. Driveway Standards for Residential Uses

TABLE 21.09.070-1: DRIVEWAY STANDARDS FOR RESIDENTIAL USES		
	Single-family/ Two-family Uses	Multiple-family Residential
Minimum width	10 feet	12 feet
Maximum width per driveway This applies to the length of the driveway within a setback and public right-of-way.	20' wide maximum	one-way driveway – 14' max. width two-way driveway – 24' max. width
Two driveways	If two driveways are used for either a single family or a two family lot, they each shall be no more than 10 feet wide.	The total width of both driveways measured within a setback and public right-of-way shall not exceed 40% of the frontage of that lot on the street.

TABLE 21.09.070-1: DRIVEWAY STANDARDS FOR RESIDENTIAL USES

	Single-family/ Two-family Uses	Multiple-family Residential
More than two driveways	Not allowed.	Allowed if it is shown that they will substantially improve circulation safety both on and off site. All other standards of this subsection apply.
Separation between driveways on a single lot	A minimum 10' wide vegetated separation required where there is more than one driveway to the same street.	
Slope	Slopes of up to 10% are allowed on all residential driveways. Driveways with slopes greater than ten percent (10%) require prior approval by the Municipal Traffic Engineer.	
Materials	Compactible material suitable for intended use. Surface course or pavement of any type is optional.	Concrete or asphalt compound to the standards prescribed by the traffic engineer.

3. Driveway Standards for Commercial Districts and Nonresidential Uses in Residential Districts

TABLE 21.09.070-2: DRIVEWAY STANDARDS FOR COMMERCIAL DISTRICTS
(sf = square feet)

	gC-1, gC-2		gC-3, gC-4		gC-5 through gC-11		
	≤5,000 sf lot	>5,000 sf lot	≤5,000 sf lot	>5,000 sf lot	≤5,000 sf lot	5,000 - 43,560 sf lot	>43,560 sf lot
Minimum width	12 feet	12 feet	12 feet	12 feet	12 feet	12 feet	12 feet
Maximum width per driveway*	24 feet	28 feet	24 feet	24 feet	24 feet	24 feet	24 feet
Maximum width of each driveway for two driveways*	Not allowed	28 feet	Not allowed	14 feet	Not allowed	14 feet	24 feet
More than two driveways	Lots are allowed a maximum of two driveways per frontage.		Lots are allowed a maximum of two driveways per lot.		Allowed if it is shown to improve circulation safety, on & off site		
Separation between driveways	Where separate driveways are provided on a lot in a GC district, there shall be a naturally vegetated or landscaped area at least 20 feet wide between the driveways. The separation area may not be used for the parking of vehicles.						
Slope	Slopes of up to 10% are allowed on all commercial driveways. Driveways with slopes of 10-15% require prior approval of the municipal traffic engineer.						
Orientation	Within the required front setback on any lot, driveways shall run perpendicular to the street.						
Materials	Concrete or asphalt compound to the standards prescribed by the traffic engineer. Permeable materials are allowed if approved by the municipal traffic engineer.						
* Maximum width may be exceeded when approved by the municipal traffic engineer.							

4. Driveway Standards for Industrial Districts

TABLE 21.09.070-3: DRIVEWAY STANDARDS FOR INDUSTRIAL DISTRICTS

	gl-1	gl-2
Maximum width One driveway	30 feet	30 feet
Maximum width Two Driveways	30 feet each	30 feet each

TABLE 21.09.070-3: DRIVEWAY STANDARDS FOR INDUSTRIAL DISTRICTS

	gl-1	gl-2
More than two driveways	Not allowed	
Separation between driveways	Where separate driveways are provided on a lot, there shall be a naturally vegetated or landscaped area at least 20 feet wide between the driveways. The separation area may not be used for parking vehicles.	
Slope	Driveways shall not exceed a slope of 10%.	
Orientation	Within the required front setback on any lot, driveways shall run perpendicular to the street.	
Materials	Concrete or asphalt compound to the standards prescribed by the municipal traffic engineer.	

5. Driveway Standards for Other Districts

a. Number and Width

i. GA District

A lot in the GA district may have up to two (2) driveways with a maximum width of thirty (30) feet.

ii. GOS and GIP Districts

The maximum width and maximum number of driveways shall be as specified below.

(A) Up to 5,000 square foot lot: One (1) driveway, maximum twenty-four (24) feet wide; or

(B) Greater than 5,000 square foot lot: One (1) driveway, maximum 24 feet wide; or two (2) driveways, maximum fourteen (14) feet wide.

iii. GDR-1, GDR-2, GDR-3, and GRR Districts

One (1) driveway, maximum twenty-four (24) feet wide; or two (2) driveways, maximum fourteen (14) feet wide.

b. Separation Between Driveways

i. GA district

If two (2) driveways are on the lot, there shall be a minimum twenty (20) foot separation between the two (2) driveways.

ii. GOS, GIP, GDR-1, GDR-2, GDR-3, and GRR Districts

Where separate driveways are on a lot, there shall be a vegetated area (either natural or landscaped) at least twenty (20) feet in width between the two (2) driveways. The vegetated area between sections of driveway may not be used for the parking of vehicles.

c. Orientation

i. GA, GOS, GIP, GDR-1, GDR-2, GDR-3, and GRR Districts

Within the required front setback on any lot, driveways shall run perpendicular to the street.

1 **d. *Slope***

- 2 i. *GOS, GIP, GDR-1, GDR-2, GDR-3, and GRR Districts*
3 Driveways shall not exceed a slope of ten percent (10%).

4 **O. *Trash Management in Multi-Family, Commercial, Industrial, and Resort Districts***

- 5 1. The placement of refuse containers in the front setback is prohibited.
6 2. All refuse containers stored outdoors shall be bear-proof.
7 3. Refuse containers shall be totally screened from public view within a four-sided
8 and roofed structure. Enclosures shall be durably constructed and designed to
9 be consistent with the primary structure(s) on the property.
10
11
12

21.09.080 BUILDING DESIGN STANDARDS

A. Purpose and General Goals

The design standards establish control over certain aspects of the design of multiple-family, commercial, and resort development in order to retain the visual beauty and character of Girdwood Valley's natural landscape and to reduce the visual and physical problems arising from poor site planning. Except as modified by an approved development master plan, these standards apply to new or remodeled development, as noted in the specific applicability statements, and related new accessory structures. Specific purposes include:

1. To preserve and reinforce the unique natural qualities of the site;
2. To fit the building into the land in a way to keep natural landforms and features intact; and
3. To treat the building as an integral part of the natural environment and an attractive addition to the Girdwood community.

No part of chapter 21.09, is meant to preclude, discourage, or inhibit the design, installation, or implementation of ecologically sound methods of harnessing and utilizing wind, solar, hydro, or other sources of renewable energy in Girdwood.

B. Alternative Equivalent Compliance

1. Purpose

Alternative equivalent compliance is a procedure that allows development to meet the intent of the design-related provisions of this chapter through an alternative design. It is not a general waiver or weakening of regulations. Rather, the procedure permits a site-specific plan that is equal to or better than the strict application of a design standard specified in this chapter. This procedure is not intended as a substitute for a variance or administrative modification or a vehicle for relief from standards in this chapter.

2. Applicability

The alternative equivalent compliance procedure shall be available only for this section 21.09.080.

3. Pre-Application Conference Required

An applicant proposing to use alternative equivalent compliance under this section shall request and attend a pre-application conference prior to submitting the site plan for development, to determine the preliminary response from the Director. Based on that response, the site plan application shall include sufficient explanation and justification, in both written and graphic form, for the alternative equivalent compliance requested.

4. Decision-Making Responsibility

Final approval of alternative equivalent compliance under this section shall be the responsibility of the decision-making body responsible for deciding upon the application. For example, proposed alternative equivalent compliance on a conditional use application shall be considered and decided upon by the Planning and Zoning Commission. By-right projects that would not ordinarily require review under this title, yet which are proposing alternative equivalent

compliance, shall receive written approval of the alternative equivalent compliance from the Director. All applications for alternative equivalent compliance shall be processed and reviewed in a timely fashion.

5. Criteria

To grant a request for alternative equivalent compliance, the decision-making body shall find that the following criteria are met:

- a. The proposed alternative design achieves the intent of the subject design standard to the same or better degree than the subject standard.
- b. The proposed alternative design achieves the goals of the Girdwood Area Plan to the same or better degree than the subject standard.
- c. The proposed alternative design results in benefits to the community that are equivalent to or better than compliance with the subject design standard.

6. Effect of Approval

Alternative equivalent compliance shall apply only to the specific site for which it is requested and does not establish a precedent for assured approval of other requests.

C. Single-Family (Detached) Building Design Standards

1. Applicability

The following design standards shall apply in the gR-3 district.

2. Mix of Housing Models

- a. Any development of ten (10) or more units shall have at least three (3) different types of housing models. Each housing model shall have at least two (2) of the following differentiations:
 - i. Different floor plans;
 - ii. Different placement of the building footprint on the lot;
 - iii. Different garage placement; or
 - iv. Different roof lines.
- b. The development shall be arranged in such a way so whenever any four (4) houses are next to each other along a street, at least one (1) of each of the three (3) required models shall be included in the group of four (4).

D. Two-Family and Attached Single-Family Building Design Standards

1. Applicability

The following design standards shall apply to all two-family and attached single-family development.

2. Roof Forms and Materials

- a. **Height**
Roofs shall vary in height and, with the exception of shed roofs, the majority of roof ends shall be lower than the center of the structure.

b. **Overhangs**

Roof overhangs shall be sufficient to provide weather protection for building walls. Overhangs on the gable end shall be a minimum of twelve (12) inches. Overhangs on the eave ends shall be a minimum of twenty-four (24) inches, except the upper eave end of a shed roof is not required to have an overhang. This standard shall not apply to solariums. Flat-roofed structures shall provide an appropriate means of managing runoff to protect exterior walls.

c. **Snow and Rain Protection**

Roof forms shall be designed to protect the areas where people stand or enter the building from snow and rain. Roof forms shall protect doorways, exterior stairs, balconies, parking areas, deck entrances, and garage entrances.

d. **Roofing Materials**

Roofing materials shall be non-reflective.

3. **Two-Family Dwelling Building Style**

A two-family structure shall appear to be a single-family dwelling unit in architectural form, style, materials and color. "Mirror image" two-family dwellings are prohibited. There shall be a common front entrance or, if separate entrances are desired, the entrances shall be on different sides of the building.

E. **Multiple-Family and Townhouse Building Design Standards**

1. **Applicability**

Development of any multifamily residential structure shall, except as specifically provided herein, comply with the standards of this section. When a structure contains both residential and commercial uses, section 21.09.080D., *Commercial Building Standards*, shall apply.

2. **Building Style, Massing, and Size**

a. **Building Style—General**

Although no specific architectural style is required, it is intended the design of buildings take into consideration the Girdwood climate and physical setting. The Girdwood physical environment requires structures to be built for its special circumstances.

b. **Mass**

The mass of a single building or group of buildings shall be organized so it appears to be an arrangement of smaller-sized connected structures. Large roof forms shall step or be broken by dormers. Upper level residential floors may be incorporated into the roof form to reduce the apparent height and mass of buildings.

c. **Scale and Size**

No wall line shall be longer than forty (40) feet without a change or alteration in alignment of at least four (4) feet in depth from the plane of the façade, extending for at least one third (1/3) the length of the building. The maximum length of any building side is 120 feet.

d. ***Building Façades***

There shall be trim around openings and windows. Exterior corridors to room entrances are prohibited for buildings with more than eight (8) dwelling units.

3. **Roof Form**

a. ***Shed or Pitched Roofs***

Sloping roof forms are encouraged.

b. ***Flat Roofs***

Flat-roofed buildings shall be permitted only if the roof areas are divided into separate segments, each no more than 3,000 square feet in area, and separated from adjoining segments by at least four (4) feet in vertical elevation.

c. ***Cornices***

Flat portions of roofs shall have distinctive cornice features.

d. ***Roof Overhangs***

Roof overhangs shall be sufficient to provide weather protection for building walls. Overhangs on the gable end shall be a minimum of twelve (12) inches. Overhangs on the eave ends shall be a minimum of twenty-four (24) inches, except an upper eave end of a shed roof is not required to have an overhang. Flat-roofed structures shall provide an appropriate means of managing runoff to protect exterior walls.

e. ***Snow and Rain Protection***

Roof structures shall be designed to protect doorways, exterior stairs, emergency exits, balconies, vehicle service bays, and garage entrances from snow, ice and rain. Balconies shall be designed to avoid drainage onto other balconies or pedestrian spaces below.

f. ***Roofing Materials***

Roofing materials may be asphalt shingle, metal, slate, or built-up materials on flat sections. Brightly colored enameled, reflective metal, and wood shakes are prohibited roofing materials.

g. ***Projections from Roofs***

i. ***Location on the Roof***

Chimneys, flues, vents and antennae shall penetrate the roof near the ridge or only where protected from snow movement off the roof. Vent pipes and flues shall be consolidated into orderly clusters or incorporated into chimney structures.

ii. ***Cladding Material***

Chimneys and metal flue pipes shall be clad in wood, stone, or stone veneer.

4. **Porches and Entrances**

a. ***Landing Height***

Where landings are used, they shall be a minimum of six (6) inches higher than adjacent walkways or streets.

b. **Entrances**

Common building entryways shall be a minimum of twelve (12) feet in width or twenty percent (20%) of the width of the building wall, whichever is greater. Fire exits are not considered building entrances for the purpose of this section. The entrance shall be weather protected and well lit.

c. **Porte Cocheres**

Porte cocheres and porticoes may extend outward from the building entrance over driveways or drop-off areas to provide weather protection. Exterior materials and design shall be consistent or compatible with the building.

5. **Building Materials**

a. **Durability**

Durable, weatherproof materials shall be used for foundations and the lower sections of building facades subject to the affects of snow accumulations and rain splashback.

b. **Alternative Façade Materials**

On multistory buildings, façade materials may include pre-cast concrete or plaster surfaces, if such surfaces are heavily ribbed, textured, or brush hammered, and colored to fit the overall building design and mountain setting. No more than thirty-five percent (35%) of any building façade shall consist of textured or treated concrete.

c. **Remodels**

The architectural design and the materials used in an addition to an existing structure, or accessory structure, shall be compatible with the architectural style and building materials used in the existing structure, unless an entire facade is to be remodeled in a uniform architectural style.

d. **Restricted Materials**

No more than twenty percent (20%) of any given building façade may be composed of aluminum, vinyl or plastic siding, T-111 siding, or brick. Up to thirty-five percent (35%) of any given building façade may be composed of stucco, treated or textured CMU, or simulated stone veneer. No more than five percent (5%) of any given building facade may be painted brick.

e. **Prohibited Materials**

The following exterior materials are prohibited:

- i. Shiny, reflective metal surfaces anywhere on the building;
- ii. Highly reflective or mirrored glass;
- iii. Untreated or untextured concrete or masonry;
- iv. Unstained or untreated wood; all wood elements shall be treated with oil, stain, or other weathering agent, or painted to resist weathering and discoloration from water;
- v. Plywood siding without board and batten; and
- vi. White roof gravels.

6. **Building Colors**

a. ***Principal Colors***

Principal colors on buildings shall generally be natural color tones, such as browns, tans, wood colors, green, rust, barn red and gray. White or cream shades of color are permitted on not more than thirty-five percent (35%) of each facade. Bright, primary colors are permitted on not more than fifteen percent (15%) of each facade.

b. ***Trim Colors***

Brighter colors than principal building colors are permitted for trim and highlight details, such as cornices, window frames, handrails, and entrance doors.

7. **Accessory Elements**

a. ***Detached Parking, Garages, and Carports***

Detached garages, carports and parking garages shall be designed with architectural elements and materials related to the principal residential building or buildings, and shall be screened from view from public roads and primary common areas with landscaping and/or berming.

b. ***Resident Storage and Other Accessory Buildings***

A multiple-family project shall provide a minimum of forty (40) square feet per dwelling unit of covered, enclosed, and secure storage areas for bikes and other belongings typically cannot be accommodated within individual dwelling units. This storage area may be provided as part of a garage. Storage and other accessory buildings shall be designed with materials and/or architectural elements related to the principal buildings.

F. **Commercial, Resort and Public/ Institutional Building Design Standards**

1. **Applicability**

Development of any structure containing a use categorized in Table 21.09.050-1 as a public/institutional or commercial use shall, except as specifically provided herein, comply with the standards of this subsection. Where a structure contains both residential and commercial uses, the standards of this section shall apply.

2. **Building Style, Massing and Size**

a. ***Mountain Building Style – Intent***

The design of new buildings shall have the appearance of structures appropriate for Girdwood's climate, mountain valley setting, and small western mining town character. Commercial and resort buildings shall utilize a mountain style defined primarily by the materials, roof pitches, use of porches, and street treatment as set forth below and in section 21.09.070F.

b. ***Residential Building Style – Intent***

New buildings in the old and new Girdwood townsite commercial areas shall have a residential character, even though the zoning permits and encourages commercial uses. Building forms and detail elements shall have predominantly pitched roofs, porches, traditional rectangular windows with a vertical orientation (on the ground floor), avoidance of blank walls or materials associated with industrial uses. Buildings shall consist of relatively small, human-scaled or appear to be an aggregation

of smaller, simpler forms. Residential apartments on upper stories are encouraged.

c. Mass

The mass of a single building or group of buildings shall be organized so it appears to be an arrangement of smaller-sized connected structures. Upper level residential floors may be incorporated into the roof form to reduce the apparent height and mass of buildings.

d. Scale and Size

No wall line shall be longer than forty (40) feet without a change or alteration in alignment of at least four (4) feet in depth from the plane of the façade, extending for at least one third (1/3) the length of the building. The maximum length of any building side is 120 feet. Large roof forms shall step or be broken by dormers.

e. Building Façade Elements

Windows on the ground floor shall be rectangular and vertically oriented, and recessed into the exterior wall or window trim, rather than appear as continuous areas of glass flush with the wall plane. Balconies shall be recessed or covered. There shall be trim around openings and windows. Exterior corridors to upper floor room entrances are prohibited for buildings with more than eight (8) dwelling units.

f. Store Fronts

i. Design Elements

The front facade for all retail/commercial uses shall be organized to display merchandise in visible and attractive ways. This requirement shall be met by providing:

(A) Horizontal and vertical mullions and sashes to subdivide the windows into smaller panes;

(B) Sturdy and weather resistant storefront base materials;

(C) One or more angled windows, such as bay windows, or recessed doorways; and

ii. Entries

Entries extending from the main facade, such as arctic entries, are permitted where these areas are designed as an integral part of the structure and do not impede pedestrian movement along the building façade.

iii. Glass Windows

Except for the gC-4 district, commercial buildings shall have a high percentage of glass windows with interior views in the facades, as specified below.

(A) Retail/bar/restaurant uses at ground floor: At least fifty percent (50%) glass.

(B) Retail/commercial use with a sideyard entrance, the portion of the store facing the street: At least fifty percent (50%) glass designed as display windows.

(C) Ground floor offices facing streets or pedestrian areas: At least thirty percent (30%) glass.

(D) Ground floor of grocery store facing streets, pedestrian areas or major parking areas: At least fifty percent (50%) glass.

3. Roof Form

a. *Pitch*

Roofs visible from a public way shall be primarily pitched. The pitch for the primary roof structure shall be between 8:12 and 12:12, but may be as shallow as 5:12, as long as the eave overhangs are at least two and one half (2½) feet. Segments of the roof may be flatter or steeper slopes, however, to achieve a specific design effect. Wherever a portion of the roof has a shallower pitch than the standard, or if it is flat, provision shall be made to avoid glaciation.

b. *Flat Roofs*

Flat portions of roofs shall have distinctive cornice features, to create visual interest and provide sufficient overhang to protect walls from the weather. Large visible flat roof forms shall step or be broken by dormers. Design elements may also be used on flat roofs to create the appearance the building has a pitched or shed roof. The canopy sheltering cars at fueling stations may be flat but shall have distinctive cornice detailing. Fueling station canopies shall not be significantly larger and out of proportion to the fueling station building.

c. *Overhangs*

Roof overhangs shall be sufficient to provide weather protection for building walls. Overhangs on the gable end shall be a minimum of twelve (12) inches. Overhangs on the eave ends shall be a minimum of twenty-four (24) inches, except the upper eave end of a shed roof is not required to have an overhang.

d. *Snow and Rain Protection*

Roof structures shall be designed to protect doorways, exterior stairs, balconies, vehicle service bays, and garage entrances from snow, ice and rain. Balconies shall be designed to avoid drainage onto other balconies or pedestrian spaces below.

e. *Roofing Materials*

Roofing materials may be asphaltic shingle, metal, or built-up materials on flat sections. Brightly colored enameled, reflective metal, and wood shakes are prohibited roofing materials.

f. *Projections from Roofs*

i. *Location on Roof*

Chimneys, flues, vents, and antennae shall penetrate the roof near a ridgeline or only where protected from snow movement

off the roof. Vent pipes shall be collected into orderly clusters or incorporated into chimney structures.

ii. *Cladding Material*

Chimneys and metal flue pipes shall be clad in wood, stone, or stone veneer.

4. Porches, Entrances, Arcades, and Roofed Walkways

A key element of Girdwood mountain style for commercial, public/institutional and resort buildings is the use of porches with shed roofs to define entrances. To the maximum extent feasible, all buildings shall utilize porches constructed in accordance with the following standards:

a. *Landing Height*

Where landings are used, they shall be a minimum of eight (8) inches higher than adjacent walkways or streets.

b. *Rails*

Porch rails shall be semi-open and/or transparent. Details shall be consistent with other building detailing.

c. *Entry Size*

Building entrances shall be at least eight (8) feet in width, weather protected, and well lit.

d. *Arcades and Roofed Walkways*

i. *Relationship to Buildings*

Arcades or roofed walkways shall be fully attached to the building front and be of uniform design along the street frontage. Arcades may vary and step along the street frontage with the line and style of the buildings to which they belong. Arcade form, width, scale, materials and colors shall be compatible the adjacent building.

ii. *Relationship to Streets*

A landscaped strip for snow storage at least eight (8) feet in width shall be provided parallel to the arcade and shall separate it from the sidewalk edge.

iii. *Clear Space*

Arcades and roofed walkways shall have a minimum of eight (8) feet clear space between arcade columns and the building wall. The arcade of a grocery store shall allow a minimum of ten (10) feet clear space. The arcade shall be continuous between all entrance/exit doors.

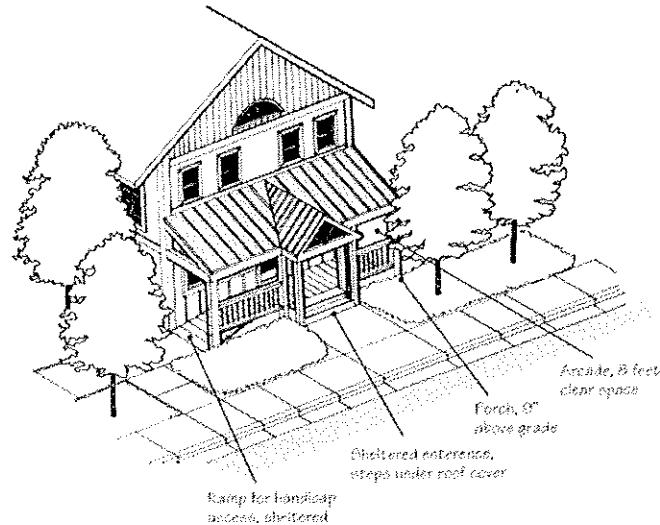


Figure 21.09-15: Arcades and Roofed Walkways

iv. Columns

Arcade columns shall be in scale with the overall building but shall not obscure ground level storefronts from adjacent pedestrian areas.

v. Roofs

Arcade and walkway roofs may be flat or sloped to complement other roof forms on the building, but the roof form shall be designed to provide adequate drainage and prevent snow dump, icicle build-up, or rainwater dripping over points of entry to the arcade or walkway. Canvas, metal, or acrylic awnings in lieu of structural covered walkways are not acceptable.

vi. Elevation above Grade

Arcaded or roofed walkways shall be elevated at least eight (8) inches above grade.

vii. Pedestrian Scale Lighting

Arcade and roofed walkway lighting shall be adequate to provide for safety and aesthetic quality. Pedestrian scaled lighting, including but not limited to bollards, ceiling or post-mounted, or attached to the building, shall be required as part of the design of covered walkways. Light sources shall be shielded, recessed, and/or directed so glare is avoided.

5. Building Materials

a. Primary Building Materials

It is intended for wood and stone to be the primary exterior building materials. Vertical or horizontal patterns, rough or resawn wood, board and batten, and round or square cut logs are permitted. Stone is also

permitted. Materials at the base of buildings shall be resistant to damage from snow or water.

b. Columns, Posts, and Beams

Primary exterior materials of columns, posts and beams shall consist of heavy timbers, peeled log poles, steel, concrete, or stone cladding, or a combination of these materials.

c. Alternative Façade Materials

On multistory buildings, façade materials may include pre-cast concrete or plaster surfaces, if such surfaces are heavily ribbed, textured, architecturally treated to resemble natural materials, or brush hammered, and are colored to fit the overall building design and mountain setting.

d. Remodels

The architectural design and the materials used in an addition to an existing structure, or accessory structure, shall be compatible with the architectural style and building materials used in the existing structure, unless an entire facade is to be remodeled in a uniform architectural style.

e. Restricted Materials

No more than twenty percent (20%) of any given building facade may be composed of aluminum, untextured vinyl or plastic siding, T-111 siding, brick or exposed concrete. Stucco, treated or textured CMU, or simulated stone veneer may comprise up to thirty-five percent (35%) of any given building façade. No more than five percent (5%) of any given building facade may be painted brick.

f. Prohibited Materials

The following materials are prohibited:

- i. Shiny, reflective metal surfaces anywhere on the building;
- ii. Mirrored or highly reflective glass;
- iii. Untreated concrete or masonry;
- iv. Unstained or untreated wood, and all wood elements shall be treated with oil, stain, or other weathering agent, or painted to resist weathering and discoloration from water;
- v. Plywood siding without board and batten; and
- vi. White roof gravels.

6. Building Colors

a. Principal Colors

Principal colors on a building shall generally be natural color tones, such as browns, ochre yellows, tans, wood colors, green, rust, barn red and gray. White and cream shades of color are permitted on not more than thirty-five percent (35%) of each facade. Bright, primary colors are permitted on not more than fifteen percent (15%) of each facade.

b. Trim Colors

Brighter colors than primary building colors are permitted for trim and highlight details, such as cornices, window frames, handrails, and

1 entrance doors. Neon tubing or an equivalent illumination technique is
2 prohibited as a building/roofline outline feature.

3 **7. Accessory Elements**

4 **a. *Parking***

5 Detached garages, carports, and parking garages shall be designed with
6 architectural elements and materials related to the principal commercial
7 building or buildings, and shall be screened from view from public roads
8 and primary common areas with landscaping and/or berming.

9 **G. Industrial Building Design Standards**

10 Building and roof colors shall be forest shades, such as dark green, dark brown, or
11 dark gray, to blend into Girdwood's forest setting from both the ground and the air.
12

1 **21.09.090 ZONING MAPS**

2 The following zoning maps are provided:

3 **A.** Girdwood Zoning Districts

4 **B.** Girdwood Zoning Districts (Lower Valley Enlargement)

5 **C.** Single-Family/Two-Family Residential Districts

6 **D.** Multiple-Family Residential Districts

7 **E.** Commercial Districts

8 **F.** Industrial Districts

9 **G.** Resort Districts

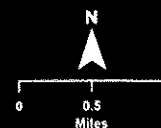
10 **H.** Girdwood Airport, GIP, and GIP-p Districts

11 **I.** Girdwood Commercial Recreation Districts 1,2 and 3

12 **J.** Girdwood Development Reserve and Recreation Reserve Districts

13 **K.** Open Space and Girdwood Watershed Districts

June 1, 2005



* See pages 15-40 for zoning district descriptions

NOT COVERED IN CHAPTER 21.03

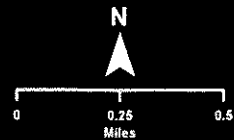
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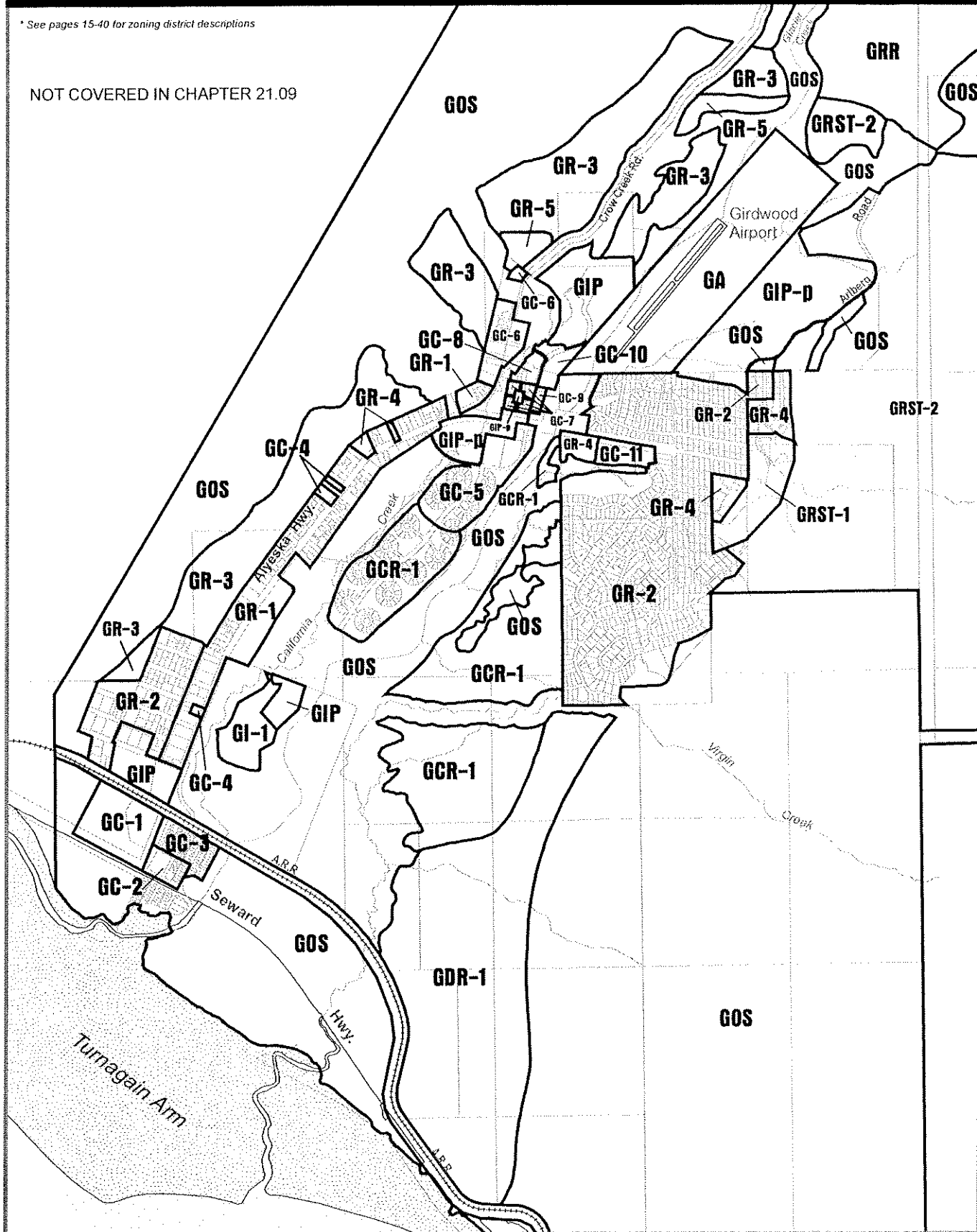
(Lower Valley Enlargement)

June 1, 2005



* See pages 15-40 for zoning district descriptions

NOT COVERED IN CHAPTER 21.09



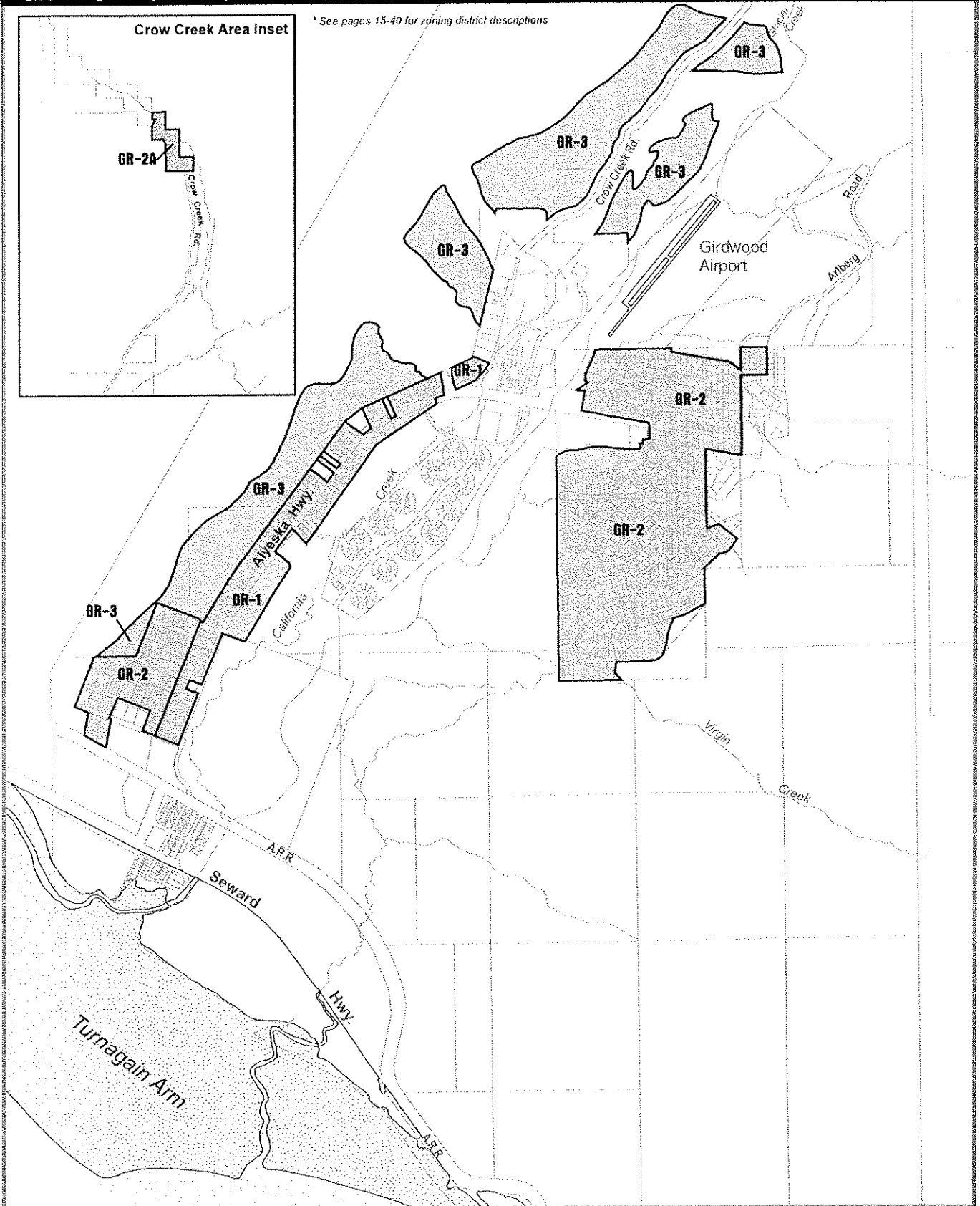
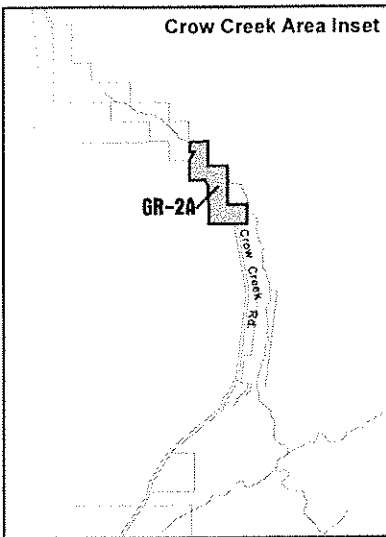
Map 21.09 - C: Single-Family/Two-Family Residential Districts

June 1, 2005

- GR-1 Alyeska Highway Mixed Residential
- GR-2 Single-Family/Two-Family Residential
- GR-2A Single-Family/Two-Family Residential (Crow Creek Road)
- GR-3 Single-Family/Two-Family Residential



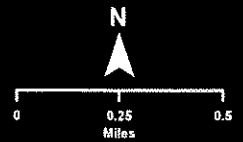
* See pages 15-40 for zoning district descriptions



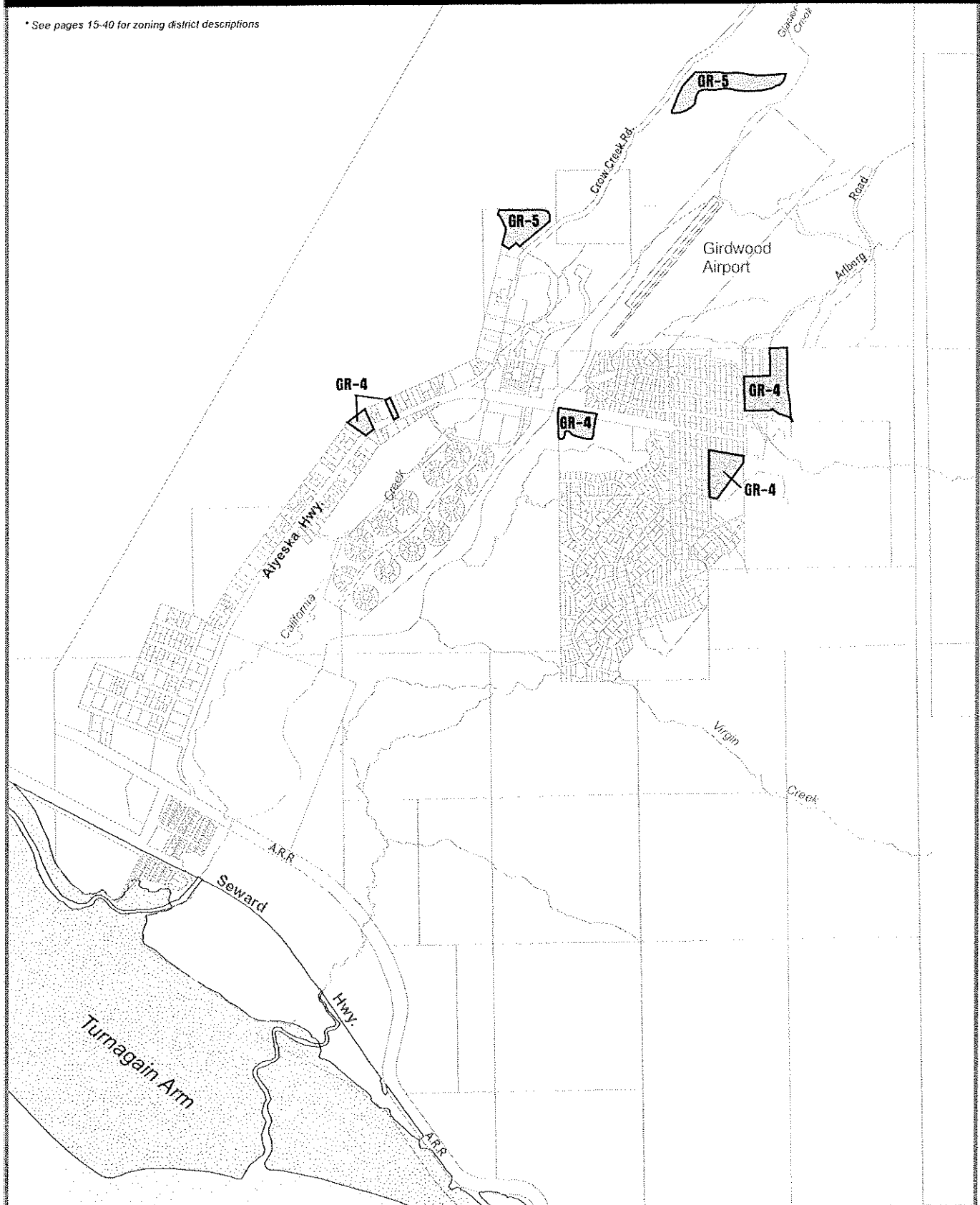
Map 21.09 - D: Multiple-Family Residential Districts

June 1, 2005

GR-4 Multiple-Family Residential
GR-5 Multiple-Family Residential



* See pages 15-40 for zoning district descriptions



Map 21.09 - E: Commercial Districts

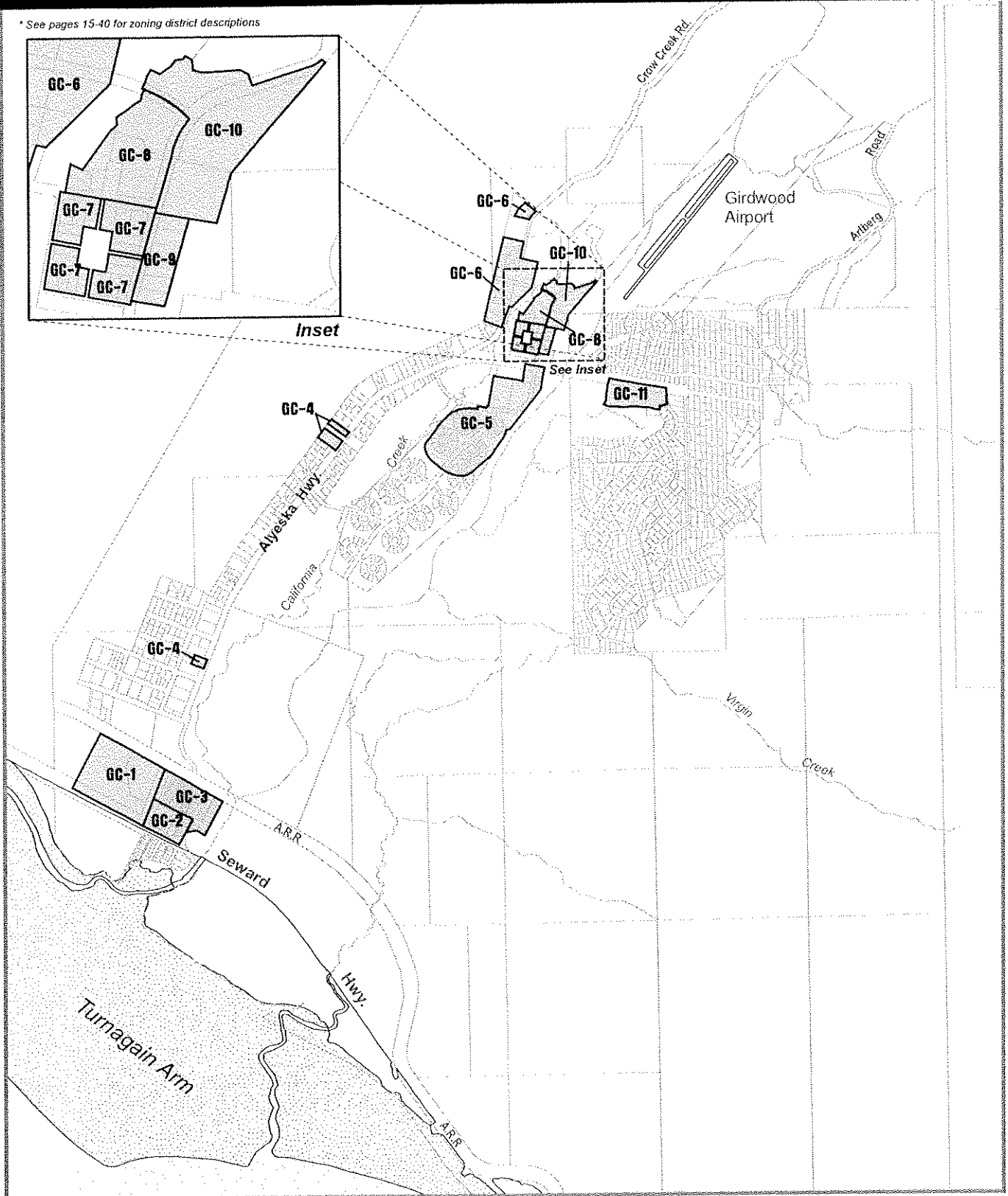
June 1, 2005

GC-1 Seward Highway/Alyeska Highway Commercial
GC-2 Girdwood Station/Seward Highway Commercial
GC-3 Old Townsite Commercial/Residential
GC-4 Lower Alyeska Highway Commercial
GC-5 New Townsite South Commercial
GC-6 Crow Creek Road Commercial/Residential

GC-7 Townsite Square Commercial
GC-8 New Townsite North Commercial
GC-9 East Hightower Commercial/Residential
GC-10 Northeast Hightower Commercial/Residential
GC-11 Upper Alyeska Highway Commercial



* See pages 15-40 for zoning district descriptions



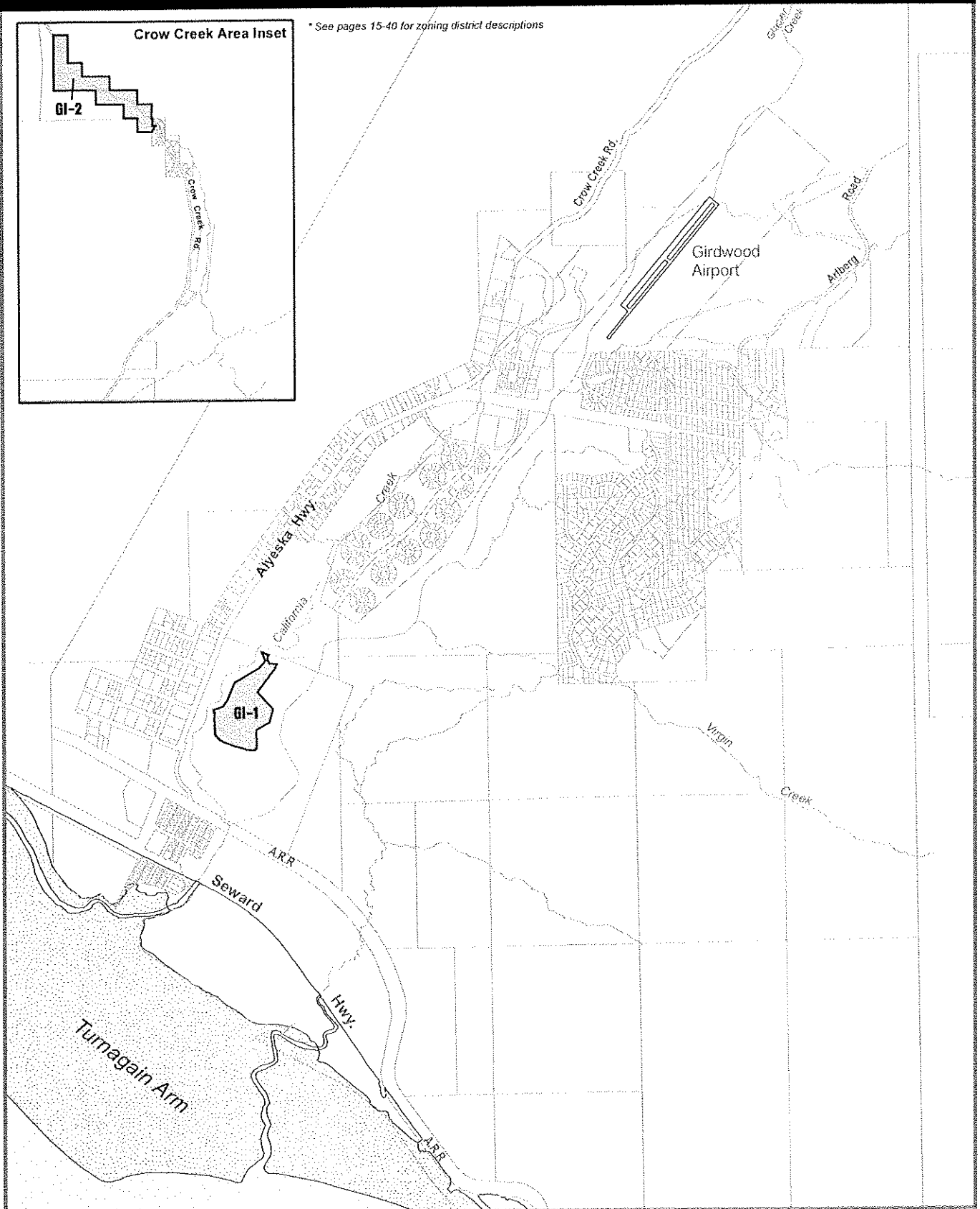
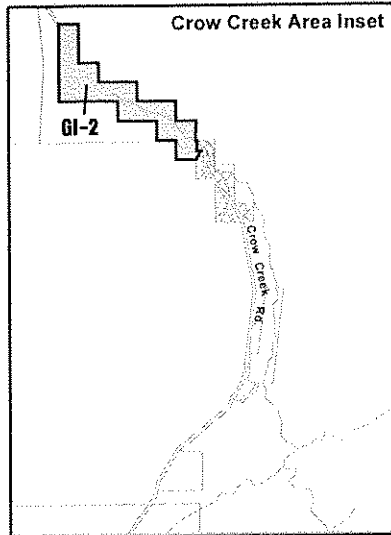
Map 21.09 - F: Industrial Districts

June 1, 2005

GI-1 Ruane Road Industrial
GI-2 Upper Crow Creek Industrial



* See pages 15-40 for zoning district descriptions

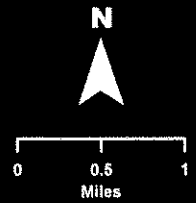


Map 21.09 - G: Resort Districts

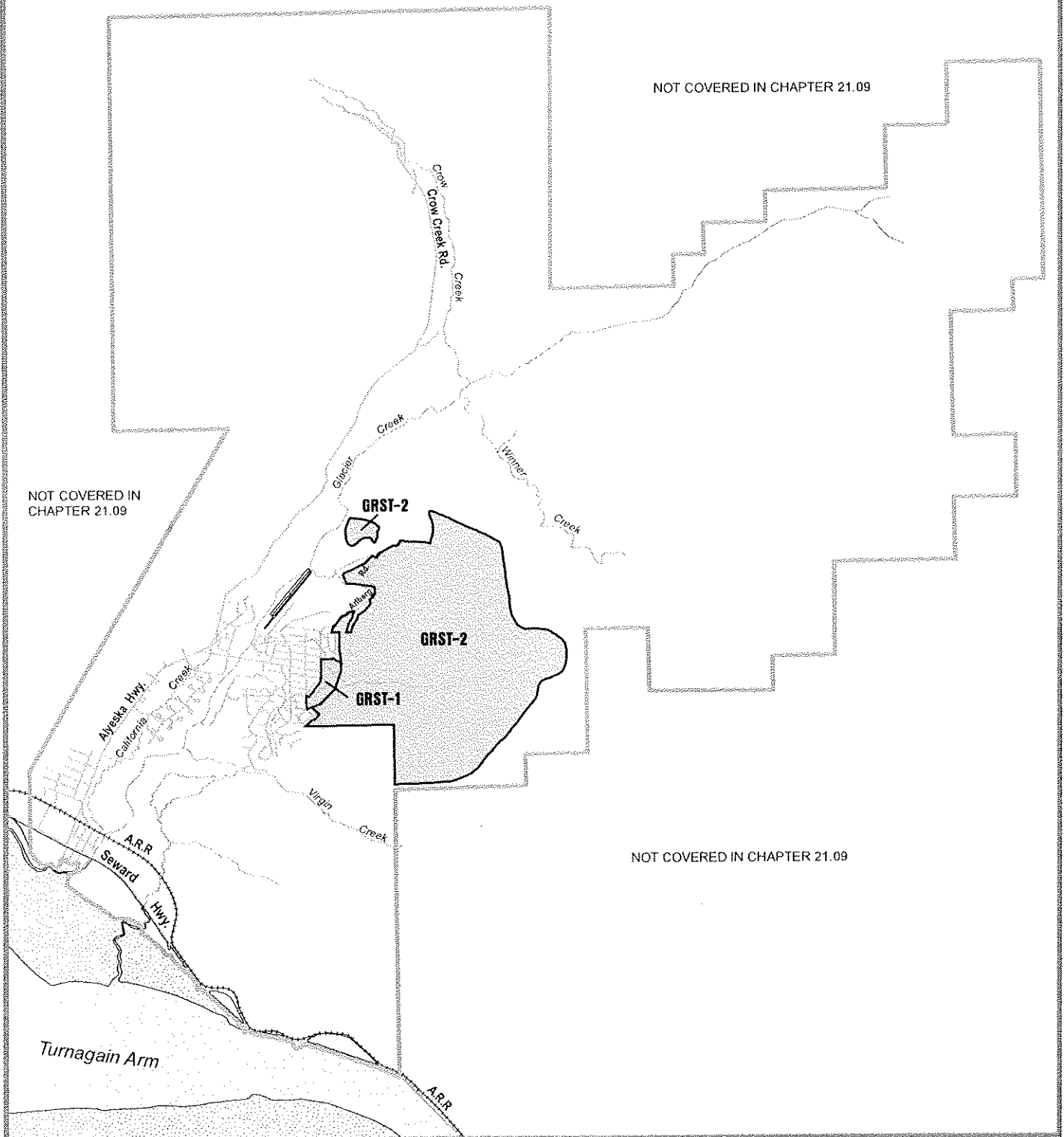
June 1, 2005

GRST-1
GRST-2

Original Mountain Base Resort
New Base Resort



* See pages 15-40 for zoning district descriptions



Map 21.09 - H: Girdwood Airport, GIP and GIP-p Districts

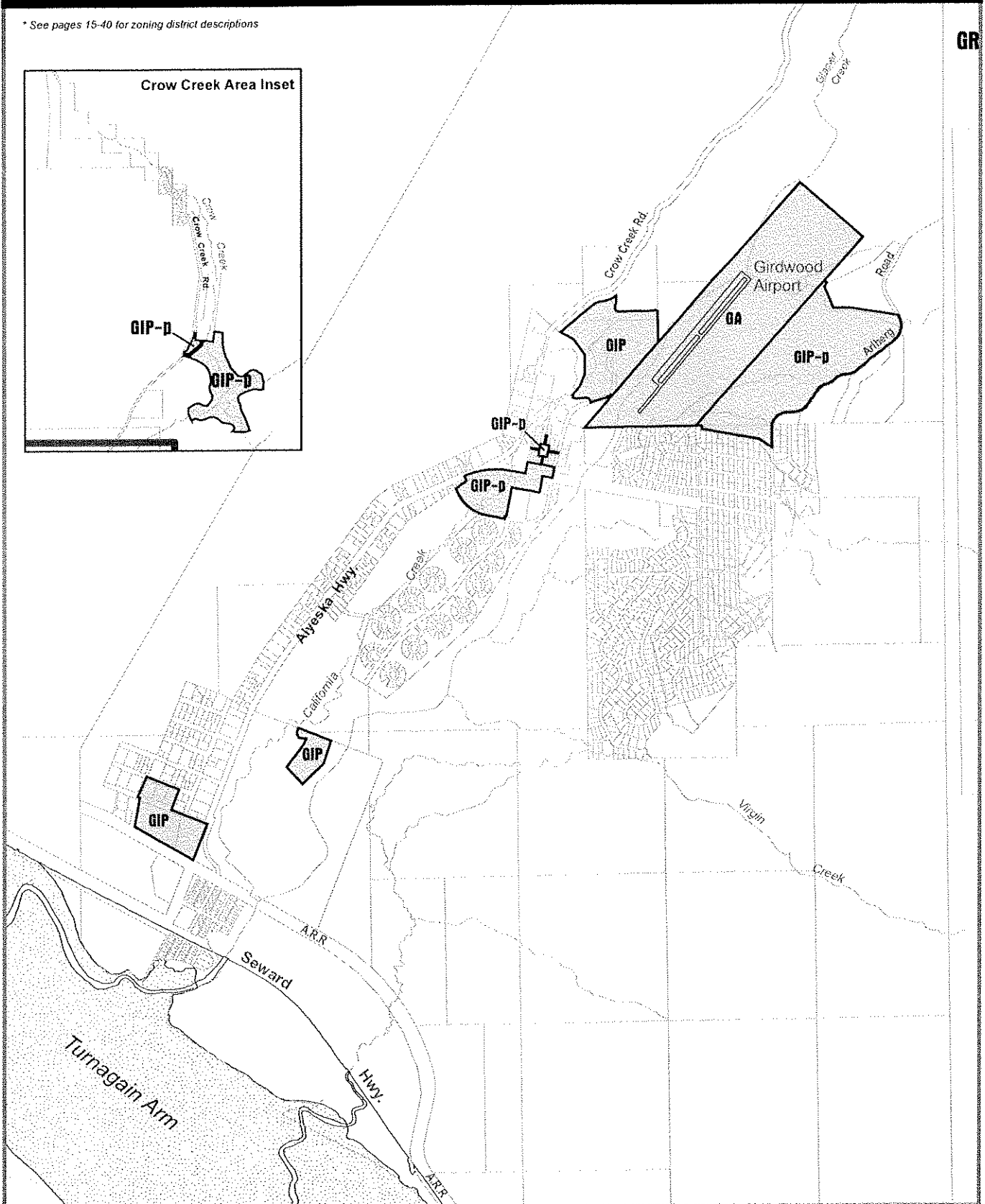
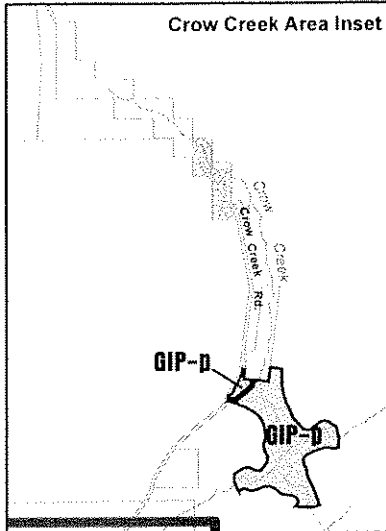
June 1, 2005

GA Girdwood Airport
GIP Girdwood Institutions and Parks
GIP-p Girdwood Institutions and Parks (denotes park)



* See pages 15-40 for zoning district descriptions

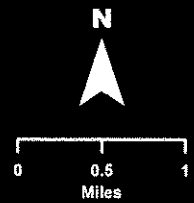
GR



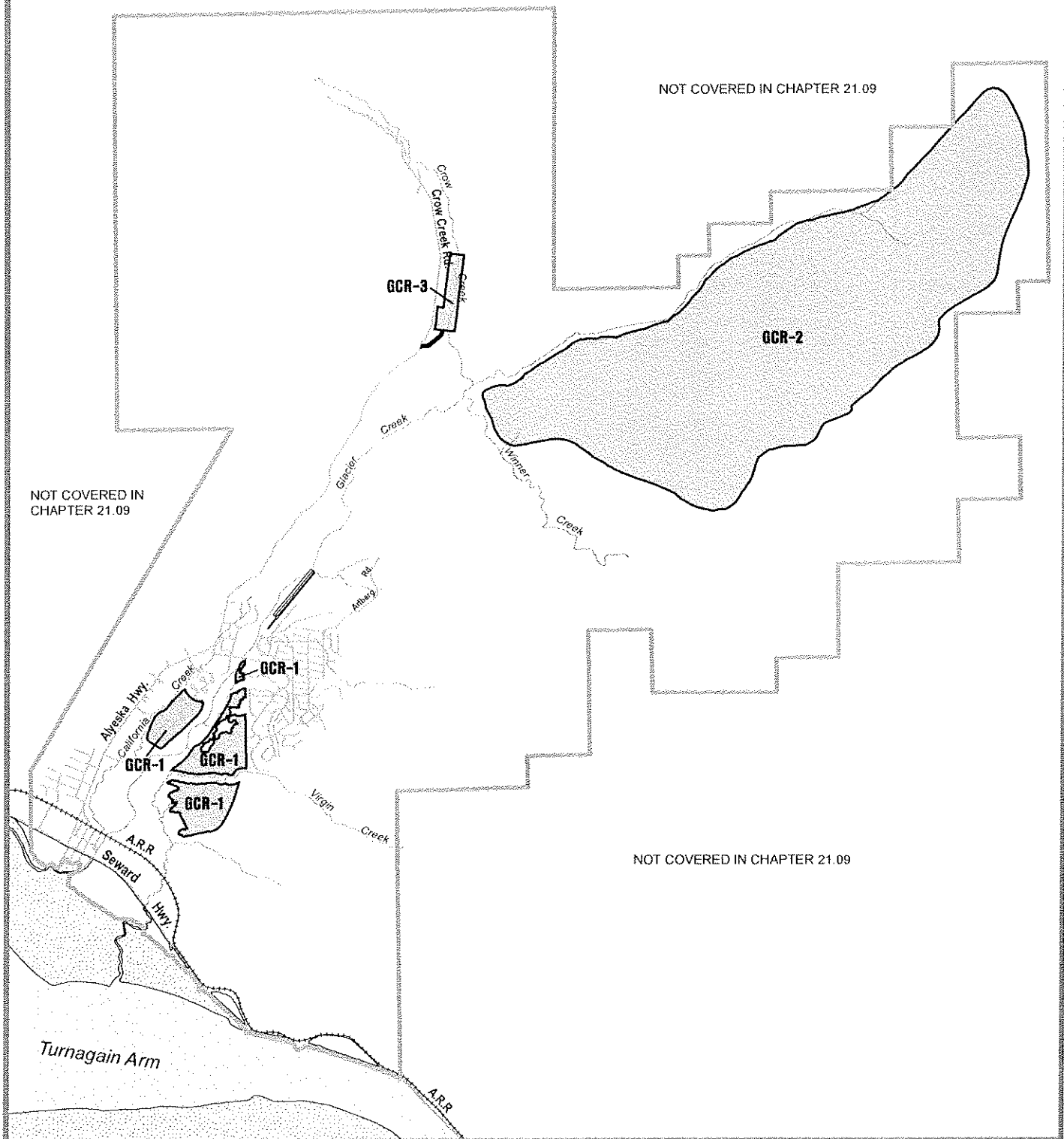
Map 21.09 - I: Girdwood Commercial Recreation Districts 1, 2, and 3

June 1, 2005

- GCR-1 Golf Course/Nordic Ski Course Commercial Recreation
- GCR-2 Glacier-Winner Creek Commercial Recreation
- GCR-3 Crow Creek Historic Mine Commercial Recreation



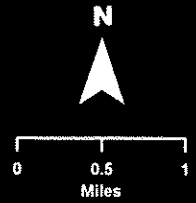
* See pages 15-40 for zoning district descriptions



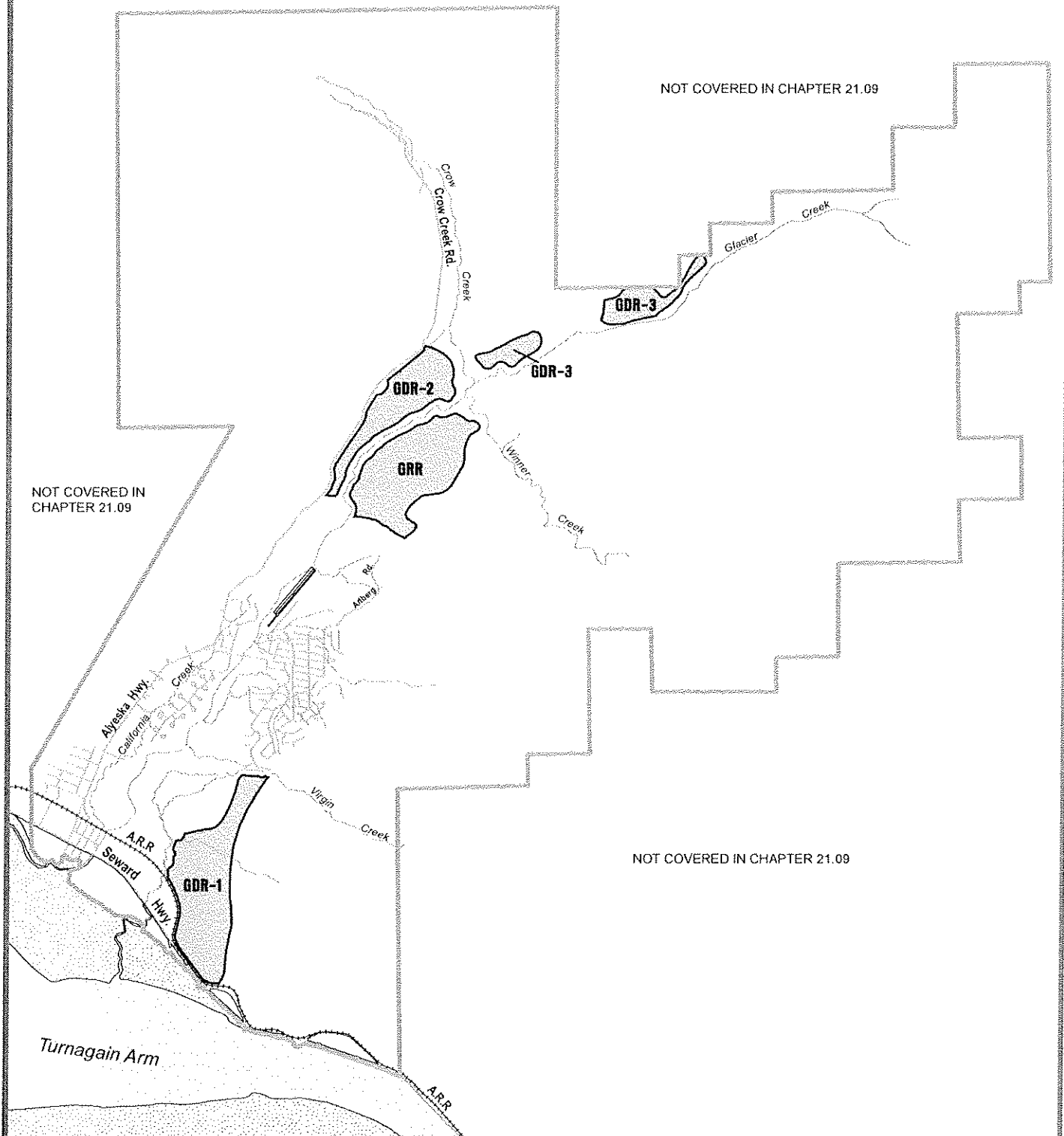
Map 21.09 - J: Girdwood Development Reserve and Recreation Reserve Districts

June 1, 2005

GDR-1 Lower Valley Development Reserve
GDR-2 Upper Valley Development Reserve
GDR-3 Glacier Creek Development Reserve
GRR Recreation Reserve



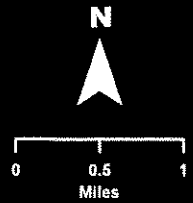
* See pages 15-40 for zoning district descriptions



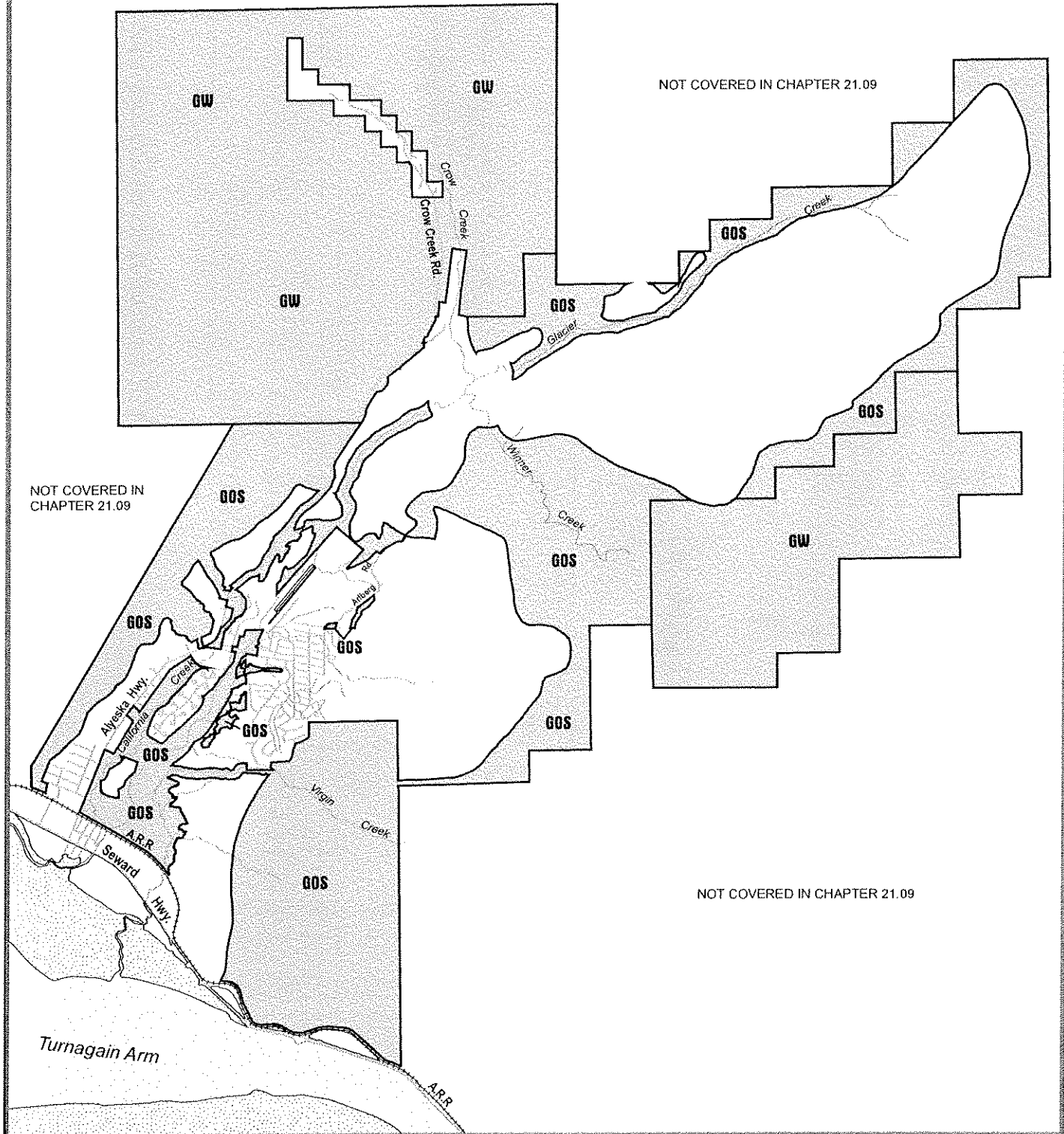
Map 21.09 - K: Open Space and Girdwood Watershed Districts

June 1, 2005

GW Girdwood Watershed
GOS Girdwood Open Space



* See pages 15-40 for zoning district descriptions





July 20, 2005

AO 2005-81
(AM 440-2005)

Girdwood Land Use Regulations

Comments Received

Marco Zaccaro

Jeffrey G. Demain

Julie Jonas

George McCoy

AK Department of Transportation & Public Facilities

Larry Daniels

Girdwood Board of Supervisors

<u>Comment</u>	<u>Page</u>
Zaccaro	1
Demain	3
Jonas	5
McCoy	9
ADOT&PF	19
Daniels	35
GBOS	39

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JUN 09 2005

Z ARCHITECTS

COMMUNITY PLANNING
AND DEVELOPMENT
March 2005
80 Box 842
Girdwood, AK 99502

(907) 783-2090
(907) 783-2095 fax
(907) 230-3044 cell
z-architects@ak.net

June 7, 2005

Tom Nelson
Director
Planning Department
PO Box 196650
Anchorage, AK 99519 -6650

RE: Title 21, Chapter 9: Girdwood Land Use Regulations
PUBLIC HEARING DRAFT - COMMENTS

Dear Tom:

Thank you for your and your staff's efforts in developing a comprehensive set of land use regulations for Girdwood. Also thank you for meeting with members of the Girdwood construction industry and addressing our concerns.

I have reviewed the Public Hearing Draft dated June 2005 of the proposed Girdwood Land Use Regulations and would like to offer the following comments:

1. 21.09.040.C.3.a (page 25, line 33). Add gC-9 to this article restricting residential use of ground floors in commercial districts. This change would encourage commercial development on the parcels along Hightower Road and help make Girdwood town center a viable pedestrian shopping destination.
2. 21.09.040.C.3.c.iv (page 26, line 12). Consider allowing floor space above arcaded walkway. This formula has been successfully used in Whistler B.C. and may encourage developers to build arcades as they would benefit from being able to build a second level within the front setback.
3. Table 21.09.050-1 (page 48). Allow 'Cottage Crafts' in gR-2 as there are now a number of artisans working out of their homes in the existing residential areas. This change would allow the continuation of a current, and we believe positive, use pattern.
4. Table 21.09.050-1. Potentially unclear application of area limits noted on page 49. To use as an example the proposed development (Glacier City Center) in gC-8. Glacier City Center envisions 30,000 to 40,000 square feet of program space divided into several different use categories. No single use category on the site exceeds the maximum square footage allowed (in this case most are affected by note 3) however in aggregate they do exceed the maximum square footage. How will the City interpret this?

June 14, 2005



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JUN 28 2005

COMMUNITY PLANNING
AND DEVELOPMENT

Tom Nelson, Director
Planning Department
PO Box 196650
Anchorage, Alaska 99519-6650

Re: Title 21, Chapter 9: Girdwood Land Use Regulations

Dear Mr. Nelson,

I am a resident and property owner in Girdwood, owning both residential and commercial property. I hope to proceed with our development project, Glacier City Center, which will be an enhancement to the charm of downtown Girdwood as well as adding badly needed services. I have some concerns about Chapter 9 as it relates to our project. I appreciate the opportunity to address those with you now.

1. 21.09.040.C.3.c.iv (page 26, line 12). Our project is designed to allow an overhang from the second floor that would allow additional floor space not provided with our footprint. This overhang would also allow for the creation of a covered walkway. That covered walkway in Girdwood is critical to providing a true pedestrian downtown.
2. Table 21.09.050-1. Glacier City Center will eventually include 30,000 to 40,000 square feet of program space divided into several different use categories. There is no single space that exceeds the maximum square footage that is allowed but when combined together they may exceed the maximum square footage. I am concerned about how the City will place an interpretation on this project.
3. 21.09.050.B.4.d.i (page 55, line 42). Glacier City Center is slated to house a 20 room inn. The City's current definition of an inn is currently 19 rooms. I would request that the definition be changed to allow 20 guest rooms.
4. Table 21.09.060-2 (page 68). Glacier City Center successfully appealed to the City for an exception to our utility easement. Given the proposed changes we would actually lose the ground we gained. The pedestrian between the new Girdwood Post Office and Glacier City Center will be enhanced by making the distance between the two buildings as short as possible. Lengthening the distance is counter productive to a pedestrian friendly site. The new Girdwood Post office is built on the southeast corner of its lot. Increasing the side yard set back does not have a benefit.
5. 21.09.070.K.1.b.ii (page 82, line 9). Glacier City Center is planning to build heated walkways. Areas exempt from snow storage requirements should not be required to add heated walkways.
6. 21.09.070.L.6 (page 83, line 4). Glacier City Center will certainly have landscaping appropriate to the area and in keeping with the standard set by the Alyeska Prince Hotel. Requiring a 15' landscape strip between every double loaded bay of cars severely limits the number of parking spaces available and will hamper the ease of snow removal. A pedestrian friendly town square, our goal is to reduce parking lot sizes – not make them larger.

Thank you for giving me the opportunity to present my concerns. I look forward to working with you and the planning committee.

Sincerely,

Jeffrey G. Demain, MD, FAAP, FACAAI
Principal

July 8, 2005

Physical Planning Division
Planning Department
P.O. Box 196650
Anchorage, AK 99519-6650

To the Planning and Zoning Commissioners and Assemblymembers:

I urge the adoption of Chapter 21.09, Girdwood Land Use Regulations, as written in the Public Hearing Draft, released in June, 2005.

Process

Successful communities have a shared vision. The Girdwood Area Plan (GAP) spelled out four broad goals, but how to reach those has been interpreted differently. The land use regulations were due to come out two years after the 1995 adoption of the GAP, with the purpose of becoming the tool that implemented the GAP. Even though the regulations are overdue, the subcommittee reviewing the drafts used the GAP as a guide when forming suggestions and providing input for various sections of the code.

Speaking as one who has probably attended more public meetings on this topic than any other citizen, I can confidently say that these regulations have been worked and re-worked numerous times, and we have reached a point where I believe we have a good document that will work admirably for Girdwood, and the municipality as a whole. While it is not perfect in everyone's eyes, the chapter as it stands now is a good faith effort at addressing a multitude of concerns heard over approximately an EIGHT+ YEAR process. I first attended workshops held in 1996 to develop the first round of regulations. In October and November of 1999, drafts were released. The codified version was very confusing and difficult to sift through. I served on the representative subcommittee who met many times to improve what was, at the time, an unsatisfactory document for many Girdwoodians. Next, the "Casey" draft was a valid attempt at rectifying the formatting challenges and content concerns. After another delay, the planning department resurrected the unfinished but necessary project -- and as the volunteer who had facilitated many of the review meetings to date, I welcomed the Planning Department taking the lead in pushing the process forward from here. When Clarion Associates was hired to help with the rewrite of Title 21 (and Girdwood's regulations, formerly "Title 22", was rolled in to it), the review process changed somewhat in that it was being driven more by the consultants and planning staff, but the same advisory subcommittee was retained to continue performing as thorough a review as possible. Because those of us on the subcommittee represented different sectors of the community, we had widely varying interests and positions, so some of the meetings were not pretty! But we stuck through it, reaching many compromises and clarifying

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will be well worth it in the long run. We will have retained the forested, small town atmosphere. We will have designed our buildings aesthetically to blend with our beautiful mountain environment. We will have provided year round recreational opportunities. We will have protected contiguous parcels of natural open space. *We will have a town that will continue to attract residents, businesses and tourists alike, all of which will contribute to a sound local economy.*

3. **Timing.** It's no secret that there are development projects looming on the near horizon in Girdwood (Crow Creek Neighborhood, Glacier Winner Creek). These land use regulations *must be adopted before* those development projects commence. We've all worked long and hard to help guide development; it's time to implement those guiding principles.

We have a chance to "do it right" in Girdwood. The new land use regulations, while not the only factor, will help get us there. I urge your support for approval of Chapter 9, Title 21, Public Hearing Draft, June 2005.

Respectfully,



Julie Jonas
P.O. Box 772
Girdwood, AK 99587

Summary of Recommendations

By George McCoy

1. Require an evaluation of economic impact of these regulations, including cost to builders and developers and cost to taxpayer for additional staff required to administer the regulations.
2. Put off the adoption of these regulations until the rest of Title 21 is adopted for the Anchorage Bowl.
3. Reduce the number of zoning districts. Thirty-two is too many. Separate document into separate sections for each zoning district to make the document more user friendly
4. Do not change setbacks in existing developed subdivisions. Remove requirement to retain native vegetation in setbacks to allow for defensible space in the event of a wildfire.
5. If setbacks are changed in existing subdivisions waive the \$250 fee for a nonconforming determination for one year
6. Do not restrict the maximum size of a building on lots larger than one acre to 6250 square feet.
7. Correct boundaries and language in the Lower Valley Golf Course Area to allow for construction of a Club House and associated maintenance facilities.
8. Revise design standards in consultation with a committee of builders. Vinyl-clad siding should be permitted and wood shake roofs should be prohibited in Girdwood.
9. Send the entire chapter back to the drawing board and instruct the planning department to simplify these regulations.

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COMMUNITY PLANNING
AND DEVELOPMENT

Complexity

It is incomprehensible that this small community of perhaps 2000 people needs 32 zoning districts. Is this kind of micro-management really necessary or desirable? As an exercise, I tried to determine the requirements for obtaining a permit and building on a lot in the existing Alyeska subdivision (gR2). It was necessary to jump around this document to 14 different pages and this is probably the simplest project to obtain a permit for under these regulations. The only way to make this document more user friendly would be to organize it into 32 subchapters, one for each zoning district. This would allow the user to look at the requirements for a particular zoning district without jumping around and trying to find all the relevant information in 10 to 20 different places.

I have some limited experience in building and development and after several readings of Chapter 9 I am still not sure I have a firm grasp on these regulations. We have gone from 5 pages in the R-11 sections of Title 21 to 105 pages in Chapter 9. Do we really need this degree of complexity? I fear that members of the Planning and zoning Commission will have to increasingly rely on staff for advice when interpreting these regulations or it will require an immense amount of time and dedication by commission members to be able make decisions on applications. My biggest fear is that the ambiguity in these regulations and difficulty of interpretation will give the staff a great deal more latitude and power in making determinations on the requirements of any development and almost complete control of decision making on a proposed master plan. The complexity of the permitting process and the volume of permits will require a great deal of staff time resulting in additional permitting costs, and increased staff and we will see increased delays in permitting building and development projects.

Setbacks

Changes made to setbacks make no sense at all. Because of wetlands, topography of lots, bedrock, mature trees, existing odd shaped lots and presence of poor soils on all or a portion of many lots it makes sense to maintain maximum flexibility in placement of improvements on many of the lots in Girdwood. While some attempt has been made to take these factors into consideration (pages 5 and 6), it is impossible to account for the infinite variety of nature with a finite set of rules. The most attractive homes in Girdwood are designed for the lot considering all of the above plus sun exposure and view potential and placed on the lot in a manner that is most appropriate to that lot. Development in the existing subdivision using existing setbacks would not have been improved by the proposed increase in side and backyard setbacks. .

The requirement to maintain native vegetation in the setbacks is even more onerous. The potential for a forest fire or a fire affecting multiple structures increases every year. Having been a resident of Girdwood for more than 30 years I have noticed a marked increase in the density and size of native vegetation on residential lots in existing subdivisions. The area bounded by Davos, Donnor Loop, and Alpine was swampy

of a home on one of these lots to 6250 square feet? There are many homes in Anchorage that are 8 to 10,000 square feet on large lots. I fail to see the rationale behind this limit.

Lower Valley Golf Course

It appears that the Open Space boundaries have changed and that under the definition of open space in Chapter 9, it may not be possible to build clubhouse and maintenance facilities in Open Space. This is the only currently designated golf site in the Girdwood Valley and we should have a commitment from the Planning Department that that is the intent of this document. At the very least this language and the boundaries of Open Space should be clarified.

Design Standards

The design standards do not take into account the latest technology in building materials and possible future refinements.

1. Vinyl siding is prohibited. When we talk about vinyl clad siding we automatically think about the old "aluminum siding". Two condominium projects have replaced wood lap siding with vinyl-clad siding. It has improved the appearance dramatically and is more attractive visually than the old wood siding. On several existing older condominium project the siding must be restained every 2 to 3 years. This is a significant financial burden on the homeowners associations. It is impossible to distinguish modern textured vinyl clad siding from wood lap siding from a distance of more than a few feet.
2. Cedar shake roofing is prohibited on commercial and multifamily dwellings. I suggest that because of combustibility it be prohibited on all new construction.

I was active in the original creation of the R-11 section of Title 21 in 1981 and 1982 and I worked closely with the consultant who drafted the R-11 regulationz. We proposed a set of regulations that were much more complex than those finally adopted, but much less complex than Chapter 9. The Planning and Zoning Commission felt that the proposed regulations were too complex and difficult to administer and the existing R-11 was the result. So my comments are colored by an institutional memory. I have also served 2 terms on the Girdwood Board of Supervisors, 8 ½ years on The Heritage Land Bank Advisory Commission and more recently have been Chairman of the Girdwood Land Use Committee. I have been dealing with Girdwood land use issues for more than 25 years, both as a volunteer and in a professional capacity.

Attachments 4 pages

Chadwick, William D.

From: Rodman, Sue U.
Sent: Wednesday, May 25, 2005 8:30 AM
To: Fullenwider, John H.; Chadwick, William D.
Subject: Girdwood Land Use

Dear Chief Fullenwider and Chief Chadwick,

Last night, I attended the Girdwood Land Use Committee Meeting with regard to the Title 21 re-write for Girdwood's Chapter 9. I was able to add a few things to the list of "resolutions" for further consideration and potential adoption into the Chapter:

A recommended site prescription for the home ignition zone (Firewise recommendations for private homes)
Wood shingle roofs to be prohibited on new construction

Chief Chadwick's letter regarding these issues made some recommendations for firewise. I would like to re-write these to make a better fit for Girdwood due to the nature of the community and the tree to house relationship that distinguishes neighborhoods there. I will forward my suggestions to you.

Discussion took place regarding snow storage. There should likely be some follow up from Chief Chadwick on this subject when the new draft comes out next week. I didn't want to speak out of school (I didn't have the turning radius of fire trucks in my memory last night).

Tom Nelson of the Planning Department was encouraging and will be receiving some language from me today for inclusion into the new draft. The next step for Girdwood is to review the new text. The public hearing will be in late July. The chapter 9 text goes before the MOA Assembly in September. This process is encouraging and the new code for WUI construction is noted in the new Chapter 7 of Title 21 (for public hearing and adoption next spring). I will work with Michelle on the code that she wrote previously.

Sincerely,
Sue

Sue Rodman
Forester
Anchorage Fire Department

*Wildfire Mitigation Office - AFD Training Center
1140 Airport Heights - Anchorage, AK 99508
desk (907) 267-4902, cell (907) 317-7236
pager 762-2571, fax (907) 279-2106
www.muni.org/fire1/wildfire.cfm*

The vegetation standard in title 21 limits the abilities of homeowners to protect themselves from wildfire by restricting their options in creating this safety zone. In my opinion, this endangers the whole community as well as limiting our ability to effectively fight wildfires. I would recommend that this section be changed to allow the removal of flammable vegetation within 100 feet of any structure.

I would also like to briefly address the design standards for streets and roads as set forth in section 21.09.070. Our streets and roads play a major role in the control of wild fire by acting as firebreaks as well as emergency access routes for firefighting personnel and equipment. Good firebreaks as a rule should be twice as wide as the tallest tree on either side of the open space. It is extremely important that this width standard be maintained, it will allow us to contain any wildfire to small areas and keep it from spreading to the rest of the community. This plan should be amended to allow for the proper width right of way to allow for their use as fire breaks.

I also have problems with 21.09.080 (Building design standards). It has been shown that many of the structures lost to wildfire have been built with flammable roof coverings, specifically wood shakes and flammable shingles. I would strongly recommend that all flammable roofing materials should be prohibited.

Thank You,

William Chadwick, Girdwood Fire Chief

From: Sandra Cook [sandra_cook@dot.state.ak.us]
Sent: Monday, July 11, 2005 4:26 PM
To: "title 21"@ci.anchorage.ak.us
Cc: jennifer wilson; david_post@dot.state.ak.us
Subject: Title 21, Chapter 9 Girdwood Land Use Regulations Comments



Title

apter9comments.doc

The Alaska Department of Transportation and Public Facilities submits the attached comments on Title 21 Chapter 9 Girdwood Land Use Regulations. Of particular concern is the proposed road designs. It is inappropriate to place road, driveway, and lighting standards in Land Use Regulations. What is more disconcerting is the lack of reference to local, state, or national road design guidelines like the American Association of State Highway Transportation Officials. The municipality has road design standards that meet AASHTO guidelines. These guidelines have been tested and proven to be the best practices concerning public safety and road design.

The second major issue is the inclusion of the GA district (Girdwood Airport). Please be advised that under AS 02.25, state owned airports are not subject to local platting and zoning requirements. The legal foundation for this position is explained in an October 24, 1996, Alaska Department of Law opinion by Ms. Carolyn E. Jones. (A hard copy will be forwarded to you, along with the attached comments.) The Girdwood Airport is a state owned facility. We recommend the GA district be deleted from all maps and reference in the text of this document.

We appreciate the opportunity to comment. If you have any questions regarding our comments, please call me.

Sandra Cook
Anchorage Area Planner
ADOT&PF
sandra_cook@dot.state.ak.us
(907) 269-0522

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COMMUNITY PLANNING
AND DEVELOPMENT

requires the state to comply with municipal ordinances in the same manner and to the same extent as other landowners.

Recommendation: Delete the word "exceed" from this sentence.

4. *Page 59, TABLE 21.09.050-2: TABLE OF ACCESSORY USES:* Remove the GA (Girdwood Airport) District from this table.
5. *Page 70, TABLE 21.09.60-5 TABLE OF DIMENSIONAL STANDARD, OTHER GIRDWOOD DISTRICTS:* See comment 2. We object to the development of a Girdwood Airport District, subject to 21.09. State owned airports are not subject to local platting and zoning requirements.

Request: DOT&PF insists the GA: Girdwood Airport District be removed from Title 21.09: Girdwood Land Use Regulations.

6. *Page 72, 21.09.070, E. 4. Setback Area Vegetation, b. Alyeska Highway Frontage Setback Vegetation:* Vegetation in DOT&PF rights of way will be cut as deemed appropriate for the integrity drainage and public safety on the road. The same applies to Crow Creek Road.
7. *Page 74, 21.09.070, E. 5. Tree Protection During Construction, b. Other Constructions:* During road construction, the most cost effective means of working in the construction zone (state rights of way) is to clear trees. Also at the time of construction, any utilities within the rights of way that require relocating are moved to the outer edge of the rights of way, requiring the removal of vegetations. Working around vegetation, in some cases, is nearly impossible. Requiring tree protection during construction will drive the cost up considerably.

Recommendation: Rewrite this section to address the exceptions to tree protection during construction as cited in the previous paragraph.

8. *Page 75, 21.09.070, F.2. Collector Streets-General:* It is inappropriate to include road design standards in a land use document. The appropriate place for this documentation is in the Municipality's Traffic Department's Street Design Standards. Further, instead of dictating standards in the land use regulations, the American Association of State Highway Transportation Official's (AASHTO) guidelines needs to be referenced.

Recommend: Delete prescriptive design standards and point to those standards set forth in the AASHTO guidelines.

9. *Page 78, G.1.b Location:* The Section takes exception to the inference that public safety will be enhanced by adding intersection lighting at every location along the Alyeska Highway. The perception of public safety may

16. Page 81, J.1.b. *Location of UG in gR-3 and gR-5 Districts*: The Department's utility permitting practice (as described in the 1994 UTILITY MANUAL), prioritizes utility placement to be easement based before the right-of-way may be used. This is a primary right-of-way management tool that the Department employs to maintain the use of the roadway rights-of-way for their primary purpose.

Recommendation: Utilities should be placed in utility easements and not state or municipal road rights of way when possible.

17. Page 81, J.1.c. *Location of above ground utilities*: The implementation of this code will require additional right-of-way in areas of utility relocation. The screening of utilities with vegetation is generally incompatible with utility maintenance (and roadway maintenance).

Recommendation: These regulations need to reflect the current and best practices for right of way management, utility maintenance and roadway maintenance.

18. Page 81, J.1.d. *Design Standards for Above-Ground Utilities*: Similar to above, incompatible uses, additional right-of-way requirements and conflicts with roadway/utility maintenance activities.

Recommendation: See comments in number 17.

19. Page 90, N. 5. b. *Separation between Driveways, i.*: Land use regulations are not the appropriate vehicle to dictate distance between driveways.

Recommendation: Anything referring to road or driveway standards needs to defer the Municipality's road standards, design standards or AASHTO guidelines.

Recommendation: DOT&PF insists the GA district in this section be deleted. State owned airports are not subject to local platting and zoning regulations.

20. *Maps 21.09-A through K: Girdwood Zoning District*: The Girdwood Airport is not subject to local platting and zoning regulations.

Recommendation: DOT&PF insists the maps remove the GA district and any reference to a GA district.

MEMORANDUM

State of Alaska

Department of Law

TO: Joseph L. Perkins
Commissioner
Department of Transportation
& Public Facilities

DATE: October 24, 1996

FILE NO.: 661-97-0228

TEL. NO.: 269-5161

SUBJECT: Aviation Zoning

FROM: Carolyn E. Jones *CEJ*
Transportation Section-Anchorage
Supervising Attorney

You have asked whether state-owned airports are subject to local platting, zoning and land use ordinances. The short answer is no.

The most recent activities of the Municipality of Anchorage (MOA) have prompted this request for advice. The Municipality of Anchorage is attempting to impose its land use regulations (zoning, platting and subdividing) over activities at the Anchorage International Airport. Of most immediate concern is the MOA's threat that it will not issue a certificate of occupancy when construction of the United Parcel Service facility is completed in November. However, this is not the first time that a local government has attempted to assert its authority over land use to regulate activities at a state-owned airport. The same question has come up with regard to rural airports as well. Thus, your request for advice seeks a response that will assist you in managing the entire statewide airport system.

As a general matter, assertion of local jurisdiction over the state-owned airports would be costly and time-consuming, and duplicative where the state already has its own procedure for dividing and surveying tracts within airport boundaries and delineating permissible uses. Moreover, if 266 separate local governments were permitted to assert nonuniform and inconsistent land use regulations at the state's 266 airports, it would create an aviation and security nightmare.

The Alaska Legislature has enacted a comprehensive body of legislation in order to establish a safe, efficient, and self-sustaining air transportation system to meet the unusual transportation needs of Alaska. The Airport Zoning Act (AS 02.25 et seq.) ensures uniform

Joseph L. Perkins, Commissioner
Department of Transportation & Public Facilities
A.G. file no: 661-97-0228

October 24, 1996

Page 3

activities and purposes compatible with normal airport operations; and to maintain a fee and rental structure to be self sustaining. 14 C.F.R. pt. 152 at Appendix D, Assurance 21 (1996). Until now, the state has been able to construct and operate its airports with a uniform policy and to successfully qualify for the millions of dollars of federal aid so necessary to the development of aeronautics in this state.

LEGAL ANALYSIS

AIRPORT ZONING IN ALASKA REQUIRES UNIFORM AND CONSISTENT TREATMENT AT THE STATE LEVEL

I. The Commissioner and the Department of Transportation and Public Facilities
Have Specific Authority to Provide for Zoning, Platting, and Land Use at State-
Owned Airports

Prior to Statehood and continuing to the present, the Alaska Legislature has enacted a comprehensive scheme of legislation, establishing a safe, efficient, and self-sustaining air transportation system. Alaska Statute 02.15.060 and AS 02.15.160 authorize the Department of Transportation and Public Facilities (DOT&PF) to "plan, establish, construct, enlarge, improve, maintain, equip, operate, regulate, protect, and police airports and air navigation facilities within the state." In furtherance of this authority, the department may acquire and dispose of property, including the power of eminent domain, AS 02.15.070; enter into contracts, leases, and other arrangements, AS 02.15.090; fix charges, rentals, and fees with regard to expense of airport operations, AS 02.15.090; accept federal funds and money from other public or private sources for these purposes, AS 02.15.010-- 02.15.020(c); and cooperate with the federal government and municipalities to accomplish these objectives, AS 02.15.010(2)-- 02.15.050 and AS 02.15.120--02.15.155.

DOT&PF has adopted regulations to implement this legislation. The regulations regulate such diverse activities and airport uses as:

- (1) aircraft rules, 17 AAC 40.010;
- (2) fueling operations, 17 AAC 40.020;
- (3) vehicle rules, 17 AAC 40.030;
- (4) rules of conduct, including access, business activities, and prohibited activities, 17 AAC 40.040;
- (5) construction of airports or air facilities within two miles of a federal aid highway, 17 AAC 40.220;

Joseph L. Perkins, Commissioner
Department of Transportation & Public Facilities
A.G. file no: 661-97-0228

October 24, 1996

Page 5

sustaining air transportation system within the state, and (2) to qualify for available federal funding to support this ambitious policy.

II. Alaska Statutes Generally Require Compliance with Municipal Planning and Zoning, and Subdividing and Platting Ordinances Do Not Conflict with AS 02.15 and AS 02.25

A. No Repeal, Express or Implied

1. AS 35.30.020/Planning and Zoning

As you pointed out in your request for advice, AS 35.30.020 requires the department "to comply with local planning and zoning ordinances and other regulations in the same manner and to the same extent as other landowners." That requirement would, on its face, appear to be in conflict with AS 02.25 et seq. that authorizes the department to adopt its own zoning ordinances and to identify permissible land uses for airports and property surrounding airports. However, we conclude otherwise.

The relevant provisions of Title 2, specifically providing for airport zoning, have been law since 1951. AS 35.30.020-- requiring state compliance with local planning and zoning ordinances in the same manner and to the same extent as any other landowner-- was enacted in 1977. Alaska Statute 35.30.020 does not specifically repeal AS 02.25 et seq. We have found no legislative history that would support an argument that the Legislature impliedly repealed AS 02.25 et seq. with the enactment of AS 35.30.020. Moreover there is a widely accepted presumption against the repeal of prior laws by implication. *Waiste v. State*, 808 P.2d 286, 289 (Alaska Ct. App. 1991).

On the other hand, there are several well established principles of statutory construction that preserve the validity of the Airport Zoning Act. First, the enactment of a general law broad enough in its scope and application to cover the field of a prior special or local statute will generally not repeal the prior special law. Secondly, if the later general statute does not present an irreconcilable conflict with the prior special statute then the special statute will be construed as a qualification or exception to the general law. *Waiste v. State*, 808 P.2d at 289. See also Norman J. Singer, *Sutherland Statutory Construction* § 23.15 (5th ed. 1992). Finally, to the extent of a conflict, the special statute will prevail over the general. *Id.*

Joseph L. Perkins, Commissioner
Department of Transportation & Public Facilities
A.G. file no: 661-97-0228

October 24, 1996

Page 7

B. Local Governments Are Preempted from Regulating State-Owned Airport System

1. Whether Federal Aviation Laws Preempt Local Regulation Is Still an Open Question

A state statute or local ordinance may be construed as preempted under three circumstances. Congress may express a clear intent to preempt state law in the body of a federal statute. *Pacific Gas & Elec. Co. v. State Energy Resources Conservation and Dev. Comm'n*, 461 U.S. 190, 203, 103 S. Ct. 1713, 1721-22 (1983). In the absence of express preemption language, federal law has an implied preemptive effect if Congress revealed its intent by "occupying the field" of regulation. *Silkwood v. Kerr-McGee Corp.*, 464 U.S. 238, 248, 104 S. Ct. 615, 621 (1984). Thirdly, when state law actually conflicts with federal law, the federal law preempts the state law. *Florida Lime & Avocado Growers, Inc. v. Paul*, 373 U.S. 132, 142-43, 83 S. Ct. 1210, 1217 (1963).

During the last 30 years, Congress has enacted a comprehensive scheme of legislation regulating aircraft and airport operations, aircraft noise, and the expansion of the nation's public airports in order to establish and maintain a safe and efficient national air transportation system. See e.g., Federal Aviation Act of 1958, 49 App. U.S.C.A. secs. 1301-1542; Airport and Airway Development Act of 1970, 49 U.S.C.A. secs. 1701-1742; Airport Noise and Capacity Act of 1990, 49 U.S.C.A. secs. 2151 et seq.; Airport and Airway Safety and Capacity Expansion Act of 1987, 49 App. U.S.C.A. secs. 2201-2227; National Aviation Noise Policy, 14 C.F.R. Part 91 (1991).

There are no express statements of congressional intent or other explicit indications by Congress to preempt state or local regulation of land use at airports. *Gustafson v. City of Lake Angelus*, 76 F.3d 778, 784 (6th Cir. 1996). Whether, and to what extent, these laws were intended to occupy this field of airport regulation is still an unsettled question. Cf. 1977 Inf. Op. Att'y Gen. (Mar. 27; Gazaway)(whether federal aviation law would preempt proposed AS 35.30.020 unclear).

In one body of case law, the courts have distinguished permissible local regulations based on whether they pertain to aircraft flight operations versus land use regulation. The Ninth Circuit Court of Appeals enjoined the City of Los Angeles from enforcing a local ordinance requiring the city's approval of any plans for development on Airport land used exclusively for airplane landings and takeoffs. *Burbank-Glendale-Pasadena Airport v. Los Angeles*, 979 F.2d 1338, 1341 (9th Cir. 1992). Subsequently, an Ohio district

Joseph L. Perkins, Commissioner
Department of Transportation & Public Facilities
A.G. file no: 661-97-0228

October 24, 1996

Page 9

However, the comprehensive body of state aviation law evinces a legislative intent that the state, through DOT&PF and its commissioner, have the ultimate power and responsibility for the development of aeronautics in Alaska. The department has the authority to plan, construct, improve, maintain, operate, and police airports and air navigation facilities within the state. AS 02.15.060. The department has the power to acquire property for these purposes, including the power of condemnation, and to dispose of its interests in airport and air navigation facilities. AS 02.15.070. The department has broad powers to enter into long-term contracts, leases, and other agreements regarding the operation of the airport and use of airport property. AS 02.15.090. In its discretion, the department may offer its services to the federal government, a municipality, or a person in connection with planning, acquisition, construction, improvement, maintenance, or operation of airports or air navigation facilities. AS 02.15.130.

The department may grant or lend money to a municipality or person for these same activities. AS 02.15.140. The department must approve a municipality's application for federal aid under the Federal Airport Act or the municipality may not participate in the program. AS 02.15.150. The commissioner's approval is required before a person may construct an airport near a federal highway or air facility. AS 02.15.205. The department is vested with general police powers to enforce state aviation laws, related regulations, and all other laws of the state relating to aeronautics. AS 02.15.230. The department has the authority to enact regulations pertaining to land uses for any airport within the state; to divide the area surrounding the airport into zones; to specify the land uses permitted within the zones; to regulate and restrict the height of structures and trees within the zones; and to require the abatement of lights, electronic devices, or other hazards. AS 02.25.020.

Municipalities may still possess some powers with respect to airport construction and operations. For example, municipalities have traditionally played a role in determining the location of new airport construction, or banning new airport construction altogether. *Gustafson v. City of Lake Angelus*, 76 F.3d at 790 n.9; *City of Cleveland v. City of Brook Park*, 893 F. Supp. at 750-751; *Garden State Farms, Inc. v. Bay*, 390 A.2d 1177, 1184-1185 (N.J. 1978). However, we conclude that a municipality may not regulate land use activities, including zoning, subdividing, and platting, on airport property. We also conclude that a municipality must not exercise its authority over airport property so as to frustrate the statewide policy expressed in AS 02.15 (Alaska Aeronautics Act of 1949) and AS 02.25 (Airport Zoning Act). The *Garden State Farms*, 390 A.2d at 1184-85. The imposition of 266 different local zoning ordinances and platting and subdividing requirements at 266 separate state airports would frustrate the legislative intent for a uniform and system-wide state aviation system, and is therefore preempted.

(Page 7)

E. Area Master Plan

3. Procedures

e. Submittal Requirements

Amendment is delete "and/or the Director"

(Page 8)

iv.

Amendment is add "mapping of 1" = 200' or as required by Director"

- v.** *Amendment is change text to "A [detailed] description of the existing vegetation, [habitat], and soils in the petition area [if required by Director];*

- vi.** *Amendment is to add "existing trails"*

- viii.** *Amendment is to add "Traffic Study, if required by Director"*

Add the following sections:

- xiv.** An analysis of offsite impacts for utilities and public services including impacts to public schools, fire and police services if required by Director;
- xv.** Detailed discussion of conformance with GAP, Transportation Plan, Trail Plan and other current Girdwood Area Planning documents, if required by Director;
- xvi.** Compliance with 21.09.030 C.

(Page 40)

A. Table of Allowed Uses

1. Explanation of Table Abbreviations

d. Conditional Uses

Amendment is add "When Area Master Plans and Master Plans are approved by Title 21, they will be substituted for Conditional Uses where noted in the Table.

(Page 45)

5. Table of Allowed Uses

Amendment to change only the Residential gR 4, gR 5 and Resort gR ST1 and gR ST2

#1 Refers to an "Area Master Plan"

#2 Refers to a "Master Plan"

Use Type	gR 4	gR 5	gR ST1	gR ST2
Dwelling, multiple-family (>8-20/acre)	2 C	2 C	2 C	2 C
Dwelling, multiple-family (>20/acre)			1&2 C	1&2 C

(Page 43)

5. Table of Allowed Uses

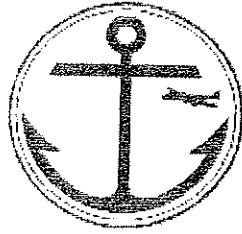
Amendment to change only the Resort gR ST1, gR ST2 and GW

#1 Refers to an "Area Master Plan"

#2 Refers to a "Master Plan"

Use Type	gR ST1	gR ST2	G W
Alpine ski facility	1&2 C	1&2 C	1&2 C
Non-motorized general outdoor recreation, commercial	1&2 C	1&2 C	

Municipality
of
Anchorage



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Municipality of Anchorage
Zoning Division

PO Box 390
Girdwood, Alaska 99587
<http://www.muni.org>
Mark Begich, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

Tracey Knutson, Chair;
Victor Duncan, Marcus Tingle, John Gallup, Nick Danger

July 11, 2005

Anchorage Assembly
Municipality of Anchorage
P.O. Box 196650
Anchorage, AK 99519-6650

✓
Planning and Zoning Commission
Municipality of Anchorage
P.O. Box 196650
Anchorage, AK 99519-6650

To Members of the Anchorage Assembly and MOA Planning and Zoning Commission:

On June 20, 2005, at the Girdwood Board of Supervisors ("GBOS") regular monthly meeting, the Board passed a motion to send forward to the Assembly a motion originally passed by the Girdwood Land Use Committee ("GLUC") meeting of June 14, 2005. The motion was specifically addressed to the Planning and Zoning Commission and Anchorage Assembly and reads as follows:

"The GLUC wishes the Assembly to consider some type of grandfather rights for property owners that have improved properties whose plans were approved for construction prior to the passage of Chapter 9, Title 21; in addition, it is requesting that Planning and Zoning and the Assembly have an expedited and less costly process for Girdwood property owners impacted by the changes brought on by the passage of these regulations". Vote at LUC: (11-0).

Supervisor John Gallup moved that the GBOS send the LUC's vote forward as a recommendation to the Assembly; Supervisor Nick Danger seconded the motion. Vote: (5-0), unanimously in favor.

As you can see, the community is concerned about the impacts of Chapter 9, Title 21 changes on existing properties. The community is requesting consideration from the assembly and ultimately from Planning and Zoning for expedited and affordable processes to deal with existing properties impacted by these regulatory changes. Thank you for your consideration of this motion as it regards Chapter 9, Title 21: Girdwood's land use regulations.

Sincerely,

Tracey Knutson, Chair
Girdwood Board of Supervisors

Cc: Janice Shamberg, Chris Birch, Anchorage Assembly Members
Tom Nelson, MOA Planning Department