

CLERK'S OFFICE  
**AMENDED AND APPROVED**  
Date: 4-14-09

Submitted by: Chair of the Assembly at the  
Request of the Acting Mayor  
Prepared by: Planning Department  
For reading: February 24, 2009

**ANCHORAGE, ALASKA**  
**AO 2009-22**

**AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTIONS 21.35.020, 21.45.080, 21.50.170, AND SECTIONS IN CHAPTER 21.40, TO REPLACE COMPUTER AIDED LEARNING AND FAMILY SELF SUFFICIENCY USES WITH SOCIAL SERVICE FACILITY USE, ALLOW SOCIAL SERVICE FACILITIES IN VARIOUS ZONING DISTRICTS, AND ADOPTING CONDITIONAL USE AND PARKING STANDARDS FOR THESE USES.**

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** Anchorage Municipal Code section 21.35.020 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out unless for context*):

**21.35.020      Definitions and rules of construction.**

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

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*Comprehensive plan* means the comprehensive development plan of the municipality.

*[COMPUTER AIDED LEARNING MEANS A SERVICE PROVIDING ACCESS TO PERSONAL COMPUTER EQUIPMENT FOR USE IN SELF INSTRUCTION.]*

*Conditional use* means a special exception (see definition of *Special exception*).

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*Family* means one or more persons occupying premises and living as a single housekeeping unit, as distinguished from a group occupying a roominghouse, club, fraternity house or hotel.

*[FAMILY SELF SUFFICIENCY SERVICE MEANS A SERVICE*

1 PROVIDED BY GOVERNMENTALLY OPERATED OR  
2 SPONSORED SOCIAL SERVICE AGENCY TO AIDE  
3 ECONOMICALLY DISADVANTAGED FAMILIES IN FINDING  
4 TRAINING, EMPLOYMENT AND HOUSING.]  
5

6 *Fence* means a barrier, not to exceed eight feet in height, which is  
7 constructed of one or more of the following materials, or  
8 combinations thereof: wood, metal, fiberglass or masonry  
9 materials.  
10

11 \*\*\* \*\*

12 *Snow disposal site* means an area no less than 36,000 square  
13 feet in size which is used for the concentrated storage and  
14 disposal of snow transported to that site from other locations.  
15

16 *Social service facility* means a facility operated by a [THE]  
17 government or a non-profit social service agency which provides  
18 services, or activities undertaken to advance the welfare of  
19 citizens in need, such as food or clothing distribution, job or life  
20 skills counseling or training, and the like. This use does not  
21 include **retail facilities**, medical care, behavioral health  
22 counseling, or overnight accommodations. This use may include  
23 supporting offices, but stand-alone offices of a social service  
24 agency are not considered a social service facility.  
25

26 *Special exception and conditional use* mean a provision which  
27 allows for flexibility within the zoning ordinance by permitting  
28 certain specified uses in zoning districts where such uses are  
29 generally considered appropriate, but only after additional controls  
30 and safeguards are applied to ensure their compatibility with  
31 permitted principal uses. A special exception is a conditional use,  
32 and wherever the terms appear in this title they may be used  
33 interchangeably.  
34

35 \*\*\* \*\*

36 (GAAB 21.05.020; AO No. 77-355; AO No. 78-16; AO No. 78-28;  
37 AO No. 78-171; AO No. 78-231; AO No. 79-214; AO No. 80-42;  
38 AO No. 81-67(S); AO No. 81-97; AO No. 81-180; AO No. 82-54;  
39 AO No. 82-167; AO No. 83-91(S); AO No. 84-14; AO No. 84-52;  
40 AO No. 85-58; AO No. 85-159; AO No. 85-91, 10-1-85; AO No.  
41 85-216; AO No. 86-19; AO No. 86-78; AO No. 86-90; AO No. 86-  
42 171; 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;  
AO No. 2005-150(S-1), § 1, 2-28-06; AO No. 2005-185(S), § 1, 2-  
28-06; AO No. 2005-124(S-1A), § 4, 4-18-06; AO No. 2006-121, §  
1, 9-26-06; AO No. 2006-64(S-1), § 1, 12-12-06; AO No. 2007-62,  
§ 1, 5-15-07)

**Section 2.** Anchorage Municipal Code section 21.40.020 is hereby amended  
to read as follows (*the remainder of the section is not affected and therefore not  
set out unless for context. The code revisor is instructed to renumber  
remaining subsections accordingly*):

**21.40.020      PLI public lands and institutions district.**

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

\*\*\*      \*\*\*      \*\*\*

16. Social service facility [COMPUTER AIDED LEARNING  
CENTER].

17. [OFFICES AND CENTERS FOR FAMILY SELF  
SUFFICIENCY SERVICE.]

[18.] Antennas without tower structures, type 1, 2, 3, community  
interest and local interest towers and type 4 tower  
structures as specified in the supplementary district  
regulations.

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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; AO No. 2005-150(S-1), § 2, 2-28-06; AO No. 2005-185(S), § 2, 2-28-06; AO No. 2005-124(S-1A), § 5, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06; AO No. 2007-141(S), § 1, 12-11-07)

**Section 3.** Anchorage Municipal Code section 21.40.050 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out unless for context; the Code Revisor is instructed to renumber remaining subsections accordingly*):

**21.40.050      R-3 multiple-family residential district.**

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

\*\*\*      \*\*\*      \*\*\*

15. [COMPUTER AIDED LEARNING CENTER MAXIMUM USEABLE AREA OF 1,000 SQUARE FEET OPERATED OR SPONSORED BY A GOVERNMENTAL AGENCY FOR ECONOMICALLY DISADVANTAGED INDIVIDUALS.]

[16.] Social service facility with [FAMILY SELF SUFFICIENCY SERVICE OFFICE] maximum usable area not to exceed 3,000 [1,500] square feet.

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(GAAB 21.05.050.D; AO No. 77-355; AO No. 80-27; AO No. 80-42; AO No. 81-67(S); AO No. 82-54; AO No. 83-218; AO No. 84-52; 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. 85-163; AO No. 86-19; AO No. 86-78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-

114; AO No. 96-131(S), § 2, 10-22-96; AO No. 99-62, § 7, 5-11-99; AO  
No. 2005-175, § 4, 1-10-06; AO No. 2005-178, § 5, 1-24-06; AO No.  
2005-185(S), § 6, 2-28-06; AO No. 2005-124(S-1A), § 9, 4-18-06; AO  
No. 2006-64(S-1), §§ 2, 3, 12-12-06)

**Section 4.** Anchorage Municipal Code section 21.40.060 is hereby amended  
to read as follows (*the remainder of the section is not affected and therefore not  
set out unless for context; the Code Revisor is instructed to renumber  
remaining subsections accordingly*):

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

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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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14. [COMPUTER AIDED LEARNING CENTER MAXIMUM  
USEABLE AREA OF 1,000 SQUARE FEET OPERATED  
OR SPONSORED BY A GOVERNMENTAL AGENCY FOR  
ECONOMICALLY DISADVANTAGED INDIVIDUALS.]

[15.] Social service facility with [FAMILY SELF SUFFICIENCY  
SERVICE OFFICE] maximum usable area not to exceed  
3,000 [1,500] square feet.

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(GAAB 21.05.050.E; 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. 96-  
131(S), § 2, 10-22-96; AO No. 99-62, § 8, 5-11-99; AO No. 2003-124(S),  
§ 2, 1-20-04; AO No. 2005-175, § 5, 1-10-06; AO No. 2005-178, § 6, 1-  
24-06; AO No. 2005-185(S), § 7, 2-28-06; AO No. 2005-124(S-1A), § 10,  
4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

**Section 5.** Anchorage Municipal Code section 21.40.130 is hereby amended  
to read as follows (*the remainder of the section is not affected and therefore not  
set out unless for context*):

**21.40.130 R-O residential-office district.**

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

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27. Barbershops and beauty shops.

28. [COMPUTER AIDED LEARNING CENTER.]

[29. OFFICES AND CENTERS FOR FAMILY SELF SUFFICIENCY SERVICE.]

[30.] Tower, high voltage transmission, maximum average tower height of 70 feet above ground level. The average height shall be determined by adding the heights from ground level of all towers in a project and dividing by the total number of structures. The result shall be the "average tower height."

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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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11. Social service facility.

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(GAAB 21.05.050.I; AO No. 77-219; AO No. 77-355; AO No. 78-199; AO No. 80-57; AO No. 81-67(S); AO No. 83-226; AO No. 85-18; AO No. 85-23; AO No. 85-69; AO No. 85-91, 10-1-85; AO No. 86-90; AO No. 86-171; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 91-97; AO No. 92-114; AO No. 96-131(S), § 3, 10-22-96; AO No. 99-62, § 16, 5-11-99; AO No. 2003-124(S), § 3, 1-20-04; AO No. 2005-175, § 13, 1-10-06; AO No. 2005-178, § 14, 1-24-06; AO No. 2005-185(S), § 15, 2-28-06; AO No. 2005-124(S-1A), § 18, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06; AO No. 2007-121(S-1), § 2, 10-23-07)

**Section 6.** Anchorage Municipal Code section 21.40.140 is hereby amended to read as follows *(the remainder of the section is not affected and therefore not set out unless for context; the Code Revisor is instructed to renumber remaining sections accordingly)*:

**21.40.140 B-1A local and neighborhood business district.**

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

\*\*\* \*\*\* \*\*\*

11. [COMPUTER AIDED LEARNING CENTER MAXIMUM USEABLE AREA OF 1,000 SQUARE FEET OPERATED OR SPONSORED BY A GOVERNMENTAL AGENCY FOR ECONOMICALLY DISADVANTAGED INDIVIDUALS.]

[12.] Social service facility with [FAMILY SELF SUFFICIENCY SERVICE OFFICE] maximum usable area not to exceed 3,000 [1,500] square feet.

12[13]. Hospitals and nursing facilities with one through 16 persons.

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(GAAB 21.05.050.J; AO No. 77-355; AO No. 78-28; AO No. 78-169; AO No. 81-67(S); AO No. 81-143; AO No. 83-210; AO No. 85-18; AO No. 85-23; AO No. 85-91, 10-1-85; AO No. 85-173, 3-17-86; AO No. 86-90; AO No. 87-62; AO No. 88-49(S); AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 96-131(S), § 2, 10-22-96; AO No. 99-62, § 17, 5-11-99; AO No. 2005-185(S), § 16, 2-28-06; AO No. 2005-124(S-1A), § 19, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06; AO No. 2007-121(S-1), § 3, 10-23-07)

**Section 7.** Anchorage Municipal Code section 21.40.145 is hereby amended to read as follows *(the remainder of the section is not affected and therefore not set out unless for context; the Code Revisor is instructed to renumber remaining sections accordingly)*:

**21.40.145 B-1B community business district.**

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

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6. [COMPUTER AIDED LEARNING CENTER.]

[7.] Social service facility. [OFFICES AND CENTERS FOR FAMILY SELF SUFFICIENCY SERVICE.]

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(GAAB 21.05.050.Y; AO No. 77-20; AO No. 77-355; AO No. 80-57; AO No. 81-67(S); AO No. 81-72; AO No. 82-49; AO No. 85-173, 3-17-86; AO No. 85-91, 10-1-85; AO No. 86-90; AO No. 87-62; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 90-124; AO No. 91-1; AO No. 91-39; AO No. 91-144; AO No. 92-57; AO No. 95-68(S-1), § 7, 8-8-95; AO No. 96-131(S), § 3, 10-22-96; AO No. 98-160, § 5, 12-8-98; AO No. 98-188, §§ 4--6, 1-12-99; AO No. 99-62, § 20, 5-11-99; AO No. 99-131, § 8, 10-26-99; AO No. 99-149, § 2, 12-14-99; AO No. 2001-80, § 4, 5-8-01; AO No. 2005-185(S), § 19, 2-28-06; AO No. 2005-124(S-1A), § 22, 4-18-06; AO No. 2006-49, § 2, 5-16-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06; AO No. 2007-121(S-1), § 6, 10-23-07)

**Section 8.** Anchorage Municipal Code section 21.40.160 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out unless for context; the Code Revisor is instructed to renumber remaining sections accordingly*):

**21.40.160      B-2B central business district, intermediate.**

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

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4. [COMPUTER AIDED LEARNING CENTER.]

[5.] Social service facility. [OFFICES AND CENTERS FOR FAMILY SELF SUFFICIENCY SERVICE.]

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(GAAB 21.05.050.Y; AO No. 77-20; AO No. 77-355; AO No. 80-57; AO



No. 81-67(S); AO No. 81-72; AO No. 82-49; AO No. 85-173, 3-17-86; AO No. 85-91, 10-1-85; AO No. 86-90; AO No. 87-62; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 90-124; AO No. 91-1; AO No. 91-39; AO No. 91-144; AO No. 92-57; AO No. 95-68(S-1), § 7, 8-8-95; AO No. 96-131(S), § 3, 10-22-96; AO No. 98-160, § 5, 12-8-98; AO No. 98-188, §§ 4--6, 1-12-99; AO No. 99-62, § 20, 5-11-99; AO No. 99-131, § 8, 10-26-99; AO No. 99-149, § 2, 12-14-99; AO No. 2001-80, § 4, 5-8-01; AO No. 2005-185(S), § 19, 2-28-06; AO No. 2005-124(S-1A), § 22, 4-18-06; AO No. 2006-49, § 2, 5-16-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06; AO No. 2007-121(S-1), § 6, 10-23-07; AO No. 2008-35(S), § 2, 3-18-08)

**Section 9.** Anchorage Municipal Code section 21.40.170 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out unless for context; the Code Revisor is instructed to renumber remaining sections accordingly*):

**21.40.170 B-2C central business district, periphery.**

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

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4. [COMPUTER AIDED LEARNING CENTER.]

[5.] Social service facility. [OFFICES AND CENTERS FOR FAMILY SELF SUFFICIENCY SERVICE.]

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(GAAB 21.05.050.X; AO No. 77-20; AO No. 77-355; AO No. 80-57; AO No. 81-67(S); AO No. 82-49; AO No. 85-173, 3-17-86; AO No. 85-91, 10-1-85; AO No. 86-90; AO No. 87-62; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 90-124; AO No. 91-1; AO No. 91-39; AO No. 91-144; AO No. 92-57; AO No. 95-68(S-1), § 8, 8-8-95; AO No. 96-131(S), § 3, 10-22-96; AO No. 98-160, § 6, 12-8-98; AO No. 98-173, § 4, 11-3-98; AO No. 98-188, §§ 7--9, 1-12-99; AO No. 99-62, § 21, 5-11-99; AO No. 99-131, § 9, 10-26-99; AO No. 99-149, § 3, 12-14-99; AO No. 2001-80, § 5, 5-8-01; AO No. 2005-185(S), § 20, 2-28-06; AO No. 2005-124(S-1A), § 23, 4-18-06; AO No. 2006-49, § 3, 5-16-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06; AO No. 2007-121(S-1), § 7, 10-23-07; AO No. 2008-35(S), § 2, 3-18-08)

**Section 10.** Anchorage Municipal Code section 21.40.180 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out unless for context; the Code Revisor is instructed to renumber remaining sections accordingly*):

**21.40.180 B-3 general business district.**

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

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4. [COMPUTER AIDED LEARNING CENTER.]

[5.] Social service facility. [OFFICES AND CENTERS FOR FAMILY SELF SUFFICIENCY SERVICE.]

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(GAAB 21.05.050.M; AO No. 77-355; AO No. 78-28; AO No. 80-57; AO No. 80-132; AO No. 81-67(S); AO No. 83-209; AO No. 85-18; AO No. 85-91, 10-1-85; AO No. 85-173, 3-17-86; AO No. 86-90; AO No. 86-182; AO No. 87-32; AO No. 87-62; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-26; AO No. 92-114; AO No. 95-68(S-1), § 9, 8-8-95; AO No. 96-107, § 1, 7-30-96; AO No. 96-131(S), § 3, 10-22-96; AO No. 98-160, § 7, 12-8-98; AO No. 99-62, § 22, 5-11-99; AO No. 2001-80, § 6, 5-8-01; AO. No. 2004-108(S), § 3, 10-26-04; AO No. 2005-185(S), § 21, 2-28-06; AO No. 2005-124(S-1A), § 24, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06; AO No. 2007-7, § 1, 5-1-07; AO No. 2007-121(S-1), § 7, 10-23-07; AO No. 2007-156, § 1, 12-11-07)

**Section 11.** Anchorage Municipal Code section 21.45.080 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out unless for context*):

**21.45.080 Off-street parking requirements**

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G. *Health care facilities, hospitals, health services, residential care and adult care facilities, and social service facilities.*

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1                    6. Social service facilities. One parking space is required for  
2                    every 300 square feet of gross building area, or as  
3                    determined through the provision of 21.45.080W.  
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5                    \*\*\*                    \*\*\*                    \*\*\*

6                    (GAAB 21.05.060.G; AO No. 77-355; AO No. 78-118; AO No. 81-106;  
7                    AO No. 81-178(S); AO No. 82-69; AO No. 84-90; AO No. 84-117(S); AO  
8                    No. 85-91, 10-1-85; AO No. 87-31, 7-18-87; AO No. 89-30; AO No. 90-  
9                    152(S); AO No. 93-172, § 1, 11-16-93; AO No. 96-68, § 1, 5-28-96; AO  
10                    No. 99-131, § 12, 10-26-99; AO No. 2004-108(S), § 6, 10-26-04; AO No.  
11                    2005-9, § 4, 3-1-05; AO No. 2005-185(S), § 28, 2-28-06; AO No. 2005-  
12                    124(S-1A), § 29, 4-18-06; AO No. 2006-87(S-1), § 1, 1-9-07)  
13

14                    **Section 12.** Anchorage Municipal Code section 21.50.170 is hereby amended  
15                    to read as follows (*the remainder of the section is not affected and therefore not*  
16                    *set out unless for context; the Code Revisor is instructed to renumber*  
17                    *remaining sections accordingly*):  
18

19                    **21.50.170 Conditional use standards—Social service facility**  
20                    **[COMPUTER AIDED LEARNING AND FAMILY SELF**  
21                    **SUFFICIENCY SERVICE].**  
22

23                    A. Authority to impose different conditions. Except as specifically  
24                    limited in this section, different conditions, such as restrictions as  
25                    to the size of the use or hours of operation, may be imposed by  
26                    the planning and zoning commission, if necessary, to properly  
27                    develop the site, mitigate impacts, and ensure compatibility with  
28                    the surrounding area.  
29

30                    [THE FOLLOWING REQUIREMENTS SHALL APPLY TO  
31                    COMPUTER AIDED LEARNING AND FAMILY SELF  
32                    SUFFICIENCY SERVICE FACILITIES, WHEN SUCH FACILITIES  
33                    ARE PERMITTED BY CONDITIONAL USE:  
34

35                    1. *BUILDING.* THE STRUCTURE USED TO HOUSE THE  
36                    FACILITY SHALL MAINTAIN AT LEAST TWENTY  
37                    RESIDENTIAL UNITS AND DEVOTE AT LEAST 85  
38                    PERCENT OF THE BUILDING'S MAXIMUM USEABLE  
39                    AREA TO RESIDENTIAL USE.  
40

41                    2. *OWNERSHIP.* THE OPERATING AGENCY SHALL HAVE  
42                    OWNERSHIP THE STRUCTURE. NO OTHER ENTITY

1 MAY RENT, LEASE, OR BUY OR OTHERWISE OBTAIN  
2 SPACE IN THE BUILDING FOR THE PURPOSES OF  
3 OPERATING FACILITIES REGULATED UNDER THIS  
4 SUBSECTION.  
5

6 3. STAFF. DURING THE OPERATION HOURS THERE  
7 SHALL BE AT LEAST ONE INSTRUCTOR/MONITOR ON-  
8 SITE AND RESPONSIBLE TO THE OPERATING  
9 AGENCY.  
10

11 4. CLIENTS. FACILITY USERS ARE NOT REQUIRED TO  
12 BE RESIDENTS OF THE BUILDING HOUSING THE  
13 FACILITY. THE FACILITY USERS SHALL BE  
14 RESTRICTED TO THE TENANTS OF THE OPERATING  
15 AGENCY OR BENEFICIARIES OF ASSISTED HOUSING  
16 FROM THE OPERATING AGENCY.  
17

18 5. OFF-STREET PARKING. ADEQUATE OFF-STREET  
19 PARKING SHALL BE PROVIDED IN CONNECTION WITH  
20 ANY PERMITTED USE, WITH THE MINIMUM FOR EACH  
21 USE TO BE AS PROVIDED IN CHAPTER 21.45.  
22

23 6. SIGNS. SIGNS MAY BE REGULATED BY THE  
24 PLANNING AND ZONING COMMISSION OR BY  
25 PERTINENT DISTRICT REGULATIONS AS SPECIFIED  
26 IN CHAPTER 21.45.  
27

28 7. APPLICABILITY OF SUPPLEMENTARY DISTRICT  
29 REGULATIONS. ANY FACILITY SHALL MEET THE  
30 STANDARDS OF THE SUPPLEMENTARY DISTRICT  
31 REGULATIONS, IN ADDITION TO ANY REQUIREMENTS  
32 IMPOSED BY THE CONDITIONAL USE.  
33

34 8. ADDITIONAL RESTRICTIONS. ADDITIONAL  
35 RESTRICTIONS AS TO THE SIZE OF THE USE, HOURS  
36 OF OPERATION OR OTHER USE RESTRICTIONS MAY  
37 BE REQUIRED TO MEET THE CONDITIONAL USE  
38 STANDARDS AND ENSURE COMPATIBILITY WITH THE  
39 NEIGHBORHOOD.]  
40

41 B. Yard requirements. The planning and zoning commission may  
42 alter the minimum yards required by the underlying zoning district.

1 except a use adjacent to a residential use or district shall provide  
2 a minimum 15-foot yard between the two, planted with visual  
3 enhancement landscaping meeting the standards in section  
4 21.45.125. Landscaping is not required at vehicular and  
5 pedestrian ingress and egress points.  
6

7 C. Refuse containers and facilities. Refuse containers and facilities  
8 on the petition site shall be screened as required by the  
9 supplementary district regulations (section 21.45.080X.4.f.),  
10 regardless of location of the refuse containers and facilities.  
11

12 D. Required submittals. The following shall be provided with an  
13 application in addition to the general submittal requirements of  
14 section 21.15.030C.:  
15

- 16 1. A copy of the application submitted for state licensing and a  
17 description of the program, including the services offered  
18 and the professional certification or licenses required to  
19 operate.
- 20 2. Building elevations and floor plans.
- 21 3. Site plan and/or as-built survey, including landscaping.  
22

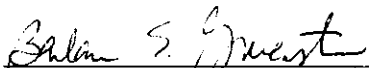
23 (AO No. 96-131(S), § 4, 10-22-96)  
24

25 **Section 13.** This ordinance shall become effective immediately upon its  
26 passage and approval by the Assembly.  
27

28 PASSED AND APPROVED by the Anchorage Assembly this 14<sup>th</sup> day of  
29 April, 2009.  
30

31   
32 Chair  
33

34 ATTEST:  
35

36   
37 Municipal Clerk  
38

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects -- General Government**

AO Number: 2009-22

Title: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTIONS 21.35.020, 21.45.080, 21.50.170, AND SECTIONS IN CHAPTER 21.40, TO REPLACE COMPUTER AIDED LEARNING AND FAMILY SELF SUFFICIENCY USES WITH SOCIAL SERVICE FACILITY USE, ALLOW SOCIAL SERVICE FACILITIES IN VARIOUS ZONING DISTRICTS, AND ADOPTING CONDITIONAL USE AND PARKING STANDARDS FOR THESE USES

Sponsor: ACTING MAYOR

Preparing Agency: Planning Department

Others Impacted:

<b>CHANGES IN EXPENDITURES AND REVENUES:</b>		<b>(In Thousands of Dollars)</b>			
	<u><b>FY09</b></u>	<u><b>FY10</b></u>	<u><b>FY11</b></u>	<u><b>FY12</b></u>	
<b>Operating Expenditures</b>					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
<b>TOTAL DIRECT COSTS:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
<b>FUNCTION COST:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>REVENUES:</b>					
<b>CAPITAL:</b>					
<b>POSITIONS: FT/PT and Temp</b>					

**PUBLIC SECTOR ECONOMIC EFFECTS:**

Approval of this ordinance should have no significant impact on the public sector.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

Approval of this ordinance should have no significant impacts on the private sector.

Prepared by: Jerry T. Weaver Jr.

Telephone: 343-7939



## MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 81-2009

Meeting Date: February 24, 2009

From: **ACTING MAYOR**

**Subject: AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTIONS 21.35.020, 21.45.080, 21.50.170, AND SECTIONS IN CHAPTER 21.40, TO REPLACE COMPUTER AIDED LEARNING AND FAMILY SELF SUFFICIENCY USES WITH SOCIAL SERVICE FACILITY USE, ALLOW SOCIAL SERVICE FACILITIES IN VARIOUS ZONING DISTRICTS, AND ADOPTING CONDITIONAL USE AND PARKING STANDARDS FOR THESE USES.**

1 This ordinance creates a new land use definition for Social Service Facility that  
2 will allow government agencies and non-profit providers to adapt their services  
3 to respond to the changing needs of the community. It amends certain zoning  
4 districts to include the new land use as either a  
5 permitted principle use, or as a conditional use in certain zoning districts. It  
6 also establishes off-street parking requirements and conditional use  
7 standards.

8  
9 Over the past several years, the Planning Department has received a number  
10 of requests for use determinations involving non-residential social services.  
11 Although a social service program may be somewhat similar to an allowed  
12 use, the use characteristics of some services were difficult to compare with the  
13 use allowed in a specific zoning district. Services, such as a soup kitchen or a  
14 food bank, don't always fall into existing definitions in Title 21. Existing land  
15 use definitions do not neatly or adequately address social service programs  
16 that do not include non-medical, non-behavioral health counseling, or  
17 overnight accommodations. The result was difficulty in rendering use  
18 determinations for non-residential social services.

19  
20 For example, the basic service provided by the Downtown Soup Kitchen is to  
21 provide food for the homeless or others in need. Business zoning districts  
22 allow restaurants, tearooms, cafes and other places serving food or  
23 beverages. The Downtown Soup Kitchen is looking to expand its services to  
24 include mentorship to clients who need help with such things as balancing  
25 their checkbooks, developing monthly budgets, learning interviewing skills for

1 a job, dispensing previously donated food and clothing items, and providing  
2 shower and laundry facilities. The expanded services have characteristics  
3 associated with a homeless shelter, except it does not include sleeping  
4 accommodations.

5  
6 The new definition states "*Social service facility means a facility operated by  
7 the government or a non-profit social service agency which provides services  
8 or activities to advance the welfare of people in need, such as charitable food  
9 or clothing distribution, job or life skills counseling or training, or similar  
10 activities. This use does not include medical care, behavioral health  
11 counseling, overnight accommodations, or retail activity. This use may include  
12 supporting offices, but stand-alone offices of a social service agency are not  
13 considered a social service facility.*"

14  
15 *Social Service Facility* will be a permitted principal use in the PLI, B-1B, B-2B,  
16 B-2C and B-3 Zoning Districts, and a Conditional Use in the R-3, R-4, R-O,  
17 and B1A Zoning Districts. Two existing land use definitions (*Computer Aided  
18 Learning Center, and Offices and Centers for Family Self-Sufficiency Service*)  
19 will be deleted from Title 21 as they are allowed with the new definition.

20  
21 The Off-Street Parking Requirements of AMC 21.45.080 are amended to  
22 require one parking space for every 300 square feet of gross building area.

23  
24 There was no opposition to the ordinance at the public hearing. The Planning  
25 and Zoning Commission supports this ordinance.

26  
27 **THE ADMINISTRATION RECOMMENDS ADOPTION OF AN ORDINANCE**  
28 **AMENDING ANCHORAGE MUNICIPAL CODE SECTIONS 21.35.020,**  
29 **21.45.080, 21.50.170, AND SECTIONS IN CHAPTER 21.40, TO REPLACE**  
30 **COMPUTER AIDED LEARNING AND FAMILY SELF SUFFICIENCY USES**  
31 **WITH SOCIAL SERVICE FACILITY USE, ALLOW SOCIAL SERVICE**  
32 **FACILITIES IN VARIOUS ZONING DISTRICTS, AND ADOPTING**  
33 **CONDITIONAL USE AND PARKING STANDARDS FOR THESE USES**

34  
35 Prepared by: Jerry T. Weaver Jr., Zoning Administrator  
36 Planning Department  
37 Concur: Tom Nelson, Director, Planning Department  
38 Concur: Mary Jane Michael, Executive Director  
39 Office of Economic and Community Development  
40 Concur: James N. Reeves, Municipal Attorney  
41 Concur: Michael K. Abbott, Municipal Manager  
42 Respectfully submitted, Matt Claman, Acting Mayor  
43



**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2008-081**

A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDMENT TO THE ANCHORAGE MUNICIPAL CODE TITLE 21 SECTIONS 21.35, 21.40, 21.45, AND 21.50.170 TO ALLOW SOCIAL SERVICE FACILITIES IN VARIOUS ZONING DISTRICTS, AND CONDITIONAL USE STANDARDS, WHERE APPROPRIATE.

(Case 2008-157)

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WHEREAS, the Planning Department has submitted a draft ordinance which proposes amendments to Anchorage Municipal Code Title 21 establishing a new land use definition for Social Service Facilities, allowing the use as either a permitted principal use and/or conditional use in various zoning districts, establishing off-street parking requirements, and conditional use standards for this use; and,

WHEREAS, a public hearing was held on December 1, 2008.

NOW, THEREFORE, BE IT RESOLVED, by the Municipal Planning and Zoning Commission that:

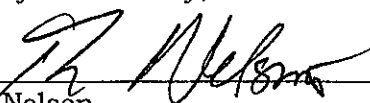
A. The Commission makes the following findings of fact:

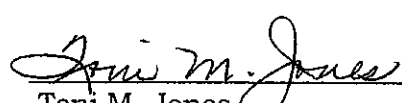
1. This ordinance creates a new definition in Chapter 21.35 for *Social Service Facility* that will allow government agencies and non-profit providers to adapt their services to respond to the changing needs of the community. This use does not include stand alone offices of a social service agency, medical care, behavioral health counseling, or overnight accommodations, which fall under other defined existing land uses.
2. *Social Service Facility* will be a Permitted Principal Use in the PLI, B-2B, B-2C and B-3 Zoning Districts.
3. *Social Service Facility* will be a Conditional Use in the R-3, R-4, R-O and B-1A Zoning Districts.
4. *Computer Aided Learning Center*, and *Offices and Centers for Family Self Sufficiency Service* will be deleted from the list of uses in the PLI, R-3, R-4, B-1A, B-1B, B-2B, B-2C and B-3 Zoning Districts. These uses would fall under the new *Social Service Facility* definition.
5. The Off-Street Parking Requirements, Chapter 21.45.080 will be amended to require one parking space for every 300 square feet of gross building area, or as determined through the provisions of 21.45.080.W for this new definition.

6. Chapter 21.50.170 would be amended to address Social Service Facility to include authority to impose different conditions, such as to the size of the use or hours of operation, by the Planning and Zoning Commission, if necessary, to properly develop the site, mitigate impacts, and ensure compatibility with the surrounding area. It also addresses yard requirements, refuse containers, and required submittals.
  7. Assuming approval by the Assembly, the final ordinance would be included into revision to Title 21 in the interim before the Title 21 Re-write is concluded.
  8. The Commission determined that the word "distribution" implies some sort of charity, and the word "charitable" allows a possible nominal contribution, if appropriate, and could be allowed if associated with any charitable food or clothing distribution. By itself, general retail activity is not included under the new definition. The definition was amended to reflect this intent.
  9. The Commission amended the Yard Requirements in the new Conditional Use Standards, to read "the planning and zoning commission may increase the minimum yard setback required by the underlying zoning district." A standard for refuse containers was deleted.
  10. The Commission recommended approval of the ordinance as amended, by a vote of eight (8) in favor and none opposed.
- B. The Commission recommends to the Anchorage Assembly approval of the amendments to the Anchorage Municipal Code 21.35, 21.40, 21.45, and 21.50.170 to allow Social Service Facilities in various zoning districts with supplementary district standards and conditional use standards where appropriate.

PASSED AND APPROVED by the Municipal Planning and Zoning Commission on the 1st day of December, 2008.

ADOPTED by the Anchorage Municipal Planning and Zoning Commission this 2nd day of February, 2009.

  
\_\_\_\_\_  
Tom Nelson  
Secretary

  
\_\_\_\_\_  
Toni M. Jones  
Chair

(Case 2008-157)

COMMISSIONER PEASE felt it would be helpful to include a statement that this EIA does not attempt to measure the long-term return on investment to the private investor or to the public benefits, such as trees increase property value as they mature, transit provides long-term public benefits, etc. She felt this would be useful information to include as people calculate expenses.

COMMISSIONER ISHAM assumed that costs shown do not include the cost of land. MR. DAVIS indicated this is correct. COMMISSIONER ISHAM asked if it would be worthwhile to put a dollar figure on Table 2 that shows square footage of land required under both the current and draft code. MR. DAVIS stated that dollar figures were not included because the per square foot cost of land by district was not examined and it was felt to be variable enough that to use a single figure may not be representative across the board. This information could also be used to calculate savings where less land is needed or to calculate maximum building capacity on the land. COMMISSIONER ISHAM thought it would be useful to see how much it would cost to build and how much would be saved, for instance, if a smaller lot can be used. He recognized that the value of land would differ based on geographic location.

The public hearing was closed.

F. REGULAR AGENDA – None

G. PUBLIC HEARINGS

7. 2008-157

Municipality of Anchorage. An ordinance amending Anchorage Municipal Code Sections 21.35.020, 21.40, 21.45, and 21.50.170, to allow Social Service Facilities in Various Zoning Districts with Supplementary District Standards and Conditional Use Standards where appropriate.

Staff member MAYR AUTOR explained that this is essentially a housekeeping proposition in that the subject definitions within Title 21 are specific and somewhat antiquated. For example, requests have been received from social service organizations in recent years for use determinations whether a service they provide is allowed in a particular zoning district and what it would be called. Social services tend to react to the needs of the community and some change over time

and provide services that do not fall under an existing definition. For example, the Downtown Soup Kitchen currently provides a service to the homeless and others in need, but they desire to be more responsive to the needs of the community by providing other services. This use had characteristics similar to the homeless shelter, but it does not provide sleeping accommodations. This ordinance amendment provides a new definition that is more general and will allow social service facilities to provide needed services to the community. This does not include medical care, behavioral health counseling, or overnight accommodations. MS. AUTOR amended page 4, line 10 of the proposed amendment to delete "citizens" and instead insert "people". The ordinance deletes the narrow definitions of "offices and centers for family self sufficiency services" and "computer aided learning center." It also establishes "social service facility" as a permitted use in the in the PLI, B-2B, B-2 C and B-3 Zoning Districts; establishes *Social Service Facility* as a Conditional Use in the R-3, R-4, R-O and B-1A Zoning Districts; deletes *Computer Aided Learning Center*, and *Offices and Centers for Family Self Sufficiency Service* from the list of uses in the PLI, R-3, R-4, B-1A, B-1B, B-2B, B-2C and B-3 Zoning Districts; amends the Off-Street Parking Requirements Chapter 21.45.080 to require *Social Service Facility* to provide one parking space for every 300 square feet of gross building area, or as determined through the provisions of 21.45.080.W.; amends 21.50.170 to read Conditional Use Standards - *Social Service Facility*; and amends 21.50.170 standards to include authority to impose different conditions, yard requirements, refuse containers, and required submittals. MS. AUTOR stated it is her understanding that if the Commission recommends approval and the Assembly also approves this ordinance amendment, the ultimate ordinance would be included into revisions to Title 21 in the interim before the Title 21 Rewrite is concluded.

COMMISSIONER ISHAM asked if the amendment to page 4 is to enable services to be provided to non-citizens. MS. AUTOR indicated this is correct.

COMMISSIONER WEDDLETON asked how many facilities are classified as a Computer Aided Learning Center and Offices and Centers for Family Self Sufficiency Service. MS. AUTOR replied that there is one and it would be included in this new classification. COMMISSIONER WEDDLETON noted concern that PLI is included, given that PLI land is dispersed throughout the Municipality. He asked if it would be appropriate to have a conditional use in the PLI. MS. AUTOR noted that in the PLI all uses are required to undergo a

public site plan review process. That gives the Commission the opportunity to review a site-specific proposal. COMMISSIONER WEDDLETON asked if a permitted use would need to undergo a Commission review. MS. AUTOR stated that a new use or broadening a use would be reviewed on a case-by-case basis, or there may be a conditional use and a change would be a modification to that conditional use. COMMISSIONER WEDDLETON noted that the water tank near Service High School was allowed on PLI land and then a cellular telephone tower was installed without review, although people may have preferred that it not be allowed. MS. AUTOR stated the Department felt that use was acceptable as a permitted use. COMMISSIONER WEDDLETON asked what would be involved if this were changed to a conditional use in PLI. MS. AUTOR stated that a public hearing process would be required and the use would have to meet the standards for a conditional use. A site plan says a particular use is appropriate, whereas the conditional use says it meets all the requirements and standards but it may not be appropriate.

COMMISSIONER PEASE noted that PLI currently does allow "Offices and Centers for Family Self Sufficiency Service" and "Computer Aided Learning Center" as permitted uses. She asked regarding page 11 why the yard requirement should be discretionary for R-4 and R-3 zones. MS. AUTOR believed this was modified from an ordinance taken from another community. This use is not residential in nature. COMMISSIONER PEASE was confused that if one of these service centers is located on a non-residential lot it would be buffered to residential, but if it were located on a residential lot it would not be buffered to residential. She wondered why there would not be default setbacks. MS. AUTOR explained that the wording of the paragraph on yard setbacks allows the Commission to alter minimum yard requirements; it does not require that they be altered.

COMMISSIONER WANG asked if this would apply to the Salvation Army thrift store. MS. AUTOR explained that use is retail and it would not be subject to this ordinance. COMMISSIONER WANG noted that the Salvation Army sells clothing. MS. AUTOR stated that this ordinance would apply to a use that gives clothing. COMMISSIONER WANG felt that the language "clothing distribution" could be interpreted as applicable to a use such as the Salvation Army and suggested the inclusion of language that excludes retail or requires that it be for charitable purposes. MS. AUTOR suggested inserting "charitable" before "services" on line 9. COMMISSIONER WANG also noted that line 8 refers to "the government" but the government could

be federal, state or local so it should be "a government." He also asked if this would apply to low cost or subsidized day care. MS. AUTOR stated it does not include day care, which falls under a separate definition. CHAIR JONES suggested that there could be an explicit exclusion of day care. COMMISSIONER WANG explained that his concern is that many things could be undertaken "to advance the welfare of persons in need."

The public hearing was opened and closed without public comment.

COMMISSIONER EARNHART moved to approve an ordinance amending Anchorage Municipal Code Sections 21.35.020, 21.40, 21.45, and 21.50.170, to allow Social Service Facilities in Various Zoning Districts with Supplementary District Standards and Conditional Use Standards where appropriate. COMMISSIONER ISHAM seconded.

COMMISSIONER EARNHART moved to amend page 4, lines 9-12 to read "Social service facility means a facility operated by a government or a non-profit social service agency to provide services or activities to advance the welfare of people in need, including food or clothing distribution, job or life skills counseling or training, and similar activities. This use does not include medical care, behavioral health counseling, overnight accommodations, or retail facilities. This use may include supporting offices, but stand-alone offices of a social service agency are not considered a social service facility." *This was accepted as a friendly amendment.*

COMMISSIONER ISHAM asked if the language should be "retail services" or "retail activity" rather than "retail facility." COMMISSIONER EARNHART felt the language "retail activity" was appropriate. *This was accepted as a friendly amendment.*

COMMISSIONER WEDDLETON suggested changing the language to "distribution of free food and clothing" and delete "food and clothing distribution." MS. AUTOR felt that the language that included retail facilities addresses the concern; she did not wish to constrict the operations of these agencies. COMMISSIONER YOSHIMURA asked if there are some social services where a recipient might be asked to make a nominal contribution, noting that she would not want to negate that opportunity. CHAIR JONES agreed that this could be the case. COMMISSIONER PEASE posed that the word "distribution" implies some sort of charity and the Commission can note that intent in its discussion. COMMISSIONER YOSHIMURA stated that the word "charitable" allows some nominal contribution. COMMISSIONER PEASE suggested changing the language to

read, "including charitable food or clothing distribution." MS. AUTOR noted felt this was redundant because line 9 states, "...provides charitable services or activities." COMMISSIONER WEDDLETON did not believe that change had been made. *This was accepted as a friendly amendment.*

COMMISSIONER PEASE proposed changing page 11, line 20 to delete "The planning and zoning commission may alter the minimum yards required by the underlying zoning district, except" and delete "within a nonresidential district." *This was accepted as a friendly amendment.*

COMMISSIONER PEASE explained that if the lot is tight, the applicant will ask for a variance, but she felt that these uses should provide buffers, if they are next to a house. COMMISSIONER YOSHIMURA asked if the 15-foot buffer would be on the side of the charitable use or would it straddle the lot line. COMMISSIONER PEASE replied that it would be on the property upon which the charitable use is located. COMMISSIONER YOSHIMURA asked whether 15 feet is required for other uses as well. MS. AUTOR stated this requirement would apply to this use only. COMMISSIONER YOSHIMURA opposed the language because she did not believe a nonprofit should be subject to additional landscaping requirements. CHAIR JONES asked if this would be the case. MS. AUTOR stated that is correct, if it is included as the standard under 21.50.170, which are the conditional use standards specific to this category. CHAIR JONES stated this requirement would be specific to this conditional use and to any nonprofit or governmental entity that operated under this conditional use. COMMISSIONER YOSHIMURA noted that as originally stated it would be up to the Planning and Zoning Commission. CHAIR JONES stated that this ordinance is creating a new definition for a social service facility and these are new standards. COMMISSIONER YOSHIMURA noted that, as written originally, the Commission would determine the amount of the buffer. MS. AUTOR stated that the Commission would evaluate the yard requirement under the conditional use and the Commission could change the minimum yard requirement, as originally worded. The yard area required adjacent to a nonresidential use was 15 feet. COMMISSIONER WEDDLETON stated that amending this would also remove the ability to either increase or decrease the yard setback. COMMISSIONER EARNHART thought the Commission would not lose the ability to impose conditions on the conditional use as it sees fit, even without this language. CHAIR JONES stated that without the language that was in this section, the Commission does not have the discretion to change the setback. COMMISSIONER PEASE asked if the language as proposed only gives the Commission latitude if one of these uses are put on a residential lot in a residential district, or would there also be this latitude on a nonresidential lot next to a residential district. MS.

AUTOR understood the intent is that the Commission has the authority to alter the minimum yard requirements of the underlying district, except for a use in a nonresidential district that is adjacent to a residential where 15 feet is required; a buffer greater than 15 feet could be required.

COMMISSIONER PEASE suggested including "minimum" before "15-foot yard." She withdrew her earlier amendment. *This was accepted as a friendly amendment.*

COMMISSIONER PEASE proposed inserting "minimum" before "15-foot yard." *This was accepted as a friendly amendment.*

COMMISSIONER EARNHART asked if section 11-A allows the Commission to still impose different setback requirements. MS. AUTOR replied that it is specific to the size of the use, hours of operation, etc. COMMISSIONER EARNHART suggested that Section B read "Yard Requirements. "The Planning and Zoning Commission may increase the minimum yard required by the underlying zoning district." delete the remainder Section B and delete Section C, as it is redundant. *This was accepted as a friendly amendment.*

CHAIR JONES stated she is sensitive to some uses in the PLI district, but she foresaw that agencies that fit under this definition would not locate in PLI because their clients need easy access to these services, either on foot or using transit. She noted that she lives near Campbell Creek and there are homeless camps near her home. She felt that there should not be restrictions on the locations of social service agencies, but she believed they would typically locate in urban areas where clients could access them on foot.

AYE: Phelps, Wang, Weddleton, Isham, Jones, Yoshimura, Pease, Earnhart  
NAY: None

PASSED

CHAIR JONES departed the meeting as she was excused from the remainder of the cases on the agenda. VICE CHAIR ISHAM assumed the chair.



**MUNICIPALITY OF ANCHORAGE  
PLANNING DEPARTMENT  
MEMORANDUM**

---

**DATE:** December 1, 2008

**TO:** Planning and Zoning Commission

**THRU:** Tom Nelson, Director, Planning Department *TN*

**THRU:** *JTW* Jerry T. Weaver, Jr., Division Administrator

**FROM:** Mary Autor, Senior Planner *MAutor*

**SUBJECT:** 2008-157 - An Ordinance Amending AMC Title 21 To Allow Social Service Facilities In Various Zoning Districts With Supplementary District Standards And Conditional Use Standards Where Appropriate.

**PROPOSED REQUEST:**

The Municipality has prepared an amendment to the Anchorage Municipal Code Title 21 *Land Use Planning* regarding social service facilities.

**BACKGROUND AND DISCUSSION:**

The Municipality has received a number of requests for use determinations and classification involving non-residential social services. It has been determined through these discussions that though a social service program may be somewhat similar to an allowed use, the use characteristics of some services are difficult to compare with the use allowed in a zoning district. Services such as soup kitchens or a food bank don't always fall into existing definitions in Title 21.

For example, the basic service provides by the Downtown Soup Kitchen is to provide food service for the homeless or others in need. Business zoning districts allow restaurants, tearooms, cafés and other places serving food or beverages. The DSK is looking to expand its services to include mentorship to clients who need help with such things as balancing their checkbook, developing a monthly budget, interviewing for a job, dispensing previously donated food and clothing items, and providing shower and laundry facilities. The expanded services appear to have characteristics associated with a homeless shelter, except it does not include sleeping accommodations.

The Department concludes Title 21 does not adequately address the DSK use, or other similar social services, that offer a variety of non-medical, non-behavioral health counseling or overnight accommodations, and offer the following ordinance to fill this "gap."

The draft ordinance will:

- Create a new definition in Chapter 21.35 for *Social Service Facility*;
- Delete the following definitions from Chapter 21.35:  
*Offices and Centers for Family Self Sufficiency Service*, and  
*Computer Aided Learning Center*.
- Establish *Social Service Facility* as a Permitted Principal Use in the PLI, B-2B, B-2 C and B-3 Zoning Districts;
- Establish *Social Service Facility* as a Conditional Use in the R-3, R-4, R-O and B-1A Zoning Districts;
- Delete *Computer Aided Learning Center*, and *Offices and Centers for Family Self Sufficiency Service* from the list of uses in the PLI, R-3, R-4, B-1A, B-1B, B-2B, B-2C and B-3 Zoning Districts.
- Amend the Off-Street Parking Requirements Chapter 21.45.080 to require *Social Service Facility* to provide one parking space for every 300 square feet of gross building area, or as determined through the provisions of 21.45.080.W.;
- Amend 21.50.170 to read Conditional Use Standards - *Social Service Facility*;
- Amend 21.50.170 standards to include authority to impose different conditions, yard requirements, refuse containers, and required submittals.

**RECOMMENDATION:**

The Department recommends approval of the ordinance as written.

Submitted by: ASSEMBLY CHAIR AT THE REQUEST OF  
THE MAYOR  
Prepared by: Planning Department  
For reading:

ANCHORAGE, ALASKA  
AO 2008-

AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTIONS  
21.35.020, 21.40, 21.45, AND 21.50.170, TO ALLOW SOCIAL SERVICE FACILITIES  
IN VARIOUS ZONING DISTRICTS WITH SUPPLEMENTARY DISTRICT  
STANDARDS AND CONDITIONAL USE STANDARDS WHERE APPROPRIATE.

THE ANCHORAGE ASSEMBLY ORDAINS:

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

**21.35.020 Definitions and rules of construction.**

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

\*\*\*

*Comprehensive plan* means the comprehensive development plan of the  
municipality.

[COMPUTER AIDED LEARNING MEANS A SERVICE PROVIDING ACCESS  
TO PERSONAL COMPUTER EQUIPMENT FOR USE IN SELF INSTRUCTION.]

*Conditional use* means a special exception (see definition of Special exception).

\*\*\*

*Family* means one or more persons occupying premises and living as a single  
housekeeping unit, as distinguished from a group occupying a roominghouse,  
club, fraternity house or hotel.

[FAMILY SELF SUFFICIENCY SERVICE MEANS A SERVICE PROVIDED BY  
GOVERNMENTALLY OPERATED OR SPONSORED SOCIAL SERVICE  
AGENCY TO AIDE ECONOMICALLY DISADVANTAGED FAMILIES IN  
FINDING TRAINING, EMPLOYMENT AND HOUSING.]

*Fence* means a barrier, not to exceed eight feet in height, which is constructed of  
one or more of the following materials, or combinations thereof: wood, metal,

AM

fiberglass or masonry materials.

\*\*\*

\*\*\*

\*\*\*

*Snow disposal site* means an area no less than 36,000 square feet in size which is used for the concentrated storage and disposal of snow transported to that site from other locations.

*Social service facility* means a facility operated by the government or a social service agency which provides services such as food or clothing distribution, job or life skills counseling or training, and the like. This use does not include medical care, behavioral health counseling, or overnight accommodations. This use may include supporting offices, but stand-alone offices of a social service agency are not considered a social service facility.

*Special exception* and *conditional use* mean a provision which allows for flexibility within the zoning ordinance by permitting certain specified uses in zoning districts where such uses are generally considered appropriate, but only after additional controls and safeguards are applied to ensure their compatibility with permitted principal uses. A special exception is a conditional use, and wherever the terms appear in this title they may be used interchangeably.

\*\*\*

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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; AO No. 2005-150(S-1), § 1, 2-28-06; AO No. 2005-185(S), § 1, 2-28-06; AO No. 2005-124(S-1A), § 4, 4-18-06; AO No. 2006-121, § 1, 9-26-06; AO No. 2006-64(S-1), § 1, 12-12-06; AO No. 2007-62, § 1, 5-15-07)

**Section 2.** Anchorage Municipal Code subsection 21.40.020 is hereby amended to read as follows: (*Subsections not affected by this ordinance are not set out unless for context. Code reviser is instructed to renumber remaining sections.*)

**Section 2.** Anchorage Municipal Code subsection 21.40.020 is hereby amended to read as follows: *(Subsections not affected by this ordinance are not set out unless for context. Code reviser is instructed to renumber remaining sections.)*

**21.40.020 PLI public lands and institutions district.**

\*\*\*

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

\*\*\*

16. Social service facility. [COMPUTER AIDED LEARNING CENTER.]

[17. OFFICES AND CENTERS FOR FAMILY SELF SUFFICIENCY SERVICE.]

\*\*\*

(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; AO No. 2005-150(S-1), § 2, 2-28-06; AO No. 2005-185(S), § 2, 2-28-06; AO No. 2005-124(S-1A), § 5, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06; AO No. 2007-141(S), § 1, 12-11-07)

**Section 3.** Anchorage Municipal Code subsection 21.40.050 is hereby amended to read as follows: *(Subsections not affected by this ordinance are not set out unless for context. Code reviser is instructed to renumber remaining sections.)*

**21.40.050 R-3 multiple-family residential district.**

\*\*\*

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

\*\*\*

15. [COMPUTER AIDED LEARNING CENTER MAXIMUM USEABLE AREA OF 1,000 SQUARE FEET OPERATED OR SPONSORED BY A GOVERNMENTAL AGENCY FOR ECONOMICALLY DISADVANTAGED INDIVIDUALS.

16.] Social service facility with [FAMILY SELF SUFFICIENCY SERVICE

OFFICE] maximum usable area of 3,000 [1,500] square feet.

\*\*\*

(GAAB 21.05.050.D; AO No. 77-355; AO No. 80-27; AO No. 80-42; AO No. 81-67(S); AO No. 82-54; AO No. 83-218; AO No. 84-52; 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. 85-163; AO No. 86-19; AO No. 86-78; AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No. 96-131(S), § 2, 10-22-96; AO No. 99-62, § 7, 5-11-99; AO No. 2005-175, § 4, 1-10-06; AO No. 2005-178, § 5, 1-24-06; AO No. 2005-185(S), § 6, 2-28-06; AO No. 2005-124(S-1A), § 9, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

**Section 4.** Anchorage Municipal Code subsection 21.40.060 is hereby amended to read as follows: *(Subsections not affected by this ordinance are not set out unless for context. Code reviser is instructed to renumber remaining sections.)*

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

\*\*\*

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

\*\*\*

14. [COMPUTER AIDED LEARNING CENTER MAXIMUM USEABLE AREA OF 1,000 SQUARE FEET OPERATED OR SPONSORED BY A GOVERNMENTAL AGENCY FOR ECONOMICALLY DISADVANTAGED INDIVIDUALS.

15.] Social service facility with [FAMILY SELF SUFFICIENCY SERVICE OFFICE] maximum usable area of 3,000 [1,500] square feet.

\*\*\*

(GAAB 21.05.050.E; 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. 96-131(S), § 2, 10-22-96; AO No. 99-62, § 8, 5-11-99; AO No. 2003-124(S), § 2, 1-20-04; AO No. 2005-175, § 5, 1-10-06; AO No. 2005-178, § 6, 1-24-06; AO No. 2005-185(S), § 7, 2-28-06; AO No. 2005-124(S-1A), § 10, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06)

**Section 5.** Anchorage Municipal Code subsection 21.40.130 is hereby amended to read as follows: *(Subsections not affected by this ordinance are not set out unless for context.)*

**21.40.130 R-O residential-office district.**

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

11. Social service facility.  
\*\*\*

(GAAB 21.05.050.I; AO No. 77-219; AO No. 77-355; AO No. 78-199; AO No. 80-57; AO No. 81-67(S); AO No. 83-226; AO No. 85-18; AO No. 85-23; AO No. 85-69; AO No. 85-91, 10-1-85; AO No. 86-90; AO No. 86-171; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 91-97; AO No. 92-114; AO No. 96-131(S), § 3, 10-22-96; AO No. 99-62, § 16, 5-11-99; AO No. 2003-124(S), § 3, 1-20-04; AO No. 2005-175, § 13, 1-10-06; AO No. 2005-178, § 14, 1-24-06; AO No. 2005-185(S), § 15, 2-28-06; AO No. 2005-124(S-1A), § 18, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06; AO No. 2007-121(S-1), § 2, 10-23-07)

**Section 6.** Anchorage Municipal Code subsection 21.40.140 is hereby amended to read as follows: *(Subsections not affected by this ordinance are not set out unless for context. Code reviser is instructed to renumber remaining sections.)*

**21.40.140 B-1A local and neighborhood business district.**  
\*\*\*

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

11. [COMPUTER AIDED LEARNING CENTER MAXIMUM USEABLE AREA OF 1,000 SQUARE FEET OPERATED OR SPONSORED BY A GOVERNMENTAL AGENCY FOR ECONOMICALLY DISADVANTAGED INDIVIDUALS.

12.] Social service facility with [FAMILY SELF SUFFICIENCY SERVICE OFFICE] maximum usable area of 3,000 [1,500] square feet.  
\*\*\*

(GAAB 21.05.050.J; AO No. 77-355; AO No. 78-28; AO No. 78-169; AO No. 81-67(S); AO No. 81-143; AO No. 83-210; AO No. 85-18; AO No. 85-23; AO No. 85-91, 10-1-85; AO No. 85-173, 3-17-86; AO No. 86-90; AO No. 87-62; AO No. 88-49(S); AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 96-131(S), § 2, 10-22-96; AO No. 99-62, § 17, 5-11-99; AO No. 2005-185(S), § 16, 2-28-06; AO No. 2005-124(S-1A), § 19, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06; AO No. 2007-121(S-1), § 3, 10-23-07)

**Section 7.** Anchorage Municipal Code subsection 21.40.160 is hereby amended to

1 read as follows: (*Subsections not affected by this ordinance are not set out unless for*  
2 *context. Code reviser is instructed to renumber remaining sections.*)

3  
4 **21.40.160 B-2B central business district, intermediate.**

5 \*\*\* \*\*\* \*\*\*

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

8 \*\*\* \*\*\* \*\*\*

9 4. [COMPUTER AIDED LEARNING CENTER.

10  
11 5.] Social service facility. [OFFICES AND CENTERS FOR FAMILY SELF  
12 SUFFICIENCY SERVICE.]

13 \*\*\* \*\*\* \*\*\*

14 (GAAB 21.05.050.Y; AO No. 77-20; AO No. 77-355; AO No. 80-57; AO No. 81-  
15 67(S); AO No. 81-72; AO No. 82-49; AO No. 85-173, 3-17-86; AO No. 85-91, 10-  
16 1-85; AO No. 86-90; AO No. 87-62; AO No. 88-171(S-1), 12-31-88; AO No. 88-  
17 147(S-2); AO No. 90-124; AO No. 91-1; AO No. 91-39; AO No. 91-144; AO No.  
18 92-57; AO No. 95-68(S-1), § 7, 8-8-95; AO No. 96-131(S), § 3, 10-22-96; AO No.  
19 98-160, § 5, 12-8-98; AO No. 98-188, §§ 4--6, 1-12-99; AO No. 99-62, § 20, 5-  
20 11-99; AO No. 99-131, § 8, 10-26-99; AO No. 99-149, § 2, 12-14-99; AO No.  
21 2001-80, § 4, 5-8-01; AO No. 2005-185(S), § 19, 2-28-06; AO No. 2005-124(S-  
22 1A), § 22, 4-18-06; AO No. 2006-49, § 2, 5-16-06; AO No. 2006-64(S-1), §§ 2, 3,  
23 12-12-06; AO No. 2007-121(S-1), § 6, 10-23-07)

24  
25 **Section 8.** Anchorage Municipal Code subsection 21.40.170 is hereby amended to  
26 read as follows: (*Subsections not affected by this ordinance are not set out unless for*  
27 *context. Code reviser is instructed to renumber remaining sections.*)

28  
29 **21.40.170 B-2C central business district, periphery.**

30 \*\*\* \*\*\* \*\*\*

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

33 \*\*\* \*\*\* \*\*\*

34 4. [COMPUTER AIDED LEARNING CENTER.

35  
36 5.] Social service facility. [OFFICES AND CENTERS FOR FAMILY SELF  
37 SUFFICIENCY SERVICE.]

38 \*\*\* \*\*\* \*\*\*

39 (GAAB 21.05.050.X; AO No. 77-20; AO No. 77-355; AO No. 80-57; AO No. 81-  
40 67(S); AO No. 82-49; AO No. 85-173, 3-17-86; AO No. 85-91, 10-1-85; AO No.  
41 86-90; AO No. 87-62; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO  
42 No. 90-124; AO No. 91-1; AO No. 91-39; AO No. 91-144; AO No. 92-57; AO No.



95-68(S-1), § 8, 8-8-95; AO No. 96-131(S), § 3, 10-22-96; AO No. 98-160, § 6, 12-8-98; AO No. 98-173, § 4, 11-3-98; AO No. 98-188, §§ 7--9, 1-12-99; AO No. 99-62, § 21, 5-11-99; AO No. 99-131, § 9, 10-26-99; AO No. 99-149, § 3, 12-14-99; AO No. 2001-80, § 5, 5-8-01; AO No. 2005-185(S), § 20, 2-28-06; AO No. 2005-124(S-1A), § 23, 4-18-06; AO No. 2006-49, § 3, 5-16-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06; AO No. 2007-121(S-1), § 7, 10-23-07)

**Section 9.** Anchorage Municipal Code subsection 21.40.180 is hereby amended to read as follows: (*Subsections not affected by this ordinance are not set out unless for context. Code reviser is instructed to renumber remaining sections.*)

**21.40.180 B-3 general business district.**

\*\*\*

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

\*\*\*

4. [COMPUTER AIDED LEARNING CENTER.

5.] Social service facility. [OFFICES AND CENTERS FOR FAMILY SELF SUFFICIENCY SERVICE.]

\*\*\*

(GAAB 21.05.050.M; AO No. 77-355; AO No. 78-28; AO No. 80-57; AO No. 80-132; AO No. 81-67(S); AO No. 83-209; AO No. 85-18; AO No. 85-91, 10-1-85; AO No. 85-173, 3-17-86; AO No. 86-90; AO No. 86-182; AO No. 87-32; AO No. 87-62; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-26; AO No. 92-114; AO No. 95-68(S-1), § 9, 8-8-95; AO No. 96-107, § 1, 7-30-96; AO No. 96-131(S), § 3, 10-22-96; AO No. 98-160, § 7, 12-8-98; AO No. 99-62, § 22, 5-11-99; AO No. 2001-80, § 6, 5-8-01; AO No. 2004-108(S), § 3, 10-26-04; AO No. 2005-185(S), § 21, 2-28-06; AO No. 2005-124(S-1A), § 24, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06; AO No. 2007-7, § 1, 5-1-07; AO No. 2007-121(S-1), § 7, 10-23-07; AO No. 2007-156, § 1, 12-11-07)

**Section 10.** Anchorage Municipal Code subsection 21.45.080 is hereby amended to read as follows: (*Subsections not affected by this ordinance are not set out unless for context.*)

**21.45.080 Off-street parking requirements**

\*\*\*

G. *Health care facilities, hospitals, health services, residential care and adult care facilities, social service facilities.*

\*\*\*

6. Social service facilities. One parking space is required for every 300

square feet of gross building area, or as determined through the provision of 21.45.080.W.

\*\*\* \*\*\* \*\*\*

(GAAB 21.05.060.G; AO No. 77-355; AO No. 78-118; AO No. 81-106; AO No. 81-178(S); AO No. 82-69; AO No. 84-90; AO No. 84-117(S); AO No. 85-91, 10-1-85; AO No. 87-31, 7-18-87; AO No. 89-30; AO No. 90-152(S); AO No. 93-172, § 1, 11-16-93; AO No. 96-68, § 1, 5-28-96; AO No. 99-131, § 12, 10-26-99; AO No. 2004-108(S), § 6, 10-26-04; AO No. 2005-9, § 4, 3-1-05; AO No. 2005-185(S), § 28, 2-28-06; AO No. 2005-124(S-1A), § 29, 4-18-06; AO No. 2006-87(S-1), § 1, 1-9-07)

**Section 11.** Anchorage Municipal Code subsection 21.50.170 is hereby amended to read as follows: *(Subsections not affected by this ordinance are not set out unless for context. Code reviser is instructed to renumber remaining sections.)*

**21.50.170 Conditional use standards—Social service facility  
[COMPUTER AIDED LEARNING AND FAMILY SELF SUFFICIENCY  
SERVICE].**

A. Authority to impose different conditions. Except as specifically limited in this section, different conditions, such as restrictions as to the size of the use or hours of operation, may be imposed by the planning and zoning commission, if necessary, to properly develop the site, mitigate impacts, and ensure compatibility with the surrounding area. [THE FOLLOWING REQUIREMENTS SHALL APPLY TO COMPUTER AIDED LEARNING AND FAMILY SELF SUFFICIENCY SERVICE FACILITIES, WHEN SUCH FACILITIES ARE PERMITTED BY CONDITIONAL USE:

1. **BUILDING.** THE STRUCTURE USED TO HOUSE THE FACILITY SHALL MAINTAIN AT LEAST TWENTY RESIDENTIAL UNITS AND DEVOTE AT LEAST 85 PERCENT OF THE BUILDING'S MAXIMUM USEABLE AREA TO RESIDENTIAL USE.

2. **OWNERSHIP.** THE OPERATING AGENCY SHALL HAVE OWNERSHIP THE STRUCTURE. NO OTHER ENTITY MAY RENT, LEASE, OR BUY OR OTHERWISE OBTAIN SPACE IN THE BUILDING FOR THE PURPOSES OF OPERATING FACILITIES REGULATED UNDER THIS SUBSECTION.

3. **STAFF.** DURING THE OPERATION HOURS THERE SHALL BE AT LEAST ONE INSTRUCTOR/MONITOR ON-SITE AND RESPONSIBLE TO THE OPERATING AGENCY.

4. **CLIENTS.** FACILITY USERS ARE NOT REQUIRED TO BE RESIDENTS OF THE BUILDING HOUSING THE FACILITY. THE FACILITY USERS SHALL BE RESTRICTED TO THE TENANTS OF THE

1 OPERATING AGENCY OR BENEFICIARIES OF ASSISTED HOUSING  
2 FROM THE OPERATING AGENCY.

3 5. *OFF-STREET PARKING.* ADEQUATE OFF-STREET PARKING  
4 SHALL BE PROVIDED IN CONNECTION WITH ANY PERMITTED USE,  
5 WITH THE MINIMUM FOR EACH USE TO BE AS PROVIDED IN  
6 CHAPTER 21.45.

7 6. *SIGNS.* SIGNS MAY BE REGULATED BY THE PLANNING AND  
8 ZONING COMMISSION OR BY PERTINENT DISTRICT REGULATIONS  
9 AS SPECIFIED IN CHAPTER 21.45.

10 7. *APPLICABILITY OF SUPPLEMENTARY DISTRICT*  
11 *REGULATIONS.* ANY FACILITY SHALL MEET THE STANDARDS OF  
12 THE SUPPLEMENTARY DISTRICT REGULATIONS, IN ADDITION TO  
13 ANY REQUIREMENTS IMPOSED BY THE CONDITIONAL USE.

14 8. *ADDITIONAL RESTRICTIONS.* ADDITIONAL RESTRICTIONS AS  
15 TO THE SIZE OF THE USE, HOURS OF OPERATION OR OTHER USE  
16 RESTRICTIONS MAY BE REQUIRED TO MEET THE CONDITIONAL  
17 USE STANDARDS AND ENSURE COMPATIBILITY WITH THE  
18 NEIGHBORHOOD.]

19  
20 B. *Yard requirements.* The planning and zoning commission may alter the  
21 minimum yards required by the underlying zoning district, except a use within a  
22 nonresidential district adjacent to a residential use or district shall provide a 15-  
23 foot yard between the two, planted with visual enhancement landscaping meeting  
24 the standards in section 21.45.125. Landscaping is not required at vehicular and  
25 pedestrian ingress and egress points.

26  
27 C. *Refuse containers and facilities.* Refuse containers and facilities on the  
28 petition site shall be screened as required by the supplementary district  
29 regulations (21.45.080X.4.f.), regardless of location of the refuse containers and  
30 facilities.

31  
32 D. *Required submittals.* The following shall be provided with an application in  
33 addition to the general submittal requirements of subsection 21.15.030C.:

- 34 1. A copy of the application submitted for state licensing and a  
35 description of the program, including the services offered and the  
36 professional certification or licenses required to operate..  
37 2. Building elevations and floor plans.  
38 3. Site plan and/or as-built survey, including landscaping.

39  
40 (AO No. 96-131(S), § 4, 10-22-96)

41  
42 **Section 12.** This ordinance shall become effective immediately upon its passage and

1 approval by the Assembly.

2  
3 PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of  
4 \_\_\_\_\_, 2008.

5  
6  
7 \_\_\_\_\_  
8 Chair

9 ATTEST:

10  
11 \_\_\_\_\_  
12 Municipal Clerk

**Graves, Jill A.**

---

**From:** Staff, Alton R.  
**Sent:** Friday, November 14, 2008 7:51 AM  
**To:** McLaughlin, Francis D.; Graves, Jill A.; Stewart, Gloria I.  
**Subject:** Plat and Zoning Comments

The Public Transportation Department has no comment on the following zoning cases:

2008- 130  
140  
154  
156  
157

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NOV 14 2008

Municipality of Anchorage  
Zoning Division

The Public Transportation Department has no comment on the following plats:

S10592-5  
S11710-1  
S11712-1  
S11713-1

Thank you for the opportunity to review.

Alton R. Staff  
Planning Manager  
Public Transportation Department  
3600 Dr. Martin Luther King Jr. Ave.  
Anchorage, AK 99507  
907-343-8230



# MUNICIPALITY OF ANCHORAGE

Department of Health and Human Services



**Date:** November 3, 2008  
**To:** Department of Planning, Zoning and Platting Division  
**From:** Nathan D. Johnson, Division Manager, DHHS  
**Subject:** Comments Regarding CUP 2008-157

---

**RECEIVED**

NOV 04 2008

Municipality of Anchorage  
Planning Division

## CUP #2008-157

An ordinance amending Title 21 code sections

### Comment Regarding Noise:

The requirement for a 15' yard between residential and non-residential district as stated (begins at line 39, page 9) may not be sufficient depending on what the non-residential district land use is. Recommend that the language be changed to reflect that 15' is a minimum distance, and that this can be increased based on the non-residential land use.

CC:



## MUNICIPALITY OF ANCHORAGE

Development Services Department

Right of Way Division

Phone: (907) 343-8240 Fax: (907) 343-8250



**DATE:** November 3, 2008

**RECEIVED**

**TO:** Planning Department, Zoning and Platting Division

NOV 08 2008

**THRU:** Jack L. Frost, Jr., Right of Way Supervisor

Municipality of Anchorage  
Zoning Division

**FROM:** Lynn McGee, Senior Plan Reviewer

**SUBJ:** Request for Comments on Planning and Zoning Commission case(s) for December 1, 2008.

Right of Way Division has reviewed the following case(s) due November 3, 2008.

- 07-077-2 Green, Tracts B-1 & B-2 and S 80" of N 320' of the S 570' of W 150' of E 600' of Sec 17 T12N R3W, grid 2533**  
(Rezoning Request, R-1A to R-4)  
Right of Way Division has no comments at this time.  
Review time 15 minutes.
- 08-130 Section 8, T15N R1W, Tract 38, Birchwood Parcel A, grid NW1356**  
(Rezoning Request, I-1SI & I-2SI to I-2SL)  
Correct, if necessary, the land description to include Sections 5, 7, & 8, T15N R1W.  
Correct, if necessary, the land description in the proposed ordinance omitting Section 6.  
Review time 15 minutes.
- 08-140 Section 5, T16N R1W Birchwood Parcel A, Tract 38, grid NW1356**  
(Conditional Use, Natural Resource Extraction)  
Correct in the parcel description in the report and on the application as part of this land is in the NW 1/4 of Section 8, T15, and some is in Section 5, T16N, etc.  
Review time 15 minutes.
- 08-150 Lancaster, Tract A, grid 2324**  
(Conditional Use, Water Boosting Station)  
Right of Way Division has no comments at this time.  
Review time 15 minutes.
- 08-151 Knik View Estates, Tract D, grid NW1558**  
(Conditional Use, Utility Substation)  
Right of Way Division has no comments at this time.  
Review time 15 minutes.
- 08-157 Ordinance Amendment**  
(Title 21 for Social Service Facilities in Various Zoning Districts)

Right of Way Division has no comments at this time.  
Review time 15 minutes.

**S-11586-2 Richport, Tract 1, grid 2533**

**(Plat Review)**

Right of Way Division has no comments at this time.  
Review time 15 minutes.



Graves, Jill A.

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From: Long, Patty R.  
Sent: Thursday, October 30, 2008 11:47 AM  
To: Graves, Jill A.  
Subject: FW: plat review

**RECEIVED**

OCT 30 2008

**Municipality of Anchorage  
Zoning Division**

Hi Patty, I have reviewed and provided remarks on the following plats:

2008-156 No Comment

2008-157 comment on 21.50.170 item C refuse containers and facilities...do you want to add any of the fire code requirements here such as location of refuse containers cannot be located within 5' of combustible walls, openings, or combustible roof eaves?

2008-140 No objection

**Martin Schwan, Fire Inspector  
Anchorage Fire Department  
4700 Elmore Road  
Anchorage AK 99504**

Office: 267-4968

Fax: 249-7596

Email: [schwanmk@muni.org](mailto:schwanmk@muni.org)

**"Ability can take you to the top, but it takes character to keep you there."**

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PM&E 10/31/2008

**Case No. 2008-150 – Zoning Conditional Use for a Water Boosting Station**

The Private Development Division of Project Management and Engineering has no objection to the conditional use. However, the petitioner is alerted to the requirement to provide a drainage analysis and calculations to PM&E under land use permit processes. An analysis will be required to address storm runoff as a result of the proposed changes to infrastructure and to permeable/impermeable surface treatments.

**Case No. 2008-151 – Zoning Conditional Use for a Utility Substation**

The Private Development Division of Project Management and Engineering has no objection to the conditional use. However, the petitioner is alerted to the requirement to provide a drainage analysis and calculations to PM&E under land use permit processes. An analysis will be required to address storm runoff as a result of the proposed changes to infrastructure and to permeable/impermeable surface treatments.

**Case No. 2008-157 – An ordinance amending Title 21 code sections**

Project Management and Engineering has no comment on the proposed ordinance.

**Content ID:** 007337

**Type:** Ordinance - AO

**Title:** AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE SECTIONS 21.35.020, 21.45.080, 21.50.170, AND SECTIONS IN CHAPTER 21.40, TO REPLACE COMPUTER AIDED LEARNING AND FAMILY SELF SUFFICIENCY USES WITH SOCIAL SERVICE FACILITY USE, ALLOW SOCIAL SERVICE FACILITIES IN VARIOUS ZONING DISTRICTS, AND ADOPTING CONDITIONAL USE AND PARKING STANDARDS FOR THESE USES.

**Author:** maglaquijp

**Initiating Dept:** Planning

**Date Prepared:** 1/22/09 10:21 AM

**Director Name:** Tom Nelson

**Assembly Meeting Date:** 2/24/09

**Public Hearing Date:** 3/24/09

<b>Workflow Name</b>	<b>Action Date</b>	<b>Action</b>	<b>User</b>	<b>Security Group</b>	<b>Content ID</b>
Clerk_Admin_SubWorkflow	2/5/09 3:34 PM	Exit	Heather Handyside	Public	007337
MuniMgrCoord_SubWorkflow	2/5/09 3:34 PM	Approve	Heather Handyside	Public	007337
MuniManager_SubWorkflow	1/30/09 9:12 AM	Approve	Michael Abbott	Public	007337
MuniManager_SubWorkflow	1/29/09 3:17 PM	Checkin	Joy Maglaqui	Public	007337
Legal_SubWorkflow	1/29/09 3:06 PM	Approve	Rhonda Westover	Public	007337
Finance_SubWorkflow	1/29/09 2:08 PM	Approve	Nina Pruitt	Public	007337
OMB_SubWorkflow	1/29/09 12:16 PM	Approve	Wanda Phillips	Public	007337
ECD_SubWorkflow	1/22/09 5:28 PM	Approve	Tawny Klebesadel	Public	007337
Planning_SubWorkflow	1/22/09 5:06 PM	Approve	Tom Nelson	Public	007337
AllOrdinanceWorkflow	1/22/09 1:28 PM	Checkin	Jerry Weaver Jr.	Public	007337
ECD_SubWorkflow	1/22/09 12:22 PM	Reject	Tawny Klebesadel	Public	007337
Planning_SubWorkflow	1/22/09 11:28 AM	Approve	Tom Nelson	Public	007337
AllOrdinanceWorkflow	1/22/09 10:23 AM	Checkin	Jerry Weaver Jr.	Public	007337