

See Ao 2005-150 (S-1)

Submitted by: Assemblymembers Ossiander and
Shamberg
Prepared by:
For reading: November 22, 2005

ANCHORAGE, ALASKA
AO NO. 2005-150(S)

1 AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTION
2 21.35.020 TO AMEND AND TO ADD DEFINITIONS RELATING TO THE
3 ACCESSORY USE OF LARGE DOMESTIC ANIMAL FACILITIES AND HOME
4 BASED BUSINESS; TO AMEND SECTIONS 21.40.020, 21.40.070, 21.40.080,
5 21.40.090, 21.40.100, 21.40.110, 21.40.115, 21.40.117; TO ADD LARGE DOMESTIC
6 ANIMAL FACILITIES AND HOME BASED BUSINESSES AS PERMITTED
7 ACCESSORY OR CONDITIONAL USES IN THE R-5A RURAL RESIDENTIAL
8 DISTRICT (LARGE LOT), R-6 SUBURBAN RESIDENTIAL DISTRICT (LARGE
9 LOT), R-7 INTERMEDIATE RURAL RESIDENTIAL DISTRICT, R-8 RURAL
10 RESIDENTIAL DISTRICT (LARGE LOT), R-9 RURAL RESIDENTIAL DISTRICT,
11 R-10 RESIDENTIAL ALPINE/SLOPE DISTRICT, AND R-11 TURNAGAIN ARM
12 DISTRICT; TO AMEND CHAPTER 21.45 TO ADD ACCESSORY BUILDING
13 STANDARDS AND TO ESTABLISH SUPPLEMENTARY DISTRICT STANDARDS
14 FOR LARGE DOMESTIC ANIMAL FACILITIES; AND TO AMEND CHAPTER
15 21.50 TO ESTABLISH CONDITIONAL USE STANDARDS FOR LARGE DOMESTIC
16 ANIMAL FACILITIES.

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19 THE ANCHORAGE ASSEMBLY ORDAINS:

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21 **Section 1.** Anchorage Municipal Code section 21.35.020 is hereby amended to read as follows:
22 *(Other definitions in the referenced section are not affected and are therefore not set out unless for*
23 *context.)*

24 *** **

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

27 *** **

28 Animal Arena means a fenced area for the riding, exhibition or exercise of large domestic
29 animals. An arena may be covered or uncovered.

30 ***** **

31 Barn means a building used for the housing and care of horses or other large domestic animals
32 and for the storage of feed, hay, other crops, tools and farm or tack or equine equipment, and
33 uses accessory to these uses.

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Building area means the total area of all principal and accessory buildings or structures, projected upward from a horizontal plane thirty (30) inches above grade level to the sky. Building area includes cantilevers, decks and covered areas more than thirty (30) inches above the finished grade level, skywalks and similar structures, but does not include those projections exempted under section 21.45.070. For large domestic animal facilities, building area includes all buildings and covered areas, and excludes uncovered arenas, corrals, paddocks, and riding areas [AREA(S) TAKEN ON A HORIZONTAL PLANE 30 INCHES ABOVE GRADE LEVEL OF THE PRINCIPAL BUILDING(S) AND ALL ACCESSORY BUILDINGS OR STRUCTURES].

***** **

Corral means an uncovered pen or enclosure for confining animals.

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

*** **

Large domestic animal means domestic or semi-domestic animals such as horses, cows, pigs, llamas and other similar animals of similar size, but not dogs, *canis familiaris*.

Large domestic animal facility means a structure or structures on a lot or tract or abutting lots or tracts for the keeping, boarding, harboring, stabling, training, exercising, or breeding of four (4) or more large domestic animals regardless of animal ownership. Properties with fewer than four (4) large domestic animals are permitted in the R-5A, R-6, R-7, R-8, R-9, R-10 and R-11 zoning districts, but shall be in conformity with the requirements of titles 15, 17 and 21.

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Lot coverage means the percentage determined by dividing the total building area of a lot (excluding projections of the types permitted in required yards by 21.45.070) by the area of the lot.

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Paddock means a fenced [ENCLOSED] area used to house one or more large domestic animals. A portion of the fenced area may be roofed or otherwise covered. [FOR THE PASTURING OR EXERCISING OF ANIMALS].

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(GAAB 21.05.020; AO No. 77-355; AO No. 78-16; AO No. 78-28; AO No. 78-171; AO No. 78-231; AO No. 79-214; AO No. 80-42; AO No. 81-67(S); AO No. 81-97; AO No. 81-180; AO No. 82-54; AO No. 82-167; AO No. 83-91(S); AO No. 84-14; AO No. 84-52; AO No. 85-58; AO No. 85-159; AO No. 85-91, 10-1-85; AO No. 85-216; AO No. 86-19; AO No. 86-78; AO No. 86-90; AO No. 86-171; AO No. 88-172; AO No. 88-171(S-1), 12-31-88; AO No. 89-35, 4-7-89; AO No. 88-147(S-2); AO No. 90-50(S); AO No. 91-35; AO No. 90-152(S); AO No. 91-90(S); AO No. 91-184; AO No. 92-7(S-2); AO No. 92-26; AO No. 92-93; AO No. 92-128(S); AO No.

92-129(S); AO No. 93-58; AO No. 93-148, § 1, 11-16-93; AO No. 94-62, § 2, 4-12-94; AO No. 95-68(S-1), §§ 2, 3, 8-8-95; AO No. 95-173, § 1, 11-14-95; AO No. 96-41, § 1, 3-5-96; AO No. 96-131(S), § 1, 10-22-96; AO No. 98-106, § 1, 7-21-98; AO No. 98-160, § 3, 12-8-98; AO No. 99-62, § 2, 5-11-99; AO No. 2000-119(S), § 8, 2-20-01; AO No. 2001-79(S), § 1, 5-8-01; AO No. 2001-80, § 1, 5-8-01; AO No. 2002-101(S), § 2, 4-9-02; AO No. 2002-109, § 2, 9-10-02; AO No. 2002-117, § 4, 1-28-03; AO No. 2003-62(S-1), § 3, 10-1-03; AO No. 2003-97, § 1, 9-30-03; AO No. 2003-132, § 1, 10-7-03; AO No. 2003-124(S), § 1, 1-20-04; AO. No. 2004-108(S), § 2, 10-26-04; AO No. 2005-9, § 1, 3-1-05)

Section 2. Anchorage Municipal Code section 21.40.020, PLI, public lands and institutions district, is hereby amended to read as follows: (*Subsections not affected by this ordinance are not set out unless for context.*)

21.40.020 PLI public lands and institutions district.

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C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

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5. Large domestic animal facilities on sites 40,000 square feet or larger, subject to supplementary district standards.

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

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13. [EQUESTRIAN FACILITIES] Large domestic animal facilities that do not meet supplementary district regulations for site area. [OR LOT COVERAGE]

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GAAB 21.05.050.A; AO No. 77-355; AO No. 79-25; AO No. 81-67(S); AO No. 81-178(S); AO No. 82-24; AO No. 83-78; AO No. 84-34; AO No. 85-18; AO No. 85-28; AO No. 85-78; AO No. 85-23; AO No. 85-91, 10-1-85; AO No. 86-19; AO No. 86-90; AO No. 88-7(S), 7-4-88; AO No. 90-152(S); AO No. 92-93; AO No. 93-148, § 3, 11-16-93; AO No. 95-68(S-1), § 4, 8-8-95; AO No. 96-131(S), § 3, 10-22-96; AO No. 99-62, § 3, 5-11-99; AO No. 99-131, § 6, 10-26-99; AO No. 99-149, § 1, 12-14-99; AO No. 2002-109, § 3, 9-12-02; AO No. 2003-132, § 2, 10-7-03; AO No. 2005-9, § 2, 3-1-05; AO No. 2005-42(S), § 1, 5-31-05)

Section 3. Anchorage Municipal Code section 21.40.070, R-5 rural residential district, is hereby amended to read as follows: (*Subsections not affected by this ordinance are not set out unless for context.*)

21.40.070 R-5 rural residential district; R-5A, rural residential district (large lot).

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C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

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4. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all titles of this Code. The roofed or otherwise covered portions of p[P]addocks, stables or similar structures [OR ENCLOSURES] which are utilized for the keeping of animals other than dogs shall be at least 25 feet from any lot line.

*** **

10. Large domestic animal facilities on sites 40,000 square feet or larger as accessory to a permitted residential use, subject to supplementary district standards.

11. Fewer than four (4) large domestic animals, subject to conformity with the requirements of titles 15, 17 and 21.

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

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16. Large domestic animal facilities and related home occupations that do not meet supplementary district regulations for site area or lot coverage.

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(GAAB 21.05.050.F; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No. 83-52; AO No. 85-21; AO No. 85-28; AO No. 85-78; AO No. 85-23; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No. 99-62, § 9, 5-11-99; AO No. 2002-63(S), § 1, 5-21-02)

Section 4. Anchorage Municipal Code section 21.40.080, R-6 suburban residential district, is hereby amended to read as follows: *(Subsections not affected by this ordinance are not set out unless for context.)*

21.40.080 R-6 suburban residential district (large lot).

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C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

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4. The outdoor harboring or keeping of dogs, animals and fowl in a manner
consistent with the requirements of all titles of this Code. The roofed or
otherwise covered portions of p[P]addocks, stables or similar structures [OR
ENCLOSURES] which are utilized for the keeping of animals other than dogs
shall be at least 25 feet from any lot line.

*** *** ***
10. Large domestic animal facilities on sites 40,000 square feet or larger as accessory
to a permitted residential use, subject to supplementary district standards.

11. Fewer than four (4) large domestic animals, subject to conformity with the
requirements of titles 15, 17 and 21.

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

*** *** ***
14. Large domestic animal facilities and related home occupations that do not meet
supplementary district regulations for site area or lot coverage.

E. *Prohibited uses and structures.* The following uses and structures are prohibited:

1. Storage in connection with trade, service or manufacturing activities, unless
associated with a home occupation.

*** *** ***
(GAAB 21.05.050.G; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No.
85-18; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No. 85-91, 10-1-85;
AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No.
99-27, § 1, 2-23-99; AO No. 99-62, § 10, 5-11-99)

Section 5. Anchorage Municipal Code section 21.40.090, R-7 intermediate rural residential district,
is hereby amended to read as follows: (*Subsections not affected by this ordinance are not set out unless
for context.*)

21.40.090 R-7 intermediate rural residential district.

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C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

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4. The outdoor harboring or keeping of dogs, animals and fowl in a manner consistent with the requirements of all titles of this Code. The roofed or otherwise covered portions of p[P]addocks, stables or similar structures [OR ENCLOSURES] which are utilized for keeping of animals other than dogs shall be at least 25 feet from any lot line.

*** **

10. Large domestic animal facilities on sites 40,000 square feet or larger as accessory to a permitted residential use, subject to supplementary district standards.

11. Fewer than four (4) large domestic animals, subject to conformity with the requirements of Titles 15, 17 and 21.

*** **

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

*** **

15. Large domestic animal facilities and related home occupations that do not meet supplementary district regulations for site area or lot coverage.

E. *Prohibited uses and structures.* The following uses and structures are prohibited:

1. Storage in connection with trade, service or manufacturing activities, unless associated with a home occupation.

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(GAAB 21.05.050.H; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No. 83-219; AO No. 85-21; AO No. 85-28; AO No. 85-78; AO No. 85-23; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No. 99-62, § 11, 5-11-99)

Section 6. Anchorage Municipal Code section 21.40.100, R-8 rural residential district, is hereby amended to read as follows: (*Subsections not affected by this ordinance are not set out unless for context.*)

21.40.100 R-8 rural residential district (large lot).

*** **

1 C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as
2 follows:

3 *** **

4 4. The outdoor harboring or keeping of dogs, animals and fowl in a manner
5 consistent with the requirements of all titles of this Code. The roofed or
6 otherwise covered portions of p[P]addocks, stables or similar structures [OR
7 ENCLOSURES] which are utilized for the keeping of animals other than dogs
8 shall be at least 50 feet from any lot line.

9 *** **

10 10. Large domestic animal facilities on sites 40,000 square feet or larger as accessory
11 to a permitted residential use, subject to supplementary district standards.

12 11. Fewer than four (4) large domestic animals, subject to conformity with the
13 requirements of titles 15, 17 and 21.

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

16 *** **

17 11. Large domestic animal facilities and related home occupations that do not meet
18 supplementary district regulations for site area or lot coverage.

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20 (GAAB 21.05.050.U; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No.
21 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No. 86-90; AO No. 88-171(S-1), 12-
22 31-88; AO No. 88-147(S-2); AO No. 98-53(S), § 4, 6-9-98; AO No. 99-62, § 12, 5-11-99)

23 **Section 7.** Anchorage Municipal Code section 21.40.110, R-9 rural residential district, is hereby
24 amended to read as follows: (*Subsections not affected by this ordinance are not set out unless for*
25 *context.*)

26 **21.40.110 R-9 rural residential district.**

27 *** **

28 C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as
29 follows:

30 *** **

31 4. The outdoor harboring or keeping of dogs, animals and fowl in a manner
32 consistent with the requirements of all titles of this Code. The roofed or
33 otherwise covered portions of p[P]addocks, stables or similar structures [OR
34 ENCLOSURES] which are utilized for the keeping of animals other than dogs

1 shall be at least 50 feet from any lot line.

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3 *** **

4 10. Large domestic animal facilities on sites 40,000 square feet or larger as accessory
5 to a permitted residential use, subject to supplementary district standards.

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7 11. Fewer than four (4) large domestic animals, subject to conformity with the
8 requirements of titles 15, 17 and 21.

9
10 12. Large domestic animal related businesses on lots larger than two acres, when the
11 requirements of supplementary district regulation 21.45.350, subsections B
12 through G are met.

13
14 D. *Conditional uses.* Subject to the requirements of the conditional use standards and
15 procedures of this title, the following uses may be permitted:

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17 *** **

18 11. Large domestic animal facilities and related home occupations that do not meet
19 supplementary district regulations for site area or lot coverage.

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21 *** **

22 (GAAB 21.05.050.V; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No.
23 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No. 86-90; AO No. 88-171(S-1), 12-
24 31-88; AO No. 88-147(S-2); AO No. 98-53(S), § 5, 6-9-98; AO No. 99-62, § 13, 5-11-99)

25
26 **Section 8.** Anchorage Municipal Code section 21.40.115, R-10 residential alpine/slope district, is
27 hereby amended to read as follows: (*Subsections not affected by this ordinance are not set out unless for*
28 *context.*)

29
30 **21.40.115 R-10 residential alpine/slope district.**

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32 *** **

33 C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as
34 follows:

35 *** **

36 4. The outdoor harboring or keeping of dogs, animals and fowl in a manner
37 consistent with the requirements of all the titles of this Code. The roofed or
38 otherwise covered portions of p[P]addocks, stables or similar structures [OR
39 ENCLOSURES] which are utilized for the keeping of animals other than dogs
40 shall be at least 25 feet from any lot line.

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42 9. Large domestic animal facilities on sites 40,000 square feet or larger as accessory

to a permitted residential use, subject to supplementary district standards.

10. Fewer than four (4) large domestic animals, subject to conformity with the requirements of titles 15, 17 and 21.

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

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7 Large domestic animal facilities and related home occupations that do not meet supplementary district regulations for site area or lot coverage.

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(AO No. 81-97; AO No. 81-217; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 98-53(S), § 6, 6-9-98; AO No. 99-49, § 1, 3-23-99; AO No. 99-62, § 14, 5-11-99)

Section 9. Anchorage Municipal Code section 21.40.117, R-11 Turnagain Arm district, is hereby amended to read as follows: (*Subsections not affected by this ordinance are not set out unless for context.*)

21.40.117 R-11 Turnagain Arm district.

*** *** ***

C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:

1. Accessory uses and structures which are customarily incidental to permitted principal uses.

*** *** ***

3. The outdoor keeping of animals or fowl in a manner consistent with the requirements of this Code. The roofed or otherwise covered portions of p[P]addocks, stables or similar structures [OR ENCLOSURES] in which animals other than dogs are kept shall be at least 100 feet from every lot line.

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7 Large domestic animal facilities on sites 40,000 square feet or larger as accessory to a permitted residential use, where the large domestic animal facility building area does not exceed 4,000 square feet.

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8. Fewer than four (4) large domestic animals, subject to conformity with the requirements of titles 15, 17 and 21.

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

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19. Large domestic animal facilities that do not meet supplementary district regulations for site area or lot coverage.

20. Large domestic animal facilities on sites 40,000 square feet or larger as accessory to a permitted residential use, where the large domestic animal facility building area does not exceed 4,000 square feet.

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(AO No. 82-162; AO No. 84-34; AO No. 85-28; AO No. 85-78; AO No. 85-91, 10-1-85; AO No. 86-122; AO No. 86-182; AO No. 88-143; AO No. 88-144, 11-26-88; AO No. 88-171(S-1), 12-31-88; AO No. 94-120, § 1, 8-23-94; AO No. 94-238(S), § 3, 2-28-94; AO No. 94-239, § 1, 2-14-95; AO No. 96-118, § 1, 8-22-96; AO No. 96-118, § 1, 8-13-96; AO No. 99-62, § 15, 5-11-99; AO No. 2001-88, § 1, 6-5-01)

Section 10. Anchorage Municipal Code section chapter 21.45.150, home occupations, is hereby amended as follows:

21.45.150 Home occupations.

C. There shall be no change in the outside of the building or premises, nor shall there be other visible evidence of the conduct of such home occupation other than signs in accordance with 21.47.040. [ONE SIGN NOT EXCEEDING ONE SQUARE FOOT IN AREA, NONILLUMINATED, AND MOUNTED FLAT AGAINST THE PRINCIPAL BUILDING;]

E. Any storage of wholesale or retail stock in trade in conjunction with the home occupation shall not exceed ten percent of the area devoted to the home occupation, except on lots 40,000 square feet or larger in rural zoning districts as defined in section 21.85.020. On lots meeting this exception, storage of stock in trade may equal the area devoted to the home occupation if the storage is screened from neighboring lots and setback at least twenty five (25) feet from any lot line;

(GAAB 21.05.060.S; AO No. 82-204)

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2 **Section 11.** Anchorage Municipal Code chapter 21.45, supplementary district regulations, is hereby
3 amended to add a new section to read as follows:
4

5 **21.45.350** **Large domestic animal facilities.**
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7 A. *Purpose.* A large domestic animal facility is intended to be an accessory activity in
8 certain residential districts where this use is allowed. All uses of the property shall be
9 subordinate to the principal use of the residential dwelling. A large domestic animal facility in
10 the PLI district may be considered an accessory use to an equestrian arena.
11

12 B. Large domestic animal facilities include without limitation structures such as barns, stables,
13 arenas, corrals, paddocks, and exercise tracks, and any structures used for the storage of feed,
14 tack, tools, animal waste, or equipment. Large domestic animal facilities include structures that
15 are freestanding or attached to residential structures. A large domestic animal facility is allowed
16 to be larger than the principal structure.
17

18 C The minimum lot size for a large animal facility is 40,000 square feet for four (4) animals,
19 with an additional 10,000 square feet required for each animal above four.
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21 D. No traffic or deliveries shall be generated by a large domestic animal facility in greater
22 volume than would normally be expected in a residential neighborhood.
23

24 E. A large domestic animal facility shall meet setback requirements of the applicable zoning
25 district and section 21.45.140A. for roofed or otherwise covered portions of paddocks, barns,
26 stables, or similar structures which are utilized for the keeping of animals, except in the case of
27 interior abutting lot lines per section 21.45.350H. In no circumstances shall barbed wire be
28 allowed for fencing of any facilities.
29

30 F. The uses shall meet the requirements of chapter 15.20 regarding animal waste; chapter
31 15.50 concerning Watershed District regulations; section 15.55.060B concerning separation
32 requirements from water supply wells; and section 21.45.210 concerning stream protection
33 setbacks.
34

35 G. The large domestic animal facility shall:

36 1. Obtain a facility license; and
37 2. Obtain certification of completion of a State of Alaska, Anchorage Soil and Water
38 District conservation plan or obtain a letter from the State of Alaska, Anchorage Soil and Water
39 District showing demonstrated intent to come into compliance with a conservation plan within
40 one year.

41 3. Comply with licensing and other laws concerning the keeping of animals as set forth
42 in Titles 15, 17 and 21.

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2 H. Adjacent lots may be used in square footage calculations for site size only. If the adjacent
3 lots are not under single ownership, the lot owners shall submit a recorded joint usage agreement
4 for review and approval by the Director of the Planning Department or the Director's designee.
5 In such cases, yard setback requirements shall not apply to the common interior lot lines and a
6 primary use need not be located on the adjacent lot.

7
8 I. Maximum lot coverage shall be that of the underlying zoning district. Lot coverage
9 requirements apply to the underlying lot of record. For large domestic animal facilities
10 involving more than one lot, the lot coverage requirements shall apply to each lot individually.

11
12 **Section 12.** Anchorage Municipal Code chapter 21.50, standards for conditional uses and site plans, is
13 amended to add a new section to read as follows:

14
15 **21.50.### Conditional use standards – large domestic animal facilities**

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17 In addition to the standards of section 21.50.020, the approval of a conditional use application for
18 a large domestic animal facility not meeting the supplementary district regulations for site area or
19 lot coverage shall meet these requirements.

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21 A. *Maximum height* shall be that of the underlying district and section 21.65.050.

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23 B. *Traffic Access.* Traffic access shall be from a street constructed to standards found by the
24 Traffic Engineer to be appropriate to the intensity of use proposed.

25
26 C. *Licensing.* The large domestic animal facility shall comply with licensing and other laws
27 concerning the keeping of animals as set forth in title 15 and title 17.

28
29 D. *Environmental Protection.* The uses shall meet the requirements of chapter 15.20
30 regarding animal waste; chapter 15.50 concerning Watershed District regulations; section
31 15.55.060B concerning separation requirements from water supply wells; and section 21.45.210
32 concerning stream protection setbacks.

33
34 E. *Parking standards.* In the event arena seating is provided, the required parking shall be
35 one (1) space per every four (4) seats, or one (1) parking space per stall, whichever is greater.

36
37 F. *Lot coverage.* Lot coverage shall be that of the underlying zoning district unless the
38 Planning and Zoning Commission allows additional lot coverage above the maximum allowed in
39 the district, not to exceed a ten percent (10%) increase.

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41 G. *Additional Conditions.* The Planning and Zoning Commission may impose additional
42 conditions upon the final approval, necessary to conform the conditional use or site plan to the

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standards for its approval, or enforce development in accordance with the final approval. This includes, but is not limited to, further restrictions regarding lot coverage or setbacks.

Section 13. The fees required by Anchorage Municipal Code of Regulations 21.20.020 for conditional use shall be waived for properties in existence at the time of the adoption of this ordinance for property owners who apply for a conditional use within twelve months following the effective date.

Section 14. This ordinance shall become effective immediately upon its passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 200__.

Chair

ATTEST:

Municipal Clerk



MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM
NO. AM 855-2005

Meeting Date: November 22, 2005

From: Assemblymembers Debbie Ossiander and Janice Shamberg
Subject: **AO 2005-150(S) – Large Domestic Animals**

AO 2005-150(S) has been prepared as a substitute for AO 2005-150 introduced at the regular assembly meeting of October 11, 2005. A public work session was held on October 21, 2005. Since introduction of AO 2005-150 on October 11, 2005, additional contributing comments and recommendations have been received from the Municipality's planning and code enforcement department, citizens, and most recently the Animal Control Advisory Board. All of these have been given serious consideration. AO 2005-150(S) reflects the revisions made in response to these many contributing comments and recommendations.

The intent of this ordinance is to address the concerns of as many constituents as possible—those who own horses and those who do not, but could be affected by those who do.

To protect the neighbors of horse owners there are acreage and setback requirements for large animal facilities. These require that horse facilities remain in rural zones; they retain setbacks for structures, paralleling setbacks that are already in Code; Compliance with Titles 15, 17 and 21 is required. A Soil and Water Conservation Plan and the acquisition of a facility license are required.

We have also listened to horse owners and the Animal Control Advisory Board and incorporated their requests for flexibility in the number of horses that can be kept. This ordinance makes clear that it is legal to have up to three horses in rural zones. Restrictions on the size of accessory buildings are eliminated so that an accessory building may be larger than the residence. Confusion over home-based business use (home occupation) is clarified to allow boarding and training; a horse owner's entire property may be used for grazing. We have provided uniform lot coverage requirements, reducing lot size requirement from one acre (approximately 44,000 square feet) to 40,000 square feet and adopting a uniform footprint size to ensure facility owners are treated equally with other property owners in respect to the use and enjoyment of their property.

Other revisions include making changes to allow signage for home occupations in parity with the current Sign Code; increasing storage space allowed for home occupations; providing for conditional use and a waiver of charges by the municipality for conditional use permits for 12 months. We did not make the current inspection process more stringent.

Respectfully submitted: Debbie Ossiander, Assemblymember, Section 2 and Janice Shamberg, Assemblymember, Section 6



MUNICIPALITY OF ANCHORAGE
ASSEMBLY INFORMATION MEMORANDUM

NO. AIM 2 -2006

Meeting Date: January 10, 2006

1 **From:** Assemblymembers Ossiander and Shamberg
2 **Subject:** Summary of Economic Effects for AO 2005-150(S)
3

4 Attached to this memo is the Summary of Economic Effects for AO 2005-150(S),
5 regarding An ordinance amending Anchorage Municipal code section 21.35.020 to amend
6 and to add definitions relating to the accessory use of large domestic animal facilities and
7 home based business; to amend sections 21.40.070, 21.40.080, 21.40.090, 21.40.100,
8 21.40.110, 21.40.115, 21.40.117; to add large domestic animal facilities and home based
9 businesses as permitted accessory or conditional uses in the R-5A rural residential district
10 (large lot), R-6 suburban residential district (large lot), R-7 intermediate rural residential
11 district, R-8 rural residential district (large lot), R-9 rural residential district, R-10 residential
12 alpine/slope district, and R-11 Turnagain arm district; to amend chapter 21.45 to add
13 accessory building standards and to establish supplementary district standards for large
14 domestic animal facilities; and to amend chapter 21.50 to establish conditional use
15 standards for large domestic animal facilities.
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17
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19

20 Prepared By: Steven B. King, Utility Budget Analyst
21 Reviewed By: Barbara E. Gruenstein and Guadalupe Marroquin
22 Submitted By: Assemblymembers Ossiander and Shamberg
23
24
25

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

An ordinance amending Anchorage Municipal code section 21.35.020 to amend and to add definitions relating to the accessory use of large domestic animal facilities and home based business; to amend sections 21.40.070, 21.40.080, 21.40.090, 21.40.100, 21.40.110, 21.40.115, 21.40.117; to add large domestic animal facilities and home based businesses as permitted accessory or

AO Number: 2005-150(S) Title:

Sponsor: Assemblymember Ossiander and Shamberg
 Preparing Agency: Assembly
 Others Impacted:

| CHANGES IN EXPENDITURES AND REVENUES: | (In Thousands of Dollars) | | | | |
|--|----------------------------------|-------------|-------------|-------------|-------------|
| | <u>FY06</u> | <u>FY07</u> | <u>FY08</u> | <u>FY09</u> | <u>FY10</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:

There are no substantial public sector costs associated with amending an ordinance and also no substantial public sector cost associated with this particular amendment.

PRIVATE SECTOR ECONOMIC EFFECTS:

There are no substantial private sector costs associated with amending an ordinance and also no substantial private sector cost associated with this particular amendment.

Prepared by: Steven B. King, Utility Budget Analyst
 Reviewed by: Barbara Gruenstein and Guadalupe Marroquin

Telephone: 343-4714
 Telephone: 343-4311 and 343-4376

Municipality of Anchorage
MUNICIPAL CLERK'S OFFICE
Agenda Document Control Sheet

AIM 2 -2006

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

| | | |
|----------|--|--|
| 1 | SUBJECT OF AGENDA DOCUMENT SEE FOR AO 2005-150(S) | DATE PREPARED 12/20/05 |
| | | Indicate Documents Attached <input type="checkbox"/> AO <input type="checkbox"/> AR <input type="checkbox"/> AM <input checked="" type="checkbox"/> AIM |
| 2 | DEPARTMENT NAME Assembly | DIRECTOR'S NAME Anna Fairclough, Chair |
| 3 | THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY Steven B. King, Utility Budget Analyst | HIS/HER PHONE NUMBER 343-4714 |
| 4 | COORDINATED WITH AND REVIEWED BY | INITIALS |
| | Mayor | |
| | Municipal Clerk | |
| | Municipal Attorney | |
| | Employee Relations | |
| | Municipal Manager | |
| | Cultural & Recreational Services | |
| | Fire | |
| | Health & Human Services | |
| | Merrill Field Airport | |
| | Municipal Light & Power | |
| | Office of Management and Budget | |
| | Police | |
| | Port of Anchorage | |
| | Public Works | |
| | Solid Waste Services | |
| | Transit | |
| | Water & Wastewater Utility | |
| | Executive Manager | |
| | Community Planning & Development | |
| | Finance, Chief Fiscal Officer | |
| | Heritage Land Bank | |
| | Management Information Services | |
| | Property & Facility Management | |
| | Purchasing | |
| | Other | |
| | | |
| 5 | Special Instructions/Comments | |
| | Ref. AO 2005-150(S) - Continued Public Hearings | M.O.A. 2005 DEC 20 PM 3:10 CLERK'S OFFICE |
| | | |
| | | |
| 6 | ASSEMBLY HEARING DATE REQUESTED 1/10/06 | 7 PUBLIC HEARING DATE REQUESTED 1/10/06 |