

Submitted by: Chair Dunbar at the
Request of the Mayor
Prepared by: Planning Department
For reading: _____

**ANCHORAGE, ALASKA
AO NO. 2019-____**

1 **AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING**
2 **ANCHORAGE MUNICIPAL CODE CHAPTERS 21.03, REVIEW AND**
3 **APPROVAL PROCEDURES; 21.04, ZONING DISTRICTS; 21.06 DIMENSIONAL**
4 **STANDARDS AND MEASUREMENTS; 21.07, DEVELOPMENT AND DESIGN**
5 **STANDARDS; 21.10, CHUGIAK-EAGLE RIVER; 12.12, NONCONFORMITIES;**
6 **AND 21.14.040, RULES OF CONSTRUCTION AND DEFINITIONS, IN ORDER**
7 **TO REPLACE THE TWO-AND-ONE-HALF-STORY STRUCTURE HEIGHT**
8 **LIMIT IN THE R-2 ZONING DISTRICTS WITH MORE FLEXIBLE STANDARDS**
9 **FOR PROMOTING COMPATIBLE-SCALE INFILL HOUSING.**

10
11 (Planning and Zoning Commission Case 2019-0009)
12

13 **WHEREAS**, the *Anchorage 2040 Land Use Plan (Plan)* assesses the housing
14 needs of current and future Anchorage residents and includes goals, policies, and
15 actions to address these housing needs; and
16

17 **WHEREAS**, Goal 2 of the *Plan* and its supporting policies promote infill and
18 redevelopment in existing neighborhoods as a means to meet the housing needs
19 of residents in Anchorage, in part through incorporating more flexibility in
20 development requirements; and
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22 **WHEREAS**, Goal 4 of the *Plan* establishes Anchorage's neighborhoods as the
23 places to provide a range of places to live, meeting the housing needs of residents
24 of all income levels and household types; and
25

26 **WHEREAS**, Goal 7 of the *Plan* and its supporting policies promote infill
27 development that is compatible with the valued characteristics of surrounding
28 properties and neighborhoods, including the physical scale and character; and
29

30 **WHEREAS**, the R-2A, R-2D, and R-2M zoning districts found in many parts of the
31 Anchorage Bowl, are intended to allow a mix of compact single-family, two-family,
32 and (in the R-2M) small-scale multifamily structures at a scale and a form that is
33 compatible with the neighborhood and mix of dwelling types including single-family
34 homes; and
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36 **WHEREAS**, Action 4-4 of the *Plan* calls for a review of the R-2M as well as R-3
37 zoning districts to further the development of compact housing to assist in meeting
38 a large part of the housing needs through infill and redevelopment within existing
39 neighborhoods; and
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1 **WHEREAS**, Action 7-2 of the *Plan* calls for the incorporation of neighborhood
2 compatibility standards in the compact housing amendments in Action 4-4; and
3

4 **WHEREAS**, the existing two-and-one-half-story height limit for residential
5 structures in the R-2A, R-2D, and R-2M zoning districts was put in place to address
6 bulk and scale of new housing development; and
7

8 **WHEREAS**, the two-and-one-half-story height limit for residential structures in the
9 R-2A, R-2D, and R-2M zoning districts has been found to be inflexible and limiting
10 and a disincentive to fully and efficiently build the allowed number of housing units
11 as permitted by the zoning districts; and
12

13 **WHEREAS**, replacing the two-and-one-half-story height limitation with an overall
14 limit on the size of the structure in proportion to the size of the lot, in combination
15 with targeted neighborhood compatibility standards for three-story building height,
16 will give more flexibility to homebuilders to design and build additional dwelling
17 units, while mitigating potential effects on neighboring residential lots; now,
18 therefore,
19

20 **THE ANCHORAGE ASSEMBLY ORDAINS:**

21
22 **Section 1.** Anchorage Municipal Code Title 21 is hereby amended as provided
23 in Exhibit B.
24

25 **Section 2.** This ordinance shall become effective immediately upon passage
26 and approval by the Assembly.
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28 PASSED AND APPROVED by the Anchorage Assembly this _____ day of
29 _____, 2019.
30

31
32
33 _____
34 Chair

35 ATTEST:
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37
38
39 _____
40 Municipal Clerk