



OUR DOWNTOWN

Step 1: Downtown Zoning Districts Code Reformat

PZC Case No. 2020-0002

**Structure of Downtown Chapter, Translation of Allowed Uses, and
Reformat of Bonus Amenities**

Appendix A-2

Anchorage 2040 Land Use Plan
Implementation Action 3-2



Appendix A-2

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Appendix A-2

Introduction

Step 1 of the *Our Downtown* project is to reformat the existing Downtown Anchorage zoning districts into the current Title 21 code format. The existing Downtown Anchorage zoning districts include the B-2A, B-2B, and B-2C districts. Step 1 reformats them into current Title 21 as their own Chapter 21.11. It retains the existing requirements of the B-2A, B-2B, and B-2C districts, including the same allowed uses, development standards, and bonus amenity features provisions, but reformats them into current Title 21 organization, presentation, and language, including:

- Rearranging the placement and organization of regulatory sections and provisions, including bringing all referenced requirements from separate policy documents into the Title 21 code as part of the Downtown Chapter 21.11;
- Translating old Title 21 lists of allowed uses into current Title 21 allowed use types; and
- Re-wording the old Title 21 terms and language used to present the urban design amenities and how much bonus floor area they earn in the current Title 21 format, language, and streamlined approval process for floor area bonuses.

Section 1 of Appendix A-2 outlines (1) the rearrangement of the old Title 21 B-2A, B-2B, and B-2C regulations into current Title 21, and (2) the reasons for creating a new chapter devoted to Downtown in current Title 21.

Section 2 of Appendix A-2 shows the translation of the old Title 21 list of allowed uses in the B-2A, B-2B, and B-2C districts into the Table of Allowed Uses found in current code. It cross-references each old Title 21 use with its corresponding or closest equivalent use type in the current Title 21 Table of Allowed Uses. It also documents each use-specific/district-specific standard or limitation from old Title 21 and how that is addressed in the reformatted Downtown Chapter 21.11.

Section 3 of Appendix A-2 shows how the urban design amenities bonus section of old Title 21 is reformatted into the language and organization of the current Title 21 floor area bonuses. This includes how the definition and standards for each amenity provided in the *Anchorage Central Business District Urban Design Amenities* (1990) policy document are incorporated into Title 21 Chapter 21.11 and restated using current Title 21 definitions and standards.

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Section 1

Structure of Reformatted Downtown Provisions in Title 21

Implementation of the *Our Downtown* project is split into several steps, Step 1 being to move the existing Downtown B-2A, B-2B, and B-2C zoning districts from “old code” into the current Title 21 code format. This requires rearranging the existing Downtown zoning district provisions in order to ensure logic and continuity within the current Title 21 code format.

While there were several possible ways to integrate the Downtown districts into current Title 21 chapters, the most straight-forward and beneficial approach is to create a new chapter titled “Chapter 21.11: Downtown.” Most of the reformatted Downtown code provisions will reside in this new chapter. This new Chapter 21.11 will follow the arrangement of Girdwood Chapter 21.09 and Chugiak-Eagle River Chapter 21.10. Subsequent chapters of Title 21, beginning with Signs, will be renumbered.

As with Chugiak-Eagle River and Girdwood, the generally applicable provisions in the other chapters of Title 21 will apply in Downtown, except where the Downtown chapter specifically modifies or exempts Downtown from those provisions.

Creating a new chapter for Downtown Anchorage achieves the following:

- Reduces the need to rearrange or amend many provisions of current Title 21 (especially Chapters 21.04 through 21.07) in order to accommodate inserting language from the Downtown districts.
- Follows the current Title 21 structure of a separate chapter for unique areas that may warrant special consideration, as with Chugiak-Eagle River and Girdwood.
- Allows most of the Downtown district-specific regulations to be seen in one chapter, reducing the need to cross-reference other sections and minimizes the risk of errors or omissions when reformatting the Downtown codes into current code.
- Allows for an arrangement of Downtown provisions into sections within the Downtown Chapter which will be familiar with current code users and administrators.
- Provides greater flexibility in the future, including in later steps of the *Our Downtown* project, to make changes to the Downtown regulations in one chapter rather than multiple chapters of code, as well as the ability to add illustrations, maps, and visuals that are specific to the Downtown area.

The following page outlines how the current Title 21 organization of chapters will be adjusted to accommodate the Downtown chapter.

Anticipated Chapters of Title 21

(with changes highlighted and underlined)

- 21.01: General Provisions
- 21.02: Boards, Commissions, and Municipal Administration
- 21.03: Review and Approval Procedures
- 21.04: Zoning Districts
- 21.05: Use Regulations
- 21.06: Dimensional Standards and Measurements
- 21.07: Development and Design Standards
- 21.08: Subdivision Standards
- 21.09: Girdwood
- 21.10: Chugiak-Eagle River
- 21.11: Downtown (NEW)
- 21.12: Signs *
- 21.13: Nonconformities *
- 21.14: Enforcement *
- 21.15: Rules of Construction and Definitions *

** Asterisks identify re-numbered chapters.*

Section 2

Translation of Allowed Uses

The Use Translation Table on the following pages documents the translation from old uses to current uses in Title 21. It provides a crosswalk between the old Title 21 lists of uses in the B-2A, B-2B, and B-2C districts and the use categories and use types found in the current code Table of Allowed Uses.

Adopted in 2013, the current Title 21 modernized the use categories, consolidated more than 400 uses listed in old Title 21 into 160 primary uses and 30 accessory uses, and provided definitions for each use type to be used consistently throughout the code in all zoning districts. Some uses listed in old Title 21 do not translate directly to current use types, or fit neatly within modern business classifications at all. Many uses listed in old Title 21 have no definition. Listings of allowed and prohibited uses in old Title 21 are incomplete or inconsistent from one zoning district to another: sometimes the uses listed in one zoning district are different from the types of uses listed in another district. These characteristics make old Title 21 more challenging to use and interpret.

A team of experts from the municipal Zoning Review and Land Use Review (Land Use Determinations) sections, familiar with old Title 21, worked with Planning Department staff over several months to provide these translations. This institutional knowledge and historical expertise were essential to accurately translate old Title 21 use categories and represent which current Title 21 use types would be prohibited or allowed under old Title 21. The Land Use Determinations Database (LUDD) was also used as a resource in certain cases. LUDD is maintained by Land Use Review and is a record of land use type determinations made under both old and current Title 21. Old Title 21 itself also provided rules for interpretation; specifically, Section 21.40.015B. establishes that “A structure, or use of land or a structure, that is not listed as a permitted use, an accessory use or a conditional use in one use district, but is so listed in another, is prohibited in the former use district.”

The Use Translation Table on the following pages documents the translation effort and provided the basis for the Chapter 21.11 Table of Allowed Uses (Table 21.11-2) and Table of Accessory Uses (Table 21.11-3) in the public hearing draft Annotated Zoning Code Amendments (Exhibit B).

How to Read the Use Translation Table. The first three columns of the Table (columns A, B, and C) cross-reference each old Title 21 use with its corresponding use types in the current Title 21 Table of Allowed Uses. The current Title 21 use categories and use types appear in the first two columns (A and B), and their corresponding old Title 21 use equivalents appear in the third column (C). If an old Title 21 use type was listed in only certain zoning districts of the old code, those districts appear in parentheses after the use name in column C.

The table shows that some of the current Title 21 use types, such as “Grocery or Food Store”, cross-reference to a matching or near-equivalent old Title 21 use type. Other current Title 21 use types correspond to more than one old Title 21 use type. For

example, the current use type “General retail” consolidates more than 20 old Title 21 retail sales-type uses, including “Drugstores”, “Florists”, and “Tobacco stores”—most of which are not defined in the old code. Still other current Title 21 use types, such as “Community Gardens”, have no equivalent in old Title 21, so that most similar use in old code had to be paired with the current use.

The second set of three columns in the table (columns D, E, and F) document how the old Title 21 listed the use in each of the B-2A, B-2B, and B-2C zoning districts: permitted, permitted with certain limitations, subject to a conditional use review, or prohibited. The abbreviations used in columns D, E, and F indicate what the use’s status was in the zoning district and are described as follows:

- **nl:** Means “not listed”. Translates as "prohibited" in current Title 21. The use is not allowed under old code B-2A, B-2B, or B-2C zoning district because it is expressly prohibited, or it is listed under one of the two other B-2 zones but not listed in the zoning district in question. Or the use is determined to not be allowed under old code because it is not listed (nl) in any of the B-2A, B-2B, and B-2C zoning districts but it is listed as allowed under other zoning districts elsewhere in old Title 21.
- **nl-ref:** Means “not listed, by reference”. Translates as "prohibited" in current Title 21. The use is not a use type under old code and is determined by reference to be prohibited because it is similar to use types that are prohibited (not listed) in the district.
- **P,C,S, or M:** Translates into current code as the same letter(s) shown. The use is clearly allowed under the old code B-2A, B-2B, or B-2C zoning district, either permitted by-right or through other specified zoning review procedure (e.g., conditional use review - "C").
- **P-ref, C-ref, S-ref, or M-ref:** Translates as the letter(s) shown. It is not a listed use type under old Title 21 but is assumed to be allowed by reference because it is included in or is very similar to another use in old Title 21 that is allowed, conditionally allowed, or allowed by site plan review.
- **L:** Translates as "permitted with limitations", to be shown as the letter "L" in the Table of Allowed Uses for the Downtown districts. The use is permitted under old Title 21 but is subject to limitations, such as the amount of floor area, location (e.g., not allowed on street facades), or some other characteristic. The Table of Allowed Uses in Chapter 21.11 provides a cross-reference to the code section where any limitations are specified in the Downtown district- or use-specific standards.
- **L-ref:** Same meaning as “L” except that because it was not a use type under the old code it is considered to be allowed with limitations by reference to similar old code uses.
- **Bold font:** Where multiple old Title 21 uses are listed under a single current use type, the allowed-use status (e.g., “nl”, “nl-ref”, “P”, or “L”) of the most predominant old code use is shown in **bold**. This was the status carried forward to be the allowed-use status of the current Title 21 use.

Finally, the last column (G) of the Use Translation Table provides the content of any use-specific standards or limitations from old Title 21 for the use. These use-specific standards and limitations will be carried forward in the reformatted Downtown chapter.

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Use Translation Table

	A	B	C	D	E	F	G
1	Current Title 21 Uses		Old Title 21 Uses	Translation of Old Title 21 Use Permissions in B-2A, B-2B, and B-2C Districts into Current Title 21 Table of Allowed Uses			
2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
3	GENERALLY APPLICABLE USE STANDARDS						
4		<i>Large commercial establishments</i> greater than 20,000 square feet of floor area in the Retail Sales, Animal Sales and Service, Food and Beverage, Entertainment and Recreation, Vehicle or Marijuana Retail Sales uses, or any combination of these uses. Subject to the major site plan review standards of 21.07.120.	<i>Large retail establishment</i> (retail sale of merchandise) is listed as a permitted use, but is subject to a "public hearing site plan review" in section 21.50.320.	Major site plan review	The new Chapter 21.11 table of allowed uses will add a "1" in superscript on commercial uses that are subject to the large commercial establishments provision. Footnote 1 at the end of the table directs code users to section 21.07.120A., Large Commercial Establishments.		
5		<i>Uses involving the retail sale of alcoholic beverages</i> undergo a special alcohol review process (21.05.020A.)	<i>Liquor stores, etc., serving alcoholic beverages</i> required a conditional use review.	Special alcohol land use permit process	The special alcohol review process replaces the alcohol conditional use process in current Title 21.		
6		<i>Premises Containing Uses Where Children are Not Allowed</i> are subject to the standards of 21.05.020B.	<i>Premises where children are not allowed</i> was a characteristic of multiple use types, and subject to the supplementary district regulations of section 21.45.240.	Administrative permit	The administrative permit and standards of current Title 21 replace the old Title 21 supplementary regulations for these premises.		
7		<i>Planned Unit Developments</i> are not a use type or generally-applicable use standard in current Title 21. They are considered a site development characteristic that is defined and requires conditional use review in Chapter 21.07.	Planned Unit Developments are listed as a use type subject to a conditional use in the B-2A, B-2B, and B-2C districts.	Conditional use review	Conditional use requirements are addressed for residential PUDs in 21.07.110H. Conditional use for nonresidential PUD to be carried forward from old Title 21 as new section 21.07.115B.		

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1	Current Title 21 Uses		Old Title 21 Uses	Translation of Old Title 21 Use Permissions in B-2A, B-2B, and B-2C Districts into Current Title 21 Table of Allowed Uses			
2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
8	RESIDENTIAL USES						
9	Household Living	Dwelling, mixed-use	Dwellings in nonresidential structures	L-ref	P	P	B-2A: Shall occupy no more than 50 percent of the gross floor area of a building.
10			Severe alcohol dependent housing	C	C	C	
11		Dwelling, multifamily	Multiple-family dwellings	nl-ref	L	P	B-2A: Shall occupy no more than 50 percent of the gross floor area of a building. B-2B: Multiple-family dwellings shall have a density of at least 25 dwelling units per acre.
12			Severe alcohol dependent housing	C	C	C	
13		Dwelling, single-family, attached	Townhouses and row houses built to a common wall at side lot lines (R-4, RO)	nl-ref	nl-ref	nl-ref	
14		Dwelling, single-family, detached	Single- and two-family residential uses (B-2C)	nl	nl	P	
15		Dwelling, townhouse	Townhouses and row houses built to a common wall at side lot lines (R-4, RO)	nl	nl	nl	
16		Dwelling, two-family	Single- and two-family residential uses (B-2C)	nl	nl	P	
17		Dwelling, mobile home	Storage or use of mobile homes (B-3)	nl	nl	nl	
18		Manufactured home community	Mobile home parks (I-1)	nl	nl	nl	
19	Group Living	Assisted living facility (3-8 residents)	Small residential care facility (8 or fewer residents)	nl	nl	nl	
20		Assisted living facility (9 or more residents)	Large residential care facility (9 or more residents)	P	P	P	

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2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
21		Correctional community residential center	Correctional community residential centers	C	C	C	See 21.50.035. Among other standards: No additional CCRCs may be located in the B-2A, B-2B, or B-2C zoning districts or in a B-3 zoning district in the area bounded by Ship Creek, Chester Creek, Orca Street extended, and Cook Inlet.
22		Habilitative care, small (up to 8 residents)	Habilitative care facilities	C	C	C	
23		Habilitative care, medium (9-25 residents)	Habilitative care facilities	C	C	C	
24		Habilitative care, large (26+ residents)	Habilitative care facilities	C	C	C	
25		Roominghouse	Roominghouse	P	P	P	
26		Transitional living facility	Transitional living facilities (B-3)	nl	nl	nl	
27			Severe alcohol dependent housing	C	C	C	
28	COMMUNITY USES						
29	Adult Care	Adult care facility (3 to 8 persons)	Adult care facility	P	P	P	
30		Adult care facility (9 or more persons)	Adult care facility	P	P	P	
31	Child Care	Child care center (9 or more children)	Child care center	P	P	P	
32		Child care home (up to 8 children)	Child care home	P	P	P	
33	Community Service	Cemetery or mausoleum	Cemeteries (PLI)	nl	nl	nl	
34		Community center	Public recreation centers (PLI)	nl-ref	nl-ref	nl-ref	
35		Crematorium	Crematoriums and mausoleums as accessory uses to cemeteries (PLI)	nl	nl	nl	

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2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
36		Government administration and civic facility	Government office building; government offices	P	P	P	
37		Homeless and transient shelter	Homeless and transient shellters (PLI)	nl	nl	nl	
38		Neighborhood recreation center	Neighborhood community recreation centers (R-4)	nl	nl	nl	
39		Religious assembly	Church	P	P	P	
40		Social service facility	Social service facility (B-2B, B-2C, PLI, R-4)	nl	P	P	
41	Cultural Facility	Aquarium	Zoos...and the like (PLI)	nl	nl	nl	
42		Botanical gardens	Parks, playgrounds, and playfields (the most similar use in old code)	P-ref	P-ref	P-ref	
43		Library	Library	P/C	P/C	P/C	B-2A, B-2B, B-2C: Libraries with a gross floor area greater than 30,000 square feet are a conditional use
44		Museum or cultural center	Museum	P/C	P/C	P/C	B-2A, B-2B, B-2C: Museums or cultural centers with a gross floor area greater than 30,000 square feet are a conditional use
45		Zoo	Zoos (PLI)	nl	nl	nl	
46	Educational Facility	Boarding school	Public, private, and parochial academic schools (PLI, B-3); Dormitories (I-1)	nl-ref	nl-ref	nl-ref	
47		College or university	Business colleges and universities; Colleges and universities (PLI)	nl	nl	C	
48		Elementary school or middle school	Public, private, and parochial academic schools	nl	nl	C	
49		High school	Public, private, and parochial academic schools	nl	nl	C	

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2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
50		Instructional services	Photography, dance, music, and art studios and supplies	P	P	P	
51			Art, dance, photographic and music studios and supply stores	L-ref	P-ref	P-ref	B-2A: Permitted only on other than street-level floorspace
52		Vocational or trade school	Trade or professional schools	L	nl	nl	B-2A: Permitted only on other than street-level floorspace; shall not use or store heavy equipment or machinery.
53	Health Care Facility	Health services	Other business and professional offices including medical, health...	L	P-ref	P-ref	B-2A: Permitted on street-level floorspace only when not visible from the street
54			Medical, health, and legal offices	P-ref	P	P	
55		Hospital/Health care facility	Hospitals and nursing facilities (B-3, I-2)	nl	nl	nl	
56		Nursing facility	Hospitals and nursing facilities (B-3, I-2)	nl	nl	nl	
57	Parks and Open Area	Community garden	Parks, playgrounds, and playfields (the most similar use in old code)	P-ref	P-ref	P-ref	
58		Park, public or private	Parks, playgrounds, and playfields	P	P	P	
59	Public Safety Facility	Community or police substation	Police and fire stations (B-2B, B-2C)	nl	P	P	
60		Correctional institution	Correctional institutions (PLI, I-2)	nl	nl	nl	
61		Fire station	Police and fire stations (B-2B, B-2C)	nl	P	P	
62		Public safety facility	Public safety facility	nl-ref	nl-ref	nl-ref	
63			Police stations (listed with fire stations in B-2B, B-2C)	nl	P	P	
64	Transportation Facility	Airport	Air passenger terminals (I-1); Airports (PLI)	nl	nl	nl	
65		Airstrip, private	Airstrips (B-4; I-1; PLI)	nl	nl	nl	

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66		Heliport	Heliports	C	C	C	
67		Rail yard	Utility and transportation facilities (PLI)	nl-ref	nl-ref	nl-ref	
68		Railroad freight terminal	Railroad and motor freight terminals	nl	nl	nl	
69		Railroad passenger terminal	Utility and transportation facilities (PLI)	nl-ref	nl-ref	nl-ref	
70		Transit center	Bus terminals	C	C	C	
71	Utility Facility	Tower, high voltage transmission	Tower, high voltage transmission	P/C	P/C	P/C	B-2A, B-2B, B-2C: Permitted if maximum average tower height is 70 feet; Conditional use if maximum average tower height exceeds 70 feet. Average height shall be determined by adding the heights from ground level of all towers in a project and dividing by the total number of structures. See conditional use provisions for more regulations.
72		Utility facility	Utility and transportation facilities (PLI)	nl	nl	nl	
73		Utility substation	Utility substations and telephone exchanges	C	C	C	
74		Wind energy conversion system (WECS), utility	Wind energy conversion system (WECS)	nl-ref	nl-ref	nl-ref	
75			Utility and transportation facilities (PLI)	nl-ref	nl-ref	nl-ref	
76	Telecommunication Facilities	Antenna only, large ⁴	Antenna without tower structure	P	P	P	
77		Antenna only, small ⁴	Antenna without tower structure	P	P	P	

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78		Type 1 tower ⁴	Type 1 tower	P/C	P/C	P/C	B-2A, B-2B, B-2C: Conditional use if do not meet supplementary district regulations.
79		Type 2 tower ⁴	Type 2 tower	P/C	P/C	P/C	B-2A, B-2B, B-2C: Conditional use if do not meet supplementary district regulations.
80		Type 3 tower ⁴	Type 3 tower	P/C	P/C	P/C	B-2A, B-2B, B-2C: Conditional use if do not meet supplementary district regulations.
81		Type 4 tower ⁴	Type 4 tower	P/C	P/C	P/C	B-2A, B-2B, B-2C: Permitted by-right if collocated on a building as specified in supplementary district regulations; Conditional use if do not meet supplementary district regulations.
82	COMMERCIAL USES						
83	Agricultural Uses	Commercial horticulture	Nurseries (B-4); Plant nurseries (I-1)	nl	nl	nl	
84	Animal Sales, Service & Care	Animal Boarding	Veterinary clinics and boarding kennels (B-4)	nl	nl	nl	
85		Animal shelter	Animal control shelters (PLI)	nl	nl	nl	
86		Large domestic animal facility, principal use	Large domestic animal facilities (PLI)	nl	nl	nl	
87		Retail and pet services	Pet shops	P	P	P	
88		Veterinary clinic	Veterinary clinics and boarding kennels (B-4)	nl	nl	nl	
89	Assembly	Civic / convention center	Auditoriums (B-2A)	P-ref	nl-ref	nl-ref	

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2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards	
90		Club / lodge / meeting hall	Private clubs and lodges, except conditional uses listed.	L	P	P	B-2A: Permitted only on other than street-level floorspace.	
91	Entertainment and recreation	Amusement establishment	Commercial recreation establishments	C	C	C		
92		Entertainment facility, major	Auditoriums	C	nl	nl		
93		Fitness and recreational sports center	Health clubs and tanning salons	P	P	P		
94		General outdoor recreation, commercial		Commercial recreation, excluding motorized sports (B-4)	nl-ref	nl-ref	nl-ref	
95				Drive-in theaters (B-3)	nl	nl	nl	
96		Golf course	Public recreation facilities including public golf courses... (PLI)	nl	nl	nl		
97		Motorized sports facility	Motorized sports (I-1); Motorized sports facilities (PLI)	nl	nl	nl		
98		Movie theater	Motion picture theaters	P	P	P		
99		Nightclub	Unlicensed nightclub		P	P	P	B-2A, B-2B, B-2C: Unlicensed nightclub shall conform to the requirements of section 21.45.245. Nightclubs with no alcohol permitted by-right.
			Restaurants and other places serving food or beverages, except CUs listed		P/S/C	P/S/C	P/S/C	B-2A, B-2B, B-2C: Nightclubs permitted by-right with no alcohol. Administrative site plan review (S) with beer and wine only. Conditional use (C) with full liquor license.
100								
101		Shooting range, outdoor	Shooting range, outdoor (PLI)	nl	nl	nl		
102		Skiing facility, alpine	Ski towers and loading/offloading facilities (PLI)	nl	nl	nl		
103		Theater company or dinner theater	Motion Picture Theater; Nightclub	P-ref	P-ref	P-ref		

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104			Auditoriums (B-2A)	P-ref	nl-ref	nl-ref	
105			Restaurants and other places serving food or beverages, except CUs listed	P-ref	P-ref	P-ref	Permitted by-right with no alcohol. Administrative site plan review (S) with beer and wine only. Conditional use (C) with full liquor license.
106	Food and Beverage Service	Bar	Restaurants and other places serving food or beverages, except CUs listed	P	P	P	B-2A, B-2B, B-2C: Administrative site plan review (S) with beer and wine only. Conditional use (C) with full liquor license.
107		Food and beverage kiosk	"Mobile food unit" by Development Services policy or building code. Was considered a moveable vehicle so was not regulated as a use.	P-ref	P-ref	P-ref	
108			Restaurants and other places serving food or beverages, except CUs listed	P/S/C	P/S/C	P/S/C	B-2A, B-2B, B-2C: Permitted by-right with no alcohol. Administrative site plan review (S) with beer and wine only. Conditional use (C) with full liquor license.
109		Restaurant	Restaurants and other places serving food or beverages, except CUs listed	P	P	P	B-2A, B-2B, B-2C: Permitted by-right with no alcohol. Administrative site plan review (S) with beer and wine only. Conditional use (C) with full liquor license.
110	Office	Broadcasting facility	Radio and television studios	L	P	P	B-2A: Permitted on street-level floorspace only when not visible from the street

Use Translation Table

	A	B	C	D	E	F	G
1	Current Title 21 Uses		Old Title 21 Uses	Translation of Old Title 21 Use Permissions in B-2A, B-2B, and B-2C Districts into Current Title 21 Table of Allowed Uses			
2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
111		Financial institution	Banking and financial institutions	P	P	P	B-2A, B-2B: Permitted by-right if excludes drive-in facilities. Banks with drive-in facilities are conditional uses.
112		Office, business or professional	Business and professional offices (general list included)	L	P	P	B-2A: Permitted on street-level floorspace when not visible from the street
113	Insurance and real estate offices		P	P	P		
114	Employment agencies (B-2A, I-1)		L	nl	nl	B-2A: Permitted on street-level floorspace only when not visible from the street	
115	Personal Services, Repair, and Rental	Business service establishment	Business service establishments	L	P	P	B-2A: Permitted on street-level floorspace only when not visible from the street
116			Travel agencies and ticket brokers	P	P	P	
117		Funeral/mortuary services	Funeral services	nl	nl	P	
118		General personal services	Shoe repair and tailor shops	P	P	P	
119			Beauty shops	P	P	P	
120			Barber shops	P	P	P	
121			Fitting and repair of eyeglasses, hearing aids, prosthetic appliances and the like	P	P	P	
122			Health clubs and tanning salons	P	P	P	
123			On-site film processing	P	P	P	
124			Laundry and dry-cleaning establishments	nl	nl	P	
125	Small appliance repair shops (I-1)		nl	nl	nl		
126	Travel agencies and ticket brokers	P	P	P			

Use Translation Table

	A	B	C	D	E	F	G
1	Current Title 21 Uses		Old Title 21 Uses	Translation of Old Title 21 Use Permissions in B-2A, B-2B, and B-2C Districts into Current Title 21 Table of Allowed Uses			
2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
127		Small equipment rental	See old code's retail uses for equivalent types of permitted merchandise. Note: Small equipment rental in the current Title 21 includes things like furniture rental and gardening and minor construction tools. The old Title 21 allowed furniture and hardware store as well as household appliance sales and repair in all three districts. The rental use seemed similar to those sales uses, so we determined it would be a permitted use under the old code currently.	P-ref	P-ref	P-ref	
128			See old code's equivalent use for farm equipment and garden sales (I-1).	nl-ref	nl-ref	nl-ref	
129	Retail Sales	Auction house	Auction rooms	nl	nl	C	
130		Building materials store	Plumbing and heating service and equipment dealers (I-1); Lumberyards and builders' supply stores (B-4)	nl	nl	nl	
131			Farm equipment and garden supply stores (I-1) (the garden supply portion equates to home improvement stores which fall into building materials stores category in new code.)	nl	nl	nl	

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1	Current Title 21 Uses		Old Title 21 Uses	Translation of Old Title 21 Use Permissions in B-2A, B-2B, and B-2C Districts into Current Title 21 Table of Allowed Uses			
2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
132		Convenience store	Convenience establishments (R-4)	nl	nl	nl	
133		Farmers market	Not regulated in old Title 21. No land use permit was required.	P-ref	P-ref	P-ref	
134		Fueling station	Gasoline service stations	nl	C	C	
135		Furniture and home appliance store	Furniture and hardware stores (hardware is general retail in new code)	P	P	P	
136			Household appliances sales and repair shops	P	P	P	
137		General retail	Department stores or variety stores	P	P	P	
138			Music, record, television and video(tape) stores	P	P	P	
139			Bookstores, stationery stores and newsstands	P	P	P	
140			Drugstores	P	P	P	
141			Photography, dance, music, and art studios and supplies	P	P	P	
142			Art, dance, photographic and music studios and supply stores	L	P-ref	P-ref	B-2A: Permitted only on other than street-level floorspace.
143			Florists	P	P	P	
144			Tobacco stores	P	P	P	
145			Clothing, apparel, and shoe stores	P	P	P	
146			Jewelry stores	P	P	P	
147		Sporting goods stores	P	P	P		
148		Camera and photographic sales and supply stores	P	P	P		
149		Paint, glass, and wallpaper stores	P	P	P		

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1	Current Title 21 Uses		Old Title 21 Uses	Translation of Old Title 21 Use Permissions in B-2A, B-2B, and B-2C Districts into Current Title 21 Table of Allowed Uses			
2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
150			Fitting and repair of eyeglasses, hearing aids, prosthetic appliances and the like	P	P	P	
151			Gift and souvenir shops	P	P	P	
152			Furriers	P	P	P	
153			Taxidermy shops (B-2A) - assumed to refer to retail sale of furs	L	nl	nl	B-2A: Permitted on street-level floorspace only when not visible
154			Secondhand shops (listed with Pawnshops and auction rooms in B- 2C)	nl	nl	C	
155			Farm equipment and garden supply stores (I-1) (the garden supply portion equates to home improvement stores which fall into building materials stores category in current Title 21.)	nl	nl	nl	
156			Furniture and hardware stores (hardware is general retail in current Title 21)	P	P	P	
157			Electrical or electronic appliances, parts, and equipment (I-1)	nl	nl	nl	
158		Grocery or food store	Grocery and food store	P	P	P	
159		Liquor store	Liquor stores, etc., serving alcoholic beverages	C	C	C	
160		Pawnshop	Pawnshops	nl	nl	C	
161	Vehicles and Equipment	Aircraft and marine vessel sales	Aircraft and marine parts and equipment stores (I-1); Aircraft and boat display lots (B-4, I-1)	nl	nl	nl	

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2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
162		Parking lot or structure (50+ spaces)	Parking lot, parking structure	P/C	P/C	P/C	B-2A, B-2B, B-2C: Parking structures with 50 or more parking spaces are a conditional use.
163		Parking lot or structure (less than 50 spaces)	Parking lot, parking structure	P	P	P	
164		Vehicle parts and supplies ²	Automotive accessories, parts, and equipment stores (B-4, I-1)	nl	nl	nl	
165		Vehicle-large, sales and rental ²	Automotive display lots, new and used (B-4, I-1); Automobile, truck and trailer rental (B-4)	nl	nl	nl	
166			Mobile home display lots, new and used	nl	nl	nl	
167		Vehicle-small, sales and rental ²	Motorcycle and snow machine display lots, new and used (B-4)	nl	nl	nl	
168		Vehicle service and repair, major	Automotive repair services and garages (B-4)	nl	nl	nl	
169		Vehicle service and repair, minor	Automotive repair services and garages (B-4); Automobile carwashes...(B-4, I-1)	nl	nl	nl	
170			Taxicab stands and dispatching offices (I-1)	nl-ref	nl-ref	nl-ref	
171	Visitor Accommodations	Camper park	Camper parks (B-3, I-1)	nl	nl	nl	
172		Extended-stay lodgings	Hotels, excluding conditional uses listed.	P-ref	P-ref	P-ref	
173			Multiple-family dwellings	L-ref	L-ref	P-ref	B-2A: Shall occupy no more than 50 percent of the gross floor area of a building. B-2B: Multiple-family dwellings shall have a density of at least 25 dwelling units per acre.

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2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
174		Hostel	Hotels, excluding conditional uses listed.	P-ref	P-ref	P-ref	
175		Hotel/Motel	Hotels	P	P	P	Motels were a separate use from hotels in old Title 21 and were prohibited in Downtown, so the Downtown use table will designate the "Hotel/motel" use with an "L" and add a use-specific standards prohibiting the use type to have the characteristics of the old Title 21 motel definition.
176			Motels and motor lodges (B-4)	nl	nl	nl	
177			Inn	Roominghouse	P-ref	P-ref	
178		Recreational and vacation camp	Commercial recreational uses (PLI)	nl-ref	nl-ref	nl-ref	
179	COMMERCIAL MARIJUANA USES						
180		Marijuana cultivation facility	Marijuana cultivation facility	nl	nl	nl	
181		Marijuana manufacturing facility	Marijuana manufacturing facility	nl	nl	nl	
182		Marijuana testing facility	Marijuana testing facility	nl	nl	nl	
183		Marijuana retail sales establishment	Marijuana retail sales establishment (listed as a conditional use subject to the standards of 21.50.420)	T	T	T	
184	INDUSTRIAL USES						
185	Industrial Service	Contractor and special trades, light	Plumbing and heating service and equipment dealers (I-1)	nl	nl	nl	
186		Data processing facility	Similar to old Title 21 warehousing-related uses.	nl-ref	nl-ref	nl-ref	
187		Dry cleaning establishment	Large commercial industrial laundry and dry-cleaning establishments; Cleaning, laundry, or dyeing plants (I-1)	nl	nl	nl	

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2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
188		General industrial service	Truck and heavy equipment repair, service, and storage (B-3)	nl	nl	nl	
189			Laboratories and establishments for production, fitting, and repair of eyeglasses, hearing aids, prosthetic appliances, and the like (I-1)	nl	nl	nl	
190			Merchandise vending machines sales and service	nl	nl	nl	
191			Airplane, automobile, or truck assembly, remodeling or repair (I-1)	nl	nl	nl	
192			Machine or blacksmith shops (I-1)	nl	nl	nl	
193			Manufacture, service or repair of light consumer goods (I-1)	nl	nl	nl	
194			Metalworking or welding shops (I-1)	nl	nl	nl	
195			Paint shops (I-1)	nl	nl	nl	
196			Plumbing and heating service and equipment dealers (I-1)	nl	nl	nl	
197			Governmental Service	Governmental service shops, maintenance and repair centers and equipment storage yards (PLI)	nl	nl	nl
198		Heavy equipment sales and rental	Automobile, truck and trailer rental (B-4)	nl-ref	nl-ref	nl-ref	
199			Farm equipment and garden supply stores (I-1)	nl	nl	nl	

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2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
200		Research laboratory	No type of laboratory or similar use is mentioned in the permitted uses of the B-2A, B-2B or B-2C districts. Old Title 21 only permits laboratories in the I-1, MC and PLI districts.	nl	nl	nl	
201			Government office building; Public health and safety laboratory (research "laboratory" in LUDD - found referenced in LUDD file 317 to dental lab)	nl	nl	nl	
202	Manufacturing and Production	Commercial Food Production	See manufacturing uses below.	nl-ref	nl-ref	nl-ref	
203		Cottage crafts	See manufacturing uses below.	nl-ref	nl-ref	nl-ref	
204		Manufacturing, general	Tanning, curing, or storing of raw hides and skins (B-4)	nl	nl	nl	
205			Airplane, automobile, or truck assembly, remodeling or repair (I-1)	nl	nl	nl	
206			Beverage manufacture, including breweries (I-1)	nl	nl	nl	
207			Boatbuilding (I-1)	nl	nl	nl	
208			Cabinet shops (I-1)	nl	nl	nl	
209			Machine or blacksmith shops (I-1)	nl	nl	nl	
210			Manufacture, service or repair of light consumer goods (I-1)	nl	nl	nl	
211			Metalworking or welding shops (I-1)	nl	nl	nl	
212	Steel fabrication yards or shops (I-1)	nl	nl	nl			

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2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
213			Taxidermy and fur processing/dressing of raw hides and skins ("fur on") (I-1)	nl	nl	nl	
214		Manufacturing, heavy	Manufacture or packaging of cement products, feed, fertilizer, flour, glue, paint, petroleum products, soap, turpentine or varnish, charcoal or distilled products	nl	nl	nl	
215			Manufacture, service or repair of railroad equipment	nl	nl	nl	
216			Asphalt batching plants and hot-mix plants	nl	nl	nl	
217		Manufacturing, light	Taxidermy shops (B-2A) - assumed to refer to sewing and prep of furs	L-ref	nl	nl	B-2A: Taxidermy shops permitted on street-level floorspace only when not visible from the street
218			See manufacturing, general uses above..	nl-ref	nl-ref	nl-ref	
219		Natural resource extraction, organic and inorganic	Natural resource extraction	nl	nl	nl	
220		Natural resource extraction, placer mining	Placer mining operations (PLI)	nl	nl	nl	
221	Marine Facility	Aquaculture	Aquaculture (MC)	nl	nl	nl	
222		Facility for combined marine and general construction	Facility for combined marine and general construction (MI)	nl	nl	nl	
223		Marine operations	Cargo handling facilities (MI)	nl-ref	nl-ref	nl-ref	
224			See MC and MI uses in old code.	nl-ref	nl-ref	nl-ref	
225		Marine wholesaling	Marine products and wholesaling (MI)	nl	nl	nl	
226	Warehouse and Storage	Bulk storage of hazardous materials	Fuel dealers (B-4); Production or storage of explosive materials	nl-ref	nl-ref	nl-ref	

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2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
227		Impound yard	Impound yards (I-1) Self-storage facility and vehicle storage/ storage yards (B-3, B-4); Vehicle storage (I-1)	nl	nl	nl	
228		Motor freight terminal	Railroad and motor freight terminals; Motor freight terminals (I-1)	nl	nl	nl	
229		Outdoor storage associated with a community use	Self-storage facility and vehicle storage/ storage yards (B-3, B-4)	nl-ref	nl-ref	nl-ref	
230			Governmental service shops, maintenace and repair centers and equipment storage yards (PLI)	nl	nl	nl	
231		Outdoor storage of vehicles and/or equipment associated with a community use	Self-storage facility and vehicle storage (B-3); Vehicle storage (I-1)	nl	nl	nl	
232			Governmental service shops, maintenace and repair centers and equipment storage yards (PLI)	nl	nl	nl	
233		Self-storage facility	Self-storage facility and vehicle storage (B-3, I-1)	nl	nl	nl	
234		Storage yard	Self-storage facility and vehicle storage/ storage yards (B-3, B-4)	nl-ref	nl-ref	nl-ref	
235			Junkyards, salvage yards and storage yards (B-4, I-2)	nl	nl	nl	
236			Vehicle storage (I-1)	nl	nl	nl	
237		Warehouse or wholesale establishment, general	Wholesaling and distribution operations (I-1)	nl	nl	nl	
238			Frozen food lockers (B-4, I-1)	nl	nl	nl	
239			Warehousing (I-1)	nl	nl	nl	

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2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
240			Wholesale fur dealers, repair and storage (I-1)	nl	nl	nl	
241		Warehouse or wholesale establishment, light	Warehousing (I-1)	nl	nl	nl	
242			Wholesaling and distribution operations (I-1)	nl	nl	nl	
243		Wholesale merchant establishment (A new, Downtown-specific use to address the old Title 21 wholesale display rooms/stores permitted as a separate use from warehousing, which is prohibited in Downtown)	Wholesale stores, provided that the manufacturing of items shall not be permitted	L	nl	P-ref	B-2A: Permitted on street-level floorspace only when not visible from the street. Because warehousing use is not permitted but wholesale display stores are permitted in the B-2A and B-2C districts, the new Downtown Chapter breaks Wholesale merchant establishments out as a separate use type.
244			Wholesale display rooms, provided that no manufacturing for distribution shall be permitted.	L-ref	nl	P	
245	Waste and Salvage	Composting facility	Landfills (PLI); Sanitary landfill	nl-ref	nl-ref	nl-ref	
246		Incinerator or thermal desorption unit	Incinerator facilities and thermal desorption units (I-2)	nl	nl	nl	
247		Junkyard or salvage yard	Junkyards, salvage yards and storage yards (B-4); Junkyards (I-1)	nl	nl	nl	
248		Land reclamation	This was a Fill/Grade permit not a use type under old Title 21.	S/C-ref	S/C-ref	S/C-ref	
249		Landfill	Landfills (PLI); Sanitary landfill	nl	nl	nl	
250		Recycling Drop-Off	Not a use type or allowed under old code	nl	nl	nl	

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2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
251		Snow disposal site	Snow disposal sites (B-3, I-1)	nl	nl	nl	
252		Solid waste transfer facility	Landfills (PLI); Sanitary landfill	nl-ref	nl-ref	nl-ref	
253		Stormwater sediment management facility	Not a use type or allowed under old code	nl	nl	nl	
254	ACCESSORY USES						
255		Accessory dwelling unit (ADU)	Accessory dwelling units (ADUs)	nl	nl	P	
256		Bed and breakfast	Single- and two-family residential primary uses (B-2C)	nl	nl	P	B&Bs are defined in old Title 21 as, and required in current Title 21 to be, attached to single-family and two-family dwellings. Single- and two-family dwellings are prohibited in B-2A and B-2B districts. This effectively prohibits B&Bs in B-2A, B-2B.
257			Bed and breakfast with three, four or five guestrooms; ...three or less guestrooms (B-2C)	P	P	P	
258			Bed and breakfast with three, four or five guestrooms	P	P	P/S/C	B-2C: 4 guestrooms subject to admin site plan review, and 5 guestrooms is a conditional use.
259		Beekeeping	Keeping honey bees (PLI)	nl	nl	nl	
260		Caretaker's residence	Dwellings in nonresidential structures (B-2B, B-2C). Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures (B-2A, B, C)	P-ref	P-ref	P-ref	
261		Dormitory	Dormitories (I-1)	nl	nl	nl	
262			Convents, monasteries...(PLI)	nl	nl	nl	

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2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
263		Drive-through service	Drive-in bank	C	C	C	B-2A, B-2B, B-2C: Requires sufficient off-street area for maneuvering and waiting automobiles
264			Drive-in facility	C-ref	C-ref	C-ref	
265		Farm, hobby	Nurseries (B-4); Plant nurseries (I-1)	nl-ref	nl-ref	nl-ref	
266		Galleria (A new, Downtown-specific accessory use to address the old Title 21 accessory use type)	Interior climate-controlled gallerias which connect two or more buildings	C	C	C	
267		Garage or carport, private residential	Private garages (R-4); Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures	P-ref	P-ref	P-ref	
268		Home- and garden-related use	Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures	P-ref	P-ref	P-ref	
269		Home occupation	Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures	P-ref	P-ref	P-ref	
270		Intermodal shipping container	Containerized storage unit; connex - allowed only in residential zones as accessory storage, and in self-storage facilities. Not allowed elsewhere.	nl	nl	nl	
271		Large domestic animal facility	Large domestic animal facilities (PLI)	nl	nl	nl	

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2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
272		Marijuana, personal cultivation	Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures	P-ref	P-ref	P-ref	
273		Outdoor keeping of animals	Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures	P-ref	P-ref	P-ref	
274		Outdoor display accessory to a commercial use	Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures	P-ref	P-ref	P-ref	
275		Outdoor storage accessory to a commercial use	Self-storage facility and vehicle storage (B-3)	nl-ref	nl-ref	nl-ref	
276		Outdoor storage accessory to a community use	Self-storage facility and vehicle storage (B-3)	nl-ref	nl-ref	nl-ref	
277		Outdoor storage of vehicles and/or equipment associated with a community use	Self-storage facility and vehicle storage (B-3)	nl-ref	nl-ref	nl-ref	
278		Outdoor storage of vehicles and/or equipment associated with a community use	Self-storage facility and vehicle storage (B-3)	nl-ref	nl-ref	nl-ref	
279		Private outdoor storage of non-commercial equipment accessory to a residential use	Private storage in yards of noncommercial equipment	nl	nl	nl	
280		Skywalk (A new, Downtown-specific accessory use to address the old Title 21 "overpasses" accessory use listed at right. The remaining projections at right are regulated as signs or design features, not uses, in current Title 21.)	Marquees, overpasses, and similar substantial projections into public airspace, together with any signs mounted thereon. See 21.47.060 for building signs. See 21.50.025 and .027 for skywalks.	C	C	C	Accessory use-specific standard for skywalks pointing to the conditional use approval criteria carried forward from old 21.50.025 and .027 to new Downtown section 21.11.080.

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2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
281		Telecommunications antenna only, large	Antennas without tower structures	P/C	P/C	P/C	B-2A, B-2B, B-2C: Permitted as specified in the supplementary district regulations; Conditional use if do not meet the supplementary district regulations.
282		Telecommunications antenna only, small	Antennas without tower structures	P/C	P/C	P/C	B-2A, B-2B, B-2C: Permitted as specified in the supplementary district regulations; Conditional use if do not meet the supplementary district regulations.
283		Type 1, 2, or 3 tower	Type 1, 2, or 3 towers	P/C	P/C	P/C	B-2A, B-2B, B-2C: Permitted as specified in the supplementary district regulations; Conditional use if do not meet the supplementary district regulations.
284		Type 4 tower	Type 4 towers	P/C	P/C	P/C	B-2A, B-2B, B-2C: Permitted as specified in the supplementary district regulations; Conditional use if do not meet the supplementary district regulations.
285		Vehicle repair/rebuilding, outdoor, hobby	Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures	P-ref	P-ref	P-ref	
286		Wind energy conversion system (WECS), freestanding small	Free-standing small wind energy conversion system (R-4)	nl	nl	nl	

Use Translation Table

	A	B	C	D	E	F	G
1	Current Title 21 Uses		Old Title 21 Uses		Translation of Old Title 21 Use Permissions in B-2A, B-2B, and B-2C Districts into Current Title 21 Table of Allowed Uses		
2	Use Category	Use Type	(Uses specific to only one zoning district are listed in parentheses)	B-2A	B-2B	B-2C	Use-specific Standards
287		Wind energy conversion system (WECS), building mounted small	Building-mounted small wind energy conversion systems	S	S	S	B-2A, B-2B, B-2C: Permitted on buildings over 60 feet in height, by administrative site plan review.

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Section 3

Design Amenities and Bonus System

Design Amenities and Bonus Points Table in Old Title 21.

The Design Amenities and Bonuses Translation Table on the following pages documents the reformat of the old Title 21 “Design Amenities and Bonus Points” and accompanying standards into current Title 21. It provides a crosswalk between the old Title 21 amenity names, design standards, and bonus awards and the equivalent terms found in current Title 21.

Adopted in 2013, current Title 21 modernized the names of the use types and design features from old Title 21 and provided definitions for most of these. Uses such as “hotels” and “child care centers” are defined in Chapter 21.05. “Pedestrian Features” including plazas, gallerias, bicycle parking, and other design amenities have a clearinghouse for definitions and standards in Section 21.07.060F. Many supporting terms and definitions are also provided in the Title 21 glossary in Section 21.14.040.

Current Title 21 also introduced a simple and concise format for awarding bonus floor area. Old Title 21 required a discretionary design review by city planners of proposed amenities. Current Title 21 instead relies on non-discretionary standards that are administered as part of the land use permit at the zoning counter. The current system increases certainty and consistency, and reduces time taken for reviews and approvals.

Current Title 21 also dispenses with earning bonus “points” and instead simply states how much extra gross floor area is earned by each square foot or smallest unit of the design amenity provided. For example, old Title 21 stated that a street tree earns 2 points (each point being worth 400 square feet of extra floor area), but current Title 21 states that each street tree earns 800 square feet of gross floor area.

The Design Amenities and Bonuses Translation Table documents the reformat of each amenity and bonus award and provides the basis for Downtown Section 21.11.060D., Table 21.11-6, *Design Amenities and Bonus Floor Area*, and Section 21.11.070G., *Standards for Urban Design Amenities*. The first three columns of the Table (columns A, B, and C) cross-reference the name, definition, and placement of the design standards of each design amenity from old Title 21 to current Title 21. The second set of three columns in the table (columns D, E, and F) translate the old Title 21 way of expressing the amount of bonus floor area in points to the current Title 21 way of expressing the award as the amount of gross floor area earned per smallest unit of amenity provided for the B-2A, B-2B, and B-2C Districts.

Amenity Design Standards in 1990 Policy Document. As the first column of the table on the following pages indicates, the definitions and standards for the old Title 21 design amenities earning bonus floor area and height were housed in a separate policy document, *Anchorage Central Business District Urban Design Amenities* (“policy document”). That document was approved by PZC as a Planning and Zoning Commission policy in May 1990. Its definitions and design standards still apply today.

In determining how to bring forward the policy design standards, Planning staff compared the old Title 21 design amenities and bonus section and the May 1990 policy document with the current Title 21 format, and found:

- The old Title 21 placement of its amenity definitions and design standards under a separate cover in an administrative policy document is not legal nor consistent with the approach of current Title 21. Current Title 21 places its requirements within the zoning ordinance, rather than in separate policy documents. Amendments to the zoning ordinance are approved by the Assembly. Administrative policy documents such as the municipal Design Criteria Manual (DCM) may be amended by a department director and are no longer considered appropriate locations for standards.
- Many of the amenity standards in the 1990 policy document are addressed in current Title 21. Those that are not can be reformatted and amended into current Title 21 as part of the new Downtown chapter.
- Placement of design standards in the separate policy document reflected the old Title 21 bonus system approval process for the urban design amenities, which was a discretionary design review by city planners. By comparison, current Title 21 floor area bonus systems are non-discretionary procedures and can be administered by Zoning Review staff as part of land use permit reviews. Most of the standards in the 1990 policy document can be reformatted to be clear enough to be administered through current Title 21's non-discretionary process.
- The 1990 policy document was not updated when the list of bonus features in the old Title 21 was updated between 1990 and 2010. The sidewalks standards in the policy document seem inconsistent with the code, and the last half-dozen amenities listed in the old Title 21 do not have standards in the policy document. Moving the relevant content from the 1990 policy document into current Title 21 can eliminate redundancies and inconsistencies.
- There are discrepancies between the terms and language used in the 1990 policy document and current Title 21. Reformatting the relevant content of the policy document standards into current Title 21 will eliminate inconsistencies, confusion, and standardize definitions.
- Translating and incorporating the 1990 policy document as part of Step 1 reformat of old Title 21 will allow the Municipality to retire that document and ensure that future applicants, planners, or the public do not have a need to search for 1990's document several years from now.

Design Amenities and Bonuses Translation Table

	A	B	C	D	E	F
1	Amenity Name, Definition, and Standards			Floor Area Bonus Award Amount		
2	Old Title 21	Reformat into Current Title 21		Bonus Award Amount, expressed in square feet (sf) of gross floor area (gfa) (1 bonus point from Old Title 21 = 400 sf)		
3	Amenity Name in Old Title 21 (with Location of Definition and Standards)	Amenity Name Expressed in Current Title 21 Terms	Placement of Amenity Design Standards in Current Title 21	B-2A	B-2B	B-2C
4	Streetscape Amenities:					
5	Street trees (Urban Design Amenities Policy, p. 99 of Appendix A-1)	No equivalent term in Current Title 21. ACTION: Carry forward Old Title 21 amenity name "Street Trees".	None, except general standards for trees in 21.07.080F. ACTION: Reformat Old Title 21 policy definition and design standards for "Street Trees" into amenity standards in Section 21.11.070G.	800 sf bonus per street tree	same	same
6	Seating units, street furniture (Urban Design Amenities Policy, p. 94 of Appendix A-1)	No equivalent term for seating units in Current Title 21. "Pedestrian Feature", defined in 21.14.040, is equivalent to "Street Furniture." ACTION: Carry forward old amenity names. Cross-reference "Street Furniture" to "Pedestrian Feature" in 21.14.40 definitions.	No standards in Current Title 21. ACTION: Reformat Old Title 21 policy design standards for "Seating Units and Street Furniture" into amenity standards in Section 21.11.070G.	400 sf bonus per 2 seating units or street furniture facility, which is equivalent to 200 sf per 1 seating amenity or street furniture amenity; for a maximum bonus of 2,400 sf for each.	same	same

Design Amenities and Bonuses Translation Table

	A	B	C	D	E	F
1	Amenity Name, Definition, and Standards			Floor Area Bonus Award Amount		
2	Old Title 21	Reformat into Current Title 21		Bonus Award Amount, expressed in square feet (sf) of gross floor area (gfa) (1 bonus point from Old Title 21 = 400 sf)		
3	Amenity Name in Old Title 21 (with Location of Definition and Standards)	Amenity Name Expressed in Current Title 21 Terms	Placement of Amenity Design Standards in Current Title 21	B-2A	B-2B	B-2C
7	Decorative street illumination (Urban Design Amenities Policy, p. 88 of Appendix A-1)	No equivalent term in Title 21, except "Lighting" is term used in Title 21. ACTION: Modify old amenity name to "Decorative Street Lighting," and reformat the old definition into 21.40.040.	No standards in Current Title 21. ACTION: Reformat Old Title 21 policy design standards for "Decorative Street Illumination" into amenity standards in Section 21.11.070G.	800 sf bonus per 1 decorative street lighting unit. Page 6 of Urban Design Amenities Policy translates units to fixture types, so that the award equals 800 sf bonus per pole-mounted fixture, 400 sf bonus per building or bollard-mounted fixture, and 267 sf bonus per ground-mounted fixture.	same	same
8	Sidewalks (Urban Design Amenities Policy, p. 96 of Appendix A-1)	"Sidewalk" is defined in 21.14.040.	General sidewalk standards in 21.07.060E. and walkway standards in 21.07.060F. to apply. ACTION: Reformat Old Title 21 policy design standards for "Sidewalks" into amenity standards in Section 21.11.070G.	400 sf bonus per 300 sf of sidewalk, which is equivalent to 4 sf per 3 sf of sidewalk.	same as B-2A	400 sf bonus per 400 sf, which is equivalent to one sf per sf of sidewalk.
9	Sidewalks, greater than the required 11.5' width (Urban Design Amenities Policy, p. 96 of Appendix A-1)	"Sidewalk" is defined in 21.14.040.	See above.	400 sf bonus per 75 sf that is provided in addition to required sidewalk width, which is equivalent to 16 sf per 3 sf of sidewalk that is provided in addition to the 11.5-foot required sidewalk width.	same	same

Design Amenities and Bonuses Translation Table

	A	B	C	D	E	F
1	Amenity Name, Definition, and Standards			Floor Area Bonus Award Amount		
2	Old Title 21	Reformat into Current Title 21		Bonus Award Amount, expressed in square feet (sf) of gross floor area (gfa) (1 bonus point from Old Title 21 = 400 sf)		
3	Amenity Name in Old Title 21 (with Location of Definition and Standards)	Amenity Name Expressed in Current Title 21 Terms	Placement of Amenity Design Standards in Current Title 21	B-2A	B-2B	B-2C
10	Sidewalk texture (Urban Design Amenities Policy, p. 98 of Appendix A-1)	No equivalent term in Current Title 21. ACTION: Carry forward Old Title 21 amenity name "Sidewalk texture".	No standard in Current Title 21. ACTION: Reformat Old Title 21 policy design standards for "Sidewalk texture" into amenity standards in Section 21.11.070G.	400 sf bonus per 200 sf sidewalk texture, which is equivalent to 2 sf per 1 sf of textured sidewalk.	400 sf bonus per 250 sf, which is equivalent to 5 sf per 3 sf of textured sidewalk.	400 sf bonus per 300 sf, which is equivalent to 4 sf per 3 sf of textured sidewalk.
11	Bike racks, open (Urban Design Amenities Policy, p. 84 of Appendix A-1)	"Bicycle Parking Space", defined in 21.14.040, is the Current Title 21 equivalent to each of the five bike spaces in "bike rack". ACTION: Modify name to "Bicycle Parking, open".	General standards for bicycle parking spaces are provided in 21.07.040F.15, Bicycle Parking Facilities. ACTION: Reformat Old Title 21 policy design standards for bike racks into the amenity standards for "Bicycle Parking" in Section 21.11.070G.	1,200 sf of bonus for 3 bike racks; or 400 sf per bike rack (with space for at least 5 bikes at once), which is equivalent to 80 sf per 1 bicycle parking space; for a maximum bonus of 6,000 sf.	same	same
12	Bike racks, covered (Urban Design Amenities Policy, p. 84 of Appendix A-1)	Same as above, with the addition that Current Title 21 uses "sheltered" instead of "covered". ACTION: Modify name to "Bicycle Parking, sheltered".	See above.	1,200 sf of bonus for 1 bike rack (with space for at least 5 bikes at once), which is equivalent to 240 sf per 1 sheltered bicycle parking space; for a maximum bonus of 12,000 sf.	same	same

Design Amenities and Bonuses Translation Table

	A	B	C	D	E	F
1	Amenity Name, Definition, and Standards			Floor Area Bonus Award Amount		
2	Old Title 21	Reformat into Current Title 21		Bonus Award Amount, expressed in square feet (sf) of gross floor area (gfa) (1 bonus point from Old Title 21 = 400 sf)		
3	Amenity Name in Old Title 21 (with Location of Definition and Standards)	Amenity Name Expressed in Current Title 21 Terms	Placement of Amenity Design Standards in Current Title 21	B-2A	B-2B	B-2C
13	Bike rack, enclosed and secured (Urban Design Amenities Policy, p. 84 of Appendix A-1)	Same as above, with the addition that "secured" is unnecessary as Title 21 standards require enclosed spaces to be secure. ACTION: Modify name to "Bicycle Parking, enclosed".	See above.	2,000 sf bonus per enclosed bike rack unit (with space for at least 5 bikes at once), which is equivalent to 400 sf per 1 enclosed bicycle parking space; for a maximum of 18,000 sf.	1,200 sf bonus per enclosed bike rack unit, which is equivalent to 240 sf per enclosed bicycle parking space; for a maximum of 18,000 sf.	same as B-2A
14	Kiosk (Urban Design Amenities Policy, p. 89 of Appendix A-1)	No equivalent term in Current Title 21. "Pedestrian Feature" defined in 21.14.040. Includes "kiosk" and other amenities. ACTION: Modify name to "Informational Kiosk," and reformat the old definition into 21.40.040.	None in Current Title 21. ACTION: Reformat Old Title 21 policy design standards for kiosks into amenity standards for "Informational Kiosk" in Section 21.11.070G.	400 sf bonus per 1 kiosk, for a maximum of 1,200 sf.	same	same

Design Amenities and Bonuses Translation Table

	A	B	C	D	E	F
1	Amenity Name, Definition, and Standards			Floor Area Bonus Award Amount		
2	Old Title 21	Reformat into Current Title 21		Bonus Award Amount, expressed in square feet (sf) of gross floor area (gfa) (1 bonus point from Old Title 21 = 400 sf)		
3	Amenity Name in Old Title 21 (with Location of Definition and Standards)	Amenity Name Expressed in Current Title 21 Terms	Placement of Amenity Design Standards in Current Title 21	B-2A	B-2B	B-2C
15	Canopy over sidewalk (Urban Design Amenities Policy, p. 85 of Appendix A-1)	"Pedestrian Shelter such as an Awning, Canopy, or Marque" is the matching term in Current Title 21, defined with standards in 21.07.060F.9. ACTION: Modify name to "Canopy or Other Pedestrian Shelter, over sidewalk," using Current Title 21 amenity name.	Amenity design standards are provided in 21.07.040F.9, but do not match old Title 21 policy design standards for canopies. ACTION: Reformat Old Title 21 policy design standards for canopies into amenity standards for "Canopy or Other Pedestrian Shelter" in Section 21.11.070G., and supersede the standards of 21.07.040F.9.	400 sf bonus per 200 sf of canopy over sidewalk; which is equivalent to 2 sf bonus per 1 sf of canopy or other pedestrian shelter over sidewalk.	same	same
16	Covered arcade (Urban Design Amenities Policy, p. 83 of Appendix A-1)	"Arcade" is the matching term in Current Title 21, defined with standards in 21.07.060F.10. ACTION: Modify name to "Arcade", using Current Title 21 amenity name.	Amenity design standards are provided in 21.07.040F.10, but do not match old Title 21 policy design standards for arcades. ACTION: Reformat Old Title 21 policy design standards for arcades into amenity standards in Section 21.11.070G., and supersede the standards of 21.07.040F.10.	400 sf bonus per 100 sf of covered arcade, which is equivalent to 4 sf per 1 sf of covered arcade.	same	same

Design Amenities and Bonuses Translation Table

	A	B	C	D	E	F
1	Amenity Name, Definition, and Standards			Floor Area Bonus Award Amount		
2	Old Title 21	Reformat into Current Title 21		Bonus Award Amount, expressed in square feet (sf) of gross floor area (gfa) (1 bonus point from Old Title 21 = 400 sf)		
3	Amenity Name in Old Title 21 (with Location of Definition and Standards)	Amenity Name Expressed in Current Title 21 Terms	Placement of Amenity Design Standards in Current Title 21	B-2A	B-2B	B-2C
19	Climate-controlled public plaza or court (galleria) (Urban Design Amenities Policy, p. 86 of Appendix A-1)	"Atrium, Galleria, or Winter Garden" is the equivalent term in Current Title 21, defined in 21.07.060F.11. ACTION: Change name to Current Title 21 term.	Amenity design standards are provided in 21.07.040F.11., but do not match Old Title 21 policy design standards for gallerias. ACTION: Reformat Old Title 21 policy design standards for gallerias into amenity standards in Section 21.11.070G., and supersede the standards of 21.07.040F.11.	400 sf bonus per 50 sf, which is equivalent to 8 sf per 1 sf of galleria.	400 sf bonus per 70 sf, which is equivalent to 6 sf per 1 sf of galleria.	400 sf bonus per 100 sf, which is equivalent to 4 sf per 1 sf of galleria.

Design Amenities and Bonuses Translation Table

	A	B	C	D	E	F
1	Amenity Name, Definition, and Standards			Floor Area Bonus Award Amount		
2	Old Title 21	Reformat into Current Title 21		Bonus Award Amount, expressed in square feet (sf) of gross floor area (gfa) (1 bonus point from Old Title 21 = 400 sf)		
3	Amenity Name in Old Title 21 (with Location of Definition and Standards)	Amenity Name Expressed in Current Title 21 Terms	Placement of Amenity Design Standards in Current Title 21	B-2A	B-2B	B-2C
20	Shops with 50 percent or more transparent windows on ground-floor street front (Urban Design Amenities Policy, p. 95 of Appendix A-1)	The current Title 21 use category "Retail Sales" and use type "General Personal Services" are defined in 21.05.050H. and equivalent to shops. The current Title 21 language " <u>visual-access windows</u> comprising at least 50 percent of the <u>ground-floor wall area</u> on the <u>street-facing building elevation</u> " is defined in 21.14.040 and provides the equivalent windows description. ACTION: Change to Current Title 21 defined uses and terms.	None, except generally-applicable standards for retail sales uses. ACTION: Reformat Old Title 21 policy design standards for shops into amenity standards in Section 21.11.070G.	400 sf bonus per 100 sf, which is equivalent to 4 sf per 1 sf gfa of the use type.	same	same
21	Sidewalk landscaping (not otherwise credited) on public land (Urban Design Amenities Policy, p. 97 of Appendix A-1)	No equivalent term in Current Title 21. ACTION: Carry forward Old Title 21 amenity name "Sidewalk sidewalk landscaping (not otherwise credited)".	None in Current Title 21, except for generally-applicable landscaping standards in 21.07.080F. ACTION: Reformat Old Title 21 policy design standards for "Sidewalk landscaping" into amenity standards in Section 21.11.070G.	400 sf bonus per 425 sf on public land; which is almost (nearly equivalent to) 1 sf per 1 sf of sidewalk landscaping in the public ROW. 400 sf bonus per 30 sf on private land, which is equivalent to 40 sf per 3 sf of sidewalk landscaping within the development site.	same	same

Design Amenities and Bonuses Translation Table

	A	B	C	D	E	F
1	Amenity Name, Definition, and Standards			Floor Area Bonus Award Amount		
2	Old Title 21	Reformat into Current Title 21		Bonus Award Amount, expressed in square feet (sf) of gross floor area (gfa) (1 bonus point from Old Title 21 = 400 sf)		
3	Amenity Name in Old Title 21 (with Location of Definition and Standards)	Amenity Name Expressed in Current Title 21 Terms	Placement of Amenity Design Standards in Current Title 21	B-2A	B-2B	B-2C
22	Heated walking surfaces - sidewalk/plaza, installed and functioning (No urban design policy definition or standards.)	"Ice-free (Snow Melting) Walkway" is the equivalent term in Current Title 21, defined in 21.07.060F.5. ACTION: Modify name to "Heated (Snow Melting) Walkway or Plaza".	Definition and generally-applicable standards are provided in 21.07.060F.5. ACTION: There are no standards to reformat or place in 21.11.070G. Add the standard "installed and functioning" into the bonus award in Table 21.11-6 (see columns at right).	400 sf bonus per 50 sf, which is equivalent to 8 sf per 1 sf of snow melting walkway that is installed and functioning.	same	same
23	Heated walking surfaces - sidewalk/plaza, installed only (No definition or urban design policy.)	See above.	See above, except replace "installed and functioning" with "installed only".	400 sf bonus per 100 sf, which is equivalent to 4 sf per 1 sf of snow melting walkway that is installed only.	same	same

Design Amenities and Bonuses Translation Table

	A	B	C	D	E	F
1	Amenity Name, Definition, and Standards			Floor Area Bonus Award Amount		
2	Old Title 21	Reformat into Current Title 21		Bonus Award Amount, expressed in square feet (sf) of gross floor area (gfa) (1 bonus point from Old Title 21 = 400 sf)		
3	Amenity Name in Old Title 21 (with Location of Definition and Standards)	Amenity Name Expressed in Current Title 21 Terms	Placement of Amenity Design Standards in Current Title 21	B-2A	B-2B	B-2C
24	Non-streetscape Amenity Uses and Facilities:					
25	Public Restrooms at ground level (Urban Design Amenities Policy, p. 92 of Appendix A-1)	Term not defined in Current Title 21, except "ground floor" is the equivalent term for "ground level". ACTION: Modify Old Title 21 amenity name to "Public Restrooms on ground floor". No definition needed.	None in Current Title 21. ACTION: Reformat Old Title 21 policy design standards for "Public Restrooms" into amenity standards in Section 21.11.070G.	2,000 sf bonus per 35 sf, which is equivalent to 57 sf per 1 sf of public restroom.	same as B-2A	2,000 sf bonus per 100 sf, which is equivalent to 20 sf per 1 sf of public restroom.
26	Shops with less than 50 percent transparent windows on ground floor street front. (Urban Design Amenities Policy, p. 95 of Appendix A-1)	See Row 20 above.	See Row 20 above.	400 sf bonus per 140 sf, which is nearly equivalent to 3 sf per 1 sf gfa of the use type.	400 sf bonus per 225 sf, which is nearly equivalent to 2 sf per 1 sf gfa of the use type.	400 sf bonus per 160 sf, which is nearly equivalent to 5 sf per 2 sf gfa of the use type
27	Second floor shops (Urban Design Amenities Policy, p. 95 of Appendix A-1)	The current Title 21 use category "Retail Sales" and use type "General Personal Services" are defined in 21.05.050H. and equivalent to shops. ACTION: Change to Current Title 21 uses.	None, except generally-applicable standards for retail sales uses. ACTION: Reformat Old Title 21 policy design standards for shops into amenity standards in Section 21.11.070G.	400 sf bonus per 140 sf, which is nearly equivalent to 3 sf per 1 sf gfa of the use type.	400 sf bonus per 225 sf, which is nearly equivalent to 2 sf per 1 sf gfa of the use type.	400 sf bonus per 160 sf, which is nearly equivalent to 5 sf per 2 sf gfa of the use type

Design Amenities and Bonuses Translation Table

	A	B	C	D	E	F
1	Amenity Name, Definition, and Standards			Floor Area Bonus Award Amount		
2	Old Title 21	Reformat into Current Title 21		Bonus Award Amount, expressed in square feet (sf) of gross floor area (gfa) (1 bonus point from Old Title 21 = 400 sf)		
3	Amenity Name in Old Title 21 (with Location of Definition and Standards)	Amenity Name Expressed in Current Title 21 Terms	Placement of Amenity Design Standards in Current Title 21	B-2A	B-2B	B-2C
28	Third floor or basement level shops (Urban Design Amenities Policy, p. 95 of Appendix A-1)	Same as above, except that "story below grade" is the current term for "basement".	Same as above.	400 sf bonus per 350 sf, which is nearly equivalent to 1 sf per 1 sf gfa of the use type.	n/a	n/a
29	Commercial theater (Urban Design Amenities Policy, p. 100 of Appendix A-1)	The current Title 21 use types "Movie Theater" and "Theater Company or Dinner Company" are defined in 21.05.050D. and equivalent to "commercial theater". ACTION: Change to Current Title 21 uses.	None, except generally-applicable standard for uses serving alcohol. ACTION: Reformat Old Title 21 policy design standards for commercial theater into amenity standards in Section 21.11.070G.	400 sf bonus per 200 sf, which is equivalent to 2 sf per 1 sf gfa of the use type.	n/a	n/a
30	Public rooftop recreation area or public viewing deck that is 1,000 sf or larger (Urban Design Amenities Policy, p. 93 of Appendix A-1)	No term for this in Current Title 21. ACTION: Carry forward Old Title 21 amenity name, and reformat its definition into 21.40.040.	None in Current Title 21. ACTION: Reformat Old Title 21 policy design standards into amenity standards in Section 21.11.070G.	400 sf bonus per 50 sf, which is equivalent to 8 sf per 1 sf of public rooftop recreation area.	same	same

Design Amenities and Bonuses Translation Table

	A	B	C	D	E	F
1	Amenity Name, Definition, and Standards			Floor Area Bonus Award Amount		
2	Old Title 21	Reformat into Current Title 21		Bonus Award Amount, expressed in square feet (sf) of gross floor area (gfa) (1 bonus point from Old Title 21 = 400 sf)		
3	Amenity Name in Old Title 21 (with Location of Definition and Standards)	Amenity Name Expressed in Current Title 21 Terms	Placement of Amenity Design Standards in Current Title 21	B-2A	B-2B	B-2C
31	Housing (Urban Design Amenities Policy, p. 87 of Appendix A-1)	The current Title 21 residential use category "household living uses" is defined in 21.05.030A. and equivalent to "housing" with "residential units" as defined in the old policy. ACTION: Change to the Current Title 21 use.	None, except generally-applicable standards for residential household living uses. ACTION: Reformat Old Title 21 policy design standards for housing into amenity standards in Section 21.11.070G.	400 sf bonus per 140 sf area devoted to housing, which is nearly equivalent to 3 sf per 1 sf gfa of household living use type.	400 sf bonus per 80 sf of area devoted to housing, which is equivalent to 5 sf per 1 sf gfa of the household living use type.	same as B-2B
32	Hotels (Urban Design Amenities Policy, p. 87 of Appendix A-1 has definition only, no design standards)	The current Title 21 use types "Hotel/motel" and "Inn" are defined in 21.05.050J. and are equivalent to "hotel". ACTION: Change amenity to "Hotel or Inn uses".	None, except generally applicable use standards. ACTION: There are no old design amenity policy standards to reformat or place in 21.11.070G.	400 sf bonus per 200 sf of guestrooms, which is equivalent to 2 sf per 1 sf of guestrooms.	same as B-2A	400 sf bonus per 300 sf of guestrooms, which is equivalent to 1 sf per 1 sf of guestrooms.
33	Enclosed parking - at or above grade (Urban Design Amenities Policy, p. 90 of Appendix A-1)	The equivalent terms in Current Title 21 are "structured parking" and "story above grade", both defined in 21.14.040. ACTION: Modify amenity name to "Structured parking, in story above grade"	Generally applicable standards for structured parking are provided in 21.07.090M., and address old policy design standards 1 and 2. ACTION: Reformat Old Title 21 policy design standard #3 for housing into an amenity standard in Section 21.11.070G.	n/a	4,400 sf bonus per 1 structured parking space at or above grade	4,000 sf bonus per 1 structured parking space at or above grade

Design Amenities and Bonuses Translation Table

	A	B	C	D	E	F
1	Amenity Name, Definition, and Standards			Floor Area Bonus Award Amount		
2	Old Title 21	Reformat into Current Title 21		Bonus Award Amount, expressed in square feet (sf) of gross floor area (gfa) (1 bonus point from Old Title 21 = 400 sf)		
3	Amenity Name in Old Title 21 (with Location of Definition and Standards)	Amenity Name Expressed in Current Title 21 Terms	Placement of Amenity Design Standards in Current Title 21	B-2A	B-2B	B-2C
34	Enclosed parking - below grade (Urban Design Amenities Policy, p. 90 of Appendix A-1)	The equivalent terms in Current Title 21 are "structured parking" and "story below grade", both defined in 21.14.040. ACTION: Modify amenity name to "Structured parking, in story below grade"	Generally applicable standards for structured parking are provided in 21.07.090M., and address old policy design standards 1 and 2. ACTION: There is no old design policy standard to be reformatted.	5,600 sf bonus per 1 parking space below grade	5,200 sf per 1 parking space below grade	5,600 sf per 1 parking space below grade
35	Transit amenities (including "covered shelter" and "bus pull-out") (Urban Design Amenities Policy, p. 100 of Appendix A-1)	There is no equivalent term for "transit amenities," but "Transit Shelter" in 21.07.060F.8. is the equivalent term for covered shelter in Current Title 21. ACTION: Modify name to "Public Transit Amenities"	Generally applicable standard for "transit shelter" is provided in 21.07.060F.8. ACTION: Reformat Old Title 21 policy design standards for covered shelters and bus pull-outs for housing into amenity standards in Section 21.11.070G.	1,200 sf bonus per public transit shelter; and 4,000 sf bonus per public transit vehicle pull-out	same	same

Design Amenities and Bonuses Translation Table

	A	B	C	D	E	F
1	Amenity Name, Definition, and Standards			Floor Area Bonus Award Amount		
2	Old Title 21	Reformat into Current Title 21		Bonus Award Amount, expressed in square feet (sf) of gross floor area (gfa) (1 bonus point from Old Title 21 = 400 sf)		
3	Amenity Name in Old Title 21 (with Location of Definition and Standards)	Amenity Name Expressed in Current Title 21 Terms	Placement of Amenity Design Standards in Current Title 21	B-2A	B-2B	B-2C
36	Historic Preservation (Urban Design Amenities Policy, p. 86 of Appendix A-1)	The equivalent term used in municipal code today is historic "landmark", as provided in the Local Landmarks Ordinance. ACTION: Modify amenity name to "Historic Preservation of a Landmark".	None in Current Title 21, as this topic is addressed in the Local Landmarks Ordinance. ACTION: Reformat Old Title 21 policy design standards into amenity standards in Section 21.11.070G. Use contemporary language for being listed on the Local Landmarks Register.	400 sf per 200 sf of area including yard space devoted to a retained historic structure, which is equivalent to 2 sf per 1 sf gfa and/or site area devoted to a preserved landmark.	same	same
37	Skywalk (No urban design amenities policy definition or standards for the old bonus system. There are conditional use standards for skywalks in Old Title 21 sections 21.50.025 and 21.50.027.)	An equivalent accessory use type, "Skywalks" is being added to Current Title 21 and defined in the Downtown Section 21.11.050. ACTION: Use the new accessory use name and definition "Skywalks" from 21.11.050H.	There has only been a placeholder for "Skyways" in 21.07.130; however, Old Title 21 conditional use standards for Skywalks are being reformatted as Section 21.11.080. ACTION: There are no old design amenity policy standards for "skywalks" to place in 21.11.070G.	12,000 sf per skywalk	same	same
38	Day care, 24-hour child care facilities (No definition or urban design policy.)	The Current Title 21 use type "Child care center" is equivalent, and defined in 21.05.040B.1. ACTION: Use the Current Title 21 use type.	Use-specific standards for child care centers are provided in 21.05.040B.2. ACTION: There are no old design amenity policy standards to place in 21.11.070G.	400 sf per 200 sf, which is equivalent to 2 sf per 1 sf gfa of child care center use type.	same	same

Design Amenities and Bonuses Translation Table

	A	B	C	D	E	F
1	Amenity Name, Definition, and Standards			Floor Area Bonus Award Amount		
2	Old Title 21	Reformat into Current Title 21		Bonus Award Amount, expressed in square feet (sf) of gross floor area (gfa) (1 bonus point from Old Title 21 = 400 sf)		
3	Amenity Name in Old Title 21 (with Location of Definition and Standards)	Amenity Name Expressed in Current Title 21 Terms	Placement of Amenity Design Standards in Current Title 21	B-2A	B-2B	B-2C
39	Shower facility with changing area and lockers, accessible to bicycle parking, and available to building occupants and employees. (No definition or urban design policy.)	There is no equivalent term for shower facilities in Current Title 21. ACTION: Carry forward the old amenity name.	None in Current Title 21, but this amenity is related to Bicycle Parking Facilities, which are addressed in 21.07.060F.15. ACTION: Because all requirements are imbedded in the amenity name, there are no standards to be placed in 21.11.070G.	4,000 sf bonus per shower stall, for a maximum bonus of 12,000 sf	same	same

Design Amenities and Bonuses Translation Table

	A	B	C	D	E	F
1	Amenity Name, Definition, and Standards			Floor Area Bonus Award Amount		
2	Old Title 21	Reformat into Current Title 21		Bonus Award Amount, expressed in square feet (sf) of gross floor area (gfa) (1 bonus point from Old Title 21 = 400 sf)		
3	Amenity Name in Old Title 21 (with Location of Definition and Standards)	Amenity Name Expressed in Current Title 21 Terms	Placement of Amenity Design Standards in Current Title 21	B-2A	B-2B	B-2C
40	Street-level Effects Wind Study (Pedestrian-level Wind Environment):					
41	Wind study computer modeling (No definition or urban design policy)	No equivalent term in Current Title 21. ACTION: Carry forward the old amenity name.	Wind study standards are provided in 21.07.120C.1. ACTION: No standards to move into 21.11.070G.	4,000 sf bonus	same	same
42	Wind tunnel study (No definition or urban design policy)	Current Title 21 uses the term "wind tunnel test" as a subset of a wind study, in the requirements of 21.07.120C.1. ACTION: Modify name to "Wind tunnel test".	Wind study standards are provided in 21.07.120C.1. ACTION: No standards to move into 21.11.070G.	16,000 sf bonus	same	same



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