DATE 12-17-85

Submitted by: Chairman of the Assembly
At the Request of the Mayor
Prepared by: Department of Community Planning
For reading:

ANCHORAGE, ALASKA
AO NO. 85-173 (as amended)

NEIGHBORHOOD IMPROVEMENT PROGRAM -- AN ORDINANCE AMENDING TITLE 21 OF THE ANCHORAGE MUNICIPAL CODE CONCERNING COMMERCIAL USE DISTRICTS, TRANSITION - BUFFERING STANDARDS, AND SUPPLEMENTARY DISTRICT REGULATIONS RELATING TO ILLUMINATION, PARKING, LANDSCAPING, OFF-STREET LOADING, STORM DRAINAGE AND REFUSE SCREENING.

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. That section 21.40.140 of the Anchorage Municipal Code is hereby repealed and reenacted to read as follows:

21.40.140 B-1A--Local and Neighborhood Business District

The following statement of intent and use regulations shall apply in the B-1A district:

A. The B-1A district is intended for convenience business uses which serve the daily needs of nearby neighborhoods. The district is intended for small, compact areas.

B. Permitted principal uses and structures:

1. retail:

a. grocery stores, delicatessens and food specialty shops;
b. meat and seafood markets;
c. retail bakeries;
d. hardware stores;
e. shoe repair and tailor shops;
f. bookstores, stationery stores and newsstands;
g. drugstores;
h. self-service laundry and self-service dry cleaning shops;
i. beauty shops;
j. barber shops;

Please Note: See AO 85-173 for language furnished to the Assembly before amendments. All amendments are included in this ordinance.

k. restaurants, tearooms, cafes, and other places serving food or beverages; except conditional uses under subsection D of this section;
l. knit shops, yarn shops, dry goods, dressmaking and notions stores;
m. small appliance repair shops;
n. photography studios, art studios;
o. post offices;
p. on-premises dry cleaning establishments using a perchlorethylene process or similar nonflammable, nonaqueous solvent; excluding large commercial and industrial laundry and dry cleaning plants;
q. laundry and dry cleaning pick-up stations;
r. florists;
s. tobacco stores;
t. health clubs and tanning salons;
u. on-site film processing.

2. retail, subject to maximum gross floor area:

a. department or variety stores: 4,000 sq. ft.;
b. clothing and shoe stores: 3,000 sq. ft.;
c. furniture and home appliance stores: 3,000 sq. ft.;
d. catalog showrooms: 2,000 sq. ft.;
e. music, record and videotape stores: 1,400 sq. ft.;
f. hobby stores: 1,400 sq. ft.;
g. banking and financial institutions providing primarily retail services; excluding drive-in facilities: 3,000 sq. ft.;
h. frozen food lockers: 1,400 sq. ft.

3. office:

a. offices of physicians, surgeons, dentists, osteopaths, chiropractors and other practitioners of the healing sciences;
b. accounting, auditing and bookkeeping services;
c. engineering, surveying and architectural services;
d. real estate offices;
e. insurance offices;
f. attorney offices.

4. office, subject to maximum gross floor area:

   a. local administrative offices for charitable and eleemosynary organizations: 1,000 sq. ft.

5. residential

   a. single-family and two-family dwellings.

6. other uses:

   a. parks, playgrounds and playfields, municipal buildings and uses in keeping with the character and requirements of the district;
   b. public branch libraries;
   c. family residential care, day care and 24 hour child care facilities.

C. Permitted accessory uses and structures:

1. uses and structures customarily accessory and clearly incidental to permitted principal uses and structures;

2. a building containing a permitted principal use may include one dwelling unit incidental to the operation of the permitted principal use.

D. Conditional Uses. Subject to the requirements of the Conditional Use standards and procedures of this Title, the following uses may be permitted:

1. gasoline service stations;
2. off-street taxicab stands;
3. drive-in banks, with sufficient off-street area for maneuvering and waiting automobiles;
4. utility substations;
5. planned unit development;
6. churches and synagogues, along with the customary accessory uses, including parsonages, day care and meeting rooms;
7. off-street parking spaces and structures;
8. museums, historical and cultural exhibits, and the like;

9. mechanical carwash operated in connection with a gasoline station;
10. uses involving the sale, dispensing or service of alcoholic beverages in accordance with 21.45.170.

E. Prohibited uses and structures:

1. the outdoor storage or display of any scrap, junk, salvaged or secondhand materials, or any salvage yard or salvage operation;
2. any use which causes or may reasonably be expected to cause excessive noise, vibration, smoke, dust, or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. "Excessive" is defined for these purposes as a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience;
3. storage or use of mobile homes.

F. Minimum lot requirements:

1. width: 50 feet;
2. area: 6,000 square feet.

G. Minimum yard requirements:

1. residential uses:

   a. front yard: 20 feet;
   b. side yard: 5 feet;
   c. rear yard: 10 feet.

2. other uses:

   a. front yard: 20 feet;
   b. side yard: 20 feet adjacent to a residential district boundary; otherwise none, provided that all buildings on the lot shall have a wall on the lot line or shall be set back from the lot line at least 5 feet;

c. rear yard:

1. where the rear lot line adjoins a residential district, the minimum rear yard shall be 25 feet, and buffer landscaping shall be planted along the rear lot line. The landscaping shall be maintained by the property owner or his designee.
2. except as provided in '1' of this paragraph, the minimum rear yard shall be 5 feet.

H. Maximum lot coverage

1. residential: 40%

2. all other uses: 50%

I. Maximum height of structures. Except as otherwise provided in this title, no portion of a principal structure shall exceed 25 feet in height.

J. Signs. Signs may be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations.

K. Parking. Adequate off-street parking shall be provided in connection with any permitted use, subject to the provisions of the supplementary district regulations.

L. Loading. Where applicable, off-street loading facilities shall be provided in accordance with the provisions of the supplementary district regulations.

M. Refuse collection. Where applicable, refuse collection facilities shall follow the provisions of the supplementary district regulations.

N. Landscaping.

1. Buffer landscaping shall be planted along each lot line adjoining a residential district. A structure, including a fence or wall, may also be required by the approving authority.

2. Except adjacent to collector or arterial streets, visual enhancement landscaping shall be planted along the perimeter of all outdoor areas used for vehicle circulation, parking, storage, or display.

3. Arterial landscaping shall be planted along all collector or arterial streets.

4. All areas not devoted to building, structures, drives, walks, off-street parking facilities or other authorized installations shall be planted with visual enhancement landscaping.

5. All landscaping shall be maintained by the property owner or his designee.

Section 2. That Title 21 of the Anchorage Municipal Code, including the Zoning Map, is amended by changing all references to the B-1 use district to the B-1A use district.

Section 3. That the Anchorage Municipal Code is hereby amended by adding a section, to be numbered 21.40.145, which reads as follows:

21.40.145 B-1B--Community Business District

The following statement of intent and use regulations shall apply in the B-1B district:

A. The B-1B district is intended for consumer oriented business uses which serve the needs of the surrounding community. The district is intended for small, compact sites at or near the intersection of streets designated for collector (industrial-commerical), arterial, or greater capacity on the Official Streets and Highways Plan.

B. Permitted principal uses and structures:

1. retail:

a. grocery stores, delicatessens and food specialty shops;
b. meat and seafood markets;
c. retail bakeries;
d. hardware and variety stores;
e. shoe repair and tailor shops;
f. bookstores, stationery stores and newsstands;
g. drugstores;
h. self-service laundry and self-service dry cleaning shops;

i. beauty shops;
j. barber shops;
k. restaurants, tearooms, cafes, and other places serving food or beverages; except conditional uses under subsection D of this section;
l. knit shops, yarn shops, dry goods, dressmaking and notions stores;
m. small appliance sales and repair shops;
n. photography dance, and art studios and supply stores;
o. post offices;
p. on-premises dry cleaning establishments using a perchlorethylene process or similar nonflammable, nonaqueous solvent; excluding large commercial and industrial laundry and dry cleaning plants;
q. laundry and dry cleaning pick-up stations;
r. florists;
s. tobacco stores;
t. clothing and shoe stores;
u. jewelry stores;
v. sporting goods and bicycle repair and sales stores;
w. catalog sales stores;
x. camera and photographic supply stores;
y. travel agencies and ticket brokers;
z. music, record, television and videotape stores;
aa. furniture and home appliance stores;
bb. banking and financial institutions providing primarily retail services; except conditional uses under subsection D of this section;
cc. hobby stores;
dd. frozen food lockers;
ee. gift, novelty and souvenir shops;
ff. picture framing shops;
gg. employment agencies;
hh. retail sales and showrooms;
ii. plumbing and heating service and equipment;
jj. paint, glass and wallpaper stores;
kk. direct selling organizations;
ll. gasoline service stations;
mm. off-street parking lots and parking structures of less than 50 spaces;
nn. health clubs and tanning salons;
oo. on-site film processing.

2. retail, subject to maximum gross floor area:

   a. department or variety stores: 50,000 sq. ft.;

3. office and services:

   a. banking, insurance, real estate and financial offices and services;
   b. business and professional offices and services;
   c. medical, health and legal offices and services;
   d. administrative offices and services.

4. residential

   a. multiple-family uses allowed under 21.40.050.

5. other uses:

   a. parks, playgrounds and playfields, municipal buildings and uses in keeping with the character and requirements of the district;
   b. public branch libraries;
   c. family residential care, day care and 24 hour child care facilities;
   d. private clubs and lodges.

C. Permitted accessory uses and structures:

1. uses and structures customarily accessory and clearly incidental to permitted principal uses and structures;

2. a building containing a permitted principal use may include one dwelling unit incidental to the operation of the permitted principal use.

D. Conditional Uses. Subject to the requirements of the Conditional Use standards and procedures of this Title, the following uses may be permitted:

1. marquees, overpasses and similar substantial projections into the public airspace, together with any signs to be mounted thereon;

2. off-street taxicab stands;

3. drive-in banks, with sufficient off-street area for maneuvering and waiting automobiles;

4. utility substations and telephone exchanges;

5. planned unit developments, commercial and residential;

6. churches and synagogues, along with the customary accessory uses, including parsonages, day care and meeting rooms;

7. off-street parking structures of more than 50 spaces;

8. museums, historical and cultural exhibits, motion picture theaters and the like;

9. mechanical carwash operated in connection with a gasoline station;

10. drive-in eating establishments;

11. commercial recreation establishments, including bowling alleys, pool halls, amusement arcades and the like;

12. uses involving the sale, dispensing or service of alcoholic beverages in accordance with 21.45.170;

13. quasi-institutional houses.

E. Prohibited uses and structures:

1. the outdoor storage or display of any scrap, junk, salvaged or secondhand materials, or any salvage yard or salvage operation;

2. any use which causes or may reasonably be expected to cause excessive noise, vibration, smoke, dust, or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. "Excessive" is defined for these purposes as a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience;

3. storage or use of mobile homes.

F. Minimum lot requirements:

1. width: 60 feet;

2. area: 8,000 square feet.

G. Minimum yard requirements:

1. residential uses

a. front yard: 20 feet;
b. side yard: 10 feet;
c. rear yard: 20 feet.

2. other uses

a. front yard: 20 feet;
b. side yard: 20 feet adjacent to a residential district; otherwise none, provided that all buildings on the lot shall have a wall on the lot line or shall be set back from the lot line at least 5 feet;
c. rear yard:

1. where the rear lot line adjoins a residential district, the minimum rear yard shall be 25 feet, and buffer landscaping shall be planted along the rear lot line. The landscaping shall be maintained by the property owner;
2. except as provided in '1' of this paragraph, the minimum rear yard shall be 5 feet.

H. Maximum lot coverage:

1. residential: 40%.

2. all other uses: 70%

I. Location and area regulations

1. Locational

a. development of uses under the provisions of this section shall only be allowed at or near the intersection of collector (commerical-industrial), arterial, or greater capacity roads.

2. Area limitations

a. minimum contiguous area: 2.0 acres
b. maximum contiguous area: 20 acres
c. notwithstanding the requirements of 'a' and 'b' of this paragraph, additions to the minimum site area may be allowed subject to the provisions of Subsection F.

J. Maximum height of structures. Except as otherwise provided in this title, no portion of a principal structure shall exceed 35 feet in height.

K. Signs. Signs may be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations.

L. Parking. Adequate off-street parking shall be provided in connection with any permitted use, subject to the provisions of the supplementary district regulations.

M. Loading. Where applicable, off-street loading facilities shall be provided in accordance with the provisions of the supplementary district regulations.

N. Refuse Collection. Where applicable, refuse collection facilities shall follow the requirements of the supplementary district regulations.

O. Landscaping:

1. Buffer landscaping shall be planted along each lot line adjoining a residential district. A structure, including a fence or wall, may also be required by the approving authority.

2. Visual enhancement landscaping shall be planted along the perimeter of all outdoor areas used for vehicle circulation, parking, storage or display.

3. Arterial landscaping shall be planted along all collector or arterial streets.

4. All areas not devoted to buildings, structures, drives, walks, off-street parking facilities or other authorized installations shall be planted with visual enhancement landscaping.

5. All landscaping shall be maintained by the property owner or his designee.

Section 4. That section 21.40.150 of the Anchorage Municipal Code is hereby repealed and reenacted to read as follows:

21.40.150 B-2A--Central Business District: Core

The following statement of intent and use regulations shall apply in the B-2A district:

A. The B-2A district is intended to create a concentrated area of retail, financial, and public institutional facilities in order to encourage the development of interrelated uses and functions, reduce pedestrian walking distance between activities, and ensure the development of compatible pedestrian-oriented uses on the ground floor level throughout the district.

B. Permitted principal uses and structures:

1. Principal uses permitted when visible from street level and/or occupying street level floor space.

a. department or variety stores;
b. furniture and hardware stores;
c. music, record, television and videotape stores;
d. shoe repair and tailor shops;
e. bookstores, stationery stores and newsstands;
f. drugstores;
g. beauty shops;
h. barber shops;
i. restaurants, tearooms, cafes, and other places serving food or beverages; except conditional uses under subsection D of this section;
j. household appliance sales and repair shops;

k. photography, dance, music and art studios and supplies;
l. florists;
m. tobacco stores;
n. clothing, apparel, and shoe stores;
o. jewelry stores;
p. sporting goods stores;
q. camera and photographic sales and supply stores;
r. travel agencies and ticket brokers;
s. paint, glass, and wallpaper stores;
t. motion picture theaters;
u. banking and financial institutions; excluding drive-in facilities;
v. hotels, excluding conditional uses under subsection D of this section;
w. pet shops;
x. establishments for the fitting and repair of eyeglasses, hearing aids, prosthetic appliances and the like;
y. health clubs and tanning salons;
z. on-site film processing;
aa. gift and souvenier shops;
bb. furriers.

2. Permitted uses permitted when not visible from street level and occupies street level floor space:

a. business and professional offices including insurance, real estate, medical, health, legal, financial, and other professional services;
b. taxidermy shops;
c. wholesale stores provided that the manufacturing of items shall not be permitted;
d. radio and television studios;
e. employment agencies;
f. business service establishments.

3. Principal uses permitted on other than street level floor space:

a. all uses identified within subsections 1 and 2 of this section;
b. trade or professional schools provided that such schools shall not use or store heavy equipment or machinery;
c. private clubs and lodges, except conditional uses under subsection d of this section;

d. art, dance, photographic, and music studios and supply stores.

4. other uses:

a. multiple-family dwellings occupying no more than 50% of the gross floor area of a building;
b. parks, playgrounds and playfields;
c. public branch libraries;
d. museums, historical and cultural exhibits, and the like;
e. parking lots;
f. parking structures of less than 50 spaces.

C. Permitted accessory uses and structures. Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures.

D. Conditional Uses. Subject to the requirements of the Conditional Use standards and procedures of this Title, and to the use's conformity to the CBD Comprehensive Development Plan, the following uses may be permitted:

1. drive-in banks, with sufficient off-street area for maneuvering and waiting automobiles;

2. heliports;

3. utility substations and telephone exchanges;

4. marquees, overpasses and similar substantial projections into public airspace, together with any signs to be mounted thereon;

5. kiosks, outdoor restaurants, and other similar uses in the public right-of-way;

6. planned unit developments;

7. churches and synagogues, along with the customary accessory uses, including parsonages, day care and meeting rooms;

8. off-street parking structures containing 50 or more spaces;

9. commercial recreation establishments, including bowling alleys, pool halls, amusement arcades and the like;

10. bus terminals;

11. quasi-institutional houses;

12. interior climate-controlled galleries which connect two or more buildings;

13. family care, family residential care, day care and 24-hour child care facilities;

14. government office buildings, libraries and museums;

15. uses involving the sale, dispensing, or service of alcoholic beverages in accordance with 21.45.170.

E. Prohibited uses and structures. Any use which causes or may reasonably be expected to cause excessive noise, vibration, smoke, dust, or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. "Excessive" is defined for these purposes as a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

F. Minimum lot requirements:

1. width: 50 feet;

2. area: 6,000 square feet.

G. Minimum yard requirements.

1. Residential: as required under 21.40.060.G.

2. Other uses including residential uses associated with other uses: none, except as provided in the supplementary district regulations.

H. Bulk Regulations and Maximum Lot Coverage. Buildings may be constructed within the full limits of the lot, up to three stories in height. Above three stories in

height, construction shall conform to the bulk requirements set forth below.

1. Tower Design. One tower not exceeding the bulk requirements outlined in a and b below shall be allowed for a development on a parcel of land containing 13,000 square feet or fraction thereof, or one tower not exceeding the bulk requirements outlined in c and d below for a development on a parcel of land containing 19,500 square feet. For a development on a parcel of land containing more than 19,500 square feet, one additional tower not exceeding the bulk requirements outlined in a and b below shall be allowed for every additional 13,000 square feet of land area, or alternatively, one additional tower not exceeding the bulk requirements outlined in c and d below for every additional 19,500 square feet of land area.

   a. maximum plan dimension - 130 ft.

   b. maximum diagonal plan dimension - 150 ft.

   c. maximum plan dimension - 130 ft.

   d. maximum diagonal plan dimension - 180 ft.

   Variances from the specific bulk requirement dimensions listed in this section may be granted by the Zoning Board of Examiners and Appeals on developments covering a land area of more than 26,000 square feet, provided that the Board finds that the spirit and intent of this district is maintained and provided that a recommendation of the Planning Commission is first received.

2. Alternative Structure Designs. Alternative building designs may be submitted in the form of a project development plan to the Director of Community Planning for approval. Alternative design forms may be approved that provide at least 15 percent more access either to scenic views of adjoining mountains and the Cook Inlet or for solar access as compared to designs allowed under paragraph 1 of this subsection. The percentage amount of additional scenic or solar access shall be based on total building volume of the alternative design compared to a represen-

tative tower design. Site Development Plans submitted under this subsection must include a schematic of a project designed under paragraph 1, a site development plan of the design utilizing the provisions of this paragraph, and calculations to establish the increased scenic and/or solar access required in this paragraph. Designs using the provisions of this paragraph are allowed an additional one-story of base height prior to the utilization of the bonus point requirements of Subsection I.

3. Notwithstanding the bulk regulations and maximum lot coverage limitations contained in subsection H hereof, where a lawful structure existed on September 9, 1974 that is prestressed for enlargement by the addition of one or more stories, such structure may be enlarged within the full plan dimensions of the existing structure by the addition of not more than two stories.

I. Maximum height of structures:

1. Notwithstanding paragraphs 2 and 3 of this subsection, the maximum height of a structure shall not exceed that permitted under Chapter 21.65.

2. Subject to paragraph 3 of this subsection, no building or structure shall exceed 9 stories in height.

3. Building floor area may be constructed above the maximum building height permitted under paragraph 2 of this subsection by earning bonus points for site and design amenities under a site development plan approved by the Department of Community Planning as specified in Table 1, provided:

   a. Each bonus point permits an additional 400 sq. ft. of floor space;
   b. All new development must accumulate a minimum of one bonus point for each 1600 square feet of site area to be approved. Only urban design amenities related to pedestrian and landscaping of those features designated "streetscape" in Table 1 may be used to fulfill this requirement;

c. No more than one bonus point per each 200 sq. ft. of site can be accumulated for any single amenity option. Bonus points can be obtained by combining any of the options provided in Table 1;

d. At least 25% of all bonus points must be accumulated from amenities designated 'streetscape'; this amount can include bonus points earned under "b," above.

4. Amenities for which bonus points have been granted must be maintained after construction of a project, provided, however, that amenities can be eliminated and others substituted on a point-for-point basis upon the approval of Planning Department staff and provided further that amenities for which points have been granted can be eliminated entirely upon approval of the Planning and Zoning Commission.

5. Maximum height near Town Square Park:

a. Notwithstanding paragraphs 2 and 3 of this subsection, the maximum height of structures in Blocks 69 through 71, Anchorage Original Townsite, shall not exceed the following:

Block 69	NW1/4:	115 feet
	NE1/4:	85 feet
	S1/2:	200 feet
Block 70	N1/2:	55 feet
	S1/2:	230 feet
Block 71	NW1/4:	85 feet
	NE1/4:	115 feet
	S1/2:	200 feet

provided that the Director of Community Planning may waive this height limit for a structure that will not cast a shadow greater than that cast by existing structures on the Town Square Park on Block 51, Anchorage Original Townsite, from April 21 to August 21 between the hours of 9:00 a.m. and 3:00 p.m., solar time.

b. Subject to the maximum height requirements in Chapter 21.65, at the request of the owner of a lot in Blocks 69 through 71, Anchorage Original Townsite, the right to construct the amount of building square footage permitted on that lot under paragraphs 1 through 3 of this subsection,

less the amount allowed under this paragraph, may be added to the amount allowed under this title on one or more lots not in those blocks located in the B-2A, B-2B or B-2C districts.

6. Structures in excess of 3 stories shall be allowed additional buildable area for that portion of the required sidewalk within private property between the structure setback line determined by 21.45.140 and a sidewalk width of 11.5 feet. This additional area shall be calculated by multiplying the lineal feet of sidewalk affected by the above provision by 33 feet. This additional area can be included as part of the maximum building height of paragraph 2 of this section.

J. Signs. Signs may be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations.

K. Parking:

1. Not required, except as provided by this subsection.

2. The following may be substituted for the parking selected to be provided under Section I.

a. payment of a fee in lieu of constructing the parking selected under Section I. The fee shall equal the number of spaces required for the use multiplied by an average per-space cost of land acquisition and construction for off-street parking structures in the downtown area, as determined annually by the Anchorage Parking Authority. Payment of the fee shall be due before the issuance of a Final Certificate of Occupancy for the use. Fees paid under this paragraph shall be used only to finance land acquisition and construction for off-street parking or transit structures in the downtown area.

b. joining in the formation of an assessment district to finance land acquisition and construction for off-street parking structures in the downtown area, where the assessment to be

paid for the use is no less than the fee computed under 'a' of this paragraph.

As used in this paragraph, "downtown area" means the area bounded by Third Avenue on the north, Ninth Avenue on the south, L Street on the west, and Gambell Street on the east.

3. Any off-street parking that is provided shall be landscaped in accordance with Section 21.45.080S.11 and .12.

L. Sidewalks. Sidewalks shall be located at the curb or in an enclosed mall or arcade connected to adjacent pedestrian circulation facilities. Sidewalks shall be no less than 11.5 feet wide; bonus points may be earned for sidewalks provided in the area between the structure setback line established by 21.45.140 and the structure, and where the provisions of I(6) of this Section are not utilized.

M. Street-Level Design Continuity. In areas designated in Figure 4-3 as "First and Second Priority Pedestrian Improvements" in the CBD Comprehensive Development Plan, buildings or other amenities, including landscaping and street furniture, shall extend the full width of the lot, except for driveway openings.

N. Screening. Ground level trash containers, loading areas, vehicle and equipment storage areas, and service areas shall be screened. Screening shall also be provided for rooftop mechanical equipment. Screening shall take the form of a fence, wall, vegetation, or a combination of these.

O. Loading. Off-street loading facilities shall be provided in accordance with the provisions of the supplementary district regulations.

P. Refuse Collection. Where applicable, refuse collection facilities shall follow the provisions of the supplementary district regulations.

Q. Landscaping. All areas not devoted to buildings, structures, drives, walks, off-street parking facilities or other authorized installations shall be planted with visual enhancement landscaping. The landscaping shall be maintained by the property owner or his designee.

TABLE 1
DESIGN AMENITITES AND BONUS POINTS: B-2A

Urban Design Amenity	Bonus Points
street trees*	1 pt. per tree
seating units, street furniture*	1 pt. per 2 units (maximum of 6 pts. each)
decorative street illumination*	2 pts. per 1 unit
sidewalks*	1 pt. per 300 sq. ft.
sidewalk texture*	1 pt. per 200 sq. ft.
bike racks, open*	1 pt. per 3 open storage units (maximum accumulation of 3 pts.)
bike racks, covered*	1 pt. per covered storage unit (maximum accumulation of 3 pts.)
kiosk*	1 pt. per unit (maximum accumulation of 3 pts.)
canopy over sidewalk*	1 pt. per 200 sq. ft.
covered arcade*	1 pt. per 100 sq. ft.
open-air plaza or landscaped park*	1 pt. per 70 sq. ft. (corner) 1 pt. per 80 sq. ft. (other)
public restrooms at ground level	1 pt. per 35 sq. ft.
climate-controlled public plaza or court (galleria)*	1 pt. per 50 sq. ft.
Shops*	
(30% or more transparent windows on ground floor street front)	1 pt. per 100 sq. ft.

(less than 30% transparent windows on ground floor street front)	1 pt. per 140 sq. ft.
second floor shops	1 pt. per 140 sq. ft.
third floor or basement level shops	1 pt. per 350 sq. ft.
commercial theater	1 pt. per 200 sq. ft.
public rooftop "recreation" area or public viewing deck	1 pt. per 100 sq. ft.
housing	1 pt. per 140 sq. ft. of area devoted to housing
hotels	1 pt. per 200 sq. ft. of area devoted to hotel rooms
transit amenities	3 pts. per covered shelter 10 pts. per bus pull-out
historic preservation	1 pt. per 200 sq. ft. of area devoted to a retained historic structure
sidewalk landscaping* (not otherwise credited)	1 pt. per 425 sq. ft. (public land) 1 pt. per 30 sq. ft. (private land)
skywalks	30 pts. per skywalk

* streetscape amenities

Section 5. That Section 21.40.170 of the Anchorage Municipal Code is hereby repealed and reenacted as Section 21.40.160 to read as follows:

21.40.160 B-2B--Central Business District: Intermediate

The following statement of intent and use regulations shall apply to the B-2B District:

A. The B-2B district is intended to create financial, office, and hotel areas surrounding the predominantly retail and public institutional core of the Central Business District. The district also permits secondary retail and residential uses. The residential uses are intended to support other downtown activities.

B. Permitted principal uses and structures:

1. retail:

a. department or variety stores;
b. furniture and hardware stores;
c. music, record, television and videotape stores;
d. shoe repair and tailor shops;
e. bookstores, stationery stores and newstands;
f. drugstores;
g. beauty shops;
h. barber shops;
i. restaurants, tearooms, cafes, and other places serving food or beverages; excluding drive-in facilities; except conditional uses under subsection D of this section;
j. household appliance sales and repair shops;
k. photography, dance, music, and art studios and supplies;
l. florists;
m. tobacco stores;
n. clothing, apparel, and shoe stores;
o. jewelry stores;
p. sporting goods stores;
q. camera and photographic sales and supply stores;
r. travel agencies and ticket brokers;
s. paint, glass, and wallpaper stores;
t. motion picture theaters;
u. banking and financial institutions; excluding drive-in facilities;
v. hotels, excluding conditional uses under subsec-

tion D of this section;

w. pet shops;
x. establishments for the fitting and repair of eyeglasses, hearing aids, prosthetic appliances and the like;
y. health clubs and tanning salons;
z. on-site film processing;
aa. gift and souvenir shops;
bb. furriers;

2. offices.

a. insurance and real estate offices;
b. banking and financial institutions;
c. business and professional offices;
d. medical, health and legal services.

3. other uses:

a. multiple-family dwellings, at a density of not less than 25 dwelling units per acres;
b. dwellings in non-residential structures;
c. parks, playgrounds and playfields;
d. historical and cultural exhibits, and the like;
e. radio and television studios;
f. off-street parking lots;
g. parking structures of less than 50 spaces;
h. family care, family residential care, day care and 24-hour child care facilities;
i. private clubs and lodges, except conditional uses under subsection D of this section;
j. business service establishments, including printing.

C. Permitted accessory uses and structures. Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures.

D. Conditional Uses. Subject to the requirements of the Conditional Use standards and procedures of this Title, and to the use's conformity to the CBD Comprehensive Development Plan, the following uses may be permitted:

1. gasoline service stations;

2. drive-in banks, with sufficient off-street area for maneuvering and waiting automobiles;

3. heliports;

4. utility substations and telephone exchanges;

5. marquees, overpasses and similar substantial projections into public airspace, together with any signs to be mounted thereon;

6. kiosks, outdoor restuarants, or other similar uses in a public right-of-way;

7. interior climate-controlled galleries which connect two or more buildings;

8. planned unit developments;

9. churches and synagogues, along with the customary accessory uses, including parsonages, day care and meeting rooms;

10. off-street parking structures containing 50 or more spaces;

11. commercial recreation establishments, including bowling alleys, pool halls, amusement arcades and the like;

12. bus terminals;

13. quasi-institutional houses;

14. government office buildings, libraries and museums;

15. uses involving the sale, dispensing or service of alcoholic beverages in accordance with 21.45.170.

E. Prohibited uses and structures. Any use which causes or may reasonably be expected to cause excessive noise, vibration, smoke, dust, or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. "Excessive" is defined for these purposes as a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

F. Minimum lot requirements:

1. width: 50 feet;

2. area: 6,000 square feet.

G. Minimum yard requirements.

1. Residential: as required under 21.40.060.G.

2. Other uses including residential uses associated with other uses: none, except as provided in the supplementary district regulations.

H. Bulk Regulations and Maximum Lot Coverage. Buildings may be constructed within the full limits of the lot, up to three stories in height. Above three stories in height, construction shall conform to the bulk requirements set forth below.

1. Tower Design. One tower not exceeding the bulk requirements outlined in a and b below shall be allowed for a development on a parcel of land containing 13,000 square feet or fraction thereof, or one tower not exceeding the bulk requirements outlined in c and d below for a development on a parcel of land containing 19,500 square feet. For a development on a parcel of land containing more than 19,500 square feet, one additional tower not exceeding the bulk requirements outlined in a and b below shall be allowed for every additional 13,000 square feet of land area, or alternatively, one additional tower not exceeding the bulk requirements outlined in c and d below for every additional 19,500 square feet of land area.

a. maximum plan dimension - 130 ft.

b. maximum diagonal plan dimension - 150 ft.

c. maximum plan dimension - 130 ft.

d. maximum diagonal plan dimension - 180 ft.

Variances from the specific bulk requirement dimensions listed in this section may be granted by the Zoning Board of Examiners and Appeals on develop-

ments covering a land area of more than 26,000 square feet, provided that the Board finds that the spirit and intent of this district is maintained and provided that a recommendation of the Planning Commission is first received.

2. Alternative Structure Designs. Alternative building designs may be submitted in the form of a project development plan to the Director of Community Planning for approval. Alternative design forms may be approved that provide at least 15 percent more access either to scenic views of adjoining mountains and the Cook Inlet or for solar access as compared to designs allowed under paragraph 1 of this subsection. The percentage amount of additional scenic or solar access shall be based on total building volume of the alternative design compared to a representative tower design. Site development plans submitted under this subsection must include a schematic of a project designed under paragraph 1, a site development plan of the design utilizing the provisions of this paragraph, and calculations to establish the increased scenic and/or solar access required in this paragraph. Designs using the provisions of this paragraph are allowed an additional one-story of base height prior to the utilization of the bonus point requirements of I.

3. Notwithstanding the bulk regulations and maximum lot coverage limitations contained in Subsection H hereof, where a lawful structure existed on September 9, 1974 that is prestressed for enlargement by the addition of one or more stories, such structure may be enlarged within the full plan dimensions of the existing structure by the addition of not more than two stories.

I. Maximum height of structures:

1. Notwithstanding paragraphs 2 and 3 of this subsection, the maximum height of a structure shall not exceed that permitted under Chapter 21.65.

2. Subject to paragraph 3 of this subsection, no building or structure shall exceed 5 stories in height.

3. Building floor area may be constructed above the maximum building height permitted under paragraph 2 of this subsection by earning bonus points for site and design amenities under a site development plan approved by the Department of Community Planning as specified in Table 2, provided:

   a. Each bonus point permits an additional 400 sq. ft. of floor space;
   b. All new development must accumulate a minimum of one bonus point for each 1600 square feet of site area to be approved. Only urban design amenities related to pedestrian and landscaping of those features designated "streetscape" may be used to fulfill this requirement;
   c. No more than one bonus point per each 200 sq. ft. of site can be accumulated for any single amenity option. Bonus points can be obtained by combining any of the options provided in Table 2;
   d. At least 25% of all bonus points must be accumulated from amenities designated "streetscape"; this amount can include bonus points earned under "b" above;

4. Amenities for which bonus points have been granted must be maintained after construction of a project, provided, however, that amenities can be eliminated and others substituted on a point-for-point basis upon approval of the planning department staff and provided further that amenities for which points have been granted can be eliminated entirely upon approval of the Planning and Zoning Commission.

5. Maximum height near Town Square Park:

   a. Notwithstanding paragraphs 2 and 3 of this subsection, the maximum height of structures in

Blocks 69 through 71, Anchorage Original Townsite, shall not exceed the following:

Block 69	NW1/4:	115 feet
	NE1/4:	85 feet
	S1/2:	200 feet
Block 70	N1/2:	55 feet
	S1/2:	230 feet
Block 71	NW1/4:	85 feet
	NE1/4:	115 feet
	S1/2:	200 feet

provided that the Director of Community Planning may waive this height limit for a structure that will not cast a shadow greater than that cast by existing structures on the Town Square Park on Block 51, Anchorage Original Townsite, from April 21 to August 21 between the hours of 9:00 a.m. and 3:00 p.m., solar time.

b. subject to the maximum height requirements in chapter 21.65, at the request of the owner of a lot in Blocks 69 through 71, Anchorage Original Townsite, the right to construct the amount of building square footage permitted on that lot under paragraphs 1 through 3 of this subsection, less the amount allowed under this paragraph, may be added to the amount allowed under this title on one or more lots not in those blocks located in the B-2A, B-2B or B-2C districts.

6. Structures in excess of 3 stories shall be allowed additional buildable area for that portion of the required sidewalk within private property between the structure setback line determined by 21.45.140 and a sidewalk width of 11.5 feet. This additional area shall be calculated by multiplying the lineal feet of sidewalk affected by the above provision by 33 feet. This additional area can be included as part of the maximum building height of paragraph 2 of this section.

J. Signs. Signs may be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations.

K. Parking.

1. Not required, except as provided by this subsection.

2. The following may be substituted for the parking selected to be provided under Section I.

   a. payment of a fee in lieu of constructing the parking selected under Section I. The fee shall equal the number of spaces required for the use multiplied by an average per-space cost of land acquisition and construction for off-street parking structures in the downtown area, as determined annually by the Anchorage Parking Authority. Payment of the fee shall be due before the issuance of a Final Certificate of Occupancy for the use. Fees paid under this paragraph shall be used only to finance land acquisition and construction for off-street parking or transit structures in the downtown area.

   b. joining in the formation of an assessment district to finance land acquisition and construction for off-street parking structures in the downtown area, where the assessment to be paid for the use is no less than the fee computed under 'a' of this paragraph.

      As used in this paragraph, "downtown area" means the area bounded by Third Avenue on the north, Ninth Avenue on the south, L Street on the west, and Gambell Street on the east.

3. Any off-street parking that is provided shall be landscaped in accordance with Section 21.45.080S.11 and .12.

L. Sidewalks. Sidewalks shall be located at the curb or in an enclosed mall or arcade connected to adjacent pedestrian circulation facilities. Sidewalks shall be no less than 11.5 feet wide; this width may be decreased by 1 foot where the adjoining structure contains no retail space with street display windows on the ground floor. Bonus points may be earned for sidewalks provided in the area between the structure setback line established by 21.45.140 and the structure, and where the provisions of I(6) of this Section are not utilized.

M. Street-Level Design Continuity. In areas designated in Figure 4-3 as "First and Second Priority Pedestrian Improvements" in the CBD Comprehensive Development Plan, buildings or other amenities, including landscaping and street furniture, shall extend the full width of the lot, except for driveway openings.

N. Screening. Ground level trash containers loading areas, vehicle and equipment storage areas, and service areas shall be screened. Screening shall also be provided for rooftop mechanical equipment. Screening shall take the form of a fence, wall, vegetation or a combination of these.

O. Loading. Off-street loading facilities shall be provided in accordance with the provisions of the supplementary district regulations.

P. Refuse Collection. Where applicable, refuse collection facilities shall be provided in accordance with the supplementary district regulations.

Q. Landscaping. All areas not devoted to buildings, structures, drives, walks, off-street parking facilities or other authorized installations shall be planted with visual enhancement landscaping. The landscaping shall be maintained by the property owner or his designee.

Section 6. That Title 21 of the Anchorage Municipal Code, including the zoning map is amended by replacing references to the "B-2C District" with references to the "B-2B District."

TABLE 2
DESIGN AMENITIES AND BONUS POINTS: B-2B

Urban Design Amenity	Bonus Points
street trees*	1 pt. per tree
seating units, street furniture*	1 pt. per 2 units (maximum of 6 pts. each)
decorative street illumination*	2 pts. per 1 unit
sidewalks*	1 pt. per 300 sq. ft.
sidewalk texture*	1 pt. per 250 sq. ft.
bike racks, open*	1 pt. per 3 open storage units (maximum accumulation of 3 pts.)
bike racks, covered*	1 pt. per covered storage unit (maximum accumulation of 3 pts.)
kiosk*	1 pt. per unit (maximum accumulation of 3 pts.)
canopy over sidewalk*	1 pt. per 240 sq. ft.
covered arcade*	1 pt. per 115 sq. ft.
open-air plaza or landscaped park*	1 pt. per 70 sq. ft. (corner) 1 pt. per 80 sq. ft. (other)
public restrooms at ground level	1 pt. per 35 sq. ft.
climate-controlled public plaza or court (galleria)*	1 pt. per 70 sq. ft.
Shops*	
(30% or more transparent windows on ground floor street front)	1 pt. per 130 sq. ft.

(less than 30% transparent windows on ground floor street front)	1 pt. per 225 sq. ft.
second floor shops	1 pt. per 225 sq. ft.
public rooftop "recreation" area or public viewing deck	1 pt. per 100 sq. ft.
housing	1 pt. per 80 sq. ft. of area devoted to housing
hotels	1 pt. per 200 sq. ft. of area devoted to hotel rooms
enclosed parking	11 pts. per space (above or on grade) 13 pts. per space (below grade)
transit amenities	3 pts. per covered shelter 10 pts. per bus pull-out
historic preservation	1 pt. per 200 sq. ft.
sidewalk landscaping* (not otherwise credited)	1 pt. per 425 sq. ft. (public land) 1 pt. per 30 sq. ft. (private land)
skywalks	30 pts. per skywalk

* streetscape amenities

Section 7. That Section 21.40.160 of the Anchorage Municipal Code is hereby repealed and reenacted as Section 21.40.170 to read as follows:

21.40.170 B-2C--Central Business District: Periphery

The following statement of intent and use regulations shall apply to the B-2C District:

A. The B-2C district is intended to create financial, office, residential, and hotel areas at the periphery of the Central Business District. The district also permits secondary retail uses. The height limitations in this district are intended to help preserve views and to conform structures to the geologic characteristics of the western and northern boundaries of the district.

B. Permitted principal uses and structures:

1. retail:

a. department or variety stores;
b. furniture and hardware stores;
c. music, record, television and videotape stores;
d. shoe repair and tailor shops;
e. bookstores, stationery stores and newstands;
f. drugstores;
g. beauty shops;
h. barber shops;
i. restaurants, tearooms, cafes, and other places serving food or beverages; except conditional uses under subsection D of this section;
j. household appliance sales and repair shops;
k. photography, dance, and art studios and supplies;
l. florists;
m. tobacco stores;
n. clothing, apparel, and shoe stores;
o. jewelry stores;
p. sporting goods stores;
q. camera and photographic sales and supply stores;
r. travel agencies and ticket brokers;
s. paint, glass, and wallpaper stores;
t. motion picture theaters;
u. banking and financial institutions; excluding drive-in facilities; except conditional uses under subsection D of this section;

v. hotels, excluding conditional uses under subsection D of this section;
w. pet shops;
x. establishments for the fitting and repair of eyeglasses, hearing aids, prosthetic appliances and the like;
y. health clubs and tanning salons;
z. on-site film processing;
aa. gift and souvenir shops;
bb. furriers;
cc. laundry and dry cleaning establishments; provided, however, that large commerical-industrial laundry and dry cleaning plants shall be prohibited.

2. offices.

a. insurance and real estate offices;
b. banking and financial institutions;
c. business and professional offices;
d. medical, health and legal services.

3. other uses:

a. multiple-family dwellings;
b. dwellings in non-residential structures;
c. parks, playgrounds and playfields;
d. museums, historical and cultural exhibits, and the like;
e. family residential care, day care and 24 hour child care facilities;
f. off-street parking lots;
g. parking structures of less than 50 spaces;
h. radio and television studios;
i. funeral services;
j. private clubs and lodges, except conditional uses under subsection d of this section;
k. wholesale display rooms, provided that no manufacturing for distribution shall be permitted;
l. business service establishments, including printing;
m. single- and two-family residential.

C. Permitted accessory uses and structures. Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures.

D. Conditional Uses. Subject to the requirements of the Conditional Use standards and procedures of this Title, and to the use's conformity to the CBD Comprehensive Development Plan, the following uses may be permitted:

1. gasoline service stations;

2. drive-in banks, with sufficient off-street area for maneuvering and waiting automobiles;

3. heliports;

4. utility substations and telephone exchanges;

5. marquees, overpasses and similar substantial projections into public airspace, together with any signs to be mounted thereon;

6. kiosks, outdoor restuarants, or other similar uses in a public right-of-way;

7. interior climate-controlled galleries which connect two or more buildings;

8. planned unit developments;

9. churches and synagogues, along with the customary accessory uses, including parsonages, day care and meeting rooms;

10. off-street parking structures containing 50 or more spaces;

11. commercial recreation establishments, including bowling alleys, pool halls, amusement arcades and the like;

12. bus terminals;

13. quasi-institutional houses;

14. government office buildings, libraries and museums;

15. pawn shops, second-hand shops and auction rooms;

16. uses involving the sale, dispensing or service of alcoholic beverages in accordance with 21.45.170.

E. Prohibited uses and structures. Any use which causes or may reasonably be expected to cause excessive noise, vibration, smoke, dust, or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. "Excessive" is defined for these purposes as a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

F. Minimum lot requirements:

1. width: 50 feet;

2. area: 6,000 square feet.

G. Minimum yard requirements.

1. Residential: as required under 21.40.060.G.

2. Other uses: none, except as provided in the supplementary district regulations.

H. Bulk Regulations and Maximum Lot Coverage. Buildings may be constructed within the full limits of the lot, up to three stories in height. Above three stories in height, construction shall conform to the bulk requirements set forth below.

1. Tower Design. One tower not exceeding the bulk requirements outlined in a and b below shall be allowed for a development on a parcel of land containing 13,000 square feet or fraction thereof, or one tower not exceeding the bulk requirements outlined in c and d below for a development on a parcel of land containing 19,500 square feet. For a development on a parcel of land containing more than 19,500 square feet, one additional tower not exceeding the bulk requirements outlined in a and b below shall be allowed for every additional 13,000 square feet of land area, or alternatively, one additional tower not exceeding the bulk requirements

outlined in c and d below for every additional 19,500 square feet of land area.

a. maximum plan dimension - 130 ft.

b. maximum diagonal plan dimension - 150 ft.

c. maximum plan dimension - 130 ft.

d. maximum diagonal plan dimension - 180 ft.

Variances from the specific bulk requirement dimensions listed in this section may be granted by the Zoning Board of Examiners and Appeals on developments covering a land area of more than 26,000 square feet, provided that the Board finds that the spirit and intent of this district is maintained and provided that a recommendation of the Planning Commission is first received.

2. Alternative Structure Designs. Alternative building designs may be submitted in the form of a site development plan to the Director of Community Planning for approval. Alternative design forms may be approved that provide at least 15 percent more access either to scenic views of adjoining mountains and the Cook Inlet or for solar access as compared to designs allowed under paragraph 1 of this subsection. The percentage amount of additional scenic or solar access shall be based on total building volume of the alternative design compared to a representative tower design. Site Development Plans submitted under this subsection must include a schematic of a project designed under paragraph 1, a site development plan of the design utilizing the provisions of this paragraph, and calculations to establish the increased scenic and/or solar access required in this paragraph. Designs using the provisions of this paragraph are allowed an additional one-story of base height prior to the utilization of the bonus point requirements of Subsection I.

3. Notwithstanding the bulk regulations and maximum lot coverage limitations contained in subsection H hereof, where a lawful structure existed on September 9, 1974 that is prestressed for enlargement by the addition of one or more stories, such

structure may be enlarged within the full plan dimensions of the existing structure by the addition of not more than two stories.

I. Maximum height of structures:

1. Notwithstanding paragraphs 2 and 3 of this subsection, the maximum height of a structure shall not exceed that permitted under Chapter 21.65.

2. Subject to paragraph 3 of this subsection, no building or structure shall exceed 3 stories in height.

3. Building floor area may be constructed above the maximum building height permitted under paragraph 2 of this subsection by earning bonus points for site and design amenities under a site development plan approved by the Department of Community Planning as specified in Table 3, provided:

   a. Each bonus point permits an additional 400 sq. ft. of floor space;

   b. All new development must accumulate a minimum of one bonus point for each 1600 square feet of site area to be approved. Only urban design amenities related to pedestrian and landscaping of those features designated "streetscape" may be used to fulfill this requirement;

   c. No more than one bonus point per each 200 sq. ft. of site can be accumulated for any single amenity option. Bonus points can be obtained by combining any of the options provided in Table 3;

   d. At least 25% of all bonus points must be accumulated from amenities designated "streetscape". This amount can include bonus points earned under "b" above;

4. Amenities for which bonus points have been granted must be maintained after construction of a project, provided, however, that amenities can be eliminated and others substituted on a point-for-point basis upon approval of the planning department staff and provided further that amenities for which points have been granted can be eliminated entirely upon approval of the Planning and Zoning Commission.

5. Structures in excess of 3 stories shall be allowed additional buildable area for that portion of the required sidewalk within private property between the structure setback line determined by 21.45.140 and a sidewalk width of 11.5 feet. This additional area shall be calculated by multiplying the lineal feet of sidewalk affected by the above provision by 33 feet. This additional area can be included as part of the maximum building height of paragraph 2 of this section.

J. Signs. Signs may be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations.

K. Parking:

1. Not required, except as provided in this subsection.

2. The following may be substituted for the parking selected to be provided under Section I.

a. payment of a fee in lieu of constructing the parking selected under Section I. The fee shall equal the number of spaces required for the use multiplied by an average per-space cost of land acquisition and construction for off-street parking structures in the downtown area, as determined annually by the Anchorage Parking Authority. Payment of the fee shall be due before the issuance of a Final Certificate of Occupancy permit for the use. Fees paid under this paragraph shall be used only to finance land acquisition and construction for off-street parking or transit structures in the downtown area.

b. joining in the formation of an assessment district to finance land acquisition and construction for off-street parking structures in the downtown area, where the assessment to be paid for the use is no less than the fee computed under 'a' of this paragraph.

As used in this paragraph, "downtown area" means the area bounded by Third Avenue on the north, Ninth Avenue on the south, L Street on the west, and Gambell Street on the east.

3. Any off-street parking that is provided shall be landscaped in accordance with Section 21.45.080S.11 and .12.

L. Sidewalks. Sidewalks shall be located at the curb or in an enclosed mall or arcade connected to adjacent pedestrian circulation facilities. Except for the area north of the 4th Avenue right-of-way and west of the L Street right-of-way, sidewalks shall be no less than 11.5 feet wide; provided that this width may be decreased by 1 foot where the adjoining structure contains no retail space with street display windows on the ground floor. Bonus points may be earned for sidewalks provided in the area between the structure setback line established by 21.45.140 and the structure, and where the provisions of I(5) of this section are not utilized.

M. Street-Level Design Continuity. In areas designated as "First and Second Priority Pedestrian Improvements" in the CBD Comprehensive Development Plan, buildings and other amenitites, including landscaping and street furniture, shall extend the full width of the lot, except for driveway openings.

N. Screening. Ground level trash containers, loading areas, vehicle and equipment storage areas, and service areas shall be screened. Screening shall also be provided for rooftop mechanical equipment. Screening shall take the form of a fence, wall, vegetation or a combination of these.

O. Loading. Off-street loading facilities shall be provided in accordance with the provisions of the supplementary district regulations.

P. Refuse Collection. Where applicable, refuse collection facilities shall be provided according to the supplementary district regulations.

Q. Landscaping. All areas not devoted to buildings, structures, drives, walks, off-street parking facilities or other authorized installations shall be planted with visual enhancement landscaping. The landscaping shall be maintained by the property owner or his designee.

Section 8. Except for Sections 21.40.160 and 21.40.170, Title 21 of the Anchorage Municipal Code,

including the zoning map is amended by replacing references to the "B-2B District" with references to the "B-2C District."

TABLE 3
DESIGN AMENITIES AND BONUS POINTS: B-2C

Urban Design Amenity	Bonus Points
street trees*	1 pt. per tree
seating units, street furniture*	1 pt. per 2 units (maximum of 6 pts. each)
decorative street illumination*	2 pts. per 1 unit
sidewalks*	1 pt per 400 sq. ft.
sidewalk texture*	1 pt. per 300 sq. ft.
bike racks, open*	1 pt. per 3 open storage units (maximum accumulation of 3 pts.)
bike racks, covered*	1 pt. per covered storage unit (maximum accumulation of 3 pts.)
kiosk*	1 pt. per unit (maximum accumulation of 3 pts.)
canopy over sidewalk*	1 pt. per 290 sq. ft.
covered arcade*	1 pt. per 180 sq. ft.
open-air plaza or landscaped park*	1 pt. per 100 sq. ft. (corner) 1 pt. per 115 sq. ft. (other)
public restrooms at ground level	1 pt. per 100 sq. ft.
climate-controlled public place or court (galleria)	1 pt. per 100 sq. ft.
Shops*	
(30% or more transparent windows on ground floor street front)	1 pt. per 200 sq. ft.

(less than 30% transparent windows on ground floor street front	1 pt. per 160 sq. ft.
second floor shops	1 pt. per 160 sq. ft.
public rooftop "recreation" area or public viewing deck	1 pt. per 200 sq. ft.
housing	1 pt. per 80 sq. ft. of area devoted to housing
hotels	1 pt. per 300 sq. ft. of area devoted to hotel rooms
enclosed parking	10 pts. per space (above or on grade) 14 pts. per space (below grade)
transit amenities	3 pts. per covered shelter 10 pts. per bus pull-out
historic preservation	1 pt. per 200 sq. ft.
sidewalk landscaping* (not otherwise credited)	1 pt. per 425 sq. ft. (public land) 1 pt. per 30 sq. ft. (private land)
skywalk	30 pts. per skywalk

* streetscape amenities

Section 9. That Section 21.40.180 of the Anchorage Municipal Code is hereby repealed and reenacted to read as follows:

21.40.180 B-3--General Business District

The following statement of intent and use regulations shall apply in the B-3 district:

A. The B-3 district is intended for general commercial uses in areas exposed to heavy automobile traffic. The district specifically is intended for areas at or surrounding major arterial intersections where personal and administrative services, convenience and shopping goods, and automobile-related services are desirable and appropriate land uses. The extension of the B-3 district commerical uses along arterials, except as identified in the Comprehensive Development Plan, is to be discouraged.

B. Permitted principal uses and structures:

1. wholesale and retail uses, including incidental manufacturing or processing of goods for sale at retail or wholesale on the premises; except conditional uses under subsection D of this section and uses prohibited under subsection E of this section;

2. offices.

3. other uses:

a. multi-family residential, at a density of not less than 12 dwelling units per acre;
b. dwellings in commercial structures with a gross floor area not less than 5,000 sq. ft.;
c. private clubs and lodges;
d. parks, playgrounds and playfields, government buildings and uses;
e. vocational or trade schools;
f. family residential care, day care and 24 hour child care facilities.

C. Permitted accessory uses and structures. Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures.

D. Conditional Uses. Subject to the requirements of the Conditional Use standards and procedures of this Title, the following uses may be permitted:

1. utility substations;

2. heliports;

3. marquees, overpasses and similar substantial projections into public airspace, together with any signs to be mounted thereon;

4. planned unit developments;

5. drive-in theaters;

6. camper parks;

7. churches and synagogues, along with the customary accessory uses, including parsonages, day care and meeting rooms;

8. quasi-instititional houses;

9. uses involving the sale, dispensing or service of alcoholic beverages in accordance with 21.45.170;

E. Prohibited uses and structures:

1. the outdoor storage or display or any scrap, junk, salvaged or secondhand materials, or any salvage yard or salvage operation;

2. any use which causes or may reasonably be expected to cause excessive noise, vibration, smoke, dust, or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located. "Excessive" is defined for these purposes as a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience;

3. storage or use of mobile homes.

F. Minimum lot requirements:

1. Residential: as provided in 21.40.060.F.

2. All other uses, including residential uses associated with other uses:

width: 50 feet;
area: 6,000 square feet.

G. Minimum yard requirements:

1. Residential: as provided in 21.40.060.F.

2. All other uses:

a. front yard: none, except as provided in the supplementary district regulations.
b. side yard: 10 feet adjacent to a residential district; otherwise none, provided that all buildings on the lot shall have a wall on the lot line or shall be set back from the lot line at least 10 feet.
c. rear yard: 15 feet adjacent to a residential district; otherwise none.

H. Maximum lot coverage:

1. Residential: as provided in 21.40.060.H.

2. All other uses: unrestricted.

I. Maximum height of structures:

Unrestricted, except that no structure shall exceed the standards of 21.65.050.

J. Signs. Signs may be allowed in connection with any permitted use, subject to the provisions of the supplementary district regulations.

K. Parking. Adequate off-street parking shall be provided in connection with any permitted use, subject to the provisions of the supplementary district regulations.

L. Loading. Where applicable, off-street loading facilities shall be provided in accordance with the provisions of the supplementary district regulations.

M. Refuse Collection. Where applicable, refuse collection facilities shall be provided in accordance with the supplementary district regulations.

N. Landscaping:

1. Buffer landscaping shall be planted along each lot line adjoining a residential district.

2. Except adjacent to collector or arterial streets, visual enhancement landscaping shall be planted along the perimeter of all outdoor areas used for vehicle circulation, parking, storage or display.

3. Arterial landscaping shall be planted along all collector or arterial streets.

4. All areas not devoted to buildings, structures, drives, walks, off-street parking facilities or other authorized installations shall be planted with visual enhancement landscaping.

5. All landscaping shall be maintained by the property owner or his designee.

Section 10. That the Anchorage Municipal Code is hereby amended by adding two new subsections to be numbered 21.45.080.T.(4) e and f, which subsections read as follows:

e. All parking areas for commercial uses in commercial and industrial districts shall be provided with lights that produce not less than 2.0 lumens (22 lux) of light per square foot with a uniformity ratio of 3:1, measured on the pavement surface and arranged to prevent glare to motorists on the public streets and to residetns of adjoining property.

f. Refuse containers located within, or on the same pavement as the parking area shall be screened by a wall, fence, or by landscaping which shall be constructed in accordance with criteria established by the refuse collection agency.

Section 11. That Section 21.45.080.T.4.d. of the Anchorage Municipal Code is hereby amended to read as follows:

d. All parking layout plans and site plans are subject to review by the traffic engineer to ensure that provisions have been made for minimum interference with street traffic flow and safe interior vehicular and pedestrian circulation, transit, and parking.

Section 12. That Section 21.45.090 of the Anchorage Municipal Code is hereby amended to read as follows:

E. Location of required loading facilities. The off-street loading facilities required for the uses mentioned in this title shall be in all cases on the same lot or parcel of land as the structure they are intended to serve. In no case shall the required off-street loading space be part of the area used to satisfy the off-street parking requirements. The placement of proposed off-street loading facilities adjacent to residential areas or in an area with a residential zoning classification shall be considered for noise and glare impacts. Mitigation techniques, including appropriate siting and site design measures, may be required by the traffic engineer.

F. Manner of using loading areas. No space for loading or unloading of vehicles shall be so located that a vehicle using such loading space shall be provided with access to an alley, or if no alley adjoins the lot, with access to a street. Any required front, side or rear yard may be used for loading unless otherwise prohibited by this Title. The design and location of entrances and exists for required off-street loading areas shall be subject to the approval of the traffic engineer. The traffic engineer shall consider noise, illumination, vibration, and other impacts of proposed off-street loading areas where loading facilities are adjacent to a residential area or an area with a residential zoning classification, and may recommend appropriate mitigation measures.

Section 13. That the Anchorage Municipal Code is hereby amended by adding a subsection to be numbered 21.45.125.C.(4), which subsection reads as follows:

4. Arterial landscaping consists of landscaping which softens the impact of land uses along an arterial or collector, but which does not obscure that land use from sight. Arterial landscaping shall conform to the following standards:

   a. Arterial landscaping shall be provided along all collectors or arterials adjacent to sites with a commercial zoning classification of B-1A, B-1B, and B-3.

   b. This landscaping shall be in lieu of any parking lot landscaping required along an arterial or collector street;

   c. The minimum planting bed width shall be 6 feet provided that if there is a vehicle overhang, the minimum bed width shall be 8 feet;

   d. All plantings shall be spaced so as to provide continuous ground coverage within 3 years;

   e. One of the following kinds of plant materials shall be used:

      (1). Hedges in a combination of 1/3 evergreen plant material and 2/3 deciduous plant material which attain a mature height of at least 4 feet; or

      (2). Hedges using all deciduous plant material plus an opaque screening structure of at least 4 feet in height; or

      (3). A combination of trees and shrubs which attain a mature height of at least 4 feet.

Section 14. That Section 21.45.200 of the Anchorage Municipal Code is hereby amended as follows:

D. Urban Transition and Buffering Standards

1. The authority acting upon a zoning map amendment, conditional use, or subdivision application:

a. may apply the standards in paragraph 2 of this subsection to:

(i) a non-residential lot adjacent to an urban residential lot; or
(ii) a residential lot adjacent to a non-residential lot; or
[ii](iii) an urban residential lot with an area (before any proposed subdivision) of at least 10 acres that is adjacent to an [NON-RESIDENTIAL LOT OR TO ANOTHER] urban residential lot . . .

Section 15. That the Anchorage Municipal Code is hereby amended, by adding a subsection, to be numbered 21.45.220 which subsection reads as follows:

21.45.220--Storm Drainage

Prior to the issuance of a building or land use permit, the applicant shall provide a site drainage plan for the area affected by the application, including an appropriate drainage outfall for surface water and roof drainage. The drainage plan shall also indicate effects, if any, on adjacent properties.

Section 16. That Section 21.45.010.E. of the Anchorage Municipal Code is hereby amended as follows:

20. B-1A

21. B-1B Community Business District

Section 17. This ordinance shall be effective 90 days following approval by the Assembly, but shall not apply to any application made pursuant to Titles 21 or 23 of the Code and received by Anchorage before the effective date of this ordinance.

PASSED AND APPROVED by the Anchorage Assembly this 17th day of December, 1985.

Chairman

ATTEST:

Municipal Clerk

cdo3/haol