

**ANCHORAGE, ALASKA**  
**AO No. 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.**

(Planning and Zoning Commission Case 2020-0002)

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**WHEREAS**, the Anchorage Assembly adopted the current Anchorage Municipal Code (“AMC”) Title 21, *Land Use Planning* (“Current Code”) in 2013 (AO No. 2012-124(S)), without updates or amendments to the downtown B-2A, B-2B, and B-2C zoning districts from sections 21.40.150, 21.40.160, and 21.40.170 of the previous version of Title 21 (“Old Code”); and

**WHEREAS**, pursuant to AO 2012-124(S) and AMC 21.04.040, development occurring in Downtown Anchorage is still subject to the Old Code; and

**WHEREAS**, the downtown land use regulations in the Old Code were written in the 1980s and are becoming out-of-date and difficult to use in today’s context; and

**WHEREAS**, the *Anchorage 2040 Land Use Plan*, adopted in 2017, laid out a specific action item to address the inclusion of the existing downtown zoning districts into the Current Code (Action 3-2); and

**WHEREAS**, reformatting the existing B-2A, B-2B, and B-2C districts from Old Code into Current Code is a necessary first step toward updating the downtown land use regulations to meet contemporary needs for growth and development; and

**WHEREAS**, the relocation of the downtown districts into their own new chapter in Current Code Title 21, Chapter 21.11: Downtown, will allow for easier use, greater transparency, and flexibility to respond to the needs of Downtown; and

**WHEREAS**, the new Chapter 21.11: Downtown retains the existing regulations of the B-2A, B-2B, and B-2C including the allowed uses, design standards, bonus point system, and incentives unique to downtown Anchorage that were in effect in the Old Code; and

**WHEREAS**, the new Chapter 21.11: Downtown reformats these existing downtown regulations into the language, format, organization, and context of the Current Code; and

**WHEREAS**, this ordinance is the first step in a multi-step and multi-year process initiated by the Planning Department to update and improve the Downtown Title 21

land use regulations and the *Anchorage Downtown Comprehensive Plan*; now, therefore,

## THE ANCHORAGE ASSEMBLY ORDAINS:

**Section 1.** Anchorage Municipal Code Title 21 “Old Code” chapters 21.40.150, 21.40.160, and 21.40.170 no longer apply and are replaced by Title 21 “Current Code” as amended by the provisions in Sections 2 through 13 below. [*Note to Code Publisher: Existing Title 21 chapters 21.11 to 21.14 and some sections of existing chapters 21.02 to 21.07 will require renumbering to allow for the provisions below including the insertion of new Chapter 21.11: Downtown. Cross-references will also require renumbering to be consistent with the adoption of the new chapter.*]

**Section 2.** Anchorage Municipal Code Chapter 21.02, Boards, Commissions, and Municipal Administration, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

### 21.02 Boards, Commissions, and Municipal Administration

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#### 21.02.020 Table of Decision and Review Authority.

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**TABLE 21.02-1: SUMMARY OF MAJOR TITLE 21 DECISION-MAKING AND REVIEW RESPONSIBILITIES**

**NOTE:** This table summarizes the major review and decision-making responsibilities for the procedures contained in Chapter 21.03. Exceptions to general rules apply; see Chapter 21.03 for details on each procedure.

A = APPEAL = Authority to Hear and Decide Appeals

D = DECISION = Responsible for Review and Final Decision

H = HEARING = Public Hearing Required

R = REVIEW = Responsible for Review and/or Recommendation Only

	Section	ASBLY	PZC	UDC	PB	ZBEA	BOA	MS
***      ***      ***								
Variances from the provisions of  21.05.040K., <i>Telecommunication Facilities</i> ; 21.06, <i>Dimensional Standards and Measurements</i> (except subsection 21.06.030D.9., <i>Airport Height Regulations</i> ); 21.07.020B., <i>Watercourse, Water Body, and Wetland Protection</i> 21.07.050, <i>Utility Distribution Facilities</i> ; 21.09.060, <i>Dimensional Standards</i> ; 21.09.070J., <i>Utilities and Utility Equipment Standards</i> ; 21.10.060, <i>Dimensional Standards</i> ; <u>21.11.060, <i>Dimensional Standards for Sites and Buildings</i></u> ; 21.12, <i>Nonconformities</i> .	21.03. 240		<u>D- H<sup>14</sup></u>			D-H		R
***      ***      ***								
Variances from:  the district-specific standards of 21.04, <i>Zoning Districts</i> ; 21.09.040, <i>Zoning Districts</i> ; 21.10.040, <i>Zoning Districts</i> .  the use-specific standards of 21.05, <i>Use Regulations</i> (except subsection	21.03.240			D-H			A	R

<p>21.05.040K., <i>Telecommunication Facilities, and section 21.05.055 Marijuana Establishments</i>);  21.09.050, <i>Use Regulations</i>;  21.10.050, <i>Use Regulations</i>.  <u>21.11.050, Use Regulations</u></p> <p>21.07, <i>Development and Design Standards</i> (except 21.07.020B., <i>Watercourse. Water Body, and Wetland Protection</i>, 21.07.020C., <i>Steep Slope Development</i>, 21.07.050, <i>Utility Distribution Facilities</i>, and 21.07.060, <i>Transportation and Connectivity</i>);</p> <p>Those subsections of section 21.09.070, <i>Site Development and Design Standards</i>, not reserved to the platting authority or the zoning board of examiners and appeals;  21.09.080, <i>Building Design Standards</i>;</p> <p>21.10.070, <i>Development and Design Standards</i> (except 21.10.070B., <i>Transportation and Connectivity</i>);</p> <p><u>21.11.070, Development and Design Standards</u></p> <p>21.11, <i>Signs</i></p>								
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<b>NOTES:</b>  ***      ***      *** <sup>14</sup> The planning and zoning commission shall have variance authority over the building tower dimension regulations in <u>21.11.060C for all B-2A development sites and for B-2B and B-2C development sites larger than 26,000 square feet.</u>								

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-36, § 1, 5-14-15; AO No. 2016-3(S), § 1, 2-23-16; AO No. 2017-55, § 2, 4-11-17; AO No. 2018-67(S-1), § 1, 10-9-18)

## 21.02.030 Planning and Zoning Commission.

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B. Decision-Making Authority. The planning and zoning commission has decision-making authority over the following:

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7. Draft design study report for new construction and reconstruction of streets of collector class or greater in the *Official Streets and Highways Plan* (21.03.190); [AND]

8. Commercial tract plats, where the site plan includes a large commercial establishment under the authority of the planning and zoning commission (21.03.200E.); and[.]

9. Variances from bulk and lot coverage regulations in section 21.11.060C., *Building Tower Dimensions*, for all B-2A development sites, and for B-2B and B-2C development sites larger than 26,000 square feet.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)

#### **21.02.040 Urban Design Commission.**

A. *Decision-Making Authority.* The urban design commission has decision-making authority over the following:

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6. Variances from:

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f. Section 21.10.070, *Development and Design Standards* (except subsection 21.10.070B., *Transportation and Connectivity*); [AND]

g. Section 21.11.070, *Development and Design Standards*; and

h. Chapter 21.12[1], *Signs*; [; AND]

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-36, § 2, 5-14-15; AO No. 2017-55, § 3, 4-11-17; AO No. 2018-67(S-1), § 2, 10-9-18)

#### **21.02.060 Zoning Board of Examiners and Appeals.**

A. *Decision-Making Authority.* The zoning board of examiners and appeals has decision-making authority over the following:

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2. Variances from:

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g. Section 21.10.060, *Dimensional Standards*; [AND]

h. Section 21.11.070, *Dimensional Standards for Sites and Buildings*; and

i. Chapter 21.13[2], *Nonconformities*; [;]

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-36, § 4, 5-14-15; AO No. 2018-67(S-1), § 3, 10-9-18)

**Section 3.** Anchorage Municipal Code Chapter 21.03, *Review and Approval Procedures*, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

#### **21.03 Review and Approval Procedures**

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### **21.03.080      Conditional Uses.**

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#### **B.      *Applicability.***

1. Land uses requiring conditional use approval are identified in Table 21.05-1, Table of Allowed Uses, Table 21.05-3, Table of Allowed Accessory Uses, Table 21.09-1, Table of Allowed Uses (Girdwood), Table 21.09-2, Table of Accessory Uses (Girdwood), Table 21.10-4, Table of Allowed Uses (Chugiak-Eagle River), [AND] Table 21.10-5, Table of Accessory Uses (Chugiak-Eagle River), table 21.11-2, Table of Allowed Uses (Downtown), and table 21.11-3, Table of Accessory Uses (Downtown).

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-36, §§ 7, 8, 5-14-15 )

### **21.03.105      Marijuana – Special Land Use Permit.**

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#### **B.      *Applicability.***

Land uses requiring a special land use permit for marijuana are identified in table 21.05-1, Table of Allowed Uses, table 21.09-1, Table of Allowed Uses (Girdwood), [AND] table 21.10-4, Table of Allowed Uses (Chugiak-Eagle River, and table 21.11-2, Table of Allowed Uses (Downtown).

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(AO No. 2016-3(S), § 4, 2-23-16; AO No. 2016-161, § 1, 1-10-17; AO No. 2017-55; § 6, 4-11-17; AO No. 2017-175(S), § 2, 2-13-18; AO No. 2019-67, § 2, 6-18-19)

### **21.03.120      Minor Modifications.**

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#### **B.      *Applicability.***

1. Minor Modifications to General Development and Zoning District Standards.

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- c. The dimensional standards, site development and design standards, and building design standards set

forth in chapter 21.09, Girdwood Land Use Regulations (sections 21.09.060, 21.09.070, and 21.09.080) [AND] in chapter 21.10, Chugiak-Eagle River (sections 21.10.060 and 21.10.070), and in chapter 21.11, Downtown (sections 21.11.060 and 21.11.070).

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## 2. Exceptions to Authority to Grant Minor Modifications.

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- c. A deviation from the district-specific standards set forth in chapter 21.04, Zoning Districts, section 21.09.040, Zoning Districts (Girdwood), and section 21.10.040, Zoning Districts (Chugiak-Eagle River), or the use-specific standards set forth in chapter 21.05, Use Regulations, section 21.09.050, Use Regulations (Girdwood) [AND] section 21.10.050, Use Regulations (Chugiak-Eagle River), and section 21.11.050, Use Regulations (Downtown); or

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)

### **21.03.140      Public Facility Site Selection.**

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#### **H.      *Approval Criteria.***

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9. Whether the proposed site for major municipal, state, and federal administrative offices conforms with the adopted policy priority for locating in the central business district (Downtown Anchorage). Satellite government offices and other civic functions are encouraged to locate in regional or town centers if practicable.

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(AO 2012-124(S), 2-26-13)

### **21.03.180      Site Plan Review.**

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#### **C.      *Administrative Site Plan Review.***

##### **1.      *Applicability.***

Land uses requiring administrative site plan review are identified in table 21.05-1, *Table of Allowed Uses*, table 21.05-3, *Table of Allowed Accessory Uses*, table 21.09-1, *Table of*

*Allowed Uses* (Girdwood), table 21.09-2, *Table of Accessory Uses* (Girdwood), table 21.10-4, *Table of Allowed Uses* (Chugiak-Eagle River), [AND] table 21.10-5, *Table of Accessory Uses* (Chugiak-Eagle River), table 21.11-2, *Table of Allowed Uses* (Downtown), and table 21.11-3, *Table of Accessory Uses* (Downtown).

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D. *Major Site Plan Review.*

1. *Applicability.*

Land uses requiring major site plan review are identified in table 21.05-1, *Table of Allowed Uses*, table 21.09-1, *Table of Allowed Uses* (Girdwood), [AND] table 21.10-4, *Table of Allowed Uses* (Chugiak-Eagle River), and table 21.11-2, *Table of Allowed Uses* (Downtown).

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(AO 2015-131, § 2, 1-12-15)

**21.03.200      Subdivisions.**

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E. *Commercial Tract Plats.*

1. *Applicability.*

A commercial tract may be created and divided into fragment lots in order to facilitate construction of commercial developments requiring multiple phases of construction. Designation of commercial tracts shall be allowed only in the B-3, RO, DT, I-1, I-2, PCD, MC, MI, GC-1 through GC-10, GI-1, GI-2, GRST-1, and GRST-2 zoning districts.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)

**21.03.220      Use Classification Requests.**

A. *Purpose and Applicability.*

1. The use classifications set forth and defined in chapter 21.05, *Use Regulations*, [AND IN] section 21.09.050, *Use Regulations* (Girdwood), section 21.10.050, *Use Regulations* (Chugiak-Eagle River), and section 21.11.050, *Use Regulations* (Downtown), describe one or more uses having similar characteristics, but do not list every use or activity that may fall within the classification. This section shall be used to determine all questions or disputes whether a specific use is deemed to

be within a use classification permitted in a zoning district.

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(AO 2012-124(S), 2-26-13)

### **21.03.240      Variances.**

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#### **B.      *Decision-Making Bodies for Variance Requests.***

1.      The planning and zoning commission shall be authorized to review and decide all requests for variances to standards of the following sections:

a.      Bulk and maximum lot coverage regulations in 21.11.060B. (Table 21.11-4) and building tower dimensions regulations in 21.11.060C. (Table 21.11-5) for all B-2A development sites; and

b.      Bulk and maximum lot coverage regulations in 21.11.060B. (Table 21.11-4) and building tower dimensions regulations in 21.11.060C. (Table 21.11-5) for B-2B and B-2C development sites larger than 26,000 square feet.

*(renumber subsequent subsections)*

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4[3].      The urban design commission shall be authorized to review and decide all requests for variances to standards of the following sections:

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f.      Section 21.10.070, *Development and Design Standards* (Chugiak-Eagle River) (except subsection 21.10.070B., *Transportation and Connectivity*); [AND]

g.      Section 21.11.070, *Development and Design Standards* (Downtown); and

h[G].      Chapter 21.12[1], *Signs*, including the maximum sign area, the maximum sign height, the location of the sign, and the number of signs on the parcel.

5[4].      The zoning board of examiners and appeals shall be authorized to review and decide all requests for variances to standards of the following sections:

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g. Section 21.10.060, *Dimensional Standards*; [AND]

h. Section 21.11.060, *Dimensional Standards for Sites and Buildings* (Downtown), except 21.11.060C in the B-2A district, and except 21.11.060C for development sites larger than 26,000 square feet in the B-2B and B-2C districts; and

i[H]. Chapter 21.13[2], *Nonconformities*.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-36, § 10, 5-14-15 ; AO No. 2015-133(S), § 2, 2-23-16 ; AO No. 2017-55 , § 7, 4-11-17; AO No. 2018-67(S-1) , § 4, 10-9-18; AO No. 2018-118 , § 2, 1-1-19)

**Section 4.** Anchorage Municipal Code Chapter 21.04, Table 21.04-1: Zoning Districts Established, is hereby amended to read as follows (*the remainder of the table is not affected and therefore not set out*):

## **21.04 Zoning Districts**

### **21.04.010 Zoning Districts – General Provisions.**

#### **A. *Districts Established; Zoning Map***

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#### **2. *Zoning Districts Established***

The following zoning districts are established:

TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED		
District Type	Abbreviation	District Name
<b>Residential Districts</b>	R-1	Single-Family Residential
	R-1A	Single-Family Residential (larger lot)
	R-2A	Two-Family Residential (larger lot)
	R-2D	Two-Family Residential
	R-2M	Mixed Residential
	R-3	Mixed Residential
	R-3A	Residential Mixed-Use
	R-4	Multifamily Residential
	R-4A	Multifamily Residential Mixed-Use
	R-5	Low-Density Residential
	R-6	Low-Density Residential (1 acre)
	R-7	Single-Family Residential (20K)
	R-8	Low-Density Residential (4 acres)
	R-9	Low-Density Residential (2 acres)
	R-10	Low-Density Residential, Alpine/Slope
<b>Commercial Districts</b>	B-1A	Local and Neighborhood Business
	B-1B	Community Business
	B-3	General Business
	[DT-1]	[DOWNTOWN CORE]
	[DT-2]	[DOWNTOWN MIXED-USE]
	[DT-3]	[DOWNTOWN MIXED-USE RESIDENTIAL]
	RO	Residential Office
	MC	Marine Commercial
***	***	***
<b>Girdwood Districts</b>	Girdwood districts are set forth in chapter 21.09, <i>Girdwood</i> .	
<b>Chugiak-Eagle River Districts</b>	Chugiak-Eagle River districts are set forth in chapter 21.10, Chugiak-Eagle River.	
<b><u>Downtown Districts</u></b>	<u>Downtown (DT) districts are set forth in chapter 21.11, Downtown.</u>	

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2017-176 , § 2, 1-9-18)

**Section 5.** Anchorage Municipal Code section 21.04.040 is hereby repealed as follows:

## **21.04 Zoning Districts**

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**21.04.040      [DOWNTOWN DISTRICTS.]**

[NEW DOWNTOWN DISTRICTS WILL BE ADOPTED SEPARATELY THROUGH THE PREPARATION OF UPDATED LAND USE REGULATIONS SPECIFIC TO DOWNTOWN, AS INDICATED IN THE ANCHORAGE DOWNTOWN COMPREHENSIVE PLAN. UNTIL THE NEW DOWNTOWN DISTRICTS ARE IMPLEMENTED, ALL AREAS LOCATED IN THE B-2A, B-2B, AND B-2C DISTRICTS SHALL REMAIN SUBJECT TO THE TITLE 21 LAND USE REGULATIONS THAT EXISTED PRIOR TO THE IMPLEMENTATION OF THE TITLE 21 REWRITE PROJECT (2002-2012) AND WERE CURRENT AS OF DECEMBER 31, 2013.

- A. *DT-1: DOWNTOWN CORE*. [RESERVED]
- B. *DT-2: DOWNTOWN MIXED-USE*. [RESERVED]
- C. *DT-3: DOWNTOWN MIXED-USE RESIDENTIAL*. [RESERVED]]

(AO 2012-124(S), 2-26-13)

**Section 6.** Chapter 21.05, Use Regulations, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

## **21.05 Use Regulations**

### **21.05.010 Table of Allowed Uses.**

Table 21.05-1 below lists the uses allowed within all base zoning districts in the Anchorage Bowl except for the Downtown (DT) Districts. (See chapters 21.09, [AND] 21.10, and 21.11 for regulations specific to Girdwood, [AND] Chugiak-Eagle River, and the Downtown (DT) Districts, respectively.) Each of the listed uses is defined in sections 21.05.030 through 21.05.060.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-139, § 1, 1-28-14; AO No. 2014-58, § 2(Att. A), 5-20-14; AO No. 2015-133(S), § 3(Exh. A), 2-23-16 ; AO No. 2015-142(S-1), § 3(Exh. B), 6-21-16 ; AO No. 2016-3(S), §§ 6, 7, 2-23-16 ; AO No. 2016-131, § 1, 11-15-16; AO No. 2016-136am, § 2, 11-15-16; AO No. 2016-156 § 1, 12-20-16; AO No., § 1, 1-24-17; AO No. 2017-57, § 1, 4-11-17; AO No. 2017-74, § 1, 5-23-17; AO No. 2017-176, § 4, 1-9-18; AO No. 2017-175(S), § 3(Exh. A), 2-13-18)

### **21.05.020 Generally Applicable Use Standards.**

- A. *Uses Involving the Retail Sale of Alcoholic Beverages*  
Any use that involves the retail sale of alcoholic beverages is subject to the special land use permit for alcohol review process in section 21.03.040, *Alcohol—Special Land Use Permit*. That process shall apply to any such use regardless of whether it is listed in table 21.05-1, chapter 21.09, [OR] chapter 21.10, or chapter 21.11 as being permitted as a matter of right or subject to site plan or conditional use review. The applicant shall be required to obtain approval through both the special land use permit for alcohol process and the separate process referenced in table 21.05-1, chapter 21.09, [OR] chapter

21.10, or chapter 21.11. A cross-reference to this section 21.05.020A. in table 21.05-1, chapter 21.09, [OR] chapter 21.10, or chapter 21.11 is not required for the operator of a use to request approval under section 21.03.040.

**B. *Premises Containing Uses Where Children are Not Allowed***

Premises containing uses where children are not allowed are defined in AMC section 10.40.050. Any premises containing uses where children are not allowed, regardless of whether it is listed in table 21.05-1, chapter 21.09, [OR] chapter 21.10, or chapter 21.11 as being permitted as a matter of right or subject to site plan or conditional review, shall comply with the requirements of this subsection 21.05.020B. The applicant shall be required to obtain approval through the process referenced in table 21.05-1, chapter 21.09, [OR] chapter 21.10, or chapter 21.11 and also to comply with the standards of this subsection 21.05.020B.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2016-3(S), § 8, 2-23-16 )

**21.05.070      Accessory Uses and Structures.**

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C. Table 21.05-3 below lists the accessory uses allowed within all base zoning districts in the Anchorage Bowl except for the Downtown (DT) Districts. (See chapters 21.09, [AND] 21.10, and 21.11 for regulations specific to Girdwood, [AND] Chugiak-Eagle River, and Downtown, respectively.) Each of the listed uses is defined in subsection D. below.

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(AO 2012-124(S), 2-26-13; AO 2013-117)

**Section 7.** Anchorage Municipal Code Chapter 21.06, Dimensional Standards, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

**21.06 Dimensional Standards**

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**21.06.020      Dimensional Standards Tables.**

A. This section contains tables that list the requirements for lot dimensions, building bulk, density, location, and height for all types of development. All primary and accessory structures are subject to the dimensional standards set forth in the following tables. Superscript numbers refer to notes at the bottom of each table. General rules for measurement and exceptions are set forth in section 21.06.030.

Dimensional standards for Girdwood, [AND] Chugiak-Eagle River, and Downtown(DT) zoning districts are set forth in chapters 21.09, [AND] 21.10, and 21.11, respectively. General rules for measurements and exceptions apply in those areas, even if not specifically referenced, unless specifically exempted by those chapters.

- B. These general standards may be further limited or modified by other applicable sections of this title. In particular, some uses have use-specific standards in chapter 21.05 that impose stricter requirements than set forth in these tables.

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## B. Table of Dimensional Standards: Commercial and Industrial Districts

TABLE 21.06-2: TABLE OF DIMENSIONAL STANDARDS – COMMERCIAL AND INDUSTRIAL DISTRICTS (Additional standards may apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)		
***	***	***
<b>[DT-1, DT-2, AND DT-3: DOWNTOWN DISTRICTS (RESERVED)]</b>		
***	***	***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 2(Exh. A), 10-13-15; AO No. 2016-71, § 1, 6-21-16; AO No. 2017-160, § 3, 12-19-17; AO No. 2017-176, § 6, 1-9-18; AO No. 2018-43(S), § 3(Exh. B), 6-12-18; AO No. 2019-11, § 4, 2-12-19; AO No. 2019-58, § 3, 5-7-19)

### 21.06.030 Measurements and Exceptions.

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#### C. Setbacks

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#### 2. Projections into Required Setbacks

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##### k. Skywalks

Skywalks may project into any required setback, provided they are approved in accordance with section 21.11.080.

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#### H. Height

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#### 6. Height Exceptions

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- d. Greenhouses constructed on rooftops may exceed the maximum allowable height of the district by no more than ten feet within the R-3, R-3A, R-4, R-4A, B-1B, B-3, RO, [AND] I-1, and Downtown (DT) zoning districts.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 3, 10-13-15; AO No. 2017-176, § 7, 1-9-18; AO No. 2018-12, § 1, 2-27-18)

**Section 8.** Anchorage Municipal Code Chapter 21.07, Development and Design Standards, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

## **21.07 Development and Design Standards**

### **21.07.010 General Provisions.**

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#### **D. *Alternative Equivalent Compliance***

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##### **2. *Applicability.***

The alternative equivalent compliance procedure shall be available only for the following sections of this title:

- a. Subsection 21.06.030D.8., Height Transitions for Neighborhood Compatibility;
- b. Subsection 21.07.060F., Pedestrian Amenities;
- c[B]. Subsection 21.07.090M.3., Structured Parking; Façade Treatment;
- d[C]. Section 21.07.110, Residential Design Standards;
- e[D]. Section 21.07.120, Large Commercial Establishments; [AND]
- f[E]. Subsection 21.09.080, Building Design Standards (Girdwood); and
- g. Subsection 21.11.070G., Standards for Urban Design Amenities (Downtown).

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)

### **21.07.030 Private Open Space.**

\*\*\*      \*\*\*      \*\*\*

#### **B. *Applicability and Open Space Requirement.***

\*\*\*      \*\*\*      \*\*\*

- 6. DT Districts: 100 square feet of private open space per multifamily dwelling unit, with exceptions from dimensional and

development standards as outlined in 21.11.070E. [[TO BE DETERMINED THROUGH DOWNTOWN PLAN AND REGULATIONS PROCESSES]]

\*\*\*      \*\*\*      \*\*\*

(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)

## **21.07.060      Transportation and Connectivity.**

\*\*\*      \*\*\*      \*\*\*

### **D.      *Streets and On-Site Vehicular Circulation.***

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#### **3.      *Street Connectivity.***

\*\*\*      \*\*\*      \*\*\*

##### **d.      *Vehicular Access to Public Streets.***

Unless the decision-making body determines otherwise, and except for in the DT districts, any development of more than 100 residential units or additions to existing developments such that the total number of units exceeds 100 shall be required to provide vehicular access to at least four public streets to the extent reasonably feasible, due to topography, natural features, or the configuration of existing adjacent developments. These connections (if possible) shall be made to foster and accommodate connectivity into, out of, and within the new development, regardless of the macro-level access to and connectivity of the general area.

\*\*\*      \*\*\*      \*\*\*

##### **f.      *Neighborhood Protection from Cut-through Traffic.***

Street connections should connect neighborhoods to each other and to local destinations such as schools, parks, greenbelt trail systems, and shopping areas, while (except for in the DT districts) minimizing neighborhood cut-through vehicle traffic movements that are non-local in nature. Outside of the DT districts, c[C]onfiguration of local and internal streets and traffic calming measures should be used to discourage use of the local street system for cut-through collector or arterial vehicle traffic.

\*\*\*      \*\*\*      \*\*\*

### **E.      *Standards for Pedestrian Facilities.***

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#### **2.      *Sidewalks.***

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f. Development on lots along existing streets in class A zoning districts shall install sidewalks in the following situations:

i. In R-4, R-4A, [AND ]commercial districts, and DT districts.

ii. Along streets identified in Appendix A of the Anchorage Pedestrian Plan as “missing sidewalk” or “inadequate sidewalk”, with a total point rating of five or higher.

\*\*\*      \*\*\*      \*\*\*

#### F. *Pedestrian Amenities.*

\*\*\*      \*\*\*      \*\*\*

##### 2. *Applicability.*

Pedestrian amenities shall meet the minimum standards of this section in order to be credited toward a requirement, menu choice, or as a special feature bonus incentive of this title, except where specifically provided otherwise in this title. The alternative equivalent compliance procedure set forth in subsection 21.07.010D. may be used to proposed alternative means of complying with the standards of this section 21.07.060F.

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-82, § 3, 7-28-15; AO No. 2015-100, § 6, 10-13-15; AO No. 2017-55, § 9, 4-11-17)

#### **21.07.080      Landscaping, Screening, and Fences.**

\*\*\*      \*\*\*      \*\*\*

##### E. *Types of Landscaping.*

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##### 2. *Parking Lot Landscaping Requirements.*

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##### b. *Parking Lot Perimeter Landscaping.*

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iii. Exceptions include:

(A) At approved points of pedestrian and vehicle access; [AND]

(B) Adjacent to lots being developed under a



common development plan, where the director waives the requirement; and

(C) Development in the DT districts, which shall follow the parking lot landscaping standards set forth in 21.11.070D.1.

c. *Parking Lot Interior Landscaping*

Parking lot interior landscaping is intended to visually enhance and break up the area of larger parking lots. Parking lot interior landscaping is required for any parking lot with 40 or more parking spaces. The area of the parking lot shall be determined by the total paved area including parking, circulation aisles, and appurtenant driveways. Development in the DT districts is exempt from the requirements in this subsection, and shall instead follow the parking lot landscaping standards set forth in 21.11.070D.1.

\*\*\*      \*\*\*      \*\*\*

4. *Trees for Residential Development.*

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b. *Applicability.*

This section applies to new residential development, except for development in the DT districts and single-family and two-family lots that were platted before January 1, 2014.

\*\*\*      \*\*\*      \*\*\*

G. *Screening.*

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2. *Refuse collection.*

In order to improve the appearance of the municipality's streets and neighborhoods, refuse collection receptacles shall be screened and set back from abutting streets in a location where they can be conveniently and safely accessed by the intended users and by refuse collection vehicles, as provided in this section.

a. *Applicability.*

The standards of this subsection 21.07.080G.2. shall apply to all outdoor refuse collection receptacles, including dumpsters, compactors, garbage cans, debris piles, and grease containers, except for the following:

- i. Receptacles that receive refuse collection service only from an alley, unless the receptacle is in a DT district.

## ii. Public trash receptacles for pedestrians.

\*\*\* \*\*

f. *Screening.*

Each refuse collection receptacle shall be screened from view from streets and rights-of-way abutting the property, if the receptacle is to be stored within 300 feet of the street or right-of-way. The screening may be achieved by buildings and structures, fences, landscaping, topography, or a refuse collection receptacle screening enclosure.

i. If a screening enclosure is necessary to meet the standards of this subsection, the screening enclosure shall consist of a durable, three-sided screening structure. Screening enclosure construction and dimensions shall comply with service provider industry standards and AMC 26.70.050.

ii. If the refuse collection receptacle is visible through the open side of the required screening structure from the abutting street or right-of-way, the opening shall be screened with a sight-obscuring gate. The enclosure and any gate shall be maintained in working order to function as a screening structure. The gate shall remain closed except on refuse collection days and the prior evening. A sight-obscuring gate is not required for receptacles that receive refuse collection service only from an alley in the DT districts.

\*\*\* \*\*

3. *Service and Off-Street Loading Areas.*a. *Applicability.*

This standard is intended to mitigate visual and noise impacts of service and off-street loading areas on abutting residential uses and neighborhoods, and streets. The standards shall apply to all service and off-street loading areas serving nonresidential uses that are visible from a street or a nonindustrial zoning district. Service and off-street loading areas in the DT districts are exempt from this subsection and shall instead comply with subsection 21.11.070D.2.

\*\*\* \*\*

## 21.07.090 Off-street Parking and Loading.

\*\*\* \*\*\* \*\*\*

### E. Off-Street Parking Requirements.

#### 1. Minimum Number of Spaces Required.

Unless otherwise expressly stated in this title, off-street parking spaces shall be provided in accordance with table 21.07-4, Off-Street Parking Spaces Required and subsection E.2. below. Reductions, exemptions, and alternatives to the required minimum number of parking spaces are provided in subsection 21.07.090F. below.

#### 2. Minimum of Three Parking Spaces.

Where a use is required to provide off-street parking and the amount specified in table 21.07-4 would result in fewer than three spaces being required for the use, the use shall provide at least three parking spaces including one van-accessible parking space pursuant to subsection 21.07.090J. Where there are multiple uses located on a site, the uses may share the accessible space as long as the requirements of subsection 21.07.090J.1. are met. Parking reductions in subsection 21.07.090F. shall also comply with this subsection E.2. The minimum of three parking spaces shall not apply to uses in the DT districts, residential household living uses, community gardens, parks and open space, utility substations, or fueling stations and food and beverage kiosks that are exclusively for drive-through customers.

\*\*\* \*\*\* \*\*\*

### F. Parking Reductions and Alternatives.

\*\*\* \*\*\* \*\*\*

#### 4. Downtown.

Uses located in the DT [DT-1, DT-2, AND DT-3] districts are exempt from providing off-street parking spaces. However, if parking is provided, all other standards of this section shall apply in the DT districts, except where specifically stated otherwise. Parking agreements and qualifying site criteria shall not be required for this exemption.

\*\*\* \*\*\* \*\*\*

### M. Structured Parking.

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#### 6. Landscaping.

The perimeter of a parking structure shall be planted with L1 visual enhancement landscaping in any commercial or DT

district, except at points of vehicular and pedestrian entrance and exit, where the structure abuts an alley right-of-way, where the structure directly abuts another building, or where there is a ground floor use that meets the standards of subsection M.3. above.

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2014-58, § 3(Att. B), 5-20-14; AO No. 2015-82, § 5, 7-28-15; Ord. No. 2015-100, § 7, 10-13-15; AO No. 2015-131, § 5, 1-12-15 ; AO No. 2016-3(S), § 11; AO No. 2017-55, § 12, 4-11-17; AO No. 2017-176, § 10, 1-9-18; AO No. 2019-67, § 4, 6-18-19)

#### **21.07.110      Residential Design Standards.**

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##### **C.      *Standards for Multifamily and Townhouse Residential.***

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##### **2.      *Applicability.***

These standards apply to:

- a.      Any multifamily structure (three or more units);
- b.      The residential portion of a mixed-use structure;
- c.      Any townhouse development;
- d.      Any townhouse-style structure, including any attached single-family or two-family use that is constructed in townhouse-style.

This section does not apply in Girdwood or the DT districts.

\*\*\*      \*\*\*      \*\*\*

##### **D.      *Standards for Some Single-Family and Two-Family Residential Structures.***

##### **1.      *Applicability.***

The standards of this subsection D. apply to the developments listed below that are constructed after January 1, 2014. This section does not apply to dwellings constructed prior to January 1, 2014, accessory dwelling unit uses, or in Girdwood or the DT districts.

- a.      Any single-family use except for single-family residential uses on lots of 20,000 square feet or greater.

- b. Any two-family use that is not constructed in townhouse-style and is on a lot less than 20,000 square feet.
- c. Any multifamily use with single-family or two-family style construction.

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-36, §§ 8, 9, 5-14-15; AO No. 2015-100, § 8(Exh. C), 10-13-15; AO No. 2016-34(S), § 2, 4-12-16; AO No. 2016-136am, § 5, 1-1-17; AO No. 2017-160, § 5, 12-19-17; AO No. 2017-176, § 9, 1-9-18; AO No. 2018-59, § 2, 7-31-18)

**Editor's note—** Section 3 of AO No. 2016-34(S) states, "Absent other action by the Assembly, the amendments to AMC 21.07.110 in Section 2 of this ordinance shall sunset on December 31, 2016."

## **21.07.115      Nonresidential Development.**

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### **B.      Conditional Use for a Planned Unit Development in the DT Districts.**

#### **1.      Intent and Approval.**

A planned unit development (PUD) is intended to allow flexibility in the zoning ordinance and to achieve the creation of a more desirable environment than would be possible through a strict application of the otherwise-applicable requirements of the zoning ordinance. The planning and zoning commission shall evaluate the proposed planned unit development in accordance with section 21.03.080 and the following approval criteria:

- a. The creative use of the land, imaginative architectural design, a consolidation of usable open space and recreation areas and the preservation of natural features.
- b. The mixing of compatible land uses, residential densities, and housing types within the neighborhood.
- c. The efficiency of the configuration of utilities, vehicular circulation, and parking facilities.
- d. Enhancing the surrounding environment.
- e. Maintaining population densities and lot coverage that are consistent with available public services and the comprehensive plan.

#### **2.      General Provisions.**

All residential, business and industrial planned unit

developments shall meet the following minimum standards. In addition, the planning and zoning commission may require compliance with such other design standards relating to the construction, design and placement of buildings, landscaping, streets, roadways, pathways, drainageways and other site design features as it may deem necessary.

a. Minimum site area. The minimum site area for a planned unit development shall be 2.0 acres for PUDs located entirely in the DT districts.

b. Grading plan. Building design and site development which involve excessive grading for the placement of structures, parking areas, driveways and roadways shall be depicted on a site plan and shall be described in the written documents.

c. Traffic access. Major internal streets which are intended to serve a planned unit development shall be functionally connected to existing or proposed streets to provide adequate ingress and egress.

d. Utility installation. All new utilities shall be installed underground.

e. Conformance with comprehensive plan. A planned unit development shall be in accordance with the comprehensive plan.

f. 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.

g. Fire safety requirements. All developments shall meet fire safety requirements established by the municipal fire department.

3. Standards.

A PUD in this section may include only those uses which are permitted principal uses and structures in its applicable DT district, provided that no use involving outdoor storage of inventory, hotel uses or wholesale uses shall be permitted where it would not otherwise be permitted in that district. In addition to meeting standards set forth in the general provisions, PUD's shall meet the following minimum standards:

a. Parking lots shall conform to section 21.07.090. except where modified by section 21.11.070F.

b. Buffer landscaping shall be planted along each

boundary of a business planned unit development that abuts a residential district.

c. Safe and convenient pedestrian circulation shall be provided.

d. Principal vehicular access points shall permit smooth traffic flow with controlled turning movements and to minimize hazards to vehicular or pedestrian traffic. Access points shall be located in relation to major thoroughfares so that traffic congestion will not be created by the proposed development.

e. The maximum number of residential dwelling units per acre allowable within the PUD shall be determined by the following schedule. If the PUD is designed to include residential uses, the area to be devoted to such uses shall be identified on the PUD site plan, and the allowable density shall be calculated based only upon the areas indicated for residential use:

<u>Zoning District</u>	<u>Dwelling Units per Acre (gross site area)</u>
<u>B-2A</u>	<u>180</u>
<u>B-2B</u>	<u>120</u>
<u>B-2C</u>	<u>150</u>

(Ord. No. 2015-36, §§ 5, 6, 5-14-15)

**21.07.130 Skywalks[SKYWAYS] and Other Projections into Public Airspace.**

(RESERVED: Updated land use regulations to address overpasses, skywalks, building marquees, and similar substantial projections into the public airspace from private property, will be prepared and adopted separately. These development standards will not apply to bridges that are part of the street and trail network. Instead, these development standards will be specific to updating the pre-existing title 21 regulations in order to provide for skywalks and other structures originating from private property and projecting over or across rights-of-way and other public property. Standards for skywalks in the DT districts only are included in section 21.11.080.)

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13)

**Section 9.** Anchorage Municipal Code Chapter 21.08, Subdivision Standards, is hereby amended to read as follows (*the remainder of the chapter is not affected and*

therefore not set out):

## 21.08 Subdivision Standards

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### 21.08.030 Design Standards.

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#### F. Streets.

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##### 4. Street Alignment.

- a. Arterial and collector streets shall be aligned to continue those streets from adjoining areas into the proposed subdivision. Local streets shall be aligned to discourage their use by through traffic, except in the DT districts. This provision is not intended to encourage cul-de-sacs or dead-end streets. Stub streets with temporary turnaround areas shall be extended to the boundaries of the proposed subdivision, where appropriate, to provide future street connections to adjacent unsubdivided areas.

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-131, § 7, 1-12-15)

### 21.08.050 Improvements.

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#### B. Improvement Areas Defined.

For the purpose of this section, the municipality is divided into two distinct improvement areas. The class A improvement area includes areas of more dense population and/or intensive development, and thus requires a more urbanized level of improvements. The class B improvement area includes areas that are less densely populated and/or intensely developed, and thus requires a less urbanized level of improvements. The zoning districts associated with each improvement area are listed in the table below. See subsections 21.09.020B.2. and 21.10.080A. for Girdwood and Chugiak-Eagle River improvement areas.



TABLE 21.08-1: IMPROVEMENT AREAS DEFINED		
District Type	Class A	Class B
Residential	R-1 R-1A R-2A R-2D R-2M R-3 R-3A R-4 R-4A R-5	R-6 R-7 R-8 R-9 R-10
Commercial	B-1A B-1B B-3 [DT-1] [DT-2] [DT-3] RO MC	
<u>Downtown (DT)</u>	<u>B-2A</u> <u>B-2B</u> <u>B-2C</u>	
Industrial	I-1 I-2 MI	
Other Districts	A	TA WS
AF District DR District PCD District PLI District PR District	The platting authority shall place a subdivision within any of these districts in the improvement area that it finds to be most compatible with the proposed use of the parcel and the zoning district classifications of the surrounding area.	

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-89(S-1), § 1, 10-22-13; AO No. 2016-131, § 3, 11-15-16; AO No. 2017-176, § 11, 1-9-18)

**Section 10.** Anchorage Municipal Code Chapter 21.10, Chugiak-Eagle River, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

## **21.10 Chugiak-Eagle River**

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(AO 2012-124(S), 2-26-13)

### **21.10.020 Application of Chapter 21.10.**

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#### **B. Relationship to Other Title 21 Provisions.**

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2. Where provisions of chapters 21.01 through 21.08 and 21.11 through 21.14 apply and reference a specific zoning district, the following table shall be used to apply the applicable provision in Chugiak-Eagle River.

1

TABLE 21.10-1: APPLICATION OF ZONING DISTRICT PROVISIONS	
Zoning District in Chapters 21.01 through 21.08 and 21.11 through 21.14	Zoning District in Chugiak-Eagle River
R-1	CE-R-1
R-1A	CE-R-1A
R-2A	CE-R-2A
R-2D	CE-R-2D
R-2M	CE-R-2M
R-3	CE-R-3
R-4	N/A
R-4A	N/A
R-5	CE-R-5
R-6	CE-R-5A and CE-R-6
R-7	CE-R-7
R-8	CE-R-8
R-9	CE-R-9
R-10	CE-R-10
B-1A	N/A
B-1B	N/A
B-3	CE-B-3 and CE-RC
DT Districts [DT-1, DT-2, DT-3]	N/A
RO	CE-RO
MC	N/A
I-1	CE-I-1
I-2	CE-I-2 and CE-I-3
MI	N/A
A	CE-AD
AF	AF
DR	CE-DR
PCD	CE-PCD
PLI	CE-PLI
PR	CE-PR
TA	N/A
TR	CE-TR
WS	WS
CCO	N/A

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)

**Section 11.** Anchorage Municipal Code is hereby amended by adding a new chapter, Chapter 21.11, Downtown. [Note to Code Publisher: Existing Title 21 chapters 21.11 to 21.14 will require renumbering to allow for the insertion of the new Chapter 21.11: Downtown. Cross-references will also require renumbering to be consistent with the adoption of the new chapter.]

## Chapter 21.11      Downtown

### 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 *Anchorage Downtown Comprehensive Plan* and other applicable elements of the comprehensive plan.

The provisions of this chapter made effective on [effective date of this

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*amendment*] are intended to achieve the following interim objectives:

- A. To relocate and reformat the existing B-2A, B-2B, and B-2C zoning districts from the old title 21 zoning ordinance into the current title 21 zoning ordinance, as called for in Action #3-2 of the *Anchorage 2040 Land Use Plan (2040 LUP)*;
- B. To retain (as an interim measure) the existing requirements of the B-2A, B-2B, and B-2C districts, including the allowed uses and district-specific development standards that were in effect in the old title 21 zoning ordinance prior to *[effective date of this amendment]*, as called for in Action #3-2 of the *2040 LUP*;
- C. To reformat the existing regulations of the B-2A, B-2B, and B-2C districts, including the allowed uses and district-specific development standards, into the language, format, organization, and context of the current title 21 zoning ordinance;
- D. To locate these Downtown provisions together in one chapter devoted to Downtown to allow for easier use, greater transparency, and flexibility to respond to the specific characteristics of Downtown; and
- E. To provide a framework of chapter sections that will be able to accommodate subsequent, more substantive amendments to update and improve the Downtown zoning provisions as called for in Action #3-9 of the *2040 LUP*, including the preparation of the new Downtown zoning districts described in the *Anchorage Downtown Comprehensive Plan*.

#### **21.11.020 Application of Chapter 21.11.**

- A. *Applicability.*  
The provisions of this chapter 21.11 apply to all lands, uses, and development in those areas of Downtown Anchorage that are classified in the Downtown (DT) zoning districts described in section 21.11.040. This chapter applies only in the DT zoning districts.
- B. *Relationship to Other Title 21 Provisions.*  
The provisions of this chapter modify the other provisions of title 21. To the extent any provisions in this chapter conflict with other provisions of title 21, the provisions of this chapter shall govern. If certain provisions overlap but are not in conflict, then the provisions of this chapter shall be considered to supplement title 21 requirements and are additional requirements. Where not modified by this chapter, the other provisions of title 21 apply to the Downtown zoning districts.
- C. *Downtown Anchorage Defined.*  
The Downtown zoning districts shall be limited in extent to the area designated in the comprehensive plan, land use plan map as the Downtown City Center or equivalent designation in the applicable area-specific elements of the comprehensive plan.

D. *Verification of Nonconforming Status.*

The fees associated with verification of legal nonconforming status pursuant to 21.03.250 relating to any use, structure, or characteristic of use in the Downtown zoning districts which have become nonconforming with the adoption of this chapter shall be waived through December 31, 2022.

**21.11.030 Administration and Review Procedures.**

A. *Title 21 Administrative Provisions and Procedures Apply.*

Except as specifically provided otherwise in this chapter, all development in the Downtown zoning districts shall be subject to and reviewed pursuant to the generally applicable administrative and review procedures set forth in chapters 21.01, General Provisions; 21.02, Boards, Commissions and Municipal Administration; and 21.03, Review and Approval Procedures.

**21.11.040 Downtown (DT) Zoning Districts.**

A. *Zoning Districts Established.*

1. The following Downtown (DT) zoning districts are established in Downtown Anchorage as provided in Table 21.11-1, and applied to property as delineated on the Zoning Map.

TABLE 21.11-1: DOWNTOWN (DT) ZONING DISTRICTS ESTABLISHED		
District Type	Abbreviation	District Name
Downtown (DT) Districts	B-2A	Central Business District Core
	B-2B	Central Business District, Intermediate
	B-2C	Central Business District, Periphery

2. Where any other part this title references the “DT” districts, such reference shall be interpreted to include all three of the Downtown districts listed in Table 21.11-1.

B. *District Purpose/Intent.*

1. *B-2A: Central Business District Core.*

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.

2. *B-2B: Central Business District, Intermediate.*

The B-2B district is intended to create financial, office and hotel areas surrounding the predominately 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.

3. *B-2C: Central Business District, Periphery.*

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.

**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.

1. *Explanation of Table Abbreviations.*

a. *Permitted Uses.*

“P” in a cell indicates the use is allowed by right in the respective zoning district. Permitted uses are subject to all other applicable regulations of title 21.

b. *Permitted with Limitations.*

“L” in cell indicates that the use is permitted in the zoning district subject to compliance with the use limitations referenced in the right-hand column of the use table (Definitions and Use-Specific Standards).

c. *Administrative Site Plan Review.*

“S” in a cell indicates the use requires administrative site plan review in the respective zoning district in accordance with the procedures of subsection 21.03.180B., Administrative Site Plan Review.

d. *Major Site Plan Review.*

“M” in a cell indicates the use requires major site plan review in the respective zoning district in accordance with the procedures of subsection 21.03.180C., Major Site Plan Review.

e. *Conditional Uses.*

“C” in a cell indicates, in the respective zoning district, the use is allowed only if reviewed and approved as a conditional use in accordance with the procedures of section 21.03.080, Conditional Uses. Throughout title 21, the term “conditionally allowed” means approval

through the conditional use process is required.

f. *Special Land Use Permit for Marijuana.*

“T” in a cell indicates that the use requires a special land use permit for marijuana in accordance with the procedures of section 21.03.105.

g. *Prohibited Uses.*

A blank cell indicates the use is prohibited in the respective zoning district.

h. *Definitions and Use-Specific Standards.*

Regardless of whether a use is allowed by right, subject to major or administrative site plan review, or permitted as a conditional use, there may be additional standards applicable to the use. The existence of most use-specific standards is noted through a cross-reference in the last column of the table, but there may be other applicable non-referenced portions of municipal code as well. Cross-references include, but are not limited to, references to chapter 21.05, Use Regulations; chapter 21.03, Review and Approval Procedures; or sections 21.11.050C., D., E., and F., Definitions and Use-Specific Standards for Downtown. All code sections referenced in the last column of the table apply. These standards shall apply in all districts unless otherwise specified.

2. *Table Organization of Uses.*

In table 21.11-2, land uses and activities are classified into general “use categories” and specific “use types”, based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning districts. This classification does not list every use or activity appropriate within the categories, and specific uses may be listed in one category when they may reasonably have been listed in one or more other categories. The use categories are intended merely as an indexing tool and are not regulatory.

3. *Unlisted Uses.*

When application is made for a particular use category or use type not specifically listed in table 21.11-2, the procedure set forth in section 21.03.220, Use Classification Requests, shall be followed.

4. *Use for Other Purposes Prohibited.*

Approval of a use listed in table 21.11-2, and compliance with the applicable use-specific standards for the use, authorizes the specific use only. Development or use of a property for any

other use not specifically allowed in table 21.11-2 and approved under the appropriate process is prohibited.

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
RESIDENTIAL USES					
Household Living	Dwelling, mixed-use	L	P	P	21.05.030A.1., 21.11.050C.1.
	Dwelling, multifamily		L	P	21.05.030A.2., 21.11.050C.2.
	Dwelling, single-family, attached				21.05.030A.3.
	Dwelling, single-family, detached			P	21.05.030A.4.
	Dwelling, townhouse				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.
Group Living	Assisted living facility (3-8 residents)				21.05.030B.1.
	Assisted living facility (9 or more residents)	P	P	P	21.05.030B.1.
	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.
COMMUNITY USES					
Adult Care	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.
Child Care	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.
Community Service	Cemetery or mausoleum				21.05.040C.1.
	Community center				21.05.040C.2.
	Crematorium				21.05.040C.3.
	Government administration and civic facility	P	P	P	21.05.040C.4.

<b>TABLE 21.11-2: TABLE OF ALLOWED USES – DOWNTOWN DISTRICTS</b> <b>P = Permitted Use L = Permitted with Limitations S = Administrative Site Plan Review</b> <b>C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana</b> <b>A blank cell means the use is prohibited.</b>					
Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
	Homeless and transient shelter				21.05.040C.5.
	Neighborhood recreation center				21.05.040C.6.
	Religious assembly	P	P	P	21.05.040C.7.
	Social service facility		P	P	21.05.040C.8.
Cultural Facility	Aquarium				21.05.040D.1.
	Botanical gardens	P	P	P	21.05.040D.2.
	Library	P/C	P/C	P/C	21.05.040D.3., 21.11.050D.1.
	Museum or cultural center	P/C	P/C	P/C	21.05.040D.4., 21.11.050D.2.
	Zoo				21.05.040D.5.
Educational Facility	Boarding school				21.05.040E.1.
	College or university			C	21.05.040E.2.
	Elementary school or middle school			C	21.05.040E.3.
	High school			C	21.05.040E.4.
	Instructional services	P	P	P	21.05.040E.5.
	Vocational or trade school	L			21.05.040E.6., 21.11.070C.4.b.i.
Health Care Facility	Health services	L	P	P	21.05.040F.1., 21.11.070C.4.a.i.
	Hospital/health care facility				21.05.040F.2.
	Nursing facility				21.05.040F.3.
Parks and Open Area	Community garden	P	P	P	21.05.040G.1.
	Park, public or private	P	P	P	21.05.040G.2.
Public Safety Facility	Community or police substation		P	P	21.05.040H.1.
	Correctional institution				21.05.040H.2.
	Fire station		P	P	21.05.040H.3.
	Public safety facility		P	P	21.05.040H.4.
Transportation Facility	Airport				21.05.040I.1.
	Airstrip, private				21.05.040I.2.
	Heliport	C	C	C	21.05.040I.3.
	Rail yard				21.05.040I.4.



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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
	Railroad freight terminal				21.05.040I.5.
	Railroad passenger terminal				21.05.040I.6.
	Transit center	C	C	C	21.05.040I.7.
Utility Facility	Tower, high voltage transmission	P/C	P/C	P/C	21.05.040J.1.
	Utility facility				21.05.040J.2.
	Utility substation	C	C	C	21.05.040J.3.
	Wind energy conversion system (WECS), utility				21.05.040J.4.
Telecom-munication Facilities	Antenna only, large <sup>2</sup>	P	P	P	21.05.040K.
	Antenna only, small <sup>2</sup>	P	P	P	21.05.040K.
	Type 1 tower <sup>2</sup>	P/C	P/C	P/C	21.05.040K.
	Type 2 tower <sup>2</sup>	P/C	P/C	P/C	21.05.040K.
	Type 3 tower <sup>2</sup>	P/C	P/C	P/C	21.05.040K.
	Type 4 tower <sup>2</sup>	P/C	P/C	P/C	21.05.040K.
<b>COMMERCIAL USES</b>					
Agricultural Uses	Commercial horticulture				21.05.050A.1.
Animal Sales, Service & Care <sup>1</sup>	Animal Boarding <sup>1</sup>				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>				21.05.050B.5.
Assembly	Civic / convention center	P			21.05.050C.1., 21.05.020A.
	Club / lodge / meeting hall	L	P	P	21.05.050C.2., 21.05.020A., 21.11.070C.4.b.ii.
Entertainment and recreation <sup>1</sup>	Amusement establishment <sup>1</sup>	C	C	C	21.05.050D.1., 21.05.020A.
	Entertainment facility, major <sup>1</sup>	C			21.05.050D.2., 21.05.020A.
	Fitness and recreational sports center <sup>1</sup>	P	P	P	21.05.050D.3.
	General outdoor recreation, commercial <sup>1</sup>				21.05.050D.4.
	Golf course <sup>1</sup>				21.05.050D.5.

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Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
	Motorized sports facility <sup>1</sup>				21.05.050D.6., 21.05.020A.
	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>				21.05.050D.9.
	Skiing facility, alpine <sup>1</sup>				21.05.050D.10.
	Theater company or dinner theater <sup>1</sup>	P			21.05.050D.11., 21.05.020A.
Food and Beverage Service <sup>1</sup>	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.
Office	Broadcasting facility	L	P	P	21.05.050F.1., 21.11.070C.4.a.ii.
	Financial institution	P	P	P	21.05.050F.2.
	Office, business or professional	L	P	P	21.05.050F.3., 21.11.070C.4.a.iii.
Personal Services, Repair, and Rental	Business service establishment	L	P	P	21.05.050G.1., 21.11.070C.4.a.iv.
	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.
Retail Sales <sup>1</sup>	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>				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.
	Liquor store <sup>1</sup>	C	C	C	21.05.050H.9., 21.05.020A.
	Pawnshop <sup>1</sup>			C	21.05.050H.10.
Vehicles and Equipment	Aircraft and marine vessel sales				21.05.050I.1.

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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
	Parking lot or structure (50+ spaces)	P/C	P/C	P/C	21.05.050I.2. or I.3.
	Parking lot or structure (less than 50 spaces)	P	P	P	21.05.050I.2. or I.3.
	Vehicle parts and supplies <sup>1</sup>				21.05.050I.4.
	Vehicle-large, sales and rental <sup>1</sup>				21.05.050I.5.
	Vehicle-small, sales and rental <sup>1</sup>				21.05.050I.6.
	Vehicle service and repair, major				21.05.050I.7.
	Vehicle service and repair, minor				21.05.050I.8.
Visitor Accommodations	Camper park				21.05.050J.1.
	Extended-stay lodgings	P	P	P	21.05.050J.2.
	Hostel	P	P	P	21.05.050J.3.
	Hotel/motel	L	L	L	21.05.050J.4., 21.05.020A., 21.11.050E.1.
	Inn	P	P	P	21.05.050J.5., 21.05.020A.
	Recreational and vacation camp				21.05.050J.6.
COMMERCIAL MARIJUANA USES					
	Marijuana cultivation facility				21.05.055B.1., 21.03.105
	Marijuana manufacturing facility				21.05.055B.2., 21.03.105
	Marijuana testing facility				21.05.055B.3., 21.03.105
	Marijuana retail sales establishment <sup>1</sup>	T	T	T	21.05.055B.4., 21.03.105
INDUSTRIAL USES					
Industrial Service	Contractor and special trades, light				21.05.060A.1.
	Data processing facility				21.05.060A.2.
	Dry cleaning establishment				21.05.060A.3.
	General industrial service				21.05.060A.4.
	Governmental service				21.05.060A.5.
	Heavy equipment sales and rental				21.05.060A.6.
	Research laboratory				21.05.060A.7.
Manufacturing and Production	Commercial food production				21.05.060B.1.

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Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
	Cottage crafts				21.05.060B.2.
	Manufacturing, general				21.05.060B.3.
	Manufacturing, heavy				21.05.060B.4.
	Manufacturing, light				21.05.060B.5.
	Natural resource extraction, organic and inorganic				21.05.060B.6.
	Natural resource extraction, placer mining				21.05.060B.7.
Marine Facility	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.
Warehouse and Storage	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.
	Wholesale merchant establishment <sup>1</sup>	L	P	P	21.11.050F.1., 21.11.070C.4.a.v.
Waste and Salvage	Composting facility				21.05.060E.1.
	Incinerator or thermal desorption unit				21.05.060E.3.
	Junkyard or salvage yard				21.05.060E.4.
	Land reclamation	S/C	S/C	S/C	21.05.060E.5.
	Landfill				21.05.060E.6.
	Recycling drop-off				21.05.060E.7.

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Use Category	Use Type	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
	Snow disposal site				21.05.060E.8.
	Solid waste transfer facility				21.05.060E.9.
	Stormwater sediment management facility				21.05.060E.10.
<sup>1</sup> Uses with structures with a gross floor area over 20,000 square feet require a major site plan review through subsection 21.07.120A., <i>Large Commercial Establishments</i> . <sup>2</sup> In accordance with subsection 21.05.040K.3.g., a tower or antenna that is not permitted in a district may be requested through the conditional use process.					

**B. *Generally Applicable Use-Specific 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, Mixed-Use.*
  - a. Two or more mixed-use dwellings in the same building with a non-residential use constitute a mixed-use development.
  - b. In the B-2A district, mixed-use dwellings are limited to 50 percent of the gross floor area of a building.
2. *Dwelling, Multi-Family.*  
In the B-2B district, multi-family dwellings shall be developed at a net density of at least 25 dwelling units per acre.

**D. *Community Uses: Definitions and Use-Specific Standards.***

1. *Library.*  
Libraries with a gross floor area greater than 30,000 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 30,000 square feet shall be subject to conditional use review.

E. *Commercial Uses: Definitions and Use-Specific Standards.*

1. *Hotel/Motel.*

Establishments whose guestrooms' primary entrances are individually accessible from the outdoors are prohibited.

F. *Industrial Uses: Definitions and Use-Specific Standards.*

1. *Wholesale Merchant Establishment.*

a. *Definition.*

A wholesale establishment primarily engaged in the wholesale trade of merchandise, and operating primarily from offices, display rooms, and showrooms. This use includes both merchant wholesalers that sell goods on their own account and business-to-business markets, agents, and brokers that arrange sales and purchases for others. This use does not include wholesale establishments primarily comprised of on-site warehousing, storage, distribution, and transportation facilities. Operations with more than 33 percent of sales to retail customers shall be categorized as a retail sales use rather than as a wholesale establishment.

G. *Table of Accessory Uses.*

Table 21.11-3 below lists the accessory uses allowed within all base zoning districts.

1. *Explanation of Table Abbreviations.*

a. *Permitted Uses.*

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

b. *Administrative Site Plan Review.*

"S" in a cell indicates the accessory use requires administrative site plan review in the respective zoning district in accordance with the procedures of subsection 21.03.180B., Administrative Site Plan Review.

c. *Conditional Use.*

"C" in a cell indicates, in the respective zoning district, the use is allowed only if reviewed and approved as a conditional use in accordance with the procedures of section 21.03.080, Conditional Uses.

d. *Prohibited Uses.*

A blank cell indicates the accessory use is prohibited in the respective zoning district.

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.

**TABLE 21.11-3: TABLE OF ACCESSORY USES – DOWNTOWN DISTRICTS**

**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	21.05.070D.2.
Bed and breakfast (4 or 5 guestrooms)			S/C	21.05.070D.2.
Beekeeping				21.05.070D.3.
Caretaker's residence	P	P	P	21.05.070D.4.
Dormitory				21.05.070D.5.
Drive-through service	C	C	C	21.05.070D.6., 21.11.050H.3.
Farm, hobby				21.05.070D.7.
Galleria	C	C		21.11.050H.4.
Garage or carport, private residential	P	P	P	21.05.070D.8.
Home- and garden-related use	P	P	P	21.05.070D.9.
Home occupation	P	P	P	21.05.070D.10.
Intermodal shipping container				21.05.070D.11.
Large domestic animal facility				21.05.070D.12.
Marijuana, personal cultivation	P	P	P	21.05.070D.13.
Outdoor display accessory to a commercial use	P	P	P	21.05.070D.15.

<b>TABLE 21.11-3: TABLE OF ACCESSORY USES – DOWNTOWN DISTRICTS</b> <b>P = Permitted Use S = Administrative Site Plan Review C = Conditional Use</b> <b>A blank cell means the use is prohibited.</b>				
Accessory Uses	B-2A	B-2B	B-2C	Definitions and Use-Specific Standards
Outdoor storage accessory to a commercial use				21.05.070D.16.
Outdoor storage associated with a community use				21.05.070D.22.
Outdoor storage of vehicles and/or equipment associated with a community use				21.05.070D.23.
Parking of business vehicles, outdoors, accessory to a residential use				21.05.070D.17.
Private outdoor storage of noncommercial equipment accessory to a residential use				21.05.070D.18.
Skywalk	C	C	C	21.11.050H.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	P	21.05.070D.19.
Wind energy conversion system (WECS), freestanding small				21.05.070D.20.
Wind energy conversion system (WECS), building mounted small	S	S	S	21.05.070D.20., 21.11.050H.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.				

## H. *Definitions and Use-Specific Standards for Accessory Uses and Structures.*

### 1. *Generally-Applicable Accessory Use Standards.* See section 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.

- c. Drive-through services specific to food and beverage kiosks are a permitted use and exempt from the conditional use requirement.

4. *Galleria.*

a. *Definition.*

Galleria is a publicly accessible, climate-controlled, and sunlit interior space connecting two or more buildings and suited for year-round public use.

5. *Skywalk.*

a. *Definition.*

An elevated walkway that passes over a right-of-way between two or more buildings, and used primarily for pedestrian traffic.

b. *Use-specific standard.*

Skywalks shall follow the standards outlined in 21.11.080.

6. *Wind Energy Conversion System (WECS), building-mounted small.*

- a. In addition to meeting the approval criteria of chapter 21.03 for the appropriate approval process, applicants for building-mounted small WECS shall demonstrate in their application materials that the WECS's visual impacts are minimized or mitigated for surrounding neighbors and the community. This may include, but is not limited to, information regarding site selection, turbine design or appearance, buffering, and screening of equipment.

b. Building-mounted WECS shall:

- i. Be located only on buildings that are over 60 feet in height.
- ii. Have a rated power capacity of not more than 25 kW.
- iii. Be set back from the building wall perimeter by at least two feet for every one foot of WECS height greater than 10 feet.
- iv. Meet the design standards for freestanding WECS in subsections (H), (I), (J), (L), (M), and

(N) in subsection 21.05.070D.23.c.ii.

- 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.

## **21.11.060 Dimensional Standards for Sites and Buildings.**

### **A. *Purpose and Applicability.***

This section sets forth the dimensional standards for lot size, setbacks, and building dimensions for all development including primary and accessory structures in the DT districts. The general rules for measurement and exceptions set forth in section 21.06.030 apply unless specifically modified or exempted in this chapter. The dimensional standards of this section may be further limited or modified by other applicable sections of this title.

### **B. *Dimensional Standards Tables.***

1. The DT districts allow for a variety of lot sizes, building setbacks, 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. Front setbacks may also be modified by the minimum sidewalk width requirements of this chapter in section 21.11.070C.1.;
  - d. All buildings and structures shall also comply the height limitations of Section 21.06.030D.9., Airport Height Regulations; and
  - e. Buildings located near Town Square Park in Blocks 69 through 71 of the Anchorage Original Townsite shall comply with the area-specific height limitations of subsection 21.11.060E.

1

TABLE 21.11-4: TABLE OF DIMENSIONAL STANDARDS – DOWNTOWN DISTRICTS (Additional standards apply where specified below.)							
Use	Lot Dimensions <sup>1</sup>		Minimum Setbacks (ft)			Building Bulk and Height <sup>2</sup>	
	Min. Area (sf)	Min. Width (ft)	Front	Side	Rear	Max. Lot Coverage	Maximum Height (ft)
B-2A: Central Business District Core							
Residential household living uses, except mixed-use dwellings	6,000	50	10	5, plus one foot for each 5 feet in height exceeding 35 feet	10	100%, up to three stories in height <sup>2</sup>	Nine stories, by-right.  Additional stories are possible by earning bonus floor area for site and design amenities, as provided in subsection 21.11.060D. <sup>2</sup>
All other uses, including mixed-use dwellings			N/A	N/A	N/A	Above three stories, bulk requirements in 21.11.060C. apply	
B-2B: Central Business District, Intermediate							
Residential household living uses, except mixed-use dwellings	6,000	50	10	5, plus one foot for each 5 feet in height exceeding 35 feet	10	100%, up to three stories in height <sup>2</sup>	Five stories, by-right.  Additional stories are possible by earning bonus floor area for site and design amenities, as provided in subsection 21.11.060D. <sup>2</sup>
All other uses, including mixed-use dwellings			N/A	N/A	N/A	Above three stories, bulk requirements in 21.11.060C. apply	
B-2C: Central Business District, Periphery							
Residential household living uses, except mixed-use dwellings	6,000	50	10	5, plus one foot for each 5 feet in height exceeding 35 feet	10	100%, up to three stories in height <sup>2</sup>	Three stories, by-right.  Additional stories are possible by earning bonus floor area for site and design amenities, as provided in subsection 21.11.060D.
All other uses, including mixed-use dwellings			N/A	N/A	N/A	Above three stories, bulk requirements in 21.11.060C. apply	
<sup>1</sup> For other lot dimensional standards, see section 21.08.030K. <sup>2</sup> Due to proximity to Town Square Park, maximum height is limited for Blocks 69 through 71, Anchorage Original Townsite. See section 21.11.060E. for explanation of limitations.							

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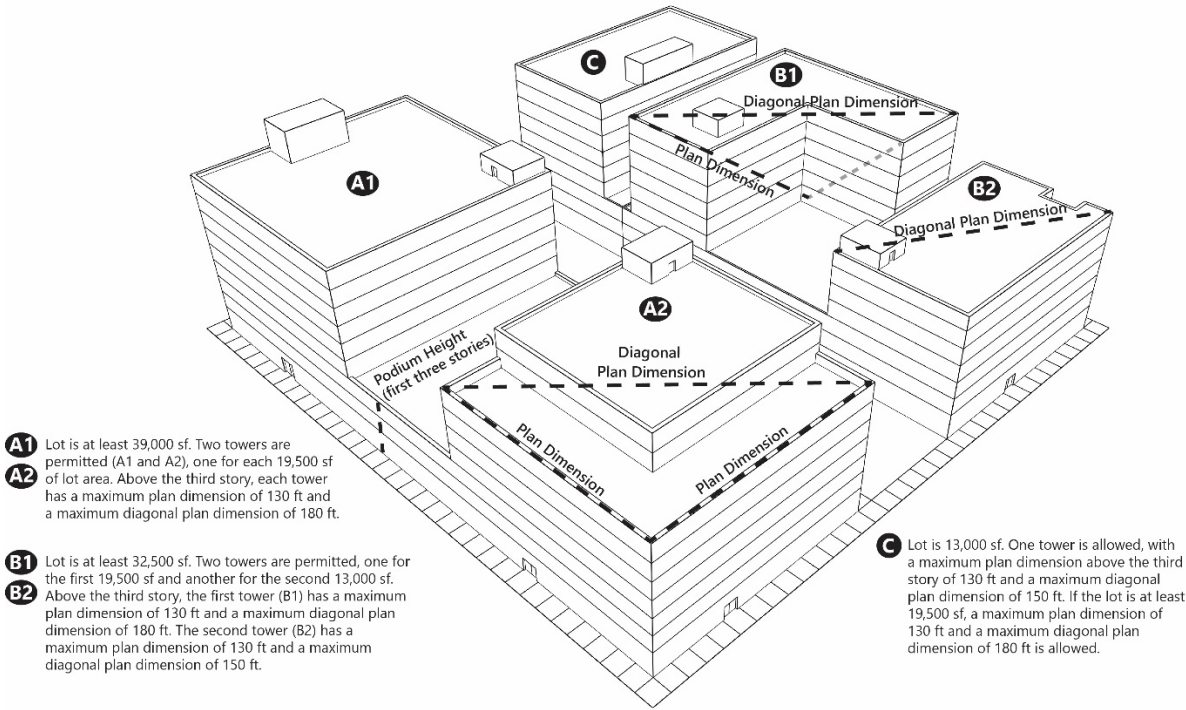
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### C. *Building Tower Dimensions.*

1. The portions of buildings above three stories in height shall conform to the bulk requirements of Table 21.11-5, except as provided in subsections 2 and 3 below.

Table 21.11-5: Building Tower Bulk (above 3 stories)	
A. Lots up to 13,000 square feet (sf.)	
Number of Towers (max.)	1
Floor Plan Dimension (max.)	130 ft.
Diagonal Plan Dimension (max.)	150 ft.
B. Lots larger than 13,000 sf. Up to 19,500 sf.	
Number of Towers (max.)	1
Floor Plan Dimension (max.)	130 ft.
Diagonal Plan Dimension (max.)	180 ft.
C. Additional Building Towers on lots Larger than 19,500 sf.	
For each additional increment of 13,000 sf. Of lot area	1 additional building tower not to exceed the plan dimensions in part A of this table.
For each additional increment of 19,500 sf. Of lot area	1 additional building tower not to exceed the plan dimensions in part B of this table.



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2. The director may approve alternative building tower designs that provide for 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 subsection 21.11.060C.1. above, as follows:

a. The percentage of additional scenic or solar access shall be based on total building volume of the alternative design compared to a representative building tower design. The applicant shall submit a schematic of a project designed under subsection C.1. of this section, the proposed site development plan of the building design utilizing the provisions of this subsection C.2.,

and calculations to demonstrate the 15 percent increase in scenic views or solar access.

- b. Building tower designs using the provisions of this subsection C.2. are allowed one additional story of base height prior to the utilization of the bonus floor area provisions of subsection 21.11.060D.

- 3. Where a lawful building existing as of September 9, 1974 is engineered and constructed 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.

**D. *Bonus Height and Floor Area for Urban Design Amenities.***

- 1. Building floor area comprising additional stories may be constructed above the maximum building height allowed under table 21.11-4, subject to building tower bulk limits of table 21.11-5, by earning bonus gross floor area in return for amenities that improve and enhance downtown, as specified in table 21.11-6 below, provided the following:
  - a. Proposed bonus floor area shall be reviewed as part of the title 21 review and approval procedure that applies to the development. This may be the land use permit in 21.03.100 unless a higher level of review is prescribed for the development under title 21.
  - b. The development shall accumulate at least one square foot of bonus gross floor area from the designated Streetscape Amenities in table 21.11-6 for each four square feet of the development site area.
  - c. The development shall accumulate no more than four square feet of bonus gross floor area for any single amenity option per each square foot of the development site area.
  - d. At least 25 percent of all bonus gross floor area shall be accumulated from the designated Streetscape Amenities in table 21.11-6.
  - e. A surplus of bonus floor area accumulated on an existing building or lot can be applied to any addition to that building or to another building or lot on a development site.
  - f. Any deficiency in bonus floor area in an existing building which exceeds the base height set forth in Table 21.11-4 for the particular zone shall be made up by any addition

to that building, so that the entire structure is in compliance with the bonus requirements. This requirement does not apply to freestanding, separate buildings.

- g. Bonus height earned through the provisions of this subsection is subject to the maximum heights for buildings near Town Square Park in Table 21.11-7.

2. Section 21.11.070G. provides applicable standards for urban design amenities. Departures from applicable standards may be approved through the Alternative Equivalent Compliance procedure set forth in subsection 21.07.010D., or through a higher level of review such as site plan review if such a review is required of the development under this title. The review authority has the discretion to ensure that proposed departures from applicable standards protect and enhance the environment of the zoning district and the street frontage, and meet the amenity's own functional objectives.

**Table 21.11-6. Design Amenities and Bonus Floor Area**

<b>Amenity Options</b>	<b>Square Feet (sf) of Bonus Gross Floor Area (gfa)</b>
<b>Streetscape Amenities</b>	
Street Trees (21.11.070G.22.)	800 sf of bonus per tree.
Seating or Street Furniture (21.11.070G.18.)	200 sf of bonus per 1 seating amenity or street furniture amenity, for a maximum bonus of 2,400 sf for each.
Decorative Street Lighting (21.11.070G.8.)	800 sf of bonus per pole-mounted lighting fixture. 400 sf of bonus per building- or bollard-mounted lighting fixture. 267 sf of bonus per ground-mounted lighting fixture.
Sidewalk, provided on the site between the projected right-of-way setback established by 21.06.030C.7., and the building. (21.11.070G.19.)	B-2A and B-2B: 4 sf of bonus per 3 sf of sidewalk. B-2C: 1 sf of bonus per 1 sf of sidewalk. All Districts: 16 sf of bonus per 3 sf of sidewalk provided in addition to the required 11.5-foot sidewalk width.
Sidewalk Texture (21.11.070G.21.)	B-2A: 2 sf of bonus per 1 sf of sidewalk texturing. B-2B: 5 sf of bonus per 3 sf of sidewalk texturing. B-2C: 4 sf of bonus per 3 sf of sidewalk texturing.
Bicycle Parking, open (21.11.070G.6.)	80 sf of bonus per bicycle space, for a maximum of 6,000 sf.
Bicycle Parking, sheltered (21.11.070G.6.)	240 sf of bonus per bicycle space, for a maximum of 12,000 sf.
Bicycle Parking, enclosed (21.11.070G.6.)	B-2A and B-2C: 400 sf of bonus per bicycle space, for a maximum of 18,000 sf. B-2B: 240 sf of bonus per bicycle space, for a maximum of 18,000 sf.
Informational Kiosk (21.11.070G.10.)	400 sf of bonus per kiosk, for a maximum of 1,200 sf.

**Table 21.11-6. Design Amenities and Bonus Floor Area**

Amenity Options	Square Feet (sf) of Bonus Gross Floor Area (gfa)
Canopy or Other Pedestrian Shelter, over sidewalk (21.11.070G.7.)	2 sf of bonus per 1 sf of pedestrian shelter over sidewalk
Arcade (21.11.070G.4.)	4 sf of bonus per 1 sf of covered arcade.
Plaza or Courtyard, on a street corner (21.11.070G.12.)	B-2A and B-2B: 86 sf of bonus per 1 sf of plaza. B-2C: 60 sf of bonus per 1 sf of plaza. All Districts: The maximum bonus shall be 72,000 sf.
Plaza or Courtyard, not on a street corner (21.11.070G.12.)	B-2A and B-2B: 100 sf of bonus per 1 sf of plaza. B-2C: 70 sf of bonus per 1 sf of plaza. All Districts: The maximum bonus shall be 72,000 sf.
Atrium, Galleria, or Winter Garden (21.11.070G.5.)	B-2A: 8 sf of bonus per 1 sf of atrium, galleria, or winter garden. B-2B: 6 sf of bonus per 1 sf of atrium, galleria, or winter garden. B-2C: 4 sf of bonus per 1 sf of atrium, galleria, or winter garden.
Retail Sales or General Personal Services use on ground floor, with visual-access windows comprising at least 50 percent of ground-floor wall area of the street-facing building elevation. (21.11.070G.17.)	4 sf of bonus per 1 sf gfa of retail sales use
Sidewalk Landscaping (not otherwise credited) (21.11.070G.20.)	1 sf of bonus per 1 sf of landscaping in public ROW. 40 sf of bonus per 3 sf of landscaping in the development site.
Heated (Snow Melting) Walkway or Plaza	8 sf of bonus per 1 sf of heated surface, if installed and functioning. 4 sf of bonus per 1 sf of heated surface, if installed only.
<b>Amenity Uses and Facilities</b>	
Public Restrooms on ground floor (21.11.070G.13.)	B-2A and B-2B: 57 sf of bonus per 1 sf of public restroom. B-2C: 20 sf of bonus per 1 sf of public restroom.
Retail Sales or General Personal Services use on ground floor, with visual-access windows comprising less than 50 percent of ground-floor wall area of the street-facing building elevation. (21.11.070G.17.)	B-2A: 3 sf of bonus per 1 sf gfa. B-2B: 2 sf of bonus per 1 sf gfa. B-2C: 5 sf of bonus per 2 sf gfa.
Retail Sales or General Personal Services uses on second floor. (21.11.070G.17.)	B-2A: 3 sf of bonus per 1 sf gfa. B-2B: 2 sf of bonus per 1 sf gfa. B-2C: 5 sf of bonus per 2 sf gfa.
Retail sales or General Personal Services uses on third floor or in story below grade (21.11.070G.17.)	B-2A only: 1 sf of bonus per 1 sf gfa.
Movie theater, Theater Company or Dinner Theater uses (21.11.070G.11.)	B-2A only: 2 sf of bonus per 1 sf gfa.

Table 21.11-6. Design Amenities and Bonus Floor Area	
Amenity Options	Square Feet (sf) of Bonus Gross Floor Area (gfa)
Public Rooftop Recreation Areas or Public Viewing Decks (21.11.070G.14.)	8 SF of bonus per 1 sf.
Residential Household Living uses (21.11.070G.16.)	B-2A: 3 sf of bonus per 1 sf gfa of household living use. B-2B and B-2C: 5 sf of bonus per 1 sf gfa of household living use.
Hotel or Inn uses	B-2A and B-2B: 2 sf of bonus per 1 sf of guestrooms. B-2C: 1 sf of bonus per 1 sf of guestrooms.
Structured Parking, in story above grade (21.11.070G.23.)	B-2A: N/A. B-2B: 4,400 sf of bonus per parking space. B-2C: 4,000 sf of bonus per parking space.
Structured Parking, in story below grade	B-2A: 5,600 sf of bonus per parking space. B-2B: 5,200 sf of bonus per parking space. B-2C: 5,600 sf of bonus per parking space.
Public Transit Amenities (21.11.070G.15.)	1,200 sf of bonus per public transit shelter 4,000 sf of bonus per public transit vehicle pull-out
Historic Preservation of a Landmark (21.11.070G.9.)	2 sf of bonus per 1 sf gfa and/or site area devoted to retained landmark.
Skywalks (21.11.080.)	12,000 sf of bonus per skywalk.
Child Care Center use	2 sf of bonus per 1 sf gfa of child care center use.
Shower Facilities, with changing area and lockers, accessible to bicycle parking, and available to building occupants and employees.	4,000 sf of bonus per shower stall, for a maximum bonus of 12,000 sf.
Street-level Wind Effects Study (Pedestrian-level Wind Environment) - Building design that implements the wind study findings in order to maintain appropriate wind comfort levels for pedestrian activities at the street level, or to avoid worsening existing wind conditions, as provided in sections 21.07.120C.1.a. and b. The applicant shall incorporate required wind mitigation methods as approved by the study and the department to the building design.	
Wind Study Computer Modelling	4,000 sf of bonus.
Wind Tunnel Test	16,000 sf of bonus.

3. Design amenities for which bonus floor area has been granted may be eliminated and other amenities substituted on a square-foot-per-square-foot basis with the concurrence of the director. Design amenities for which bonus floor area has been granted may be eliminated entirely upon approval of the planning and zoning commission, through a non-public hearing review. Approvals of substitutions and eliminations of design amenities shall meet the approval criteria of section 21.03.120D.

4. Buildings in excess of three stories shall be allowed additional floor area for that portion of the required sidewalk within the



development site between the projected ROW setback line and the required sidewalk width. This additional area shall be calculated by multiplying the lineal feet of sidewalk subject to the subsection by 33 feet. This additional area can be included as part of the maximum building height of subsection B of this section. This additional floor area is available only if the sidewalk urban design amenity for earning bonus floor area in Table 21.11-6 is not also utilized.

E. *Maximum Height near Town Square Park.*

1. In addition to the requirements of Table 21.11-4 and subsection 21.11.060B., the maximum height of structures in Blocks 69 through 71, Anchorage Original Townsite, shall be as shown in Table 21.11-7.

**Table 21.11-7: Max. Height Near Town Square Park**

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.

2. The director may waive the height limit for a structure that will not cast a shadow on 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.
3. Bonus height earned through the provisions of subsection 21.11.060D. is subject to the maximum heights in Table 21.11-7.
4. With the concurrence of the director, an owner of a lot in Blocks 69 through 71, Anchorage Original Townsite, may transfer the amount of building floor area allowed on that lot under subsections B., C., and D. of this section, less the amount allowed under this subsection E., to one or more lots in the DT districts not subject to this subsection E. Such a transfer is subject to the height limits in 21.06.030D.9., Airport Height Regulations.
  - a. Applicant(s) for a floor area transfer under this subsection shall provide the documentation necessary

to determine the impacts of such a transfer, as required on a form provided by the department.

- b. The owner of the sending and receiving properties shall enter into a written agreement with the Municipality documenting the amount of floor area entitlement transferred. The Municipality shall record the agreement at the district recorder's office as a covenant that runs with the land for both the sending and receiving properties. Recordation of the agreement shall take place prior to the issuance of any entitlement for a development on the sending and receiving properties.

#### **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 Comprehensive Plan, avoid potential impacts on neighboring properties and the downtown environment, and enhance the appearance, character, activity, and economic vitality of downtown.

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.

C. *Pedestrian-oriented Frontage Standards.*

1. *Sidewalks.*

- a. Minimum sidewalk widths in the DT zoning districts shall be as follows:

- i. B-2A: Sidewalks shall be no less than 11.5 feet wide.
- ii. B-2B: Sidewalks shall be no less than 11.5 feet wide, provided that this width may be decreased by one foot where the adjoining structure does not contain retail space with street-facing windows on the ground floor.
- iii. B-2C: Except for the area north of the 4<sup>th</sup> Avenue right-of-way and west of the L Street right-of-way, sidewalks shall be no less than 11.5 feet wide.

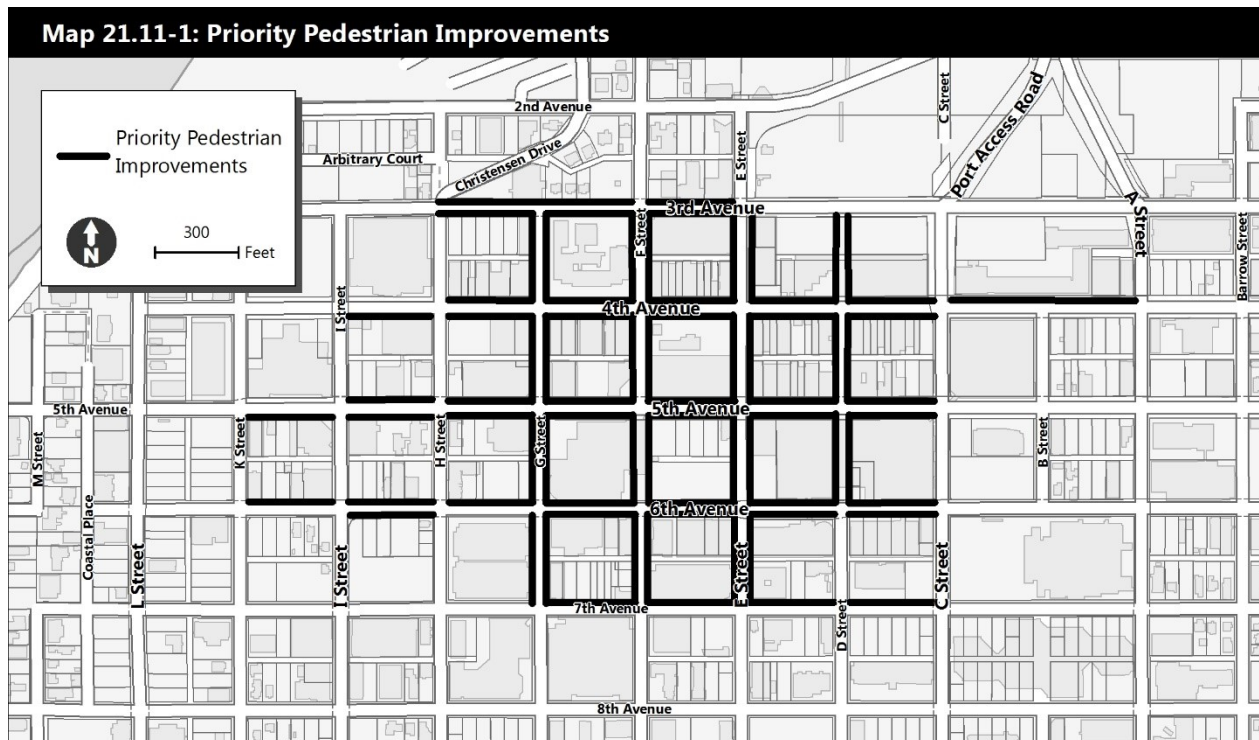
Where 11.5 feet is required, that width may be decreased by one foot where the adjoining structure does not contain retail space with street-facing windows on the ground floor.

- iv. For the purposes of subsections ii. and iii. above, the term “retail space” means commercial space that could accommodate a business primarily engaged in the on-site retail sale of commodities or services.

- b. Sidewalks shall be located abutting the street curb or in an enclosed mall or arcade connected to adjacent pedestrian circulation facilities.

## 2. *Street-level design continuity.*

For lots fronting on priority pedestrian streets in Map 21.11-1, buildings or other amenities, including landscaping or street furniture, shall extend the full width of the lot frontage, except for at driveway and pedestrian access points.



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## 3. *Ground-Floor Windows.*

- a. *Intent.* Blank walls on the street-facing ground floor of buildings are limited as follows, in order to provide connection between activities occurring inside the structure to an adjacent sidewalk.
- b. *Standard.* Ground-floor street-facing exterior walls located 20 feet or closer to a street ROW shall meet the

window standards in table 21.11-8. Walls of residential uses and parking structures are exempt.

<b>Table 21.11-8: Window Standards – Downtown Zoning Districts</b>		
	Frontage on street with higher Official Streets & Highways Plan classification	All other street frontages <sup>1</sup>
A. Minimum percentage of the length of street-facing ground-floor wall to consist of visual access windows:	50%	25%
B. Minimum percentage of the street-facing ground-floor wall area <sup>1</sup> to consist of visual access windows:	25%	12.5%
C. Required windows shall be no more than four (4) feet above the adjacent exterior finished grade.		

<sup>1</sup> If two or more streets have the higher *Official Streets & Highways Plan* classification, the property owner may select the street on which the higher standard shall apply.

4. *Ground-floor, street-facing use limitations in the B-2A district.*

a. The following use types shall not be allowed on the ground floor when visible from the street:

- i. Health services;
- ii. Broadcasting facility;
- iii. Office, business or professional;
- iv. Business services establishment; and
- v. Wholesale merchant establishment.

b. The following use types shall be allowed only on floors other than the ground floor:

- i. Vocational or trade school; and
- ii. Club/lodge or meeting hall.

D. *Landscaping and Screening.*

1. *Parking lot landscaping requirements.*

- a. *Parking lot perimeter landscaping for all parking areas.*  
The perimeter of a parking area abutting a lot in a

residential district shall utilize the following schedule, except that a parking area serving only a single-family, two-family, or three-family dwelling is exempt.

1. Institutional, commercial or industrial uses adjoining a residential district: Visual enhancement landscaping and a screening fence.
  - ii. Residential uses adjoining a residential district: Visual enhancement landscaping, or a screening fence and an area landscaped with parking lot interior landscaping equal to five percent of the paved surface of the parking area including parking circulation aisles and appurtenant driveways.
- b. *Parking lot landscaping for parking lots with 15 or more spaces.*
- i. Visual enhancement landscaping shall be planted on the perimeter of the parking area abutting a lot line, or a screening fence shall be placed on the perimeter of the parking area abutting a lot line and an area equal to at least five percent of the paved surface of the parking area, including parking circulation aisles and appurtenant driveways, shall be devoted to parking lot interior landscaping. Exceptions are:
    - (A) At approved points of pedestrian and vehicle access; and
    - (B) Adjacent to lots being developed under a common development plan, where the director waives the requirement.
  - ii. A foundation planting bed or walkway, or both, at least four feet wide shall separate the parking area, including circulation aisles and appurtenant driveways, from any building on the same lot.
  - iii. In addition to the landscaping required under subsections i. and ii. Of this subsection, parking lot interior landscaping shall be planted within the interior of a parking lot containing more than 60 spaces. The area devoted to parking lot interior landscaping shall equal at least five percent of the paved surface of the parking area including parking circulation aisles and appurtenant driveways.

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

2. *Screening.*

- a. Loading areas, vehicle and equipment storage areas, and service areas shall be screened. Screening shall take the form of a fence, wall or vegetation, or a combination of these.
- b. Rooftop mechanical equipment shall be screened as provided in subsection 21.07.080G.4.c.
- c. Outdoor refuse collection receptacles shall be screened as provided in subsection 21.07.080G.2.

E. *Private Open Space.*

Multifamily dwellings shall provide private open space as established in Section 21.07.030, with the following exceptions from the standards:

1. The minimum inside dimension of ground-level individual private open space is reduced from 15 feet to 10 feet. The minimum inside dimension of common private open space is reduced from 18 feet to 10 feet. The 10-foot dimension may be reduced by three feet where abutting required site perimeter landscaping on the site, as long as the open space and the landscaping are not separated by a fence or other separating feature.
2. Individual private open space on balconies, roofs, decks, stoops, and unenclosed porches that have no less than one 10-foot inside dimension may count toward the open space requirement, except that balconies, decks, stoops, and unenclosed porches with dimensions of less than 10 feet and containing at least 20 square feet may be counted for up to 50 percent of the required private open space area. These standards replace the requirements of 21.07.030D.1.ii. and iii. for these spaces.
3. Multifamily development in the DT districts is exempt from the requirement in subsection 21.07.030B.1. for at least half of the required open space to be provided as common private open space. Required private open space in the DT districts may be any mix of common and/or individual private open space.
4. Multifamily development in the DT districts is exempt from the prohibition in subsection 21.07.030D.1.a. against counting

setbacks with slopes over 10 percent towards required private open space.

5. Multifamily development in the DT districts is exempt from the requirement in subsection 21.07.030D.2.b.i. for at least half of the required common private open space to be contiguous.

6. Multifamily development in the DT districts is exempt from the limitation in subsection 21.07.030D.2.b.iv. that no more than 25 percent of the total required open space area may be developed for active recreation.

F. *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 21.11.070D.1.a. and 21.11.070D.1.b. No bonus points accrue for landscaping required by this subsection.

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 21.11-9. 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 21.11-10, 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 21.11-9: 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 21.11-10: 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.

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G. *Standards for Urban Design Amenities.*

1. *Purpose.*

This section provides standards for urban design amenities listed in Table 21.11.-6 generating bonus floor area pursuant to section 21.11.060D. The standards in this section represent minimum expectations. Applicants are encouraged to exceed minimum standards and have latitude to propose design innovations and alternatives that meet the intent of the standards to the same degree or better, as provided in section 21.11.060D.2. The standards of this section are intended to meet the following objectives:

- a. To provide predictability for development applicants, property owners, and the public;
- b. To ensure that the amenity's proposed placement and characteristics meet the amenity's functional objectives and intent as stated in this section; and
- c. To ensure that the amenities protect and enhance the environment of the zoning district, street frontage, and downtown generally, for the benefit of all.

2. *Applicability.*

- a. This section applies to urban design amenities generating bonus floor area pursuant to section 21.11.060D., including amenities placed within public ROW, except where departures and alternatives from these standards are approved per section 21.07.010D.2.
- b. The provisions of this section modify other provisions of title 21 that apply to the uses and amenities listed in this section. To the extent any provisions in this section conflict with other provisions of title 21, the provisions of this section shall govern. If certain provisions overlap but are not in conflict, then the provisions of this section supplement the other title 21 requirements and are additional standards. Where not modified or exempted by this section, the other provisions of title 21 apply.
- c. Intent statements provided under each amenity are not substantive standards but rather guide interpretation and understanding of the amenity's standards, as set forth in section 21.15.020B.

3. *General or shared standards.*

- a. The owner of the development site shall be responsible

for regularly maintaining all elements of the amenity in good condition. All elements shall be repaired and replaced as necessary to maintain them in a structurally sound condition, maintain their functional utility, and meet the standards of this title.

- b. Amenities located outdoors shall be constructed of durable materials that can withstand the outdoor environment.
- c. For amenities that require lighting, required illumination levels shall be maintained at all times.
- d. Seating amenities, plazas or courtyards, public restrooms, and residential household use dwelling units shall be ADA accessible.

4. *Arcade.*

For the purposes of this section 21.11.070G., the following provisions replace the arcade design standards of 21.07.060F.10.

- a. *Intent.* Arcades provide increased opportunities for pedestrian comfort, street-level retail enhancement and an appropriately scaled and detailed integration of street, sidewalk, and building design elements. An arcade permits an extension of the streetscape space, sidewalk width, and additional pedestrian shelter areas, especially during cold, wet, or windy weather.
- b. The arcade shall provide a minimum interior width (the dimension between the interior arcade/building face and the inside face of outer support elements or outer overhead arcade building face) of 10 feet with support elements, and 8 feet without support elements, and a maximum interior width of 20 feet.
- c. The arcade shall provide a minimum of eight feet of accessible walkway clear width. This dimension shall be provided within the arcade and between the arcade support elements and the adjoining sidewalk.
- d. The interior height of the arcade and outer arcade portal heights shall have a minimum vertical clearance of 10 feet, and an average vertical clearance no greater than 18 feet.
- e. The arcade shall be continuous in length along the street frontage for at least 50 feet.
- f. An arcade lighting system shall be provided which

1 illuminates the arcade's paved pedestrian areas. The  
2 minimum average illumination reaching the paved area  
3 shall not be less than five foot-candles of light intensity,  
4 and light fixtures should be placed so that light patterns  
5 overlap at a height of seven feet above the walkway.  
6 Additional light sources (shop window illumination, street  
7 lighting, sidewalk pole, or bollard lighting) can be utilized  
8 in combination with arcade lighting to achieve light  
9 intensity standards.

10  
11 g. The arcade shall be publicly accessible at all times.  
12

13 5. *Atrium, galleria, or winter garden.*

14 For the purposes of this section 21.11.070G., the following  
15 provisions replace the design standards of 21.07.060F.11.  
16

17 a. *Intent.* Gallerias are intended to provide interior public  
18 spaces that are suited for public gatherings and events  
19 where people can relax and enjoy the surrounding space  
20 and its associated activities.  
21

22 b. The atrium, galleria, or winter garden shall be publicly  
23 accessible during normal business hours and adjacent  
24 to a public pedestrian walkway.  
25

26 c. The atrium, galleria, or winter garden shall have a  
27 minimum of 2,000 square feet of floor area with a  
28 minimum inside dimension of 25 feet.  
29

30 d. The atrium, galleria, or winter garden shall have a clear  
31 height of two stories for at least 75 percent of its floor  
32 area.  
33

34 e. At least 50 percent of the atrium, galleria, or winter  
35 garden's ceiling area shall consist of transparent  
36 glazing.  
37

38 f. The atrium, galleria, or winter garden shall have one  
39 lineal foot of seating for every 60 square feet of floor  
40 area.  
41

42 g. The atrium, galleria, or winter garden shall be a finished,  
43 climate-controlled space.  
44

45 6. *Bicycle parking.*  
46

47 a. *Intent.* Bicycle parking provides convenient service as  
48 well as incentive to bicycle users in downtown. It  
49 encourages and supports forms of community access  
50 other than by automobiles.  
51

- b. In sidewalk areas, bicycle parking (including stored bicycles) shall be located and positioned to provide at least eight feet of unobstructed accessible walkway clear width within the sidewalk area, and at least three feet of distance between the bicycle parking (including stored bicycles) and street curb face.
- c. In non-sidewalk areas, bicycle parking (including stored bicycles) shall be located to provide at least six feet of accessible walkway clear width and located no closer than four feet to any designated seating amenity.
- d. For sheltered bicycle parking, any sheltering structure (excluding supports) shall have a maximum vertical clearance of eight feet above finished grade.
- e. The standards for bicycle parking provided in section 21.07.060F.15. shall also apply.

7. *Canopy or other pedestrian shelter, over sidewalk.*

For the purposes of this section 21.11.070G., the following provisions replace the pedestrian shelter including canopy design standards of 21.07.060F.9.

- a. *Intent.* Sidewalk canopies are intended to improve downtown pedestrian comfort and safety, especially during winter months and inclement weather. Canopies also can provide increased street and building design continuity and support a wider range of pedestrian corridor activities.
- b. Canopies shall cumulatively extend along at least 50 percent of the development's street frontage. All individual canopies shall have a minimum uninterrupted length of 15 feet.
- c. No part of a canopy shall come within three feet of the center of the main trunk of a street tree nor within two feet of the vertical plane extending from the street curb face.
- d. The canopy shall extend a minimum of six feet horizontally over a sidewalk area, and shall be no further than 15 feet from the vertical plane extending from the back of the street curb.
- e. The canopies projecting six to eight feet horizontally over the sidewalk area shall have a minimum vertical clearance of eight feet and a maximum vertical clearance of 12 feet above the sidewalk finished grade. The canopies projecting more than eight feet

horizontally over the sidewalk area shall have a minimum vertical clearance of 10 feet and a maximum vertical clearance of 15 feet above the sidewalk finished grade.

- f. A canopy lighting system shall be provided which illuminates the sidewalk area. The minimum average illumination reaching the paved area shall not be less than two foot candles of light intensity, and light fixtures should be placed so that light patterns overlap at a height of seven feet above the walkway. The required illumination level is to be maintained at all times.

8. *Decorative street lighting.*

- a. *Intent.* Decorative street illumination fixtures are intended to promote an increased sense of vitality and cohesion in downtown street corridors, and provide additional levels of illumination for increased pedestrian safety and comfort.
- b. Decorative street lighting fixtures shall be centered no more than 30 feet apart.
- c. Decorative street lighting fixtures shall be centered no closer than three feet from the face of any street curb.
- d. Decorative street lighting shall be located so as to provide at least eight feet of accessible unobstructed walkway clear width, measured radially from the lighting fixture.
- e. The mounting height of pole- and wall-mounted decorative street lighting shall not exceed 15 feet.
- f. Decorative street lighting design shall be compatible in style, fixture color, and lamp color with other principal decorative street lighting fixture assemblies which may exist within the project street corridor (including the project block/street frontage(s) and the block/street frontage(s) on the opposite side of the street), or with other decorative illumination treatments in adjacent blocks and shall be consistent with an adopted illumination plan, if available

9. *Historic preservation of a landmark.*

- a. *Intent.* Historic preservation is intended to encourage the preservation, rehabilitation, or restoration of landmarks that contribute to Anchorage's heritage.

- b. The landmark shall be listed or eligible for listing on the Anchorage Local Landmark Register.
- c. The landmark shall be located on the development site.
- d. Parking, loading, vehicle circulation, or utility areas shall not be included in the historic preservation site area that is eligible to generate bonus floor area or height.
- e. Any proposed alteration of a listed landmark shall be subject to provisions established by the Anchorage Historic Preservation Commission.

10. *Informational kiosk.*

- a. *Intent.* A kiosk is intended to provide a pedestrian-oriented physical space for dissemination of information, both public and private.
- b. Informational kiosks shall be permanent structures, accessible from all sides by pedestrians.
- c. Informational kiosks shall not be located within 11.5 feet of the curb face of a street.

11. *Movie theater, theater company or dinner theater uses.*

- a. *Intent.* Theaters are intended to provide entertainment facilities in downtown and promote an enlivened atmosphere during the evening hours.
- b. The theater shall have a minimum seating capacity of 150 seats.
- c. The theater's main entrance shall be directly accessible from sidewalk grade level and highly visible from the street or public open space.
- d. The theater lobby shall be located at ground-floor sidewalk level, and shall be enclosed and weather protected.
- e. The theater shall have an illuminated sign displaying titles of current entertainment attractions located on at least one street frontage of the structure containing the theater.

12. *Plaza or courtyard.*

For the purposes of this section 21.11.070G., the following provisions replace the design standards of 21.07.060F.6.

- a. *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.
- b. Plaza areas eligible to count towards bonus area or height shall not include the area of sidewalks, vehicular lanes, parking facilities, loading areas, or driveways.
- c. The plaza shall be at least 2,000 square feet in area, with a minimum inside dimension of 15 feet.
- d. The plaza shall be adjoining a public pedestrian walkway.
- e. The plaza shall have at least one lineal foot of seating per 60 square feet of area.
- f. At least 20 percent of the plaza area shall be landscaped. Landscaping may consist of plants or pedestrian features (definition in 21.15.040).
- g. Paving of the plaza shall have a textured or decorative surface.
- h. The plaza shall have sunlight (solar) access for at least four hours each day from May 1 to September 21.
- i. The plaza shall be publicly accessible at all times.

13. *Public restrooms on ground floor.*

- a. *Intent.* Public restrooms on the ground floor are intended to provide a convenience for pedestrians and to enhance the desirability of frequenting the downtown area.
- b. Restrooms shall be publicly accessible during normal business hours.
- c. Restrooms shall be provided for both men and women.
- d. The location of the public restroom shall be readily discernible from the building entrance's lobby or foyer through the use of text and/or graphic symbol signage.

14. *Public rooftop recreation areas or public viewing decks.*

- a. *Intent.* Rooftop facilities are intended to provide easily accessible, alternative opportunities for the general

public to take advantage of natural light and vista attractions combined with other uses at the rooftop level.

- b. The rooftop facility shall be publicly accessible.
- c. The rooftop facility shall devote at least 10 percent of its area to a space that allows the general public to take advantage of natural light and vista attractions.
- d. Access to the rooftop facility shall be apparent and easily accessible from the street and shall be designed to communicate to pedestrians that the space is available for public use.
- e. The minimum size of the rooftop facility shall be 1,500 square feet.
- f. At least 20 percent of the viewing deck or garden shall be landscaped.

15. *Public transit amenities.*

- a. *Intent.* Public transit amenities are intended to encourage the use of public transportation as a pleasant and appealing alternative choice to motor vehicles for trips within the downtown area.
- b. The transit shelter shall be covered and enclosed on at least three sides.
- c. Internal shelter placement shall be designed to complement the architectural theme of the building.
- d. The transit shelter shall be illuminated.
- e. A minimum of eight feet clear pedestrian space shall be provided adjacent to the transit shelter or transit vehicle pull-out.
- f. Benches shall be provided for transit shelters and pull-outs.
- g. Transit shelters and pull-outs shall be reviewed by the Municipality of Anchorage Public Transportation Department for location and compatibility with applicable transit facilities design guidelines.
- h. The transit shelter standard provided in section 21.07.060F.8. shall also apply.

16. *Residential household living uses.*



a. *Intent.* Housing is intended to provide an attractive place to live with close accessibility to cultural, entertainment, and civic amenities. It is also intended to increase the vitality of the downtown area during times other than normal business hours.

b. At least three residential dwelling units shall be provided.

17. *Retail sales or general personal services use.*

a. *Intent.* Retail sales and personal services are intended to contribute to the intensity of pedestrian use and activity in downtown, and increase downtown's vitality as a center of shopping activity.

b. Retail sales or general personal services uses eligible for generating bonus height or floor area shall be visible from a street or skywalk.

c. Retail sales or general personal service uses eligible for generating bonus height or floor area shall be accessible from a street, arcade, galleria, or publicly accessible skywalk.

d. Second-floor, third-floor, and basement-level retail sales and general personal service uses are eligible to earn bonus floor area only if ground-floor retail sales or general personal service uses eligible for generating bonus height or floor area are also provided.

18. *Seating or street furniture.*

a. *Intent.* Seating and street furniture are intended to provide downtown pedestrians with increased comfort, utility, and a sense of conviviality, and enliven the use of downtown streets, businesses, and civic institutions.

b. The seating amenity shall be no less than five feet in length nor less than 18 inches in width.

c. Seating shall be continuously level along the length of the seating surface, with the seat surface height set at an average of 18 inches above the finished grade. Minimum seat height shall be 12 inches. Maximum seat height shall be 24 inches.

d. In sidewalk areas, no part of the seating amenity shall be placed closer than four feet from the face of the curb. The seating amenity shall be located so as to provide at least eight feet of accessible walkway (a dimension

established along a line aligned perpendicular to the curb face).

- e. At least 50 percent of all seating proposed as amenities generating bonus height or floor area shall be placed within 11.5 feet of the street curb face.
- f. At least 50 of all seating proposed as amenities generating bonus height or floor area shall incorporate a permanent facility for back support.
- g. The surface of the seat shall be designed to shed, drain, or otherwise quickly dissipate standing water.
- h. Street furniture shall be selected, designed, sited, and installed to complement and enhance the operational and aesthetic functions of sidewalk, plaza, and landscaped park areas, other amenities, and associated building architecture.

19. *Sidewalk.*

- a. *Intent.* Widened sidewalks are intended to increase the hospitableness and effectiveness of downtown streetscapes. Widened sidewalks permit space for window shopping, placement of street furniture and trees, and more efficient and safe pedestrian movement.
- b. No part of the designated sidewalk area shall be stepped or terraced above or below other portions of the sidewalk areas.
- c. Sidewalks shall be compatible with surrounding textures and designs.

20. *Sidewalk landscaping (not otherwise credited).*

- a. *Intent.* Sidewalk landscaping is intended to enrich the street pedestrian corridor. Sidewalk landscaping complements street tree development, provides visual/sensory focal points, and enhances gathering, entry, and seating spaces.
- b. Sidewalk landscaping may be any permanent plant material (exclusive of street trees earning bonus floor area per 21.11.070G.22.) and associated planter area(s) located within 15 feet of the street curb face. Planting materials may include shrubs, trees, and groundcovers including annual and perennial flowers.
- c. The cumulative square footage of sidewalk landscaping

beds shall be at least 300 square feet for private sidewalk areas and at least 425 square feet for public sidewalk areas.

- d. Sidewalk landscaping areas shall be located so as to provide at least eight feet of accessible, unobstructed walkway clear width, measured radially from the edge(s) of the plant area(s).
- e. Individual sidewalk landscaping planting beds shall be no smaller than 30 square feet.
- f. Sidewalk landscaping shall be installed in protective planting beds raised at least six inches in height, but not more than three feet in height, above the finished grade of the surrounding sidewalk area.
- g. All sidewalk landscaping planting beds shall contain at least a combination of tree and shrub, tree and groundcover, or tree and annual/perennial plant materials. Shrub, groundcover, and flower plant materials, in combination or separately, shall demonstrate a 3-year capability to cover at least 75 percent of the sidewalk landscaping planting bed area.
- h. Plant material shall be located no further than 100 feet from a source of water for irrigation (such as an external hose bib, quick coupler, or automatic irrigation system).

21. *Sidewalk texture.*

- a. *Intent.* Decorative sidewalks are intended to increase the hospitableness and aesthetic quality of the downtown streetscape.
- b. At least 50 percent of the sidewalk finish texture shall match the exposed aggregate finish texture where existing on downtown pedestrian sidewalk improvements.

22. *Street trees.*

- a. *Intent.* Street trees are intended to promote the development of "living" amenities within downtown street corridors. Street trees are intended to offer seasonal variety, strengthen district identity, reflect Alaska's natural heritage, soften the urban environment, and improve air quality.
- b. Street trees shall be centered a minimum of three feet and a maximum of 15 feet from the face of the street

curb and be located so as to provide at least eight feet of unobstructed, accessible walkway clear width (a dimension established along a line aligned perpendicular to the curb face).

- c. Street trees shall be located along either the curb line (in the street interface zone of the sidewalk), or the lot line (right-of-way line) side of the sidewalk at a distance from the back of curb that is equal to or greater than the required sidewalk width. The distance shall be measured from the center of the main tree trunk.
- d. Street trees shall comprise at least three trees all within 60 feet of each other and centered not more than 25 feet apart.
- e. Deciduous street trees shall be no less than 2.5 inches in caliper and be no less than 13 feet in height. Evergreen trees shall be no less than eight feet in height.
- f. Street tree planting pits shall be a minimum inside dimension of five feet.
- g. Street trees shall be protected with tree grates and tree guards.
- h. Street trees shall be located no further than 100 feet from a source of water for irrigation (such as external hose bib, quick coupler, or irrigation system).
- i. Except as modified by the design criteria for this section, street trees shall be installed, established, and maintained in accordance with municipal standard specifications for landscape improvements.

**23. *Structured parking, in story above grade.***

- a. *Intent.* Structured parking is intended to help satisfy parking demands downtown, provide convenience for occupants and users of the primary building on site, and stimulate usage of the development.
- b. For a separate parking structure, floor space devoted to retail sales or general personal service uses shall be incorporated on the ground floor whenever practical and appropriate.

**21.11.080 Skywalks.**

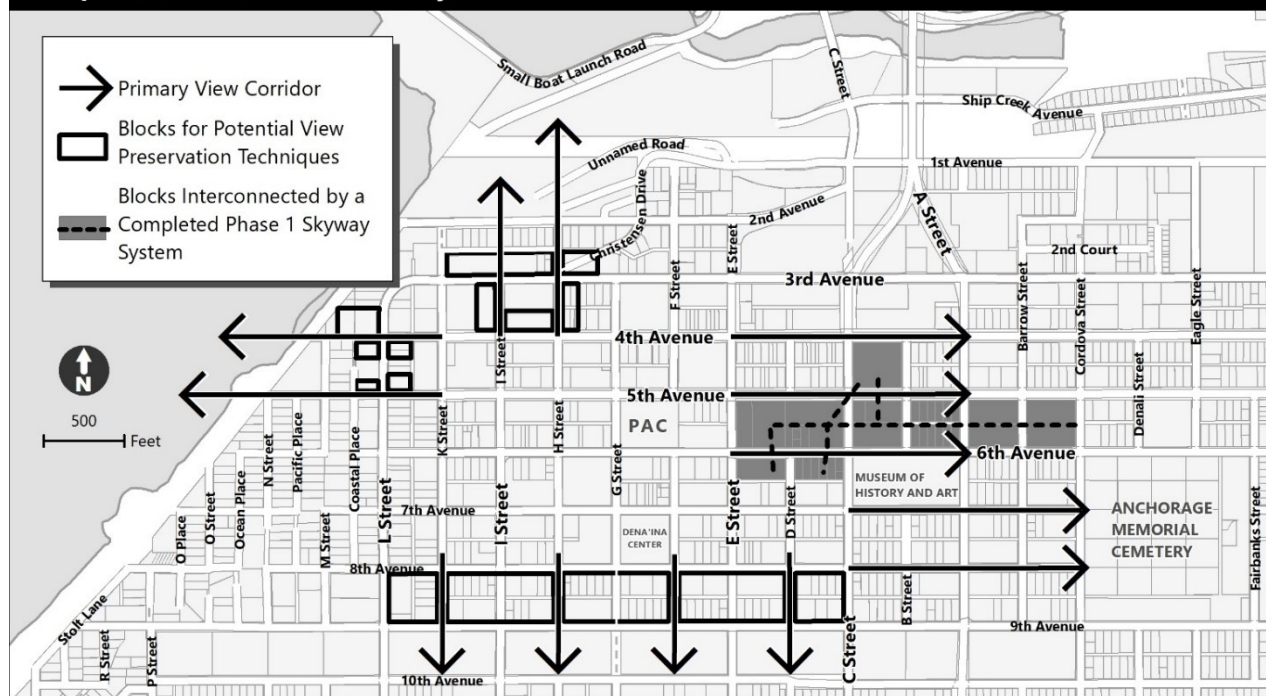
**A. *Supplemental Conditional Use Standards.***

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 if:

1. The skywalk primarily functions to serve pedestrian circulation needs;
2. The skywalk minimizes adverse effects upon the pedestrian improvements shown on Map 21.11-1 in subsection 21.11.070C.2. and the view corridors shown on Map 21.11-2 below;
3. The public benefits of the skywalk exceed the advantages of the street level or underground pedestrian circulation systems that might otherwise exist or be designed to serve the development project; and
4. 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.

**Map 21.11-2: View Corridor Analysis**



**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:

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 for the first year following completion of each project phase, if any, and after final project completion.

2. A project vicinity map, at a scale of one to twenty, showing, within 300 feet of the 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 identified on Map 21.11-1 (in section 21.11.070C.2.) and the view corridors identified on Map 21.11-2 (in section 21.11.080A.).
- e. Photographic record of streets, building facades, and other existing improvements along the street corridor that the skywalk is to be constructed within.

3. A project facility plan, showing:

- a. The configuration of the skywalk.
- b. The vertical and horizontal cross-sections of the skywalk, with at least one cross-section which depicts adjoining structures and ground-floor facilities.
- c. The reflected lighting plans for interior and exterior illumination elements.

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 Map 21.11-1 (in section 21.11.070C.2.) and Map 21.11-2 (in section 21.11.080A.).

5. A skywalk management agreement that includes a security, operations and maintenance plan, as well as the means by which the transparency standards for the skywalk as defined in subsection 21.11.080C.5.e. shall be maintained.

6. For a skywalk located within seismic ground-failure hazard

zone 5, an assessment of the effects of seismically induced relative displacement between the two supporting ends of the skywalk. This assessment may be combined with the seismic evaluation requirements of the Building Code for structures.

C. *Design Criteria.*

The following design criteria shall apply to all skywalks in the DT districts, except when the applicant has persuaded the planning and zoning commission that an alternative design is equal or superior to such design criteria:

1. There shall be at least 17.5 feet of clearance between the bottom of the skywalk and the highest elevation of the street surface below it, unless otherwise authorized by the government agency charged with administration of that street.
2. There shall be at least 14.5 feet of clearance between the bottom of the skywalk and the highest elevation of the sidewalk surface below it.
3. The above-grade structural supports of a skywalk shall neither be located within the public right-of-way nor obstruct any required clear vision triangle.
4. Controls for icicle accumulation and glaciation shall be included in the design.
5. A skywalk shall:
  - a. Be ADA accessible;
  - b. Be an enclosed and climate-controlled structure;
  - c. Be limited to one story in height unless the planning and zoning commission finds by clear and convincing evidence that a two-story skywalk is essential to the function of the structures which it will connect;
  - d. Have an exterior width no less than 12 feet and no greater than 20 feet;
  - e. Have side wall facades of the interior pedestrian space composed of glazing material with 70 percent or greater transparency;
  - f. Be level (zero degrees of slope) except for internal sloping ramps which are permitted under the building code and which are not visible from the exterior of the skywalk;
  - g. Provide lighting on the underside of the skywalk to

adequately illuminate all pedestrian circulation systems that the skywalk spans; and

- h. Include orientation signage and locational guides to the areas in the buildings connected by the skywalk.

6. Skywalks shall not adversely affect or obstruct roadway safety functions or operations, such as clear vision triangles required by this title, traffic signals, signs or roadway maintenance.

7. A clearly identified access route shall be designed between the skywalk and a pedestrian way or sidewalk which it spans.

D. *Skywalks in the Phase 1 Skywalk System.*

A skywalk located within the blocks designated for a Phase 1 Skywalk System on Map 21.11-2 (in section 21.11.080A.), shall be designed in a manner consistent with the following standards:

1. Provide a linkage between first and second level retail uses at interior courts that provide a point of focus in the skywalk system, and where stairs and/or escalators may be provided in a context that attracts people.
2. Provide uniform graphics and minimize sharp angles within corridors. The second floor shall minimize changes in grade and include access with centrally located, publicly-accessible elevators.
3. Provide skywalk corridor widths based on accommodating projected pedestrian volumes.
4. Provide some uniformity in the design of skywalk structures. Skywalks should have an open feeling to allow views, assist in orientation, and relieve the enclosed feeling that may accompany internal corridors.
5. Any changes in floor level are better accommodated by an internal ramping system that does not produce a slope that is visible from outside of the bridge.

E. *Authority to Impose Different Standards.*

Different location, design and operational standards from those recited in this section may be imposed by the planning and zoning commission as necessary to mitigate adverse impacts created by the skywalk.

**Section 12.** Anchorage Municipal Code Chapter 21.12, Signs, is hereby amended to read as follows (*the remainder of the table is not affected and therefore not set out*):

**21.12[1] Signs**



\*\*\*      \*\*\*      \*\*\*

**21.12[1].070      Signs in the Commercial, Industrial, Downtown (DT),  
Turnagain arm (TA), Transition (TR), and Airport (A)  
Districts.**

**A.      *Applicability.***

Signs in the commercial and industrial districts, as well as the downtown (DT), transition (TR), and airport (A) districts shall conform to the standards set forth in this section. The standards of this section apply only to the nonresidential parcels in the TA district.

**B.      *Basic Standards for Building Signs.***

\*\*\*      \*\*\*      \*\*\*

**TABLE 21.12[1]-5: BUILDING SIGNS IN THE COMMERCIAL, INDUSTRIAL, DOWNTOWN (DT), TURNAGAIN ARM (TA)<sup>12</sup>, TRANSITION (TR), AND AIRPORT (A) DISTRICTS**

Sign Type	Maximum Permitted	Number	Base Area Permitted on a Single Building Frontage <sup>13</sup>
Signplate	1/address		2 square feet
Building Sign on Primary Frontage <sup>14</sup>			<ul style="list-style-type: none"><li>• 1.2 sq. ft. per linear ft. of primary frontage in the DT[, ] districts.</li><li>• 2 sq. ft. per lineal ft. of primary frontage in all other districts regulated in this section<sup>15</sup></li></ul>
Building Sign on Secondary Frontage			1.2 sq. ft. per lineal ft. of secondary frontage
Building Sign on Door of Rear Entrance			2 sq. ft. per each door
Instructional Sign	Shall be exempt from regulations when in compliance with subsection 21.11.070F.		
<sup>12</sup> The standards of this subsection only apply to nonresidential parcels in the TA district.			
<sup>13</sup> See subsection 21.11.040B.			
<sup>14</sup> The maximum sign area that is permitted for primary frontage may be transferred to a secondary frontage provided that the maximum sign area on any secondary frontage does not exceed two square feet for each lineal foot of frontage.			
<sup>15</sup> The maximum building sign area for a building or any portion of the building that is setback more than 200 feet from the right-of-way that provides primary access to the site may be increased by 25 percent, provided the building is visible from the street.			

\*\*\*      \*\*\*      \*\*\*

**D.      *Supplemental Standards for Freestanding Signs.***

\*\*\*      \*\*\*      \*\*\*

TABLE 21.12[1]-6: FREESTANDING SIGN REGULATIONS				
	B-1A, B-1B	TA (nonresidential parcels) and TR	<u>DT Districts</u> <u>(B-2A, B-2B, B-2C)</u> <u>[DT-1, DT-2, DT-3]</u>	B-3, I-1, I-2, MC, MI, and A
Maximum Height	12 ft.	12 ft.	8 ft.	25 ft.
Maximum Area	80 sq. ft.	80 sq. ft.	64 sq. ft.	0.7 sq. ft. per 1 lineal foot of frontage <sup>18</sup>
Number/Frontage	See subsection 21.11.070D.			
Separation	150 ft.			
Minimum Setback from R.O.W.	0 ft.	10 ft.	0 ft.	0 ft.
Minimum Setback from side lot line <sup>17</sup>	10 ft.			
Entrance and Exit Signs <sup>16</sup>				
Maximum Area	6 sq. ft.			
Maximum Height	5 ft.			
<sup>16</sup> Entrance and exit signs, which are permitted in addition to the above freestanding signs, shall be limited to two for each entrance/exit driveway.				
<sup>17</sup> If the side lot line is adjacent to a residential district then the minimum setback from the side lot line is 30 feet.				
<sup>18</sup> The maximum allowable area shall not be less than 70 square feet nor greater than 200 square feet.				

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO No. 2015-138, § 4, 1-12-16)

**Section 13.** Anchorage Municipal Code Chapter 21.12, Nonconformities, is hereby amended to read as follows (*the remainder of the table is not affected and therefore not set out*):

### **21.13[2]      Nonconformities**

\*\*\*      \*\*\*      \*\*\*

### **21.13[2].060      Characteristics of Use.**

#### **A.      *Developments are conforming.***

1. Development that was legally established before January 1, 2014 (except as provided in subsection 2. below) that does not comply with the district-specific standards of chapters 21.04, 21.09, [AND] 21.10, and 21.11; the use-specific standards of chapters 21.05, 21.09, [AND] 21.10, and 21.11; or the design and development standards of chapter 21.07 (except for subsection 21.07.020B., Stream, Water Body, and Wetland Protection) shall be considered conforming on January 1, 2014, and subject to this section. The standards for development that do not conform to subsection 21.07.020B., Stream, Water Body, and Wetland Protection, are contained in 21.13[12].045., Nonconforming Encroachments into Watercourse, Water Body, and Wetland Setbacks.

2. For development in the DT districts, the threshold date that is applicable to the provisions in subsection 1. above is [effective date] instead of January 1, 2014.

3[2]. No change shall be made to any development unless the change is in the direction of conformity to the requirements of this title.

\*\*\*      \*\*\*      \*\*\*

### C. *Bringing Characteristics into Compliance.*

1. *Applicability.* This Section 21.12.060 applies to all multifamily, commercial, mixed-use, community use, commercial marijuana, and industrial development projects that:

a. Do not comply with the district-specific standards of Chapter 21.04, the use-specific standards of Chapter 21.05, [OR ]the design and development standards of Chapter 21.07 (except for subsection 21.07.020B., stream, water body, and wetland protection), or any standards of chapter 21.11;

\*\*\*      \*\*\*      \*\*\*

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-82, § 6, 7-28-15; AO No. 2017-55, § 13, 4-11-17; AO No. 2018-67(S-1), § 8, 10-9-18; AO No. 2019-11, § 6, 2-12-19)

**Section 14.** Anchorage Municipal Code Chapter 21.14, Rules of Construction and Definitions, is hereby amended to read as follows (*the remainder of the table is not affected and therefore not set out*):

### **21.15[4]      Rules of Construction and Definitions**

#### **21.15[4].030 Common Acronyms and Abbreviations.**

AAC	Alaska administrative code	gfa	Gross floor area
AC	Asphalt concrete	HLB	Heritage Land Bank
ADA	Americans with Disabilities Act	HUD	US department of housing and urban development
ADT	Average daily trips	HVAC	Heating, ventilation, and air conditioning
ADU	Accessory dwelling unit	LED	Light emitting diode
AIM	Assembly informational memorandum	MHC	Manufactured home community
AMC	Anchorage municipal code	MS4	Municipal separate storm sewer system
AMCR	Anchorage municipal code of regulations	NESC	National Electrical Safety Code
AO	Assembly ordinance	NFPA	National Fire Protection Act
AR	Assembly resolution	NPDES	National Pollutant Discharge Elimination System
AS	Alaska statute	OS&HP	<i>Official Streets and Highways Plan</i>
ATV	All terrain vehicle	OV	Overlay district

BLM	Bureau of land management	PB	Platting board
BOA	Board of adjustment	PCC	Portland cement concrete
CATV	Community access television (cable TV)	PUD	Planned unit development
CCRC	Community correctional residential center	PZC	Planning and zoning commission
CFR	Code of federal regulations	RAP	Recycled asphaltic pavement
CMU	Concrete masonry unit	RFP	Request for proposals
CRI	Color rendering index	ROW	Right-of-way
dBA	Decibel adjusted	RV	Recreational vehicle
DBH	Diameter at breast height	sf	Square feet
DT	<u>Downtown zoning districts including the B-2A, B-2B, and B-2C districts</u>	SL	Special limitation
du	Dwelling unit	TDU	Thermal desorption unit
EPA	Environmental Protection Agency	TIA	Traffic impact analysis
FAR (in 21.04.080C.)	Federal aviation regulations	UDC	Urban design commission
FAR	Floor area ratio	USC	United States code
FEMA	Federal Emergency Management Administration	WECS	Wind energy conversion system
GAAB	Greater Anchorage area borough	ZBEA	Zoning board of examiners and appeals

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)

## **21.15[4].040 Definitions.**

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### **Kiosk, Informational**

A free-standing structure upon which temporary information and/or posters, notices, and announcements are posted.

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### **Plan Dimension** (as used in chapter 21.11, Downtown)

The total longest horizontal length between the opposite edges of the face of a building elevation.

### **Plan Dimension, Diagonal** (as used in chapter 21.11 Downtown)

The total longest horizontal length from the corner of a building elevation to the opposite corner of the opposite building elevation.

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### **Public Rooftop Recreation Area** (also **Public Viewing Deck**)

Facilities located on a rooftop such as tennis courts, handball courts and health clubs; community facilities, such as public meeting rooms, lounges and libraries; commercial facilities, such as restaurants and art galleries; and/or open space areas available to the public, such as viewing decks and gardens.

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**Street Furniture**  
**See Pedestrian Feature.**

\*\*\*      \*\*\*      \*\*\*

**Street Lighting, Decorative** (as used in chapter 21.11, Downtown)  
Any pole-, wall-/soffit-, ground-, or bollard-mounted light fixture assembly directly illuminating sidewalk, plaza, or landscaped park areas that meets applicable decorative street illumination design standards.

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**Tower, Building** (as used in chapter 21.11, Downtown, section 21.11.060C., Building Tower Dimensions)  
The portion of a building above three stories.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-82, § 7, 7-28-15 ; AO No. 2015-100, § 9, 10-13-15 ; AO No. 2015-133(S), § 6, 2-23-16 ; AO No. 2015-138, § 5, 1-12-16 ; AO No. 2015-142(S-1), § 10, 6-21-16 ; AO No. 2016-3(S), § 18, 2-23-16 ; AO No. 2016-144(S) , § 2, 1-1-17; AO No. 2017-55 , § 14, 4-11-17; AO No. 2018-12 , § 2, 2-27-18; AO No. 2018-67(S-1) , § 9, 10-9-18; AO No. 2018-92 , § 1, 10-23-18)

**Section 15.** This ordinance shall become effective 30 calendar days after passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Municipal Clerk