

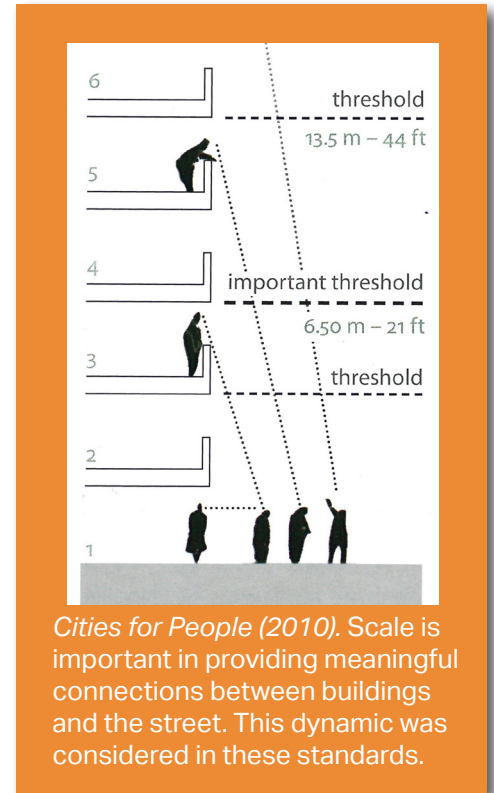
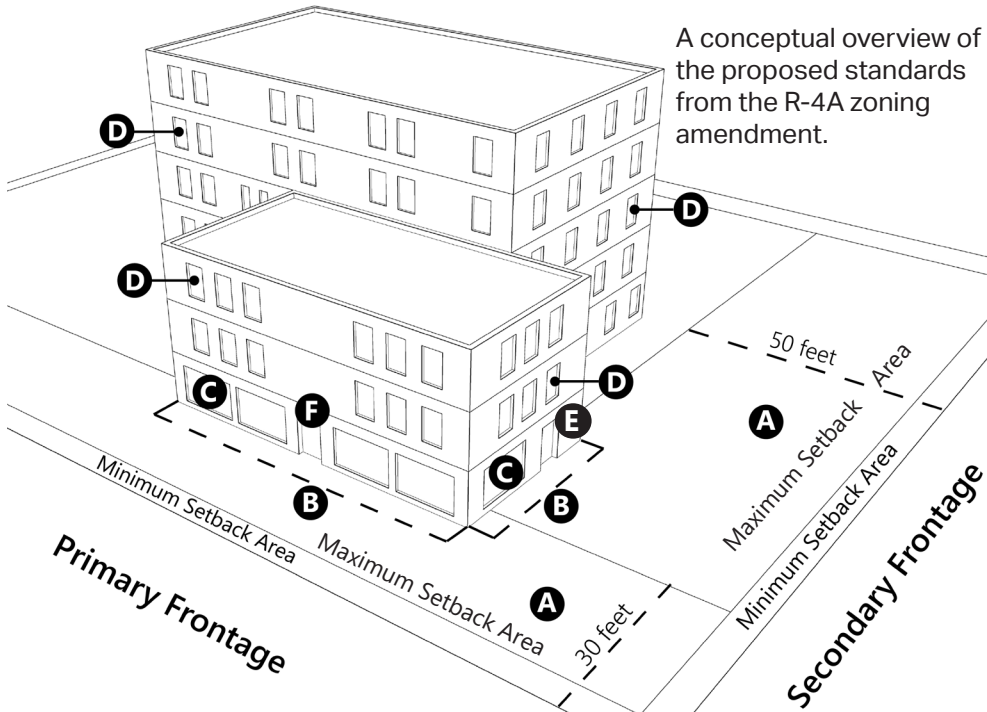
# R-4A Pedestrian-Oriented Frontage Standards

**Intent:** to contribute to a comfortable pedestrian environment that requires new development in the R-4A zoning district to minimize blank wall space, place buildings close to the street, and provide window area on street-facing facades.

**Why?** Pedestrian-friendly mixed-use development promotes walkability. Walkable urban areas can earn 75%-121% rent premiums over average urban areas<sup>1</sup> and the infrastructure that serves those areas can cost about 38% less.<sup>2</sup> Walkable areas are also more equitable because they can lower household transportation costs and provide greater access to services for households with only one or no vehicle.

<sup>1</sup> "Foot Traffic Ahead," Smart Growth America (2019)

<sup>2</sup> "Building Better Budgets," Smart Growth America (2013)



- A B Building Placement.** At least 40%-60% of the building's first 3 stories must be located within 30-50 feet of the street. As shown in the sidebar image above, the first 3 stories of a building are within the threshold for visual engagement with the street.
- C D Windows.** At least 20%-50% of the building's street-facing wall area must consist of windows. The higher percentage is reserved for ground-floor shops and restaurants.
- E F Walls and Entrances.** Primary entrances must not be further than 30-50 feet from the street, and stretches of blank walls may not be longer than 30-50 feet.

*Pedestrian-oriented retail space on Spenard Road.*



**R-4A Zone Mixed-use Amendment  
Info Sheet #1**

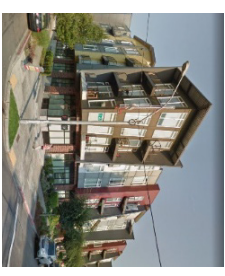
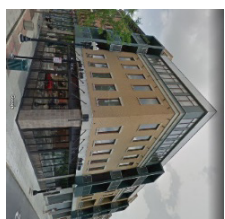
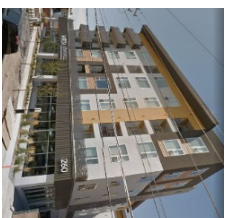
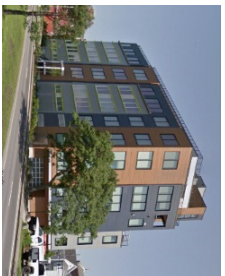
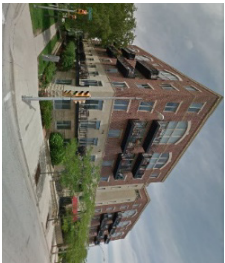
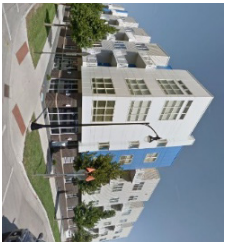
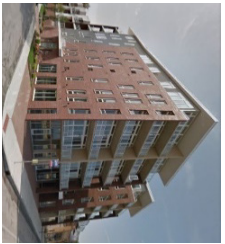
*Residential development on M Street.*



**Municipality of Anchorage  
Planning Department**

# Pedestrian-Oriented Frontage Standards in Select Peer Cities

*(applicable mixed-use zoning districts in parentheses)*



	Cleveland (PRO)	Fargo (DMU)	Milwaukee (RM6)	Portland, ME (UA)	Salt Lake City (R-MU)	Cincinnati (CC-P)	Tacoma* (NCX)
Front Setbacks	5' max	Average, but max. of 10'	Average, but max. of 15'	5' max.	0' min.	0' max.	0' min. 5' max. when commercial use is present
% of Façade Meeting Setback	100%, with exceptions for articulation	100%	30%	75%	25%	100%, with exceptions for articulation	75% when commercial use is present
Max. Blank Wall	N/A	N/A	N/A	15' length	15' length	N/A	15' length
Min. Window Area	60% front facade	35% of ground floor	Governed by overlay site review standards	60%-90% of ground floor 25% of all upper floors	40% of ground floor	60%-80% on primary street 30%-50% on secondary street	Designated Pedestrian Streets: 50%-60% (ground level) Non-pedestrian streets: 40% (ground level) 15% all street-facing upper stories

\*In Tacoma, minimum dwelling units per acre of 30; 40 on designated pedestrian streets.