

Submitted by: Assembly Member _____

Floor Amendment to AO 2020-38

ORDINANCE NO. AO 2020-38, AN ORDINANCE REPEALING AND AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21, LAND USE PLANNING, TO BRING THE EXISTING B-2A, B-2B, AND B-2C ZONING DISTRICTS FROM “OLD CODE” INTO “CURRENT CODE” TITLE 21, CREATE A NEW CHAPTER 21.11: DOWNTOWN, AND AMEND OTHER CHAPTERS AS NEEDED TO ADDRESS THE DOWNTOWN DISTRICTS.

| |
|----------------------------|
| PROPOSED AMENDMENTS |
|----------------------------|

Purpose/Summary of amendments 1 through 3:

- These amendments respond to and resolve a request by an individual Assembly member for a follow-up review of the allowed use types in the reformatted Downtown zoning districts, to ensure that all establishments that were listed in these districts under old Title 21 will continue to be allowed.
- The follow-up review determined that, with amendments #1 through #3 on the pages below, AO 2020-38 ensures that all establishments allowed under old Title 21 will continue to be allowed in the reformatted Downtown code:
 - Amendment #1 ensures that artist work studios will continue to be allowed.
 - Amendment #2 ensures that art galleries will continue to be allowed.
 - Amendment #3 ensures commercial laundromats will continue to be allowed.
- The follow-up review also re-confirmed that the main outcome of moving from old Title 21 use listings to the current Title 21 use types will be that the use categories will be clearer, more up-to-date, and more consistent—as well as more flexible in some cases—to the benefit of Downtown.

Text of the amendments is provided on pages 2 – 4 below.

TEXT OF AMENDMENTS

Amendment No. 1: Amend Chapter 21.11, *Downtown*, as follows, in order to continue to allow artist work studios with the same limitations as existed under old Title 21:

- **Amendment 1-a:** Section 21.11.050, Table 21.11-2, *Table of Allowed Uses – Downtown Districts*, Page 36, Top row of table, amend to show “Cottage crafts” as permitted (“P”) in the B-2B and B-2C districts and permitted with limitations (“L”) in the B-2A district; and in the last column of the “Cottage crafts” row under “Definitions and Use-specific Standards,” add a second cross-reference after 21.05.060B.2., to subsection 21.11.070C.4.b.iii.:

| | Use Type | B-2A | B-2B | B-2C | Definitions and Use-Specific Standards |
|--|----------------|------|------|------|----------------------------------------------|
| | Cottage crafts | L | P | P | 21.05.060B.2., <u>21.11.070C.4.b.iii.</u> |

- **Amendment 1-b:** Section 21.11.070C.4.b., Page 52, after Line 25, add a new subsection 21.11.070C.4.b.iii. that reads as follows:

iii. Cottage crafts.

**Agenda Item No. 14.M.
Floor Amendments No. 1 – 3
AO 2020-38**

Amendment No. 2: Amend Chapter 21.11, *Downtown*, as follows, in order to continue to allow art galleries and accessory art studios as provided under old Title 21:

- **Amendment 2-a:** Section 21.11.050, Table 21.11-2, *Table of Allowed Uses – Downtown Districts*, Page 33, Fourth row from bottom, insert a new row under the “Entertainment and Recreation” Use Category of commercial uses, with a new use type that reads “Art gallery and studio”. Show this new use type as permitted (“P”) in the B-2B and B-2C districts and permitted with limitations (“L”) in the B-2A district. In the last column for this new use, under “Definitions and Use-specific Standards,” add a cross-reference to subsection “21.11.050E.1.” (and re-number all existing references to 21.11.050E.1. in the ordinance to E.2.):

| | Use Type | B-2A | B-2B | B-2C | Definitions and Use-Specific Standards |
|--|--------------------------------------------|----------|----------|----------|----------------------------------------|
| | Amusement establishment ¹ | C | C | C | 21.05.050D.1., 21.05.020A. |
| | <u>Art gallery and studio</u> | <u>L</u> | <u>P</u> | <u>P</u> | <u>21.11.050E.1.</u> |
| | Entertainment facility, major ¹ | C | | | 21.05.050D.2., 21.05.020A. |

- **Amendment 2-b:** Section 21.11.050E., Page 38, Line 6, insert a new subsection 21.11.050E.1. that reads as follows (and re-number existing subsection E.1. to E.2.):

1. Art Gallery and Studio.

a. Definition.

A public or private facility that is operated as a repository or a collection of works of original and limited-edition individual art pieces consisting of one or more of the following: paintings, drawings, etchings, sculptures, photographs, animations, or other artistic objects. May include the sale of individual art pieces, the sale of related objects or services, or the payment of a fee or admission charge. Art galleries may also include art studios where any activities listed under the cottage crafts or instructional services use types may occur.

b. Use-specific Standard.

Ground-floor art gallery and studio spaces in the B-2A district shall be used primarily for art display or art instruction instead of art creation activities listed under the cottage crafts use type.

**Agenda Item No. 14.M.
Floor Amendments No. 1 – 3
AO 2020-38**

Amendment No. 3: Amend Chapter 21.11, *Downtown*, as follows, in order to continue to allow retail service laundromats with on-premises cleaning processes in the B-2C district:

- **Amendment 3-a:** Section 21.11.050, *Table of Allowed Uses – Downtown Districts*, Page 35, Sixth row from bottom, amend the row to show “Dry-cleaning establishment” as permitted with limitations (“L”) in the B-2C district; and in the column of the row, under “Definitions and Use-specific Standards,” add a second cross-reference after 21.05.060A.3., to subsection “21.11.050F.1.” (and re-number all existing references to 21.11.050F.1. in the ordinance to F.2.):

| | Use Type | B-2A | B-2B | B-2C | Definitions and Use-Specific Standards |
|--|----------------------------|------|------|------|----------------------------------------------------|
| | Dry cleaning establishment | | | L | 21.05.060B.2. ₁ <u>21.11.050F.1.</u> |

- **Amendment 3-b:** Section 21.11.050F., Page 38, Line 12, insert a new subsection 21.11.050F.1. that reads as follows (and re-number existing subsection F.1. to F.2.):

1. *Dry-cleaning Establishment.*

- Dry-cleaning establishments in the B-2C district shall include general personal service laundry and/or dry-cleaning drop-offs as a primary use on the premises.
- Dry-cleaning establishments in the B-2C district shall be limited to no more than 25,000 square feet of gross floor area.