

## DT Code Update Subcommittee – White Paper #1

Meeting 2/14/22 at 3p.m.

### Title 21 & Land Use Overview

Title 21 defines a list of land use categories (commercial, residential, industrial) which break down further into individual “allowed” uses (convenience store, multifamily dwelling, general industrial service). These uses may be:

- a) Permitted (P),
- b) Permitted, but subject additional processes which could be: Administrative Site Plan Review (S), Conditional Use (C), Major Site Plan Review (M), or a Special Land Use Permit for Marijuana (T), or,
- c) Prohibited, depending on the zoning district—(wherein that cell of the table will be blank).

In general, all land uses are prohibited until they are explicitly permitted. Land use categories and land uses are uniform throughout the Anchorage bowl.

Within Title 21, [Chapter 4](#) defines the different zoning districts and [Chapter 5](#) hosts the Table of Allowed Uses which sets out the land uses allowed in each district. [Chapter 11](#) was created specifically for Downtown with its Table of Allowed Uses mirroring the Table of Allowed Uses from Chapter 5.

The Chapter 11 Table of Allowed Uses only show the three Downtown zoning districts: B-2A, B-2B, B-2C.

### Current Task

Presented with this email is the Table of Allowed Uses from Chapter 11 with an additional temporary column providing the definitions of those land uses staff has proposed adding or changing to the Downtown zoning districts. Staff changes can be generally described as follows:

- Proposing to expand or change allowed uses if those uses seem likely to contribute to the intent of the downtown plan,
- Amend approval processes, if those processes seem more or less appropriate for the Downtown context,
- Simplify formatting and organization of uses and footnotes.

As you go through the Table of Allowed Uses, we recommend a broad-minded approach, and to refer to the Downtown Plan’s vision for guidance in case of any uncertainty. Reducing or expanding the number allowable uses is often a trade-off between a specific idea for Downtown in the future and the general need for development flexibility in the present.

The Downtown Plan can be found here for reference: [About, Documents, & FAQs | Our Downtown Anchorage](#)

Please review the attached table and make your notes and comments in preparation for our meeting on February 14<sup>th</sup>.

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