

# MUNICIPALITY OF ANCHORAGE



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## **Reformatted Title 21 Land Use Regulations for Downtown Anchorage B-2A, B-2B, and B-2C Zoning Districts, Adopted on April 28, 2020**

The Anchorage Assembly has approved a code amendment to the land use regulations for Downtown Anchorage in the zoning ordinance, *Title 21, Land Use Planning*, of the Anchorage Municipal Code.

This code amendment reformats the existing Downtown B-2A, B-2B, and B-2C zoning districts, including their allowed uses and district-specific development standards, out of the old version of Title 21 and into the current Title 21. It reformats these Downtown land use regulations into current Title 21 as the new Chapter 21.11: *Downtown*. An outline of the revised structure of Title 21 chapters including the new Downtown chapter appears overleaf (next page).

This code amendment does not amend the Zoning Map or make any changes to B-2A, B-2B, or B-2C zoning district boundaries.

Materials comprising the reformatted zoning ordinance regulations for Downtown are available at the Municipality of Anchorage's [Our Downtown](#) project web page:

<http://www.muni.org/Departments/OCPD/Planning/Projects/AnchLandUse/Pages/Action-3-2,-3-9.aspx>

Currently, the materials available are:

- The public hearing draft ordinance AO No. 2020-38;
- Floor amendment #'s 1-6 that the Assembly made to the public hearing draft ordinance AO No. 2020-38 before adopting the ordinance; and
- Supporting documents containing background information about these code amendments.

An adopted version of the ordinance that incorporates the six floor amendments approved by the Assembly, will be posted online once it is completed and signed.

### **Effective Date: Thursday, May 28, 2020**

The reformatted Downtown land use regulations in AO No. 2020-38 as amended and approved by the Assembly become effective on Thursday, May 28, 2020. The "old code" Title 21 regulations that have applied to properties in the B-2A, B-2B, and B-2C districts prior to Assembly adoption of AO No. 2020-38 will continue to apply to all applications filed for development or land use entitlements in these districts until close of business on Wednesday, May 27, 2020.

Applicants for entitlements who file their application on or after Thursday, May 28, 2020, will be reviewed under the reformatted Title 21 as amended by adopted ordinance AO No. 2020-38.

*rev. 5/7/2020*

## Revised Outline of Title 21 Chapters

AO No. 2020-38 creates a new Title 21 chapter, “Chapter 21.11: *Downtown*.” Most of the reformatted Downtown regulations for the B-2A, B-2B, and B-2C districts will be in this new chapter. The new Chapter 21.11 and its sections will follow the arrangement of Chapter 21.09: *Girdwood* and Chapter 21.10: *Chugiak-Eagle River*.

As with Chugiak-Eagle River and Girdwood, the generally applicable provisions in the other chapters of Title 21 will apply in Downtown, except where the Downtown chapter specifically modifies or exempts Downtown from these provisions.

Subsequent chapters of Title 21, beginning with *Signs*, will be renumbered, as shown below. AO No. 2020-38 includes amendments in some of the existing chapters of Title 21 in order to accommodate the Downtown districts. Some sections within Chapters 21.02 to 21.07 will require renumbering to allow for the insertion of the Downtown provisions into Current Title 21.

The following outline shows how the Title 21 organization of chapters will be adjusted to accommodate Downtown.

### Current Title 21 chapters

(with changes highlighted and underlined)

- 21.01: General Provisions
- 21.02: Boards, Commissions, and Municipal Administration
- 21.03: Review and Approval Procedures
- 21.04: Zoning Districts
- 21.05: Use Regulations
- 21.06: Dimensional Standards and Measurements
- 21.07: Development and Design Standards
- 21.08: Subdivision Standards
- 21.09: Girdwood
- 21.10: Chugiak-Eagle River
- 21.11: Downtown (NEW)
- 21.12: Signs \*
- 21.13: Nonconformities \*
- 21.14: Enforcement \*
- 21.15: Rules of Construction and Definitions \*

\* Asterisks identify re-numbered chapters.