

Attachment 2

# Clean Ordinance

PZC Case No. 2022-0129

Title 21 Text Amendments  
to Update the Downtown Code

Submitted by: Chair of the Assembly at  
the Request of the Mayor  
Prepared by: Planning Department  
For reading: \_\_\_\_\_

**ANCHORAGE, ALASKA  
AO NO. 2023-\_\_\_**

**AN ORDINANCE AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21  
CHAPTERS 21.07, DEVELOPMENT AND DESIGN STANDARDS; AND 21.11,  
DOWNTOWN, IN THE DEVELOPMENT OF THE DOWNTOWN CODE UPDATE.**

(Planning and Zoning Commission Case No. 2022-0129)

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**WHEREAS**, Action 3-9 of the *Anchorage 2040 Land Use Plan* (2040 Plan) calls for the completion of a comprehensive update to the downtown zoning regulations and a targeted plan review and update to the *Downtown Comprehensive Plan*, and

**WHEREAS**, Action item EA-4, to fund and complete the Downtown zoning districts update is an early-action item in the *Our Downtown: Anchorage Downtown District Plan 2021* (*Our Downtown*), and

**WHEREAS**, the Planning Department prioritized the Downtown zoning districts update due to the unprecedented economic challenges Anchorage has experienced following the COVID-19 pandemic, and

**WHEREAS**, new housing for current and future workers and residents and the underserved is a top priority for the Administration and the Assembly, and

**WHEREAS**, land use regulations embody the goals and priorities of a community, and

**WHEREAS**, an improved and updated zoning code is a crucial component to facilitating opportunities for new housing identified as an economic development tool for our community, and

**WHEREAS**, the Planning Department convened a working group composed of architects, landscape architects, planners, engineers, and other interested parties to develop recommendations for the code update, and

**WHEREAS**, the code update was completed with a robust community outreach and engagement process, which included the working group, updates to the Downtown Community Council, open houses, consultations with other departments and partner agencies, and one-on-one interviews with the development community, and

**WHEREAS**, the code update and the *Our Downtown* edits are designed to support straightforward implementation of the code and the Plan; now, therefore,

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** Anchorage Municipal Code chapter 21.07, *Development and Design Standards*, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

\*\*\*      \*\*\*      \*\*\*

**21.07.010      General Provisions**

D. Alternative Equivalent Compliance

2. Applicability

i. Chapter 21.11., Downtown.

**21.07.030      Private open space.**

\*\*\*      \*\*\*      \*\*\*

B. *Applicability and Open Space Requirement.*

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\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 4(Exh. B), 10-13-15 ; AO No. 2017-176 , § 8, 1-9-18; AO No. 2020-38 , § 8, 5-28-20)

**Section 2.** Anchorage Municipal Code chapter 21.11.010, *Purpose*, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

\*\*\*      \*\*\*      \*\*\*

**21.11.010      Purpose.**

The purpose of chapter 21.11 is to set forth zoning districts for Downtown Anchorage, including allowable uses and development standards, that implement the most current Downtown comprehensive plan and other applicable elements of the comprehensive plan.

(AO NO. 2020-38, § 11, 5-28-20)

**21.11.020      Application of Chapter 21.11**

\*\*\*      \*\*\*      \*\*\*

E. *Alternative Equivalent Compliance*

1. Purpose

1 Alternative equivalent compliance is a procedure that allows  
2 development to meet the intent of this title through an  
3 alternative design. The procedure permits a site-specific plan  
4 that is equal to or better than the strict application of a design  
5 standard specified in this title. This procedure is not intended  
6 as a substitute for a variance or administrative modification  
7 or as a vehicle for relief from standards in this title.  
8

9 2. Applicability

10 The alternative equivalent compliance procedure shall be  
11 available for all sections of this title.  
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13 3. Pre-Application Conference Required

14 An applicant proposing to use alternative equivalent  
15 compliance under this section shall request and attend a pre-  
16 application conference prior to submitting the site plan for the  
17 development, to determine the preliminary response from the  
18 director. Based on that response, the site plan application  
19 shall include sufficient explanation and justification, in both  
20 written and graphic form, for the alternative compliance  
21 requested.  
22

23 4. Decision-Making Responsibility

24 Final approval of alternative equivalent compliance under this  
25 section shall be the responsibility of the decision-making  
26 body responsible for deciding upon the application. By-right  
27 projects that are reviewed for compliance with this title through  
28 the land use permit process, yet which are proposing  
29 alternative equivalent compliance, shall receive written  
30 approval of the alternative equivalent compliance from the  
31 director.  
32

33 5. Timing of Decision

34 If the director is the decision-making body, the director shall  
35 render a written decision within 21 days of receipt of an  
36 application for alternative compliance. Should a decision not  
37 be rendered within 30 days, the application shall stand as  
38 approved.  
39

40 6. Criteria

41 To grant a request for alternative equivalent compliance, the  
42 decision-making body shall find that all of the following criteria  
43 are met:  
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- 45 a. The proposed alternative design achieves the intent  
46 of the subject design standard to the same or better  
47 degree than the subject standard.  
48

b. The proposed alternative design achieves the goals and policies of the comprehensive plan to the same or better degree than the subject standard.

c. The proposed alternative design results in benefits to the community that are equivalent to or better than compliance with the subject design standard.

7. Effect of Approval

Alternative compliance shall apply only to the specific site for which it is requested and does not establish a precedent for assured approval of other requests.

**Section 4.** Anchorage Municipal Code section 21.11.050, *Use Regulations*, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

**21.11.050 Use regulations.**

A. *Table of allowed uses.* Table 21.11-2 below lists the uses allowed within the base zoning districts in Downtown. If a use is not defined in this chapter, the definition in chapter 21.05 shall apply.

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TABLE 21.11-2: TABLE OF ALLOWED USES – DOWNTOWN DISTRICTS					
P = Permitted Use   L = Permitted with Limitations   S = Administrative Site Plan Review C = Conditional Use   M = Major Site Plan Review   T = Special Land Use Permit for Marijuana A blank cell means the use is prohibited.					
Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
<b>RESIDENTIAL USES</b>					
<b>Household Living</b>	Dwelling, mixed-use	P	P	P	21.05.030A.1.
	Dwelling, multifamily		P	P	21.05.030A.2.
	Dwelling, single-family, attached			P	21. 11.050C.1.
	Dwelling, single-family, detached				21.05.030A.4.
	Dwelling, townhouse			P	21.05.030A.5.
	Dwelling, two-family			P	21.05.030A.6.
	Dwelling, mobile home				21.05.030A.7.
	Manufactured home community				21.05.030A.8.
<b>Group Living</b>	Assisted living facility (3-8 residents)	P	P	P	21.05.030B.1.
	Assisted living facility (9 or more residents)	P	P	P	21.05.030B.1.

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A blank cell means the use is prohibited.**

Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
	Correctional community residential center	C	C	C	21.05.030B.2.
	Habilitative care facility, small (up to 8 residents)	C	C	C	21.05.030B.3.
	Habilitative care facility, medium (9-25 residents)	C	C	C	21.05.030B.3.
	Habilitative care facility, large (26+ residents)	C	C	C	21.05.030B.3.
	Rooming-house	P	P	P	21.05.030B.4.
	Transitional living facility				21.05.030B.5.
<b>COMMUNITY USES</b>					
<b>Adult Care</b>	Adult care facility (3-8 persons)	P	P	P	21.05.040A.
	Adult care facility (9 or more persons)	P	P	P	21.05.040A.
<b>Child Care</b>	Child care center (9 or more children)	P	P	P	21.05.040B.1.
	Child care home (up to 8 children)	P	P	P	21.05.040B.2.
<b>Community Service</b>	Cemetery or mausoleum				21.05.040C.1.
	Community center	P	P	P	21.05.040C.2.
	Crematorium				21.05.040C.3.
	Government administration and civic facility	P	P	P	21.05.040C.4.
	Homeless and transient shelter				21.05.040C.5.
	Neighborhood recreation center	P	P	P	21.05.040C.6.
	Religious assembly	P	P	P	21.05.040C.7.
	Social service facility		P	P	21.05.040C.8.
<b>Cultural Facility</b>	Aquarium	P	P	P	21.05.040D.1.
	Botanical gardens	P	P	P	21.05.040D.2.
	Library	P/M	P/M	P/M	21.05.040D.3., 21.11.050D.1.
	Museum or cultural center	P/M	P/M	P/M	21.05.040D.4., 21.11.050D.2.
	Zoo				21.05.040D.5.
<b>Educational Facility</b>	Boarding school		P/M	P/M	21.05.040E.1.
	College or university	P/M	P/M	P/M	21.05.040E.2.

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Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
	Elementary school or middle school			P/M	21.05.040E.3.
	High school			P/M	21.05.040E.4.
	Instructional services	P	P	P	21.05.040E.5.
	Vocational or trade school	C	C	C	21.05.040E.6.,
<b>Health Care Facility</b>	Health services	P	P	P	21.05.040F.1.,
	Hospital/health care facility				21.05.040F.2.
	Nursing facility				21.05.040F.3.
<b>Parks and Open Area</b>	Community garden	P	P	P	21.05.040G.1.
	Park, public or private	P	P	P	21.05.040G.2.
<b>Public Safety Facility</b>	Community or police substation	P	P	P	21.05.040H.1.
	Correctional institution				21.05.040H.2.
	Fire station	P	P	P	21.05.040H.3.
	Public safety facility	P	P	P	21.05.040H.4.
***	***	***			
COMMERCIAL USES					
<b>Agricultural Uses</b>	Commercial horticulture				21.05.050A.1.
<b>Animal Sales, Service &amp; Care<sup>1</sup></b>	Animal Boarding <sup>1</sup>		C	C	21.05.050B.1.
	Animal shelter <sup>1</sup>				21.05.050B.2.
	Large domestic animal facility, principal use <sup>1</sup>				21.05.050B.3.
	Retail and pet services <sup>1</sup>	P	P	P	21.05.050B.4.
	Veterinary clinic <sup>1</sup>	P	P	P	21.05.050B.5.
<b>Assembly</b>	Civic / convention center	P	C	C	21.05.050C.1., 21.05.020A.
	Club / lodge / meeting hall	P	P	P	21.05.050C.2., 21.05.020A.,
<b>Entertainment and recreation<sup>1</sup></b>	Amusement establishment <sup>1</sup>	P	P	P	21.05.050D.1., 21.05.020A.
	Entertainment facility, major <sup>1</sup>	C	C	C	21.05.050D.2., 21.05.020A.

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Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
	Fitness and recreational sports center <sup>1</sup>	P	P	P	21.05.050D.3.
	General outdoor recreation, commercial <sup>1</sup>	C	C	C	21.05.050D.4.
	Golf course <sup>1</sup>				
	Motorized sports facility <sup>1</sup>				
	Movie theater <sup>1</sup>	P	P	P	21.05.050D.7., 21.05.020A.
	Nightclub <sup>1</sup>	P	P	P	21.05.050D.8., 21.05.020A.
	Shooting range, outdoor <sup>1</sup>				
	Skiing facility, alpine <sup>1</sup>				
	Theater company or dinner theater <sup>1</sup>	P	P	P	21.05.020A.
<b>Food and Beverage Service<sup>1</sup></b>	Bar <sup>1</sup>	P	P	P	21.05.050E.1., 21.05.020A.
	Food and beverage kiosk <sup>1</sup>	P	P	P	21.05.050E.2., 21.05.020A.
	Restaurant <sup>1</sup>	P	P	P	21.05.050E.3., 21.05.020A.
<b>Office</b>	Broadcasting facility	P	P	P	21.05.050F.1.,
	Financial institution	P	P	P	21.05.050F.2.
	Office, business or professional	P	P	P	21.05.050F.3., 21.11.070C.4.a.iii.
<b>Personal Services, Repair, and Rental</b>	Business service establishment	P	P	P	21.05.050G.1.,
	Funeral/ mortuary services			P	21.05.050G.2.
	General personal services	P	P	P	21.05.050G.3.
	Small equipment rental	P	P	P	21.05.050G.4.
<b>Retail Sales<sup>1</sup></b>	Auction house <sup>1</sup>			C	21.05.050H.1.
	Building materials store <sup>1</sup>				21.05.050H.2.
	Convenience store <sup>1</sup>	P	P	P	21.05.050H.3., 21.05.020A.
	Farmers market <sup>1</sup>	P	P	P	21.05.050H.4.
	Fueling station <sup>1</sup>		C	C	21.05.050H.5., 21.05.020A.
	Furniture and home appliance store <sup>1</sup>	P	P	P	21.05.050H.6.
	General retail <sup>1</sup>	P	P	P	21.05.050H.7.
	Grocery or food store <sup>1</sup>	P	P	P	21.05.050H.8., 21.05.020A.



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	Liquor store <sup>1</sup>	C	C	C	21.05.050H.9., 21.05.020A.
	Pawnshop <sup>1</sup>			C	21.05.050H.10.
<b>Vehicles and Equipment</b>	Aircraft and marine vessel sales				
	Parking lot or structure (50+ spaces)	C	C	C	21.05.050I.2. or I.3., 21.11.050F.
	Parking lot or structure (less than 50 spaces)	C	C	C	21.05.050I.2. or I.3., 21.11.050F.
	Vehicle parts and supplies <sup>1</sup>		C	C	21.05.050I.4.
	Vehicle-large, sales and rental <sup>1</sup>				
	Vehicle-small, sales and rental <sup>1</sup>				
	Vehicle service and repair, major				
	Vehicle service and repair, minor		C	C	21.05.050I.8.
<b>Visitor Accommodations</b>	Camper park			C	21.05.050J.1.
	Extended-stay lodgings	P	P	P	21.05.050J.2.
	Hostel	P	P	P	21.05.050J.3.
	Hotel/motel	P	P	P	21.05.050J.4., 21.05.020A
	Inn	P	P	P	21.05.050J.5., 21.05.020A.
	Recreational and vacation camp				
<b>COMMERCIAL MARIJUANA USES</b>					
	Marijuana cultivation facility				21.05.055B.1., 21.03.105
	Marijuana manufacturing facility				21.05.055B.2., 21.03.105
	Marijuana testing facility		P	P	21.05.055B.3., 21.03.105
	Marijuana retail sales establishment <sup>1</sup>	T	T	T	21.05.055B.4., 21.03.105
<b>INDUSTRIAL USES</b>					
<b>Industrial Service</b>	Contractor and special trades, light				21.05.060A.1.
	Data processing facility	C	C	C	21.05.060A.2.
	Dry cleaning establishment			P	21.05.060A.3., 21.11.050G.1.
	General industrial service				21.05.060A.4.

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Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
	Governmental service				21.05.060A.5.
	Heavy equipment sales and rental				21.05.060A.6.
	Research laboratory	P	P	P	21.05.060A.7.
<b>Manufacturing and Production</b>	Commercial food production	C	C		21.05.060B.1.
	Cottage crafts	P	P	P	21.05.060B.2.,
	Manufacturing, general				21.05.060B.3.
	Manufacturing, heavy				21.05.060B.4.
	Manufacturing, light	S/C	S/C	S/C	21.05.060B.5.
	Natural resource extraction, organic and inorganic				21.05.060B.6.
	Natural resource extraction, placer mining				21.05.060B.7.
<b>Marine Facility</b>	Aquaculture				21.05.060C.1.
	Facility for combined marine and general construction				21.05.060C.2.
	Marine operations				21.05.060C.3.
	Marine wholesaling				21.05.060C.4.
<b>Warehouse and Storage</b>	Bulk storage of hazardous materials				21.05.060D.1.
	Impound yard				21.05.060D.2.
	Motor freight terminal				21.05.060D.3.
	Outdoor storage associated with a community use				21.05.060D.8.
	Outdoor storage of vehicles and/or equipment associated with a community use				21.05.060D.9.
	Self-storage facility				21.05.060D.4.
	Storage yard				21.05.060D.5.
	Warehouse or wholesale establishment, general				21.05.060D.6.
	Warehouse or wholesale establishment, light				21.05.060D.7.

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Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
	Wholesale merchant establishment <sup>1</sup>				
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**B. Generally applicable use standards.**

1. See section 21.05.020.
2. The use-specific definitions and standards of this section 21.11.050 apply in place of any use-specific definitions or standards established in chapter 21.05, unless otherwise specified. If this section does not establish use-specific standards for a certain use, then the use-specific standards in chapter 21.05 shall apply for that use in the DT districts.

**C. Residential uses: Definitions and use-specific standards.**

1. **Dwelling, single family (attached).**  
Single family attached dwellings must be alley-accessed for motor vehicles and only on lots smaller than 2,000 square feet.

**D. Community uses: Definitions and use-specific standards.**

1. **Library.** Libraries with a gross floor area greater than 20,000 square feet shall be subject to conditional use review.
2. **Museum or cultural center.** Museums or cultural centers with a gross floor area greater than 20,000 square feet shall be subject to conditional use review.

**E. Commercial uses: Definitions and use-specific standards.**

1. All commercial uses over 20,000 square feet are subject to the following standards:
  - a. 21.07.120A.5.c.ii., *Weather protection for pedestrians.*
  - b. 21.07.120A.5.g., *Ground Level Expression.*

1 F. *Vehicles and Equipment Uses: Definitions and use-specific standards.*

2  
3 1. Parking lot or structure (50+ spaces)

- 4  
5 a. Parking lots are not a permitted use in Downtown.  
6 Structures require a conditional use.

7  
8 2. Parking lot or structure (less than 50 spaces)

- 9  
10 b. Parking lots are not a permitted use in Downtown.  
11 Structures require a conditional use.

12  
13 G. *Industrial uses: Definitions and use-specific standards.*

14  
15 1. *Dry-cleaning establishment.*

- 16  
17 a. Dry-cleaning establishments in the B-2C district shall  
18 include general personal service laundry and/or dry-  
19 cleaning drop-offs as a primary use on the premises.

- 20  
21 b. Dry-cleaning establishments in the B-2C district shall  
22 be limited to no more than 25,000 square feet of gross  
23 floor area.

24  
25  
26 H. *Table of accessory uses.* Table 21.11-3 below lists the accessory  
27 uses allowed within all base zoning districts.

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29 1. *Explanation of table abbreviations.*

- 30  
31 a. *Permitted uses.* "P" in a cell indicates the accessory  
32 use is allowed by right in the respective zoning district.  
33 Permitted uses are subject to all other applicable  
34 regulations of title 21.

- 35  
36 b. *Administrative site plan review.* "S" in a cell indicates  
37 the accessory use requires administrative site plan  
38 review in the respective zoning district in accordance  
39 with the procedures of subsection 21.03.180B.,  
40 Administrative Site Plan Review.

- 41  
42 c. *Conditional use.* "C" in a cell indicates, in the respective  
43 zoning district, the use is allowed only if reviewed and  
44 approved as a conditional use in accordance with the  
45 procedures of section 21.03.080, Conditional Uses.

- 46  
47 d. *Prohibited uses.* A blank cell indicates the accessory  
48 use is prohibited in the respective zoning district.

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e. *Definitions and use-specific standards.* Regardless of whether an accessory use is allowed by right or subject to administrative site plan review, additional standards may be applicable to the use. The existence of use-specific standards is noted through a section reference in the last column of the table. Cross-references include but are not limited to chapter 21.05, Use Regulations and section 21.11.050H. All code sections referenced in the last column of the table apply.

f. *Unlisted accessory uses or structures.* An accessory use or structure not listed in table 21.11-3 shall comply with all standards set forth in subsection 21.05.070B.

<b>TABLE 21.11-3: TABLE OF ACCESSORY USES – DOWNTOWN DISTRICTS</b> P = Permitted Use S = Administrative Site Plan Review C = Conditional Use A blank cell means the use is prohibited.				
Accessory Uses	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
Accessory dwelling unit (ADU)			P	21.05.070.D.1.
Bed and breakfast (up to 3 guestrooms)	P	P	P	21.05.070D.3.
Bed and breakfast (4 or 5 guestrooms)	P	P	P	21.05.070D.3.
Beekeeping			P	21.05.070D.4.
Caretaker's residence	P	P	P	21.05.070D.5.
Dormitory	P	P	P	21.05.070D.6.
Drive-through service	C	C	C	21.05.070D.7., 21.11.050H.3.
Farm, hobby				21.05.070D.8.
Galleria	P	P	P	21.11.050H.4.
Garage or carport, private residential	P	P	P	21.05.070D.9.
Home- and garden-related use	P	P	P	21.05.070D.10.
Home occupation	P	P	P	21.05.070D.11.
Intermodal shipping container				21.05.070D.12.
Large domestic animal facility				21.05.070D.13.
Marijuana, personal cultivation	P	P	P	21.05.070D.14.
Outdoor display accessory to a commercial use	P	P	P	21.05.070D.15.
Outdoor storage accessory to a commercial use				21.05.070D.16.
Outdoor storage associated with a community use				21.05.070D.18.

<b>TABLE 21.11-3: TABLE OF ACCESSORY USES – DOWNTOWN DISTRICTS</b> P = Permitted Use S = Administrative Site Plan Review C = Conditional Use A blank cell means the use is prohibited.				
Accessory Uses	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
Outdoor storage of vehicles and/or equipment associated with a community use				21.05.070D.19.
Parking of business vehicles, outdoors, accessory to a residential use				21.05.070D.20.
Private outdoor storage of noncommercial equipment accessory to a residential use				21.05.070D.21.
Skywalk	C	C	C	21.11.050F.5.
Telecommunications antenna only, large <sup>1</sup>	P/C	P/C	P/C	21.05.040K.
Telecommunications antenna only, small	P/C	P/C	P/C	21.05.040K.
Type 4 tower <sup>1</sup>	P/C	P/C	P/C	21.05.040K.
Vehicle repair/rebuilding, outdoor, hobby		P	P	21.05.070D.22.
Wind energy conversion system (WECS), freestanding small				21.05.070D.23.
Wind energy conversion system (WECS), building mounted small	S	S	S	21.05.070D.23., 21.11.050F.6.
<sup>1</sup> The tower or telecommunications antenna is allowed only as accessory to a multifamily structure containing at least seven dwelling units, or to a nonresidential use.				

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H. *Accessory uses and use-specific standards.*

1. *Generally-applicable accessory use standards.* See subsection 21.05.070B.
2. *Applicability of Chapter 21.05 accessory use-specific standards.* The use-specific definitions and standards of this section 21.11.050H. apply in place of any accessory use-specific definitions or standards established in section 21.05.070 unless otherwise specified. If this section does not establish use-specific standards for an accessory use, then the use-specific standards of chapter 21.05 shall apply.
3. *Drive-through service.*
  - a. Vehicle queuing spaces shall be provided pursuant to section 21.07.090L.
  - b. No drive-through queuing spaces shall be located directly between the building and an abutting street unless otherwise allowed by the director.

- 1 c. Drive-through services specific to food and beverage  
2 kiosks are a permitted use and exempt from the  
3 conditional use requirement.  
4
- 5 4. *Galleria*.  
6
- 7 a. *Definition*. Galleria is a publicly accessible, climate-  
8 controlled, and sunlit interior space connecting two or  
9 more buildings and suited for year-round public use.  
10
- 11 5. *Skywalk*.  
12
- 13 a. *Definition*. An elevated walkway that passes over a  
14 right-of-way between two or more buildings, and used  
15 primarily for pedestrian traffic.  
16
- 17 b. *Use-specific standard*. Skywalks shall follow the  
18 standards outlined in 21.11.080.  
19
- 20 6. *Wind Energy Conversion System (WECS), building-mounted*  
21 *small*.  
22
- 23 a. In addition to meeting the approval criteria of chapter  
24 21.03 for the appropriate approval process, applicants  
25 for building-mounted small WECS shall demonstrate in  
26 their application materials that the WECS's visual  
27 impacts are minimized or mitigated for surrounding  
28 neighbors and the community. This may include, but is  
29 not limited to, information regarding site selection,  
30 turbine design or appearance, buffering, and screening  
31 of equipment.  
32
- 33 b. Building-mounted WECS shall:  
34
- 35 i. Be located only on buildings that are over 60  
36 feet in height.  
37
- 38 ii. Have a rated power capacity of not more than  
39 25 kW.  
40
- 41 iii. Be set back from the building wall perimeter by  
42 at least two feet for every one foot of WECS  
43 height greater than 10 feet.  
44
- 45 iv. Meet the design standards for freestanding  
46 WECS in subsections (H), (I), (J), (L), (M), and  
47 (N) in subsection 21.05.070D.23.c.ii.  
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v. Be located at least 1.1 times the height of the system (rooftop to top of WECS) from all overhead power and telecommunication lines, and any telecommunication towers.

c. Any system that is not operated for a continuous period of 12 months shall be considered abandoned and shall be dismantled and removed from the property at the expense of the property owner.

AO No. 2020-38, § 11, 5-28-20; AO No. 2020-93, § 4, 10-1-20)

**Section 5.** Anchorage Municipal Code section 21.11.060, *Dimensional Standards for Sites and Buildings*, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

**21.11.060 Dimensional standards for sites and buildings.**

\*\*\* \*\*

**B. Dimensional standards tables.**

- 1. The DT districts allow for a variety of lot sizes, building forms, and heights as set forth in Table 21.11-4, provided that:
  - a. All lots are also subject to the additional lot dimensional standards in section 21.08.030K.
  - b. Front setbacks are also subject to section 21.06.030C.7., Setbacks from Projected Rights-of-way;
  - c. All buildings and structures shall also comply the height limitations of Section 21.06.030D.9., Airport Height Regulations; and
  - d. Buildings located near Peratrovich Park in Blocks 41, 42, and 43 and near Town Square Park in Blocks 69, 70, and 71 of the Anchorage Original Townsite shall comply with the area-specific height limitations of subsection 21.11.060E.



<b>TABLE 21.11-4: TABLE OF DIMENSIONAL STANDARDS – DOWNTOWN DISTRICTS</b> <i>(Additional standards apply where specified below.)</i>							
Use	Lot Dimensions <sup>1</sup>		Minimum Setbacks (ft)			Building Bulk and Height <sup>2,3</sup>	
	Min. Area (sf)	Min. Width (ft)	Front	Side	Rear	Max. Lot Coverage	Maximum Height (ft)
<b>B-2A: Central Business District Core</b>							
All uses	Unrestricted, new subdivisions subject to 21.08.30K	N/A	N/A	0 or at least 5	N/A	Unrestricted	Unrestricted
<b>B-2B: Central Business District, Intermediate</b>							
All uses	Unrestricted, new subdivisions subject to 21.08.30K	N/A	N/A	0 or at least 5	N/A	Unrestricted	Unrestricted
<b>B-2C: Central Business District, Periphery</b>							
All uses	Unrestricted, new subdivisions subject to 21.08.30K	N/A	N/A	0 or at least 5	N/A	Unrestricted	76'
<sup>1</sup> For other lot dimensional standards, see section 21.08.030K. <sup>2</sup> See section 21.11.070C for building form requirements. <sup>3</sup> Due to proximity to Town Square Park, maximum height is limited for Blocks 69 through 71, Anchorage Original Townsite. See section 21.11.060C for explanation of limitations.							

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C. *Solar access protection standards.*

1. In addition to the requirements of Table 21.11-4 and subsection 21.11.060B., the maximum height of structures in Blocks 41-43 and 69 through 71, Anchorage Original Townsite, shall be as shown in Table 21.11-5.

Table 21.11-5: Max. Height Near Town Square Park and Peratrovich Park	
Block 41	Southwest quarter: 115 ft. Southeast quarter: 85 ft.
Block 42	South half: 55 ft.
Block 43	Southwest quarter: 85 ft. Southeast quarter: 115 ft.
Block 69	Northwest quarter: 115 ft. Northeast quarter: 85 ft. South half: 200 ft.
Block 70	North half: 55 ft. South half: 230 ft.
Block 71	Northwest quarter: 85 ft. Northeast quarter: 115 ft. South half: 200 ft.

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2. The director may waive the height limit for a structure that will not cast a shadow on either Peratrovich Park or Town Square Park (Block 51, Anchorage Original Townsite) that is greater than that cast by existing structures from April 21 to August 21 between the hours of 9:00 a.m. and 3:00 p.m., solar time.

(AO No. 2020-38, § 11, 5-28-20; AO No. 2021-89(S), § 18, 2-15-22)

**Section 6.** Anchorage Municipal Code section 21.11.070, *Development and Design Standards*, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

**21.11.070 Development and design standards.**

- A. *Purpose.* The development and design standards set forth in section 21.11.070 apply to the physical layout and design of development within the Downtown (DT) districts. These provisions govern the physical characteristics of a development and its relationship with adjacent properties and surrounding downtown environment in order to implement the Anchorage Downtown District Plan, avoid potential impacts on neighboring properties and the downtown environment, enhance the appearance, character, activity, and economic vitality of downtown, and provide a downtown environment that reflects our northern lifestyle, diverse climate, and regional identity.
- B. *Applicability.* This section is applicable to all development in the DT districts. The generally applicable provisions of chapter 21.07 shall apply unless specifically provided otherwise, and the provisions in this section shall govern in cases of conflict.

1 C. *Tower mass reductions.*

2  
3 1. *General.*

- 4  
5 a. The purpose of the tower mass reduction in the DT  
6 districts is to provide interesting buildings that create a  
7 positive interaction with the street to reflect northern  
8 climate aspects in the visible and built form. Tower  
9 mass reductions provide the opportunity to reduce the  
10 adverse environmental impacts of tall buildings on the  
11 downtown streetscape. These standards were  
12 determined based on input from architects, landscape  
13 architects, and engineers weighing flexibility for  
14 development with design best practices.

15  
16 2. *Tower mass reduction heights.*

- 17  
18 a. Minimum tower mass reduction requirements:
- 19  
20 i. The portions of buildings taller than the following  
21 heights shall be subject to 21.11.070C.3 Tower  
22 Standards.
- 23 (A) B-2A: 112 feet
- 24 (B) B-2B: 76 feet
- 25 (C) B-2C: 52 feet

26  
27  
28 3. *Tower standards.*

- 29  
30 a. For all floors above the tower mass reduction height  
31 noted in 21.11.070C.2a, the Gross Floor Area (GFA) of  
32 each floor shall be smaller than the floor with the  
33 largest GFA below that height.
- 34  
35 b. The tower mass reduction shall occur on all building  
36 frontages on a street or exterior public space, and the  
37 size of the reduction shall be governed as noted in  
38 Table 21.11-6.
- 39  
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Table 21.11-6: Tower Mass Reduction Calculations*	
Adjacency	Percent reduction
Streets with a ROW width less than 70 feet.	7%
Streets with a ROW width greater than 70 feet.	5%
All other adjacent outdoor spaces (Example: park or plaza)	7%
*building frontages on alleys are exempt from this requirement.	

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- c. The GFA reduction may be applied to all floors above the tower mass reduction height independently.
- d. The reduction must be applied so that a maximum of 20 feet or 10% of the frontage (whichever is greater) is aligned with the facade of the floor governing the reduction.
- e. The tower mass reductions shall be cumulative for buildings with frontages on multiple streets or public spaces. For example, a building on a corner lot adjacent to a street wider than 70 feet and a street with a width smaller than 70 feet shall reduce all floors above the tower mass reduction height by 12 percent.
- f. Development with multiple towers on one property, towers shall be located a minimum of 20 feet from each other.
- g. Where a new tower is proposed adjacent to an existing structure that is taller than the height at which a tower mass reduction is required, the new tower shall be located a minimum of 20 feet from the existing adjacent structure.

D. *Pedestrian-oriented frontage standards.*

- 1. *Street-level design continuity required.* Lots fronting along right-of-way and public spaces shall include sidewalks, visual access windows, and building entries as outlined below:
  - a. Minimum sidewalk widths in the DT zoning districts shall be as follows:
    - i. B-2A and B-2B: Sidewalks shall be no less than 11.5 feet wide.

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- ii. B-2C: 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.
- b. Sidewalks shall be located abutting the street curb or in an enclosed mall or arcade connected to adjacent pedestrian circulation facilities.
- c. *Visual access windows.* Exterior walls located 20 feet or closer to a street ROW shall meet the window standards in table 21.11-7.
  - i. Windows shall provide visual access from interior activity or circulation spaces to the exterior of the building. Display windows with opaque back walls will not be counted toward the visual access requirements. Walls of parking structures are exempt. Walls on alleys are exempt.

Table 21.11-7: Window Standards – All Downtown Zoning Districts			
	Frontage on ROW with width of less than 70'	Frontage on ROW with width of greater than 70'	Frontage on Alleys or other public spaces
A. Minimum percentage of the street-facing ground-floor wall area to consist of visual access windows:	60%	40%	25%
B. Minimum percentage of wall area above the ground-floor to consist of visual access windows:	25%	25%	25%

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- d. Ground-floor street-facing exterior walls located 20 feet or closer to a street ROW or a public space shall include a minimum of one building entry within 70' of the building corner. A building entry at a building corner may be counted as an entry for both corner walls. The maximum distance between entries on a single frontage shall be 70'.
- e. Building entries shall be recessed a minimum of 36 inches. To meet this requirement, the entries must open into a circulation space or an occupiable space and must be intended for regular use by building users. Exit-only doors are exempt from this requirement. Building entries shall meet the building recess visual

access requirements of 21.11.070.D2.b.i and Figure 21.11-1

2. *Three additional items required for building frontages.* The remainder of the building frontage shall include a minimum of three items from the 21.11-8 Frontage Standards Design Menu. The frontage treatments shall extend the full width of the lot frontage, except at vehicular access points. Parking garages are exempt from the street frontage requirements of this chapter and shall meet 21.07.090.M. Snow guard treatments at the base of building facades up to twenty-four inches in height are exempt from the pedestrian-oriented frontage standards and shall not be included in the area calculations for ground floor windows.

Menu items may be combined or may alternate along the building frontage to meet 21.11.070D.2.b.

Table 21.11-8: Frontage Standards Design Menu*	
Item	Minimum standards
Visual access windows	Supplemental ground floor windows that meet 21.11.070.E3.b.i may be used to meet this requirement
Textured Siding	21.11.070D.2.a
Building Articulation	21.11.070D.2.b
Public Art	21.11.070D.2.c
Landscaping	21.11.070D.2.d
Decorative Lighting	21.11.070D.2.e
Plazas	21.11.070D.2.f
Canopies	21.11.070D.2.g
*building frontages on alleys are exempt from this requirement.	

- a. *Textured siding.* Siding material that adds visual interest with a highly textured surface, applied up to a minimum height of 48 feet, may be used to meet this standard. Textured siding modulations deeper than twenty-four inches shall meet the building recess and modulation visual access requirements of 21.11.070D.2.b.
- b. *Building articulation.* To meet this standard, the building wall and foundation line shall be offset at intervals so that there is at least one offset every 20 feet of wall length that varies the depth of the building wall by a minimum of 24 inches. Offsets shall comprise at least 60 percent of the length of the elevation

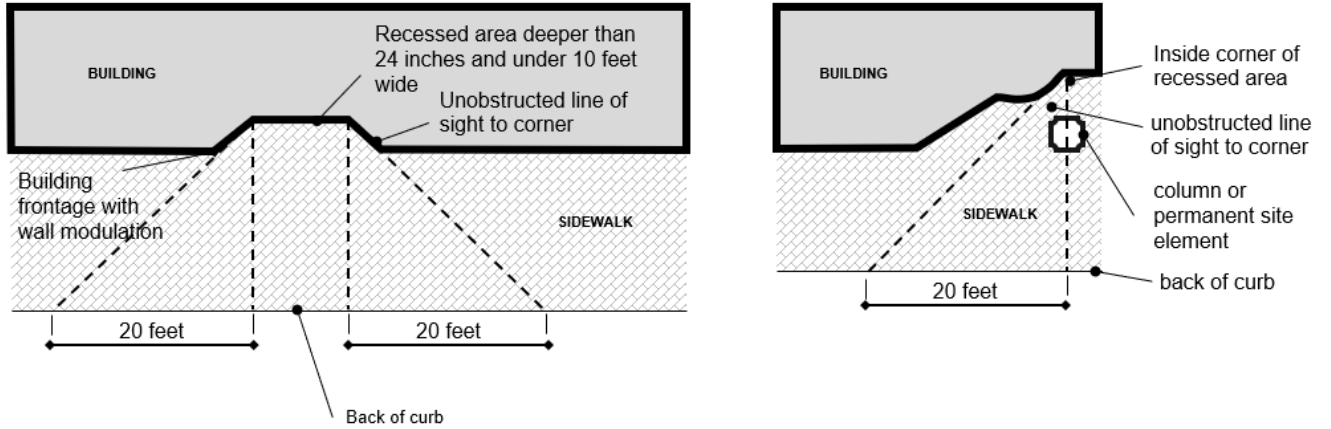
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receiving the treatment and be applied up to a minimum height of 10 feet.

- i. All recesses or modulations on a building frontage deeper than twenty-four inches shall be visually accessible from the adjacent sidewalk so that no inner corner is obscured from view from the back of curb 20 feet up the sidewalk.
- ii. Columns, planters, and other permanent site elements may be installed in front of recessed areas if they are smaller than 36 inches in diameter for vertical elements such as columns or shorter than 30 inches in height for horizontal elements such as planters.

DRAFT

ACCEPTABLE APPLICATIONS OF BUILDING RECESS DESIGN



Note:

1. The building frontage at the recess corner may be any shape that does not create a new blind corner greater than 24 inches in depth.
2. Columns, planters, and other permanent site elements may be installed in front of recessed areas if they are smaller than 36 inches in diameter for vertical elements such as columns or shorter than 30 inches in height for horizontal elements such as planters.

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UNACCEPTABLE APPLICATION OF BUILDING RECESS DESIGN

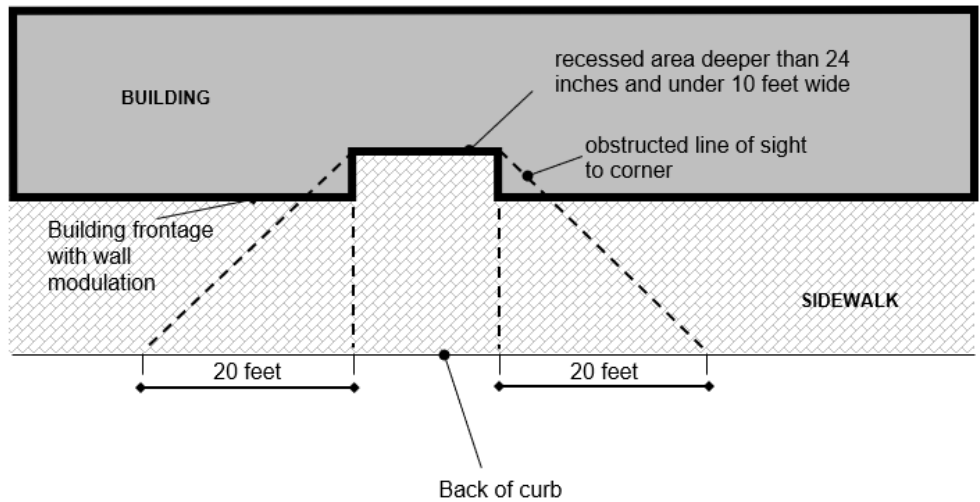


Figure 21.11- 1

- c. *Public art.* The art shall be constructed with weatherproof, durable, and permanent materials or paints. If the art takes up less than 60% of the height of the building frontage where it is applied, up to 48 feet in height, it must be combined with another building frontage design treatment from Table 21.11-8.

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d. *Landscaping.*

- i. This section applies to landscaping used to meet the pedestrian-oriented frontage standards. For landscaping installed in the right of way, see section 21.11.070G. Landscaping shall meet Table 21.11-9 Landscape Specifications for Downtown Districts.
- ii. Where landscaping is provided, it shall comply with all general landscaping requirements and standards in section 21.07.080 and:
  - (A) Tree grate aprons shall be installed. Up to 12 inches of a tree grate apron can be considered for pedestrian circulation while protecting the growing medium from sidewalk runoff with high concentrations of melting agents. Tree grates shall not impede ADA access.
  - (B) Trees specified for the downtown districts shall be species that branch (or can be successfully trimmed at maturity) at eight feet.
  - (C) Sidewalk width between the edge of the planting bed, raised planter, or tree grate and the back of curb shall be minimum 12 feet clear.
  - (D) Planters shall be designed and plant species shall be selected and placed so that when the plants reach mature height visual access is maintained through the entirety of the planting bed from 30 inches to 72 inches in height as measured from the closest paved pedestrian surface.
  - (E) Shrub plantings are not required in planting beds covered with tree grates or modular suspended pavement systems.
  - (F) Pedestrian-oriented frontage standards landscaping shall meet the table 21.11-9

Landscape Specifications for the  
Downtown Districts.

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4 e. *Decorative street lighting.* Intent Decorative  
5 illumination fixtures are intended to promote an  
6 increased sense of vitality and cohesion in downtown  
7 street corridors and provide additional levels of  
8 illumination for increased pedestrian safety and  
9 comfort.

10  
11 i. Decorative street lighting fixtures shall be  
12 centered no more than 30 feet apart.

13  
14 ii. Decorative street lighting fixtures shall be  
15 centered no closer than three feet from the face  
16 of any street curb.

17  
18 iii. Decorative street lighting shall be located so as  
19 to provide at least eight feet of accessible  
20 unobstructed walkway clear width, measured  
21 radially from the lighting fixture.

22  
23 iv, The mounting height of pole- and wall-mounted  
24 decorative street lighting shall not exceed 15  
25 feet.

26  
27 v. Decorative street lighting design shall be  
28 compatible in style, fixture color, and lamp color  
29 with other principal decorative street lighting  
30 fixture assemblies which may exist within the  
31 project street corridor (including the project  
32 block/street frontage(s) and the block/street  
33 frontage(s) on the opposite side of the street), or  
34 with other decorative illumination treatments in  
35 adjacent blocks and shall be consistent with an  
36 adopted illumination plan, if available.

37  
38 To meet the requirement to count as a  
39 pedestrian oriented frontage standard, building  
40 frontage lighting treatments shall be  
41 supplemental to minimum building code and  
42 street lighting standards. The lighting treatment  
43 must be applied to the building frontage and be  
44 visible from and enhance the adjacent  
45 pedestrian spaces.

46  
47 f. *Canopies.* For the purposes of this section  
48 21.11.070D.2.f., the following provisions replace the

1 pedestrian shelter including canopy design standards  
2 of 21.07.060F.9. The pedestrian shelter definition at  
3 the beginning of 21.07.060F.9. applies.  
4

5 Sidewalk canopies are intended to improve downtown  
6 pedestrian comfort and safety, especially during winter  
7 months and inclement weather. Canopies may also  
8 provide increased street and building design continuity  
9 and support a wider range of pedestrian corridor  
10 activities.  
11

12 i. No part of a canopy shall come within three feet  
13 of the center of the main trunk of a street tree  
14 nor within two feet of the vertical plane  
15 extending from the street curb face.  
16

17 ii. The canopy shall extend a minimum of six feet  
18 horizontally over a public sidewalk or a sidewalk  
19 immediately adjacent to and accessible from a  
20 public sidewalk area.  
21

22 ii Canopies projecting six to eight feet horizontally  
23 over a sidewalk area shall have a minimum  
24 vertical clearance of eight feet and a maximum  
25 vertical clearance of 12 feet above the sidewalk  
26 finished grade. Canopies projecting more than  
27 eight feet horizontally over a sidewalk area shall  
28 have a minimum vertical clearance of 10 feet  
29 and a maximum vertical clearance of 15 feet  
30 above the sidewalk finished grade.  
31

32 iv. A canopy lighting system shall be provided  
33 which illuminates the sidewalk area. The  
34 minimum average illumination reaching the  
35 paved area shall not be less than two foot  
36 candles of light intensity, and light fixtures  
37 should be placed so that light patterns overlap  
38 at a height of seven feet above the walkway.  
39 The required illumination level is to be  
40 maintained at all times.  
41

42 v. This lighting does not fulfill the requirements of  
43 the 21.11.070D.2.e. Decorative Street Lighting  
44 section and may not be counted as one of the  
45 three required items from the Frontage  
46 Standards Design Menu.  
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- g. *Plazas.* For the purposes of this section 21.11.070D.2., the following provisions replace the design standards of 21.07.060F.6.
- i. *Intent.* Plazas are intended to visually emphasize important pedestrian thoroughfares, provide increased light and openness at street level, and humanize the urban environment by responding to the needs of pedestrians.
  - ii. Plaza areas shall not include the area of sidewalks, vehicular lanes, parking facilities, loading areas, or driveways.
  - iii. The plaza shall be at least 2,000 square feet in area, with a minimum inside dimension of 15 feet.
  - iv. The plaza shall be adjoining or have direct visual and physical access to a public pedestrian walkway via a sidewalk that is minimum 14 feet in width and maximum 20 feet in length. If the connecting sidewalk is bridged by a structural element of any kind, the structural element shall remain 10 feet minimum clear of the walking surface.
  - v. The plaza shall have at least one linear foot of seating per 60 square feet of area.
  - vi. At least 20 percent of the plaza area shall be landscaped. Landscaping may consist of plants or pedestrian features (definition in 21.15.040).
  - vii. Paving of the plaza shall have a textured or decorative surface.
  - viii. The plaza shall be publicly accessible at all times.

1  
2 E. *Parking lot landscaping requirements.*  
3

4 1The perimeter of a parking area abutting a lot in a residential district  
5 shall utilize the following schedule, except that a parking area  
6 serving only a single-family, two-family, or three-family  
7 dwelling is exempt.  
8

- 9 a. Institutional, commercial or industrial uses adjoining a  
10 residential district: Visual enhancement landscaping  
11 and a screening fence.  
12  
13 b. Residential uses adjoining a residential district: Visual  
14 enhancement landscaping, or a screening fence and  
15 an area landscaped with parking lot interior  
16 landscaping equal to five percent of the paved surface  
17 of the parking area including parking circulation aisles  
18 and appurtenant driveways.  
19  
20 c. A parking area serving only a single-family, two-family,  
21 or three-family dwelling is exempt.  
22

23 2. *Parking lot landscaping for parking lots with 15 or more*  
24 *spaces.*  
25

- 26 a. Visual enhancement landscaping shall be planted on  
27 the perimeter of the parking area abutting a lot line, or  
28 a screening fence shall be placed on the perimeter of  
29 the parking area abutting a lot line and an area equal  
30 to at least five percent of the paved surface of the  
31 parking area, including parking circulation aisles and  
32 appurtenant driveways, shall be devoted to parking lot  
33 interior landscaping. Exceptions are:  
34  
35 i. At approved points of pedestrian and vehicle  
36 access; and  
37  
38 ii. Adjacent to lots being developed under a  
39 common development plan, where the director  
40 waives the requirement.  
41  
42 b. A foundation planting bed or walkway, or both, at  
43 least four feet wide shall separate the parking area,  
44 including circulation aisles and appurtenant  
45 driveways, from any building on the same lot.  
46  
47 c. In addition to the landscaping required under  
48 subsections i. and ii. Of this subsection, parking lot

1 interior landscaping shall be planted within the interior  
2 of a parking lot containing more than 60 spaces. The  
3 area devoted to parking lot interior landscaping shall  
4 equal at least five percent of the paved surface of the  
5 parking area including parking circulation aisles and  
6 appurtenant driveways.

- 7  
8 d. The vehicle overhang allowance area of parking  
9 spaces may extend into required landscaping areas  
10 by up to two feet, provided the planting bed beyond  
11 the overhang is at least six feet wide.

12  
13 F. *Screening.*

- 14  
15 1. Loading areas, vehicle and equipment storage areas, and  
16 service areas shall be screened. Screening shall take the form  
17 of a fence, wall or vegetation, or a combination of these.  
18  
19 2. Rooftop mechanical equipment shall be screened as provided  
20 in subsection 21.07.080G.4.c.  
21  
22 3. Outdoor refuse collection receptacles shall be screened as  
23 provided in subsection 21.07.080G.2.  
24

25 G. *Downtown street landscaping.*

- 26  
27 1. If a project on private property disturbs the ROW, where  
28 downtown street landscaping is provided, it shall comply with  
29 all general landscaping requirements and standards in section  
30 21.07.080 and:  
31  
32 a. Trees shall be set back a minimum of 3.5 feet from the  
33 back of curb to reduce the possibility of damage from  
34 car doors and splash from cars. Tree guards may be  
35 considered for protection of trees where large numbers  
36 of people may gather.  
37  
38 b. A sloping six-inch minimum (12-inch preferred) wide  
39 apron (1V:12H) around tree grates may be considered  
40 for pedestrian circulation while protecting the growing  
41 medium from sidewalk runoff with high concentrations  
42 of melting agents. Tree grates must be designed to  
43 recognize the need for accessibility for all.  
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45 c. Trees specified for the downtown districts shall be  
46 species that branch (or can be successfully trimmed at  
47 maturity) at eight feet.  
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- d. Landscape beds, planters, and tree grates shall remain a minimum of 30 inches clear of the back of curb.
- e. Sidewalk width between the edge of the planting bed, raised planter, or tree grate and the building shall be minimum 6 feet clear.
- f. Planters shall be designed and plant species shall be selected and placed so that when the plants reach mature height visual access is maintained through the entirety of the planting bed from 30 inches to 72 inches in height as measured from the closest paved pedestrian surface. Planter height shall be no more than 24 inches from the sidewalk.
- g. Minimum size of shrubs may be reduced from 18 inches in height to 6 inches in height when planted in a raised planter that raises the surface of the planting bed a minimum of 18 inches.
- h. Shrub plantings are not required in planting beds covered with tree grates or modular suspended pavement systems.
- i. Downtown street landscaping shall meet the table 21.11-9 Landscape Specifications for the Downtown Districts.

**Table 21.11-9: Landscape Specifications for the Downtown Districts**

Type of Landscaping	Bed Dimensions	Plant Materials Required	Optional design standards
Downtown Street Landscaping	<ul style="list-style-type: none"> <li>• Minimum planting bed width: 4 feet.</li> <li>• Minimum soil volume: 200 cubic feet (24" maximum depth; 18" minimum depth).</li> <li>• Techniques for achieving this may include raised planters, or modular suspended pavement systems.</li> </ul>	<ul style="list-style-type: none"> <li>• One tree and 6 shrubs per 200 cubic feet of soil volume.</li> <li>• All areas within the planting bed shall be covered with living ground cover or mulch.</li> <li>• All trees, shrubs, and ground covers shall be chosen for suitable hardiness of season for the specific area to be planted.</li> </ul>	<ul style="list-style-type: none"> <li>• Use of raised planters and pedestrian scale lighting may be used to offset up to 1/3 of trees and 1/3 of shrubs.</li> <li>• All total required shrubs may be substituted with perennial plantings at a ratio of three 1-gallon container perennials for every shrub required.</li> </ul>

Table 21.11-9: Landscape Specifications for the Downtown Districts			
Type of Landscaping	Bed Dimensions	Plant Materials Required	Optional design standards
Pedestrian-oriented Frontage Standards Landscaping	Minimum planting bed width: 4 feet. Minimum soil volume: 200 cubic feet (24" maximum depth; 18" minimum depth). Techniques for achieving this may include raised planters, or modular suspended pavement systems.	<ul style="list-style-type: none"> <li>One tree and 6 shrubs per 200 cubic feet of soil volume. All areas within the planting bed shall be covered with living ground cover or mulch.</li> <li>All trees, shrubs, and ground covers shall be chosen for suitable hardiness of season for the specific area to be planted.</li> </ul>	All required shrubs may be substituted with perennial plantings at a ratio of three 1-gallon container perennials for every shrub required.

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H. *Private common open space.*

1. New multifamily developments with more than four (4) units shall provide an area equal to at least five percent of the building’s habitable floor area as common open space.
2. Common private open space may include lawn areas; picnic areas; gardens; natural vegetation; equipped recreation areas; sports courts; hard surfaced pedestrian spaces such as patios, decks, courtyards, housing courtyards, or plazas; skywalks; and/or roof tops or terraces.

I. *Off-street parking and loading.*

1. *Amount of parking.* No off-street parking is required for any development in the DT districts.
2. *Landscaping.* Parking that is provided shall be landscaped in accordance with 21.11.070E.
3. *Off-street parking and loading design standards.* If off-street parking and/or loading is provided, it shall comply with all standards for off-street parking and loading in section 21.07.090, except that:
  - a. Permanent parking not located within a setback from projected rights of way may utilize the alternative parking angle, stall, and aisle dimensions outlined in Table 21.11-10. An alternative parking site plan shall



be submitted and approved as part of the applicable land use permit process.

- b. Permanent parking not located within a setback from projected rights of way may utilize the compact parking angle, stall, and aisle dimensions outlined in Table 21.11-11, provided the parking area is used exclusively for employee parking for periods in excess of four consecutive hours, and no more than 30 percent of the total number of spaces is designed for compact cars. An alternative parking site plan shall be submitted and approved as part of the applicable land use permit process.

**TABLE 21.11-10: ALTERNATIVE PARKING ANGLE, STALL, AND AISLE DIMENSIONS**

Parking Angle (degrees)	Space Width	Space Depth (Vehicle Projection)	Aisle Width 1-way	Typical Parking Bay Width (Module)	Interlock Reduction	Overhang Allowance
45	8' 4"	17' 4"	12' 3"	46' 11"	2' 0"	2' 0"
50	8' 4"	18' 0"	12' 9"	48' 9"	1' 10"	2' 1"
60	8' 4"	18' 10"	14' 3"	51' 11"	1' 4"	2' 3"
70	8' 4"	19' 2"	16' 1"	54' 5"	0' 10"	2' 5"
75	8' 4"	19' 0"	17' 6"	55' 6"	0' 8"	2' 6"
90*	8' 4"	18' 0"	22' 6"	58' 6"	N/A	2' 8"

\*The 90-degree parking angle dimensions assume a two-way traffic flow.

**TABLE 21.11-11: COMPACT PARKING ANGLE, STALL, AND AISLE DIMENSIONS**

Parking Angle (degrees)	Space Type	Space Width	Space Depth (Vehicle Projection)	Aisle Width 1-way	Typical Parking Bay Width (Module)	Interlock Reduction	Overhang Allowance
45	CO	7' 7"	15' 2"	10' 9"	41' 1"	1' 6"	1' 6"
	STD	8' 4"	18' 4"	13' 0"	49' 8"	2' 0"	2' 3"
50	CO	7' 7"	15' 8"	11' 2"	42' 6"	1' 4"	1' 7"
	STD	8' 4"	19' 2"	13' 6"	51' 0"	2' 0"	2' 4"
60	CO	7' 7"	16' 4"	12' 6"	45' 2"	1' 0"	1' 8"
	STD	8' 4"	20' 0"	15' 0"	55' 0"	1' 6"	2' 6"
70	CO	7' 7"	16' 5"	14' 1"	46' 11"	0' 8"	1' 10"
	STD	8' 4"	20' 4"	17' 0"	57' 8"	1' 0"	2' 8"
75	CO	7' 7"	16' 6"	16' 4"	49' 11"	0' 6"	1' 10"
	STD	8' 4"	20' 2"	18' 0"	58' 4"	0' 9"	2' 9"
90*	CO	7' 7"	15' 6"	19' 0"	50' 0"	N/A	2' 0"
	STD	8' 4"	19' 0"	23' 0"	61' 0"	N/A	3' 0"

CO: Compact car.

STD: Standard car.

\* The 90-degree parking angle dimensions assume a two-way traffic flow.

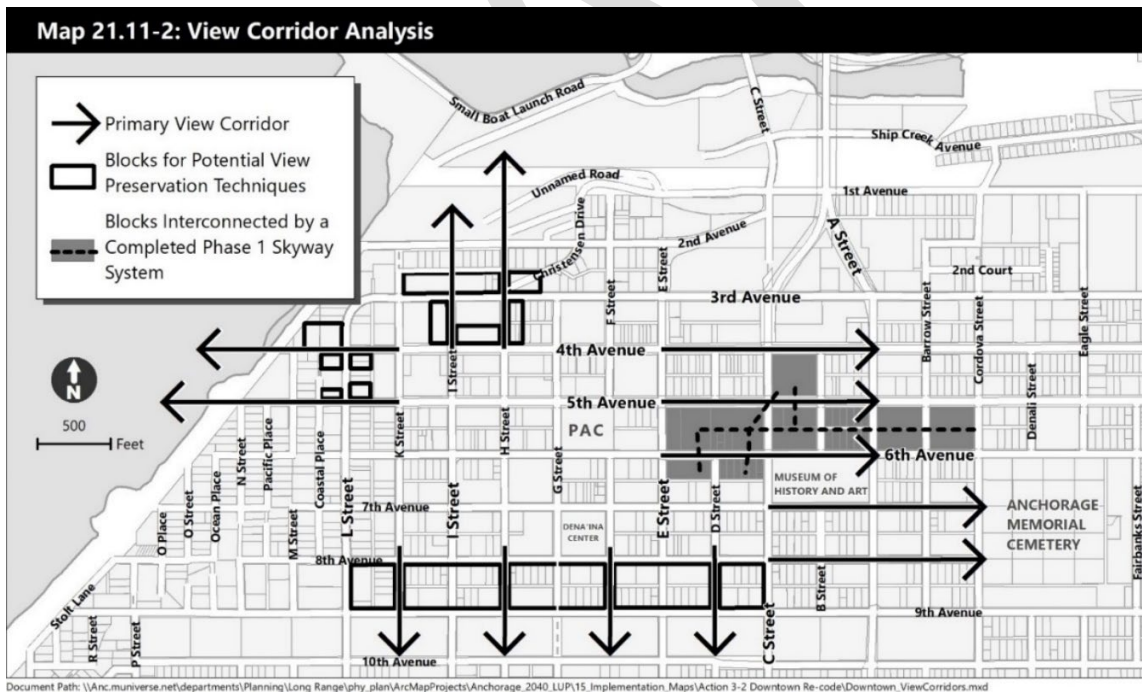
(AO No. 2020-38, § 11, 5-28-20; AO No. 2020-93, § 5, 10-1-20)

**Section 7.** Anchorage Municipal Code section 21.11.080, *Skywalks*, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

**21.11.080 Skywalks.**

A. *Supplemental conditional use standards.* Skywalks in the DT districts are subject to the conditional use process in 21.03.080. In addition to the conditional use approval criteria in 21.03.080D., the approval of a conditional use for a skywalk shall consider how it will serve:

1. A pedestrian circulation need;
2. How the skywalk design is compatible with the massing, style, façade, and finishes of the predominant existing, historic, or planned architectural patterns of the street block fronts on which the skywalk is proposed to be constructed.



B. *Required documentation.* In addition to the relevant conditional use application requirements as determined on a form provided by the department, an applicant seeking a conditional use for a skywalk in the DT districts shall submit the following:

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- 1. A report which discusses the functions, uses, and objectives that the skywalk is designed to serve, and estimates of expected daily pedestrian use of the skywalk.
- 2. A project vicinity map, at a scale of one to twenty, showing, within 300 feet of the proposed skywalk:
  - a. Pedestrian circulation systems.
  - b. Location and type of existing land uses and structures, including building height, ground floor dimensions and utilities.
  - c. Locations and widths of dedicated rights-of-way, patent reserves, road easements and reservations, and clear vision triangles.
  - d. Pedestrian improvements planned or installed, and the view corridors identified on Map 21.11-2.
  - e. Photographic record of streets, building facades, and other existing improvements along the street corridor that the skywalk is to be constructed within.

\*\*\* \*\*

- 4. A visual assessment report illustrating the impact of the skywalk on the street and sidewalk over which it is constructed, as bordered by the facades to the second story of the structures connected by the skywalk. The report shall also illustrate the impact of the skywalk on pedestrian circulation systems and view corridors, as identified on.

\*\*\* \*\*

(AO No. 2020-38, § 11, 5-28-2)

**Section 8.** This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Chair of the Assembly

ATTEST:

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Municipal Clerk

(Planning and Zoning Commission Case No. 2022-0129)

DRAFT