



OUR DOWNTOWN

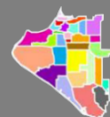
Step 1: Downtown Zoning Districts Code Reformat

PZC Case No. 2020-0002

Exhibit B: Annotated Zoning Code Amendments

Anchorage 2040 Land Use Plan
Implementation Action 3-2

Revised 2-24-20



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Annotated Zoning Code Amendments

This *Annotated Zoning Code Amendments* document presents the *Our Downtown, Step 1* Title 21 text amendments recommended for Assembly approval, accompanied by explanation and references.

Code amendment language shaded in light brown is the text amendment language of the February 3, 2020 PZC Public Hearing Draft. Code amendment language shaded in yellow is additional text amendments to the February 3 Public Hearing Draft that are recommended by the Planning and Zoning Commission (PZC). Code amendment language shaded in blue is additional text amendments recommended by the Planning and Legal Departments. All text amendments are arranged **in the order they appear** in Anchorage's *Title 21 Zoning Ordinance*:

Text Amendments by Title 21 Chapter, and by Section of New Chapter 21.11	Page
Chapter 21.02: Boards, Commissions, and Municipal Administration	1
Chapter 21.03: Review and Approval Procedures	3
Chapter 21.04: Zoning Districts	6
Chapter 21.05: Use Regulations	9
Chapter 21.06: Dimensional Standards and Measurements	10
Chapter 21.07: Development and Design Standards	12
Chapter 21.08: Subdivision Standards	24
Chapter 21.10: Chugiak-Eagle River	26
NEW Chapter 21.11: Downtown	27
NEW Sections 21.11.010-040: Purpose, Applicability, Procedures, Districts Established (Downtown)	28
NEW Section 21.11.050: Use Regulations (Downtown)	32
NEW Section 21.11.060: Dimensional Standards for Sites and Buildings (Downtown)	49
NEW Section 21.11.070: Development and Design Standards (Downtown)	58
NEW Section 21.11.080: Skywalks (Downtown)	76
Chapter 21.12: (renumbered from 21.11) Signs	80
Chapter 21.13: (renumbered from 21.12) Nonconformities	81-b
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How to Read this Document

Amended code language appears on the right-hand pages (numbered pages) and annotation on left-hand pages. The annotation explains how to interpret or apply the code amendment language and provides a reference to the Old Title 21 (or "Old Code") section that is being translated by the amendment language.

Proposed changes to zoning code language (called "amendments") appear as "tracked changes" text with a shaded background, as follows:

- Added code language is underlined.
- Deleted language is in [ALL-CAPITALIZED TEXT IN BRACKETS].
- Text without tracked-changes/shaded background is current code language not being changed.

Each page of tracked-changes code language begins with a header showing the chapter and major section that contains the proposed changes. In order to show only those subsections being changed, a row with three sets of asterisks (***) indicates that the chapter is unchanged between the section header above the asterisks and the code language shown below the asterisks.

ANNOTATION FOR PAGE 1

Section 21.02.020, Table 21.02-1: Summary of Title 21 Decision-making Responsibilities

These additions ensure proper review authority in accordance with what was required in Old Title 21.

The relevant Old Title 21 sections for the top section of Table 21.02-1 shown on page 1 can be found as follows (all page/line references below found in Appendix A-1):

- 21.40.150H. in B-2A (page 27, lines 37-40),
- 21.40.160H. in B-2B (page 37, lines 42-45), and
- 21.40.170H. in B-2C (page 48, lines 13-16).

The text edit shaded yellow in the bottom section of Table 21.02-1 shown on page 1 was approved by PZC on February 3, 2020. This edit ensures that variances to use-specific standards are allowed for uses listed in 21.11. Such variances are already allowed for all other uses in Current Title 21.

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

CHAPTER 21.02: BOARDS, COMMISSIONS, AND MUNICIPAL ADMINISTRATION

21.02.020 Table of Decision and Review Authority

*** **

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
<p>Variances from the provisions of</p> <p>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, Dimensional Standards for Sites and Buildings</u>; 21.12, <i>Nonconformities</i>.</p>	21.03. 240	<u>D-H¹⁴</u>			D-H		R

*** **

<p>Variances from</p> <p>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>.</p> <p>the use-specific standards of 21.05, <i>Use Regulations</i> (except subsection 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>	21.03.240			D-H		A	R
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ANNOTATION FOR PAGE 1-B

Section 21.02.020, Table 21.02-1: Summary of Title 21 Decision-making Responsibilities (cont'd)

These additions ensure proper review authority in accordance with what was required in Old Title 21.

The relevant Old Title 21 sections can be found as follows (all page/line references below found in Appendix A-1):

- 21.40.150H. in B-2A (page 27, lines 37-40),
- 21.40.160H. in B-2B (page 37, lines 42-45), and
- 21.40.170H. in B-2C (page 48, lines 13-16).

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

CHAPTER 21.02: BOARDS, COMMISSIONS, AND MUNICIPAL ADMINISTRATION

21.02.020 Table of Decision and Review Authority

*** **

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 *** **							
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>); 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> ; 21.10.070, <i>Development and Design Standards</i> (except 21.10.070B., <i>Transportation and Connectivity</i>); <u>21.11.070 <i>Development and Design Standards</i></u> 21.11, <i>Signs</i>	21.03.240		D-H			A	R
NOTES: *** **							
¹⁴ The planning and zoning commission shall have variance authority over the building tower dimension regulations in 21.11.060C for all B-2A development sites and for B-2B and B-2C development sites larger than 26,000 square feet.							

*** **

ANNOTATION FOR PAGE 2

Sections 21.02.030 through .060: Title 21 Decision-making Responsibilities

The amendments to subsection 21.02.030B. on the facing page reformat and carry forward the provision from the Old Title 21 B-2A, B-2B, and B-2C Districts that gives the planning and zoning commission authority over tower design regulations in certain situations. The relevant Old Title 21 sections can be found as follows (all page/line references below found in Appendix A-1):

- 21.40.150H. in B-2A (page 27, lines 37-40),
- 21.40.160H. in B-2B (page 37, lines 42-45), and
- 21.40.170H. in B-2C (page 48, lines 13-16).

The changes to subsections 21.02.040A. and 21.02.060A. ensure proper review authority in accordance with what was required in Old Title 21.

Additional edits shown in blue are technical corrections added at the recommendation of the Legal Department.

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

1 **21.02.030 Planning and Zoning Commission**

2 *** **

3 **B. Decision-Making Authority**

4 The planning and zoning commission has decision-making authority over the following:

5 *** **

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

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

10 9. Variances from bulk and lot coverage regulations in section 21.11.060C., *Building Tower*
11 *Dimensions*, for all B-2A development sites, and for B-2B and B-2C development sites larger than
12 26,000 square feet.

13 *** **

14 **21.02.040 Urban Design Commission**

15 *** **

16 **A. Decision-Making Authority**

17 The urban design commission has decision-making authority over the following:

18 *** **

19 **6. Variances from:**

20 *** **

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

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

24 h[G]. Chapter 21.12[1], Signs[;AND]

25 *** **

26 **21.02.060 Zoning Board of Examiners and Appeals**

27 *** **

28 **A. Decision-Making Authority**

29 The zoning board of examiners and appeals has decision-making authority over the following:

30 *** **

31 **2. Variances from:**

32 *** **

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

34 h. Section 21.11.060 *Dimensional Standards for Sites and Buildings*; and

35 i[H]. Chapter 21.13[2], Nonconformities.[;]

36 *** **

ANNOTATION FOR PAGE 3

Section 21.03.080: Conditional Uses

This section is adding references to the new Chapter 21.11, Downtown, to ensure that uses in the DT districts are still subject to conditional use procedures as they were in Old Title 21.

Section 21.03.105: Marijuana—Special Land Use Permit

This section is adding references to the new Chapter 21.11, Downtown, to ensure that marijuana uses in the DT districts are subject to the correct review procedures.

The addition of the word "table" in yellow on line 18 is a technical edit approved by the PZC on February 3, 2020.

Section 21.03.120: Minor Modifications

This section is adding references to the new Chapter 21.11, Downtown, to ensure that the minor modification procedure is available to the DT districts where appropriate, and excepted where it is not (in accordance with the same restrictions used for other zoning districts).

Technical edits from the Legal Department are shown in blue on lines 36-37. These are grammatical corrections.

CHAPTER 21.03: REVIEW AND APPROVAL PROCEDURES

*** *** ***

21.03.080 Conditional Uses

*** *** ***

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).

*** *** ***

21.03.105 Marijuana – Special Land Use Permit

*** *** ***

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).

*** *** ***

21.03.120 Minor Modifications

*** *** ***

B. Applicability

1. Minor Modifications to General Development and Zoning District Standards

*** *** ***

- 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).

*** *** ***

2. Exceptions to Authority to Grant Minor Modifications

*** *** ***

- 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

*** *** ***

ANNOTATION FOR PAGE 4

Section 21.03.140: Public Facility Site Selection

The change on line 6 of the facing page ties the "Central Business District" as "Downtown Anchorage" to Current Title 21 verbiage.

Section 21.03.180C.: Site Plan Review—Administrative

This section is adding references to the new Chapter 21.11 to ensure that the administrative site plan review procedure is available to the DT districts where appropriate (in accordance with the same allowances used for other districts).

Section 21.03.180D.: Site Plan Review—Major

This section is adding references to the new Chapter 21.11 to ensure that the major site plan review procedure is available to the DT districts where appropriate (in accordance with the same allowances used for other districts).

Section 21.03.200E.: Subdivisions—Commercial Tract Plats

The DT (B-2A, B-2B, and B-2C) districts were eligible to use the commercial tract plat procedure under Old Title 21, therefore this section carries that allowance over to Current Title 21.

"DT" Abbreviation. The Current Title 21 already refers to the "DT" districts in multiple chapters and code sections. The introduction to the Downtown Districts in Chapter 21.11 section 21.11.040A. on page 31 establishes that the zoning district acronym "DT" refers to the B-2A, B-2B, and B-2C Districts all together as a group wherever it appears in Title 21. Therefore, in listing "DT" among the zoning districts in which a commercial tract plat may be created, the draft code amendment on the next page that carries forward Commercial Tract Plats availability in Downtown includes the B-2A, B-2B, and B-2C districts.

21.03.140 Public Facility Site Selection

*** **

H. Approval Criteria

*** **

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.

*** **

21.03.180 Site Plan Review

*** **

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).

*** **

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).

*** **

21.03.200 Subdivisions

*** **

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.

*** **

ANNOTATION FOR PAGE 5

Section 21.03.220: Use Classification Requests

This section is adding a reference to the new Chapter 21.11, Downtown, to ensure that use the classification request process can be applied in the DT districts (in accordance with the same practice used for other districts). Chugiak-Eagle River is added as a housekeeping measure.

Section 21.03.240: Variances

Subsection 21.03.240B.4. is adding a reference to the new Chapter 21.11, Downtown, to ensure that variances in the DT districts generally fall under the authority of the UDC, as provided in other zoning districts in Current Title 21.

Subsections 21.03.240B.1. and 21.03.240B.5. shown on the facing page reflect that the DT districts in Old Title 21 contains provisions that name specific boards/commissions as review authorities for unique situations, as seen for example in Old Title 21 section 21.40.160H., *Bulk regulations and maximum lot coverage*. The changes in this section ensure those unique review processes are carried forward.

The addition of the word "sections" in blue on line 14 and other edits on lines 29, 34, and 38 are technical corrections and clarifications from the Planning and Legal Departments.

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.

*** *** ***

21.03.240 Variances

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)

*** *** ***

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

*** *** ***

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:

*** *** ***

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*.

*** *** ***

ANNOTATION FOR PAGE 6

Chapter 21.04: Zoning Districts

Chapter 21.04 establishes the Title 21 zoning districts for the Anchorage Bowl and the Turnagain Arm, and provides cross-references to where the Girdwood and Chugiak-Eagle River zoning districts are established in their respective chapters 21.09, 21.10, and now 21.11. It begins with Table 21.04-1 which lists the Anchorage Bowl districts.

Section 21.04.010A.2, Table 21.04-1: Districts Established

Amendments on the next page delete a placeholder for the Downtown zoning districts from the list of Commercial zoning districts in Chapter 21.04, Table 21.04-1. The Downtown districts are being moved out of the Commercial zoning districts category into their own category of "Downtown" zoning districts. The Downtown zones are to be addressed in the new Chapter 21.11 rather than in Chapter 21.04. (See the page 7 for the proposed new reference to 21.11.)

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

CHAPTER 21.04: ZONING DISTRICTS

21.04.010 Zoning Districts – General Provisions:

A. Districts Established; Zoning Map

*** **

2. Zoning Districts Established

The following zoning districts are established:

TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED		
District Type	Abbreviation	District Name
Residential Districts	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
Commercial Districts	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
Industrial Districts	I-1	Light Industrial
	I-2	Heavy Industrial
	MI	Marine Industrial

*** **

ANNOTATION FOR PAGE 7

Section 21.04.010A.2, Table 21.04-1: Zoning Districts Established, (*Continued*)

The amendments on the next page insert a cross-reference from Table 21.04-1 to where the Downtown districts are established in the new Chapter 21.11, *Downtown*. This cross-reference is parallel construction to the cross-references just above it to the Girdwood and Chugiak-Eagle River zoning districts established in Chapters 21.09 and 21.10, respectively.

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

21.04.010 Zoning Districts – General Provisions:

A. Districts Established; Zoning Map

*** **

2. Zoning Districts Established

The following zoning districts are established:

*** **

**TABLE 21.04-1:
ZONING DISTRICTS ESTABLISHED**

District Type	Abbreviation	District Name
*** **		
Overlay Zoning Districts	CCO	Commercial Center Overlay
Girdwood Districts	Girdwood districts are set forth in chapter 21.09, <i>Girdwood</i> .	
Chugiak-Eagle River Districts	Chugiak-Eagle River districts are set forth in chapter 21.10, Chugiak-Eagle River.	
<u>Downtown Districts</u>	<u>Downtown (DT) districts are set forth in chapter 21.11, Downtown.</u>	

*** **

ANNOTATION FOR PAGE 8

Section 21.04.040: Downtown Districts

The amendments on the next page delete the Current Title 21 placeholder regarding the Downtown districts from Chapter 21.04. The Downtown districts will instead be established and addressed in the new Downtown Chapter 21.11.

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

[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]]

*** **

ANNOTATION FOR PAGE 9

Chapter 21.05: Use Regulations

Chapter 21.05 provides the use regulations and use-specific standards for all zoning districts in the Municipality, except where Chapters 21.09 and 21.10 (Girdwood and Chugiak-Eagle River, respectively) provide specifically otherwise. Girdwood and Chugiak-Eagle River have their own use regulations which supplement and modify the standards of 21.05 for certain uses.

The amendments on the next page add references to Chapter 21.11, Downtown. The Downtown Chapter provides its use regulations in section 21.11.050. Like in Girdwood and Chugiak-Eagle River chapters, the Downtown use regulations in 21.11.050 will supplement and modify the use-specific standards of Chapter 21.05 for certain uses.

CHAPTER 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.

*** **

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.

*** **

21.05.070 Accessory Uses and Structures

*** **

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.

*** **

ANNOTATION FOR PAGE 10

Chapter 21.06: Dimensional Standards and Measurements

Chapter 21.06 provides dimensional standards and measurement procedures for all of the zoning districts outlined in Chapter 21.04. Like Chapters 21.09 and 21.10 (Girdwood and Chugiak-Eagle River, respectively), new Chapter 21.11., *Downtown* will provide a table with dimensional standards for its own districts (B-2A, B-2B, and B-2C), however will still reference Chapter 21.06 for measurement procedures and definitions for height, setbacks, etc.

The text amendments in Section 21.06.020 on the facing page add references where appropriate to the new Chapter 21.11, *Downtown*, where the dimensional standards for the DT districts are established, in parallel construction to Girdwood and Chugiak-Eagle River.

Section 21.06.020, Table 21.06-2: Dimensional Standards for Commercial Districts

This change to Table 21.06-2 removes the placeholder for DT districts from 21.06.020, Table 21.06-2, since dimensional standards for the DT districts will be provided in new Chapter 21.11, section 21.11.060.

CHAPTER 21.06: DIMENSIONAL STANDARDS AND MEASUREMENTS

*** **

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.

*** **

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.)

*** **

[DT-1, DT-2, AND DT-3: DOWNTOWN DISTRICTS (RESERVED)]

*** **

ANNOTATION FOR PAGE 11

Section 21.06.030.: Measurements and Exceptions

Change on the top part of the facing page adds skywalks as an allowable use within projected ROW setbacks, in order to carry forward the provisions of Old Title 21 for skywalks in section 21.45.140B.4, *Permitted uses within setback*.

In the bottom part of the facing page, the addition of the DT districts to subsection 21.06.030D. allows rooftop greenhouse height exemptions in the B-2A, B-2B, and B-2C districts, in conformance with the intent of the rooftop greenhouse height ordinance to apply to higher-density residential and commercial uses.

21.06.030 Measurements and Exceptions

C. Setbacks

2. Projections into Required Setbacks

k. Skywalks

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

D. Height

6. Height Exceptions

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.

ANNOTATION FOR PAGE 12

Chapter 21.07: Development and Design Standards

Chapter 21.07 contains generally applicable development and design standards for all zoning districts in Title 21. Development and design standards in Chapter 21.07 also apply to Chapters 21.09 and 21.10 (Girdwood and Chugiak-Eagle River, respectively) unless provided otherwise in those chapters. Similarly, new Chapter 21.11, *Downtown* will contain its own development and design standards, but remain subject to Chapter 21.07 where no downtown-specific standards or exemptions are provided.

Section 21.07.010D: Alternative Equivalent Compliance

The text amendments on the facing page support the reformatted Urban Design Amenities bonuses in Chapter 21.11, *Downtown*, section 21.11.060D. Subsection 21.11.060D.2. of that section makes the Alternative Equivalent Compliance form of administrative relief in Current Title 21 available for applicants to deviate from the design standards for urban design amenities.

The Current Title 21 already includes some of the urban design amenities in Chapter 21.07, in subsection 21.07.060F., *Pedestrian Amenities*. That section states alternative equivalent compliance is available (ref. 21.07.060F.1.). The top amendment on the facing page in subsection 21.07.040D.2.b. clarifies this availability. The clarification is helpful in Downtown as several Urban Design Amenities refer to the basic pedestrian amenities standards in 21.07.060F.

CHAPTER 21.07: DEVELOPMENT AND DESIGN STANDARDS

21.07.010 General Provisions

*** **

D. Alternative Equivalent Compliance

*** **

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).

*** **

ANNOTATION FOR PAGE 13

Section 21.07.030: Private Open Space

The text amendment shaded yellow on the facing page is recommended by PZC to apply the Current Title 21 private open space standards to the DT districts.

The February 3, 2020 PZC Public Hearing Draft had originally proposed to exempt the DT districts from the Current Title 21 private open space requirements and carry forward the Old Title 21 "usable yard" area requirements for Downtown in new chapter 21.11. The original Public Hearing Draft amendment language had read as follows:

Original amendment language proposed in February 3 2020 Public Hearing Draft that has been replaced:

6. [DT DISTRICTS: [TO BE DETERMINED THROUGH DOWNTOWN PLAN AND REGULATIONS PROCESS]] Development in the DT districts shall provide usable yard area as outlined in 21.11.070E.

However, site testing on recent example development projects in Downtown found that the Current Title 21 standards for private open space are more flexible and require less lot area than the "usable yard" area standards from Old Title 21. The site tests are described in Appendix A-4 in Attachment 3: Planning Department Staff Packet. Therefore, the PZC's text amendment on the facing page replaces the original Public Hearing Draft text amendment in the box above.

See also related text edits in the Downtown chapter section 21.11.070E. on page 63-b.

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

1 **21.07.030 Private Open Space**

2 *** *** ***

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

4 *** *** ***

5 6. DT Districts: 100 square feet of private open space per multifamily dwelling unit, with exceptions
6 from dimensional and development standards as outlined in 21.11.070E.[[TO BE DETERMINED
7 THROUGH DOWNTOWN PLAN AND REGULATIONS PROCESSES]]

8 *** *** ***

9

ANNOTATION FOR PAGE 14

Section 21.07.060.: Transportation and Connectivity

The changes in 21.07.060D. on the facing page exempt Downtown from provisions in Current Title 21 that consider neighborhood protection from "cut-through traffic." The tight street grid in Downtown allows for multiple routes to any given destination for both vehicle and non-motorized traffic, which distributes traffic and street activity throughout downtown. In this context, "cut-through traffic" is inevitable and desirable.

The change in 21.07.060E. on line 32 ensures that Downtown developments are required to install sidewalks on existing streets, was as required in Old Title 21 for the B-2A, B-2B, and B-2C districts.

21.07.060 Transportation and Connectivity

*** **

D. Streets and On-Site Vehicular Circulation

*** **

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

*** **

2. Sidewalks

*** **

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.

*** **

ANNOTATION FOR PAGE 15

Section 21.07.060F. Pedestrian Amenities

The Pedestrian Amenities section of Current Title 21 provides the definitions and approval criteria for a list of pedestrian amenities that different parts of Title 21 include in requirements, menus of choices, or list as counting toward a bonus incentive. For example, the floor area bonuses in Chapter 21.04 list several of the pedestrian amenities from 21.07.060F. as menu choices. Section 21.07.060F., Pedestrian Amenities, is therefore a clearinghouse of standards that apply to pedestrian amenities used to meet a Title 21 requirement or earn bonus floor area or a reduction in required parking.

Some of the Urban Design Amenities reformatted from Old Title 21 into the new Downtown Chapter 21.11 are the same as the Current Title 21 pedestrian amenities in 21.07.060F. The Downtown Urban Design Amenities were used to earn bonus floor area in the B-2A, B-2B, and B-2C districts under the Old Title 21, and are brought forward in the new Chapter 21.11. (The Urban Design Amenities for Downtown bonus system are listed in Section 21.11.060D., Table 21.11-6. Their downtown-specific standards are provided in the new Downtown Chapter section 21.11.070G.)

Therefore, the text amendments on the facing page in 21.07.060F.2., *Applicability*, clarify that in some cases pedestrian amenities used for bonuses in certain parts of Title 21 (such as in Downtown) may be exempted from the standards for these amenities in 21.07.060F.2.

The text amendments also clarify there is administrative flexibility from the design standards available through the Alternative Equivalent Compliance process.

21.07.060 Transportation and Connectivity

*** **

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.

*** **

ANNOTATION FOR PAGE 16

Section 21.07.080: Landscaping and Screening

The changes to the landscaping section on the facing page exempt the DT districts from the generally-applicable parking lot interior and parking lot perimeter landscaping requirements in Current Title 21. Old Title 21 had different (generally more relaxed) landscaping requirements for parking lots, which will continue to apply instead of the Current Title 21 provisions in Downtown.

The Old Title 21 provisions have been brought forward in new subsections 21.11.07D.1.a. and 21.11.07D.1.b. on page 62 of this document.

21.07.080 Landscaping, Screening, and Fences

*** **

E. Types of Landscaping

*** **

2. Parking Lot Landscaping Requirements

*** **

b. Parking Lot Perimeter Landscaping

*** **

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.

*** **

ANNOTATION FOR PAGE 17

Section 21.07.080: Landscaping and Screening (*Continued*)

The change in Landscaping section 21.07.080E.4. on lines 7-8 of the facing page exempts the DT districts from the Current Title 21 residential tree requirement. The tree requirement did not exist in Old Title 21, and was written for lower-density, more residential contexts. Its requirement for 20 trees per acre on site may not fit well in the compact, mixed-use, urban setting of a central business district.

The text amendment to the Refuse Collection subsection 21.07.080G.2., shaded yellow on lines 22-23, is recommended by the PZC in order to align the refuse collection receptacle screening requirements for the DT districts with what was required in Old Title 21. Old Title 21 required dumpsters to be screened. This included dumpsters accessed from alleys in Downtown. The text amendment on lines 22-23 clarifies that screening is required for dumpsters in Downtown even in alleys.

See also page 18 for related PZC edits to subsection 21.07.080G.2.f.ii. of the dumpster screening requirements.

21.07.080 Landscaping, Screening, and Fences

*** **

E. Types of Landscaping

*** **

4. Trees for Residential Development

*** **

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

*** **

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.

*** **

ANNOTATION FOR PAGE 18

Section 21.07.080: Landscaping and Screening (*Continued*)

The PZC recommends approval of the yellow-shaded text amendment to subsection 21.07.080G.2. on lines 20-22 of the facing page in order to align the refuse collection receptacle screening requirements for the DT districts with what was required in Old Title 21.

Current Title 21 requires a sight-obscuring gate as part of all required dumpster screening. However, a sight-obscuring gate may not be appropriate for dumpsters located in alleys. Therefore, the edit on lines 20-22 will exempt Downtown dumpsters located in alleys from the sight-obscuring gate requirement.

See also page 17 for related PZC edits to the dumpster screening requirements.

Screening of Service and Loading Areas

The change in section 21.07.080G.3. on the facing page exempts the DT districts from the Current Title 21 generally applicable screening requirements for off-street service and loading areas. Current Title 21 screening provisions require more landscaping of service and off-street loading areas than Old Title 21 did, so the Old Title 21 requirements will continue to apply. Those Old Title 21 requirements have been brought forward in new 21.11.070D.2. on page 63 of this document.

21.07.080 Landscaping, Screening, and Fences

*** **

G. Screening

*** **

2. Refuse Collection

*** **

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.

*** **

ANNOTATION FOR PAGE 19

Section 21.07.090: Off-Street Parking and Loading

The section on the facing page exempts the DT districts from the minimum parking requirements in 21.07. This is consistent with the exemption from minimum parking requirements for all DT (B-2A, B-2B, and B-2C) districts in Old Title 21 sections (page/line references below found in Appendix A-1):

- 21.40.150K. in B-2A (page 31, lines 5-8),
- 21.40.160K. in B-2B (page 41, lines 15-18), and
- 21.40.170K. in B-2C (page 51, lines 4-7).

The explicit requirement that Downtown parking, if provided anyway, must comply with all other sections of Title 21, has been modified to reflect that the new Chapter 21.11 allows deviations in the DT districts from certain parking design standards.

Section 21.07.090M.: Structured Parking - Landscaping

This change on line 32 reflects that Old Title 21 required foundation landscaping for parking structures, in subsection 21.45.080X.11., *Landscaping for Parking Structures*. The old and Current Title 21 both require visual enhancement landscaping, but the Current Title 21 provides more flexibility with optional design standards.

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

*** **

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.

*** **

ANNOTATION FOR PAGE 20

Section 21.07.110: Residential Design Standards

The changes on the facing page exempt the DT districts from the multifamily, single-family, and two-family residential design standards in Current Title 21 since those standards did not exist in Old Title 21, and they were not written for the Downtown central business district context.

21.07.110 Residential Design Standards

*** **

C. Standards for Multifamily and Townhouse Residential

*** **

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.

*** **

ANNOTATION FOR PAGE 21

Section 21.07.115: Nonresidential Development

In Old Title 21, under section 21.50.130 (Appendix A-1 pages 65-68) the DT districts were eligible for a “business” planned unit development (PUD) process. This section adds that specific PUD process to Current Title 21 so that it continues to be available to Downtown Anchorage.

21.07.115 Nonresidential Development

*** *** ***

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.

ANNOTATION FOR PAGE 22

Section 21.07.115: Nonresidential Development (*continued*)

In Old Title 21, under section 21.50.130 (Appendix A-1 pages 65-68) the DT districts were eligible for a “business” planned unit development (PUD) process. This section adds that specific PUD process to Current Title 21 so that it continues to be available to Downtown Anchorage.

The PZC recommends the technical edit in yellow shading on line 12 of the facing page, which replaces the word “adjoins” from the February 3 PZC Public Hearing Draft with the word “abuts.” “Abutting” is the defined term in Current Title 21 that corresponds to the old code’s intended meaning of “adjoins.”

21.07.115 Nonresidential Development

*** **

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>

*** **

ANNOTATION FOR PAGE 23

Section 21.07.130: Skywalks

This placeholder section in Current Title 21 is being modified slightly to direct the reader to the skywalk subsection in new chapter 21.11, which will address skywalks in Downtown. No skywalk provisions are being added to Current Title 21 chapter 21.07 as part of the *Our Downtown, Step 1* project because the project scope is to relocate and reformat skywalks provisions for only the Downtown (DT) districts.

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

1 **21.07.130 Skywalks[SKYWAYS] and Other Projections into Public Airspace**

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

9 *** *** ***

10

ANNOTATION FOR PAGE 24

Chapter 21.08, Section 21.08.030: Subdivision Design Standards

The change in 21.08.030 exempts Downtown from a provision in Current Title 21 subdivision regulations that considers neighborhood protection from through traffic. The tight street grid in Downtown Anchorage allows for multiple routes to any given destination for both vehicle and non-motorized traffic, which distributes traffic and street activity throughout Downtown. In this context, "cut-through traffic" is inevitable and desirable.

CHAPTER 21.08: SUBDIVISION STANDARDS

*** *** ***

21.08.030 *Design Standards*

*** *** ***

F. Streets

*** *** ***

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.

*** *** ***

ANNOTATION FOR PAGE 25

Section 21.08.050: Subdivision Improvement Areas

The amendments on the next page reflect that the Downtown districts are being moved out of the Commercial zoning district category in order to become their own category of zoning district.

The amendments do not change the Class A zoning district status of the Downtown districts.

21.08.050 Improvements

*** **

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.	

*** **

ANNOTATION FOR PAGE 26

Chapter 21.10: Chugiak-Eagle River

The amendment on the next page reflects that the Downtown districts are referred to collectively as the "DT" districts.

As discussed in the next chapter, the *Our Downtown, Step 1* text amendment to Title 21 carries forward the existing B-2A, B-2B, and B-2C acronyms for the individual districts. (A subsequent text amendment, to be carried out as a later step in the *Our Downtown* project, is anticipated to include renaming the individual zoning districts.)

CHAPTER 21.10: CHUGIAK-EAGLE RIVER

*** **

21.10.020 *Application of Chapter 21.10*

*** **

B. Relationship to Other Title 21 Provisions

*** **

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.

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
<u>DT Districts</u> [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

*** **

ANNOTATION FOR PAGE 27

Chapter 21.11: Downtown

The objective of the *Our Downtown, Step 1* project is to move the existing B-2A, B-2B, and B-2C districts and their district-specific standards out of Old Title 21 Sections 21.40.150, 21.40.160, and 21.40.170, and reformat them into the language, format, and organization of Current Title 21 as **Chapter 21.11: Downtown**. The content of this new chapter retains the Old Title 21 requirements in the B-2A, B-2B, and B-2C districts, including the same allowed uses and district-specific development standards, but restates them in Current Title 21 language. This new chapter places the Downtown-specific land use development requirements in one location, just like the Girdwood (21.09) and Chugiak-Eagle River (21.10) zoning code chapters.

The Downtown Chapter is organized the same way as Chapters 21.09 and 21.10 are for the Girdwood and Chugiak-Eagle River zoning districts. Its structure and arrangement of Sections is parallel to those two chapters. Like those other chapters, its overall arrangement of Downtown-specific zoning districts, allowed uses, dimensional standards, and development and design standards mirrors the sequence of Title 21 chapters as a whole.

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ANNOTATION FOR PAGE 28

Section 21.11.010: Downtown (DT) Districts - Purpose

A purpose statement for Downtown is provided in parallel construction with the purpose statements for Chapters 21.09 and 21.10, Girdwood and Chugiak-Eagle River.

Purpose statement intro sentence is a very basic description of the function of this chapter.

The objectives A through E clarify that the code language in Chapter 21.11 represents only Step 1 of the *Our Downtown* project, and is interim until more substantive update to the standards implementing the Anchorage Downtown Comprehensive Plan and addressing current needs in Downtown can be completed.

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 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*.

ANNOTATION FOR PAGE 29

Section 21.11.020: Downtown (DT) Districts - Applicability

Applicability subsections for Downtown are provided in parallel construction to the arrangement of applicability statements for Chapters 21.09 and 21.10, Girdwood and Chugiak-Eagle River.

As with Chapters 21.09 and 21.10, the DT zoning districts depend on the generally applicable provisions of the rest of Title 21, but can modify or replace such provisions with Downtown-specific content in cases of overlap or conflict.

Downtown Anchorage Defined

Subsection 21.11.020C. reflects that the *Comprehensive Plan* shows the location of central business district, so that no map is necessary in this chapter. The *Anchorage 2040 Land Use Plan Map* illustrates the location of the designated Downtown City Center, and the *Anchorage Downtown Comprehensive Plan* includes maps showing the extent of different subdistricts of the City Center.

The *Our Downtown—Step 1* text amendment to Title 21 does not change the existing zoning district boundaries of the B-2A, B-2B, and B-2C districts, or propose any rezonings or other changes to the Zoning Map for Downtown. The purpose of the text amendment is to guide municipal evaluation of any future rezoning proposals, so that the B-2A, B-2B, and B-2C districts are used where they are meant to be applied, in areas called out in the *Comprehensive Plan* for Downtown (central business district) development.

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.

ANNOTATION FOR PAGE 30

Section 21.11.030: Downtown (DT) Districts - Procedures

A reference to the applicable development approval procedures for Downtown is provided in parallel construction to the equivalent section in Chapter 21.10, Chugiak-Eagle River.

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

1 **21.11.030 Administration and Review Procedures**

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

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

7

ANNOTATION FOR PAGE 31

Section 21.11.040A.: Downtown Zoning Districts Established

This subsection presents the Downtown Districts using the same format as Current Title 21 uses to establish other zoning districts in Chapter 21.04, the Girdwood zoning districts in Chapter 21.09, and the Chugiak-Eagle River zoning districts in Chapter 21.10.

By retaining the Old Title 21 zoning district names and acronyms for the individual zoning districts (B-2A, B-2B, and B-2C), Step 1 of the *Our Downtown Project* avoids making an amendment to the Zoning Map. If Step 1 had instead proposed to change the zoning district names and acronyms, then the zoning district labels and map legend names on the Zoning Map would have to be amended.

"DT" as Short-hand Reference to All Downtown Districts. The abbreviation "DT" is a short-hand reference to all of the Downtown Districts together as a group. Current Title 21 already refers to the "DT" districts as a group from various chapters. This amendment project adds more such references in other parts of Title 21. Referring to the group of Downtown districts as the "DT" districts avoids having to add many pages of edits that would be needed now in order to change the "DT" acronym to the "B-2" Districts, and then having to go back again later in Step 3 of the *Our Downtown* project and change the group references from "B-2" back to "DT".

Section 21.11.040B.: District Purpose/Intent

This subsection carries over the existing zoning district intent statements for the B-2A, B-2B, and B-2C districts from the following Old Title 21 B-2A, B-2B, and B-2C Districts sections (page/line references below found in Appendix A-1):

- 21.40.150A. in B-2A (page 23, lines 5-9),
- 21.40.160A. in B-2B (page 37, lines 3-7), and
- 21.40.170A. in B-2C (page 43, lines 5-8).

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
<u>Downtown (DT) Districts</u>	<u>B-2A</u>	<u>Central Business District Core</u>
	<u>B-2B</u>	<u>Central Business District, Intermediate</u>
	<u>B-2C</u>	<u>Central Business District, Periphery</u>

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.

ANNOTATION FOR PAGE 32

Section 21.11.050: Downtown Use Regulations

This section is parallel to the introduction to the allowed use table regulations for the other Anchorage Bowl zoning districts in Title 21 in Chapter 21.05, as well that of the Girdwood and Chugiak-Eagle River chapters' allowed use tables.

The Downtown use table has the same letter symbols as the other use tables - P, S, M, C, indicating the same kinds of review procedures. It also includes the letter symbol "L", meaning "limited." This translates Old Title 21 listing of allowed uses in Downtown where a use is permitted by-right in the B-2A, B-2B, or B-2C, but with limitations. For example, the Old Title 21 allows certain commercial uses by-right in the B-2A district but with the limitation that they cannot be located on the street-facing ground floor. Lines 9-12 under "Permitted with Limitations" on the facing page address the "Limited" (L) designation. The right-hand column of the use table provides a cross-reference to the use-specific standards section of the Downtown chapter, which spells out the type of limitation.

The technical edit from the Planning Department on line 38 of the facing page corrects a section name reference in order to reflect PZC-approved edits on page 43.

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.

*** **

ANNOTATION FOR PAGE 33

Section 21.11.050: Downtown Use Regulations (cont'd)

The facing page is a continuation of the previous explanation of the table of allowed uses, and is parallel construction to use table introductory provisions in Chapters 21.05, 21.09, and 21.11.

21.11.050 Use Regulations

A. Table of Allowed Uses

*** **

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.

*** **

ANNOTATION FOR PAGE 34

Section 21.11.050: Downtown Table of Allowed Uses – Residential Uses

Appendix A-2 (pages 5 – 33) translates between the allowed uses listed in Old Title 21 and the use categories in Current Title 21. Old Title 21 included more than 400 uses, some of which had definitions and some of which did not. Sometimes the use names listed varied from one set of zoning districts to another. The Current Title 21 consolidated the uses from the Old Title 21 into fewer, consistently defined uses.. The Use Translation Table in Appendix A-2 (available in *Attachment 3: Planning Department Staff Packet*) provides the cross-reference between old and current use types, and the method that a team of Zoning Review, Land Use Review (Use Determinations), and Planning Department staff applied in determining whether each use in Current Title 21 is permitted, prohibited, or subject to limitations or a special review process ("C", "S", or "M").

The Downtown Table of Allowed Uses (Table 21.11-2) beginning on the facing page has the same letter symbols as the other use tables in Current Title 21: P, S, M, C, and T indicating the same kinds of review procedures. It also includes the letter symbol "L", meaning "limited." "Limited" translates Old Title 21 listing of allowed uses where a use is permitted by-right in the B-2A, B-2B, or B-2C district but with limitations. For example, the Old Title 21 allows certain commercial uses by-right in the B-2A district but with the limitation that they cannot be located on the street-facing ground floor. The right-hand column of Table 21.11-2 provides a cross-reference to the use-specific standards in section 21.11.050, which spells out the type of limitation. Some residential uses on the facing page have the designation "L".

Old Title 21 uses can be found in the following sections excerpted in Appendix A-1:

- B-2A: 21.40.150B-E. (Appendix A-1, pp. 23-26)
- B-2B: 21.40.160B-E. (Appendix A-1, pp. 33-36); and
- B-2C: 21.40.170B-E. (Appendix A-1, pp. 43-47).

Residential Uses on the Facing Page

Table 21.11-2 on the facing page is consistent with the Old Title 21 allowances and prohibitions of residential uses in the B-2A, B-2B, and B-2C districts. Appendix A-2, pages 10-11 (available in *Attachment 3: Planning Department Staff Packet*), provides cross-references between the old and current residential uses.

Multifamily dwellings are not permitted in the B-2A district, as Old Title 21 only allows dwellings to occupy up to 50 percent of the floor area of any a building. This type of housing falls under the "mixed-use dwelling" use definition in Current Title 21.

Multifamily dwellings are limited ("L") in the B-2B district because the Old Title 21 requires multifamily dwellings to have a density of at least 25 dwelling units per acre. This limitation is carried forward in Section 21.11.050C.2. (page 43 below).

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

21.11.050 Use Regulations

A. Table of Allowed Uses

*** **

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.

*** **

ANNOTATION FOR PAGE 35

Section 21.11.050: Downtown Table of Allowed Uses – Community Uses

Table 21.11-2 on facing page shows the allowed Community Uses in the Downtown zoning districts. Its allowances are consistent with the Old Title 21 allowances and prohibitions in the B-2A, B-2B, and B-2C districts. Appendix A-2, pages 11-15 (available in *Attachment 3: Planning Department Staff Packet*), provides cross-references between the old and current community uses.

Old Title 21 allowed ***Libraries*** and ***Museums or cultural centers*** as a permitted use when less than 30,000 square feet. A Library or Museum with a gross floor area greater than 30,000 square feet was permitted only by Conditional Use. The "P/C" designation in the table reflects this standard, and the third column in the Table references this use-specific standard in Downtown section 21.11.050D. (page 44 below).

Old code references for Libraries and Museums over 30,000 square feet are found in:

- 21.40.150D.11. (B-2A District, Appendix A-1 p. 26, line 24);
- 21.40.160D.12. (B-2B District, Appendix A-1 p. 36, line 29); and
- 21.40.170D.12. (B-2C District, Appendix A-1 p. 46, line 45).

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

21.11.050 Use Regulations

A. Table of Allowed Uses

*** **

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
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.
	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.

*** **

ANNOTATION FOR PAGE 36

Section 21.11.050: Downtown Table of Allowed Uses – Community Uses (Continued)

The table on the facing page is a continuation of the allowed Community Uses in the Downtown zoning districts.

Vocational and Trade Schools are designated "L" (limited) in the B-2A district because this use is allowed only on floors other than the ground floor in that district. The third column in the use table provides a reference to these limitations in Downtown section 21.11.070C.4. This requirement is found in Old Title 21 section 21.40.150B.3.b. (Appendix A-1, p. 24, lines 48-49).

Health Services is limited in the B-2A District and designated "L" because the use is not allowed on the ground floor when visible from the street. The third column in the use table provides a reference to these limitations in Downtown section 21.11.070C.4. This requirement is found in Old Title 21 section 21.40.150B.2.a. (Appendix A-1, p. 24, lines 31-32).

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

21.11.050 Use Regulations

A. Table of Allowed Uses

*** **

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
COMMUNITY USES					
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.

*** **

ANNOTATION FOR PAGE 37

Section 21.11.050: Downtown Table of Allowed Uses – Community Uses (Continued)

The table on the facing page is a continuation of the allowed Community Uses in the Downtown zoning districts.

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

21.11.050 Use Regulations

A. Table of Allowed Uses

*** **

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
COMMUNITY USES					
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.
	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.
Telecommunication Facilities	Antenna only, large ²	P	P	P	21.05.040K.
	Antenna only, small ²	P	P	P	21.05.040K.
	Type 1 tower ²	P/C	P/C	P/C	21.05.040K.
	Type 2 tower ²	P/C	P/C	P/C	21.05.040K.
	Type 3 tower ²	P/C	P/C	P/C	21.05.040K.
	Type 4 tower ²	P/C	P/C	P/C	21.05.040K.

*** **

ANNOTATION FOR PAGE 38

Section 21.11.050: Downtown Table of Allowed Uses – Commercial Uses

The facing page begins the listing of allowed Commercial Uses in the Downtown zoning districts.

Current Title 21 consolidates many individual commercial uses from Old Title 21 into a fewer use types. Appendix A-2, pp. 15-23 (available in *Attachment 3: Planning Department Staff Packet*), provides the cross-references between the old and current commercial uses and their entitlements in the B-2A, B-2B, and B-2C districts.

The Club / lodge / meeting hall use type is limited in the B-2A District and designated "L" because the use is permitted only on floors other than the ground-floor. The third column of the use table provides a reference to these limitations in Downtown section 21.11.070C.4.b.ii. This requirement is found in Old Title 21 section 21.40.150B.3.c. (Appendix A-1, p. 24, line 51).

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

21.11.050 Use Regulations

A. Table of Allowed Uses

*** **

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
COMMERCIAL USES					
Agricultural Uses	Commercial horticulture				21.05.050A.1.
Animal Sales, Service & Care ¹	Animal Boarding ¹				21.05.050B.1.
	Animal shelter ¹				21.05.050B.2.
	Large domestic animal facility, principal use ¹				21.05.050B.3.
	Retail and pet services ¹	P	P	P	21.05.050B.4.
	Veterinary clinic ¹				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 ¹	Amusement establishment ¹	C	C	C	21.05.050D.1., 21.05.020A.
	Entertainment facility, major ¹	C			21.05.050D.2., 21.05.020A.
	Fitness and recreational sports center ¹	P	P	P	21.05.050D.3.
	General outdoor recreation, commercial ¹				21.05.050D.4.
	Golf course ¹				21.05.050D.5.
	Motorized sports facility ¹				21.05.050D.6., 21.05.020A.
	Movie theater ¹	P	P	P	21.05.050D.7., 21.05.020A.
	Nightclub ¹	P	P	P	21.05.050D.8., 21.05.020A.
	Shooting range, outdoor ¹				21.05.050D.9.
	Skiing facility, alpine ¹				21.05.050D.10.
	Theater company or dinner theater ¹	P			21.05.050D.11., 21.05.020A.

*** **

ANNOTATION FOR PAGE 39

Section 21.11.050: Downtown Table of Allowed Uses – Commercial Uses, Continued

The facing page continues the allowed Commercial Uses in the Downtown zoning districts.

Broadcasting facility is limited in the B-2A District and designated "L" because this use is not allowed on the ground floor when visible from the street. The Old Title 21 designated this use type as "Radio and Television studios" (Appendix A-2, p. 17, table row 110). The third column of the use table provides a reference to these limitations in Downtown section 21.11.070C.4. This limitation can be found in Old Title 21 section 21.40.150B.2.d. (Appendix A-1, p. 24, line 38).

Office, business or professional is limited in the B-2A District and designated "L" because the use is not allowed on the ground floor when visible from the street. The third column in the use table provides a reference to these limitations in Downtown section 21.11.070C.4.a.iii. This limitation is found in Old Title 21 section 21.40.150B.2.a. (Appendix A-1, p. 24, line 31-32; available in *Attachment 3: Planning Department Staff Packet*).

Business service establishment is limited in the B-2A District and designated "L" because the use is not allowed on the ground floor when visible from the street. The third column in the use table provides a reference to these limitations in downtown section 21.11.070C.4.a.iv. This limitation is found in Old Title 21 section 21.40.150B.2.f. (Appendix A-1, p. 24, line 42; available in *Attachment 3: Planning Department Staff Packet*).

The **General retail** use type consolidates more than 20 individual retail shop uses listed under Old Title 21 (as shown in Appendix A-2, pp. 20-21).

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

21.11.050 Use Regulations

A. Table of Allowed Uses

*** **

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
COMMERCIAL USES					
Food and Beverage Service ¹	Bar ¹	P	P	P	21.05.050E.1., 21.05.020A.
	Food and beverage kiosk ¹	P	P	P	21.05.050E.2., 21.05.020A.
	Restaurant ¹	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 ¹	Auction house ¹			C	21.05.050H.1.
	Building materials store ¹				21.05.050H.2.
	Convenience store ¹				21.05.050H.3., 21.05.020A.
	Farmers market ¹	P	P	P	21.05.050H.4.
	Fueling station ¹		C	C	21.05.050H.5., 21.05.020A.
	Furniture and home appliance store ¹	P	P	P	21.05.050H.6.
	General retail ¹	P	P	P	21.05.050H.7.
	Grocery or food store ¹	P	P	P	21.05.050H.8., 21.05.020A.
	Liquor store ¹	C	C	C	21.05.050H.9., 21.05.020A.
	Pawnshop ¹			C	21.05.050H.10.

*** **

ANNOTATION FOR PAGE 40

Section 21.11.050: Downtown Table of Allowed Uses – Commercial Uses, Continued

The facing page continues the listings for commercial uses in the table of allowed uses.

Hotel/motel is listed with an "L" (Limited) because the Downtown use-specific standards carry forward the Old Title 21 prohibition against motels in the DT districts (as shown in Appendix A-2, p. 23, table rows 175-176; available in *Attachment 3: Planning Department Staff Packet*). The third column of the use table cross-references to the use-specific standard in Downtown section 21.11.050E.1. (page 44 below).

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

1 **21.11.050 Use Regulations**

2 **A. Table of Allowed Uses**

3 *** **

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
COMMERCIAL USES					
Vehicles and Equipment	Aircraft and marine vessel sales				21.05.050I.1.
	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 ¹				21.05.050I.4.
	Vehicle-large, sales and rental ¹				21.05.050I.5.
	Vehicle-small, sales and rental ¹				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 ¹	I	I	I	21.05.055B.4., 21.03.105

4 *** **

ANNOTATION FOR PAGE 41

Section 21.11.050: Downtown Table of Allowed Uses – Industrial Uses

The facing page provides the listings for industrial uses in the table of allowed uses for the Downtown zoning districts.

It reflects that the Old Title 21 prohibited industrial uses in the DT districts. Appendix A-2, pp. 23-29 (available in *Attachment 3: Planning Department Staff Packet*), cross-references the current and old industrial uses and their entitlements in the B-2A, B-2B, and B-2C districts.

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

21.11.050 Use Regulations

A. Table of Allowed Uses

*** **

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
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.
	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.

*** **

ANNOTATION FOR PAGE 42

Section 21.11.050: Downtown Table of Allowed Uses – Industrial Uses, Continued

The facing page continues the listings for industrial uses in the table of allowed uses.

A new, Downtown-specific use type called “**Wholesale merchant establishment**” is broken out as a separate use type from “Warehouse or Wholesale Establishment”. The Old Title 21 allowed wholesale display showrooms in the B-2A and B-2C districts, but did not allow warehousing. Therefore, the use definition for Wholesale merchant establishments provided in 21.11.050F.1. provides for wholesale showrooms and offices that do not include a significant warehouse storage operation.

Wholesale merchant establishments are listed with an “L” (Limited) in the B-2A district, as Section 21.11.070C.4.a. carries forward limitations from Old Title 21 on wholesale showrooms on the ground floor.

Use Table Footnotes – Large Commercial Establishments

Footnote 1 at the bottom of the Table of Allowed Uses on the facing page addresses the applicability of the large commercial establishment requirement. The Old Title 21 allowed “large retail facilities” (over 20,000 square feet) in all of the Downtown districts, subject to a “Public Hearing Site Plan Review”. The standards for the public hearing site plan review for large retail establishments are found in Old Title 21 section 21.50.320. Current Title 21 classifies facilities exceeding 20,000 square feet as large commercial establishments and includes use types beyond just retail such as Animal Sales, Service and Care, Entertainment and Recreation, and Food and Beverage services. Current Title 21 makes large commercial establishments subject to a Major Site Plan Review, which is equivalent to the Old Title 21 public hearing site plan review. The footnote provides a reference to the applicable standards for facilities exceeding 20,000 square feet in 21.07.120A.

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

21.11.050 Use Regulations

A. Table of Allowed Uses

*** **

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
INDUSTRIAL USES					
Warehouse and Storage	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 ¹	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.
	Snow disposal site				21.05.060E.8.
	Solid waste transfer facility				21.05.060E.9.
	Stormwater sediment management facility				21.05.060E.10.
¹ 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> . ² 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.					

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ANNOTATION FOR PAGE 43

Section 21.11.050B.: Downtown Use-Specific Definitions and Standards

The facing page provides use-specific definitions and standards for relevant residential uses in the Downtown zoning districts. The structure and formatting of this section is modelled after the use-specific standards section in the Chugiak-Eagle River Chapter 21.10.

The use-specific standard in subsection 21.11.050C.1.b. for Dwelling, Mixed Use in the B-2A District brings forward the Old Title 21 section 21.40.150B.4.a. which requires multiple-family dwellings to occupy no more than 50 percent of the gross floor area of a building (Appendix A-1, p. 25, lines 2-3).

The use-specific standard in subsection 21.11.050C.2. for Dwelling, Multi-Family in the B-2B district brings forward the minimum density requirement of Old Title 21 section 21.40.160B.3.a. (Appendix A-1, p. 34, line 47).

PZC-approved Changes:

The February 3, 2020 PZC Public Hearing Draft originally provided no introductory paragraph under subsection 21.11.050B. on the facing page that established the applicability of the use-specific standards in Chapter 21.05. Instead, it proposed the following statement under each of subsections. 21.11.050C., D., E., and F. for the residential, community, commercial, and industrial uses:

Original language repeated under the headers of subsections 21.11.050C., D., E., and F. proposed in February 3, 2020 Public Hearing Draft (this language has been deleted and replaced by subsection B.2.):

Except for those listed below, see section 21.05.030. For those uses listed below, the use-specific standard or applicable portions of such standards of this chapter shall apply instead of the use-specific standards of chapter 21.05.

The text amendment language on the facing page, recommended by PZC, has deleted the February 3 Public Hearing Draft language shown in the box above from the individual subsections 21.11.050C., D., E., and F., and has replaced that with subsection 21.11.050B.2. shown on lines 5-8 of the facing page. The recommended new language in B.2. replicates clearer language from equivalent sections of Chapter 21.09 (Girdwood) that establishes the applicability of use-specific standards in Chapter 21.05.

Other PZC change: The word "Definition" is added to the subsection header on line 9 of the facing page, in order to reflect the parallel construction of subsection names found in chapters 21.09 and 21.10.

21.11.050 Use Regulations

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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.

ANNOTATION FOR PAGE 44

Section 21.11.050D., E., and F.: Downtown Use-Specific Definitions and Standards

The facing page provides use-specific definitions and standards for relevant community, commercial, and industrial uses in the Downtown zoning districts.

As part of the PZC edits from page 43 above, the word "Definition" is added to the subsection headers on lines 3, 10, and 15 of the facing page, in order to reflect the parallel construction of subsection names found in chapters 21.09 and 21.10.

The use-specific standards in 21.11.050D.1. and D.2. reflect that **Libraries** and **Museums or Cultural Centers** larger than 30,000 square feet were subject to a conditional use approval process under Old Title 21 sections 21.40.150D.11. in the B-2A district (Appendix A-1, p. 26, line 24), 21.40.160D.12. in the B-2B district (Appendix A-1, p. 36, line 29), and 21.40.170D.12. in the B-2C district (Appendix A-1, p. 46, line 45).

Hotel/Motel under Current Title 21 is one use. Hotels and motels were defined differently from one another in the Old Title 21. A hotel use included "any building containing 20 or more guestrooms accessible only by means of an interior corridor..." A motel use was "a group of attached or detached buildings, providing individual sleeping or living room accommodations, containing six or more rooms with all rooms having direct access to the outside without the necessity of passing through the main lobby of the building...". The permitted use sections of Old Title 21, 21.40.150B.1.v., (B-2A) 21.40.160B.1.v., (B-2B) and 21.40.170B.1.v. (B-2C) list only hotels as a permitted use. A motel is not listed as a permitted use in these districts under the Old Title 21. This prohibition against motel-style visitor accommodations is carried forward in section 21.11.050E.1. on the facing page. The PZC technical edit shaded yellow on line 12 adds the words "guest" and "primary entrances" to the room definition, in order to clarify that only primary entrances to guest rooms are included in this provision, not balcony entrances or other secondary entrances.

Wholesale Merchant Establishment is a new, Downtown-specific use type translating the "wholesale showroom" from the Old Title 21. The Old Title 21 allowed wholesale showrooms in the B-2A and B-2C districts but did not allow manufacturing or warehousing. Therefore, the use definition in subsection 21.11.050F.1. on the facing page provides for wholesale showrooms and offices that do not include a significant warehouse storage operation. The new use definition is based on the Wholesale Trade definitions describing non-warehouse wholesalers provided in the North American Industrial Classification System (NAICS).

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

21.11.050 Use Regulations

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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.

ANNOTATION FOR PAGE 45

Section 21.11.050G.: Downtown Accessory Uses

Table 21.11-3 on the facing page translates the list of allowed accessory uses in Old Title 21 into the accessory use categories in Current Title 21. Appendix A-2, pp. 29-33 (available in *Attachment 3: Planning Department Staff Packet*), provides a cross-reference between the old and current accessory uses and their entitlements/approval procedures.

The Downtown accessory use table organization is parallel construction to the accessory use tables in Current Title 21 Chapters 21.05, 21.09, and 21.10. The accessory use table has the same letter symbols as the other use tables: P, S, C, indicating the same kinds of review procedures. The right-hand column of the accessory use table provides a cross-reference to the accessory use-specific standards.

The facing page explains the abbreviations applicable to the allowed accessory use table for the Downtown zoning districts, in parallel construction to equivalent sections in the Chugiak-Eagle River and Girdwood Chapters.

The PZC recommends approval of the technical edit shown in yellow shading on lines 26 and 27 of the facing page, to subsection 21.11.050G.1.f., *Unlisted Accessory Uses or Structures*. The revised language uses the same language as in Chapters 21.09 (Girdwood) and 21.10 (Chugiak-Eagle River). It replaces the following language that was originally proposed in the February 3, 2020 PZC Public Hearing Draft:

Original language repeated under the headers of subsections 21.11.050G.1.f. proposed in February 3, 2020 Public Hearing Draft (this language has been replaced):

An accessory use or structure not listed in table 21.11-3 may be permitted, subject to compliance with all applicable regulations of this title.

21.11.050 Use Regulations

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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.

ANNOTATION FOR PAGE 46

Section 21.11.050G., Table 21.11-3: Downtown Accessory Use Table

Table 21.11-3 on the facing page shows the allowed accessory uses in the Downtown zoning districts. Appendix A-2, pp. 29-33 (available in *Attachment 3: Planning Department Staff Packet*), provides a cross-reference between the old and current accessory uses and their entitlements/approval procedures.

Table 21.11-3 on the facing page includes a new accessory use type added specifically for Downtown: Gallerias. The Old Title 21 permitted Gallerias in the downtown districts by conditional use. See Sections 21.40.150D.10., (B-2A, Appendix A-1, p. 26, line 22), 21.40.160D.6., (B-2B, Appendix A-1, p. 36, line 16), and 21.40.170D.6. (B-2C, Appendix A-1, p. 46, line 32). The third column provides a reference to the specific standards for this use in 21.11.050H.4.

The blue-shaded text in the left-hand column header of Table 21.11.3 is a technical edit from the Planning Department which retitles the header from "Use Category or Use Type" to "Accessory Uses" for consistency.

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

1 **21.11.050 Use Regulations**

2 *** **

3 **G. Table of Accessory Uses**

4 *** **

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.				
<u>Accessory Uses</u>	<u>B-2A</u>	<u>B-2B</u>	<u>B-2C</u>	<u>Definitions and Use-Specific Standards</u>
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.

*** **

5

ANNOTATION FOR PAGE 47

Section 21.11.050G.: Downtown Accessory Use Table, Continued

The facing page continues the allowed accessory uses in the Downtown zoning districts.

"Skywalk" is added as an accessory use specific to Downtown. Old Title 21 B-2A, B-2B, and B-2C districts allowed "...overpasses and similar substantial projections into public airspace..." as a conditional use. See Sections 21.40.150D.4., (B-2A, Appendix A-1, p. 26, lines 8-9), 21.40.160D.5., (B-2B, Appendix A-1, p. 36, lines 13-14), and 21.40.170D.5. (B-2C, Appendix A-1, p. 46, lines 29-30). The third column of the accessory use table references the definition and use-specific standard for skywalks in 21.11.050H.5.

The blue-shaded language in the left-hand column header in Table 21.11-3 is a technical edit from the Planning Department which retitles the header from "Use Category or Use Type" to "Accessory Uses" for consistency.

The superscript number "1" shaded yellow in the table footer and next to the "Telecommunications antenna only, large¹" and "Type 4 tower¹" accessory uses in the table is a technical correction recommended by PZC. The footnote is supposed to apply to these two uses.

The footnote shown is renumbered to "1" because the PZC technical edit also deleted another footnote that appeared in the February 3, 2020 PZC Public Hearing Draft. The deleted footnote was found to not be applicable to any of the uses in the table, and had read as follows:

Footnote from the February 3, 2020 Public Hearing Draft that has been deleted by the PZC edit:

The telecommunications antenna is allowed only when meeting the concealment standards of 21.05.040K.8.d. and as accessory to a multifamily structure containing at least seven dwelling units or to a nonresidential use.

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

21.11.050 Use Regulations

*** **

G. Table of Accessory Uses

*** **

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.				
<u>Accessory Uses</u>	<u>B-2A</u>	<u>B-2B</u>	<u>B-2C</u>	<u>Definitions and Use-Specific Standards</u>
Outdoor display accessory to a commercial use	P	P	P	21.05.070D.15.
Outdoor storage accessory to a commercial use				21.05.070D.16.
Outdoor storage associated with a community use				21.05.070D.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 ¹	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 ¹	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.
¹ 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.				

*** **

ANNOTATION FOR PAGE 48

Section 21.11.050H.: Downtown Accessory Use Definitions and Standards

The facing page provides accessory use-specific standards and definitions specific to the Downtown zoning districts.

The blue-shaded language on lines 4-10 of the facing page is a technical edit from the Planning Department in order to improve clarity. It replicates clearer language from section 21.11.050B.2. (which was recommended by PZC on page 43) that establishes the applicability of use-specific standards from Chapter 21.05. It replaces other language that had been proposed in the February 3, 2020 Public Hearing Draft that read as follows:

Original language from subsection 21.11.050H. proposed in February 3, 2020 Public Hearing Draft. This language has been deleted and replaced by the blue-shaded language on lines 4-10 of the facing page:

Except for those listed below, see section 21.05.070. For those uses listed below, the use-specific standard or applicable portions of such standards of this chapter shall apply instead of the use-specific standards of chapter 21.05.

Drive-through Service

Accessory **Drive-through service** is listed as a conditional use in Table 21.11-3 (on page 46 above) to reflect the Old Title 21 provision that required "drive-in banks" to seek a conditional use permit. See Old Title 21 sections 21.40.150D.1., (B-2A, Appendix A-1, p. 26, line 2), 21.40.160D.2., (B-2B, Appendix A-1, p. 36, line 7), and 21.40.170D.2. (B-2C, Appendix A-1, p. 46, line 23).

However, Old Title 21 permitted mobile food units (now called **Food and beverage kiosks** in Current Title 21) by-right. Therefore, the use-specific standards for Drive-through Service subsection 21.11.050H.3. on the facing page exempts drive-through services specific to food and beverage kiosks from the conditional use requirement associated with drive-through facilities.

The blue-shaded subsections 21.11.050H.3.a. and b. on lines 12-14 under "drive-through service" are a technical edit from the Planning Department that responds to the clarification on lines 4-10 discussed above. The changes on lines 4-10 above clarified that the use-specific standards from Chapter 21.05 would not apply to drive-through service uses in Downtown. The edit on lines 12-14 brings over two relevant use-specific standards for Drive-through services from Chapter 21.05 so that they will apply in Downtown.

Galleria and Skywalk

Subsections 21.11.050H.4. and H.5. provide accessory use definitions for **Galleria** and **Skywalk**. The use-specific standard for skywalks provides a cross-reference to the conditional use approval criteria

1 **21.11.050 Use Regulations**

2 *** **

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

4 **1. Generally-Applicable Accessory Use Standards**

5 See section 21.05.070B.

6 **2. Applicability of Chapter 21.05 Accessory Use-specific Standards**

7 The use-specific definitions and standards of this section 21.11.050H. apply in place of any
8 accessory use-specific definitions or standards established in section 21.05.070 unless otherwise
9 specified. If this section does not establish use-specific standards for an accessory use, then the
10 use-specific standards of chapter 21.05 shall apply.

11 **3. Drive-Through Service**

12 **a.** Vehicle queuing spaces shall be provided pursuant to section 21.07.090L.

13 **b.** No drive-through queuing spaces shall be located directly between the building and an
14 abutting street unless otherwise allowed by the director.

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

17 **4. Galleria**

18 **a. Definition**

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

21 **5. Skywalk**

22 **a. Definition**

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

25 **b. Use-Specific Standard**

26 Skywalks shall follow the standards outlined in 21.11.080.

ANNOTATION FOR PAGE 48-B

Section 21.11.050H.: Downtown Accessory Use Definitions and Standards (Cont'd.)

The facing page provides Downtown accessory use-specific standards for building-mounted small wind energy conversion systems, or WECS.

The February 3, 2020 PZC Public Hearing Draft use-specific standard for **building-mounted small WECS** in subsection 21.11.050H. brought forward the text of what seemed only to be an administrative site plan review requirement for WECS on buildings over 60 feet in height from the following Old Title 21 sections (page references below found in Appendix A-1):

- 21.40.150C.4. in B-2A (page 25, lines 51-52);
- 21.40.160C.4. in B-2B (page 35, lines 52-53); and
- 21.40.170C.5. in B-2C (page 46, lines 15-16).

The February 3 Public Hearing Draft use-specific standard for WECS read only as follows:

Original language from subsection 21.11.050H. proposed in February 3, 2020 Public Hearing Draft. This language has been deleted and replaced by the blue-shaded language on lines 6-24 of the facing page:

Building-mounted WECS shall be subject to an administrative site plan review on buildings over 60 feet in height.

However, staff review has determined that Old Title 21 applied additional supplementary standards in section 21.45.410 to building-mounted small WECS in Downtown. Old Title 21 also prohibited building-mounted small WECS on buildings 60 feet or less in height in Downtown, as documented on page 33 of Appendix A-2 in the Attachment 3 Staff Packet. Furthermore, since the table of accessory uses on page 47 already establishes that building-mounted small WECS are subject to administrative site plan review ("S" in the table), the use-specific standards for WECS should be changed to avoid repeating the use table's administrative site plan review requirement.

In order to align the code amendment language with the Old Title 21, the technical amendment from the Planning Department on lines 6-24 of the facing page replaces the February 3 PZC Public Hearing Draft language documented in the box above.

The replacement language brings forward the standards from Old Title 21 section 21.45.410 that applied to building-mounted small WECS in Downtown. Also, subsection 21.11.050H.6.b.i. on line 13 brings forward the Old Title 21 prohibition against building-mounted small WECS on buildings 60 feet or less than height in the B-2A, B-2B, and B-2C districts.

1 **21.11.050 Use Regulations**

2 *** **

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

4 *** **

5 **6. Wind Energy Conversion System (WECS), Building-Mounted Small**

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

12 **b.** Building-mounted WECS shall:

13 **i.** Be located only on buildings that are over 60 feet in height.

14 **ii.** Have a rated power capacity of not more than 25 kW.

15 **iii.** Be set back from the building wall perimeter by at least two feet for every one foot
16 of WECS height greater than 10 feet.

17 **iv.** Meet the design standards for freestanding WECS in subsections (H), (I), (J), (L),
18 (M), and (N) in subsection 21.05.070D.23.c.ii.

19 **v.** Be located at least 1.1 times the height of the system (rooftop to top of WECS)
20 from all overhead power and telecommunication lines, and any telecommunication
21 towers.

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

ANNOTATION FOR PAGE 49

Section 21.11.060: Dimensional Standards for Sites and Buildings

Section 21.11.060 carries forward the dimensional standards of the Old Title 21 for lots, setbacks, and building dimensions the B-2A, B-2B, and B-2C districts.

Subsection 21.11.060A. on the facing page outlines the section's purpose and applicability, and mirrors equivalent content in Chapter 21.09 (Girdwood) and Chapter 21.10 (Chugiak-Eagle River).

Subsection 21.11.060B: Dimensional Standards Tables

Subsection 21.11.060B.1. on the facing page introduces the Table of Dimensional Standards for the Downtown districts (found on page 50 below), and provides cross references to other dimensional standards in Title 21 that apply.

1 **21.11.060 Dimensional Standards for Sites and Buildings**

2 **A. Purpose and Applicability**

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

8 **B. Dimensional Standards Tables**

9 **1.** The DT districts allow for a variety of lot sizes, building setbacks, building forms, and heights as set
10 forth in Table 21.11-4, provided that:

11 **a.** All lots are also subject to the additional lot dimensional standards in section 21.08.030K.

12 **b.** Front setbacks are also subject to section 21.06.030C.7., *Setbacks from Projected Rights-*
13 *of-way*.

14 **c.** Front setbacks may also be modified by the minimum sidewalk width requirements of this
15 chapter in section 21.11.070C.1.;

16 **d.** All buildings and structures shall also comply the height limitations of Section
17 21.06.030D.9., *Airport Height Regulations*; and

18 **e.** Buildings located near Town Square Park in Blocks 69 through 71 of the Anchorage
19 Original Townsite shall comply with the area-specific height limitations of subsection
20 21.11.060E.

ANNOTATION FOR PAGE 50

Section 21.11.060B: Downtown Dimensional Standards Table

Table 21.11-4 on the facing page reformats the *Minimum lot requirements and Minimum yard requirements* provisions, and lot coverage and height limits of the *Bulk regulations and maximum lot coverage* provisions, from the following Old Title 21 B-2A, B-2B, and B-2C Districts sections (page/line references below found in Appendix A-1):

- 21.40.150F-I. in B-2A (page 27, lines 1-54 and page 28, lines 1-40),
- 21.40.160F-I. in B-2B (page 37, lines 6-54 and page 38, lines 1-46), and
- 21.40.170F-I. in B-2C (page 47, lines 32-54 and page 48, lines 1-54).

The dimensional standards in Table 21.11-4 carry forward the Old Title 21 dimensional standards that applied in these districts, reformatting them into the Current Title 21 organization and language used for dimensional standards tables in Chapters 21.06, 21.09, and 21.10—most especially the design of the Girdwood tables of dimensional standards in section 21.09.060B.

Residential household living uses. “Residential uses” in Old Title 21 translate to “residential household living” uses in Current Title 21. Under Old Title 21, “residential uses” were listed separately from other group living uses such as small residential care facilities. The minimum setback requirements for residential household uses in Table 21.11-4 reflect the Old Title 21 R-4 multiple-family residential district in section 21.40.060G. (Appendix A-1, page 22). This is because the “minimum yard (i.e., setback) requirements for “residential uses” in the following sections of the B-2A, B-2B, and B-2C districts referred to the R-4 district requirements (page/line references below found in Appendix A-1):

- 21.40.150G.1. in B-2A (page 27, line 9),
- 21.40.160G.1. in B-2B (page 37, line 14), and
- 21.40.170G.1. in B-2C (page 47, line 40).

The PZC recommends the addition of the yellow-shaded text in the first column of Table 21.11-4, which edits the descriptions of both land uses which are repeated in each of the three Downtown districts:

- The edit adding “except mixed-use dwellings” to “Residential household living uses” clarifies that mixed-use dwellings are not subject to residential dimensional standards for setbacks.
- The edit adding “dwellings” to the end of “All other uses, including mixed-use” clarifies that the language is referring to the “Dwelling, mixed-use” use type.

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

21.11.060 Dimensional Standards for Sites and Buildings

*** **

B. Dimensional Standards Tables

*** **

TABLE 21.11-4: TABLE OF DIMENSIONAL STANDARDS – DOWNTOWN DISTRICTS (Additional standards apply where specified below.)							
Use	Lot Dimensions ¹		Minimum Setbacks (ft)			Building Bulk and Height ²	
	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 ²	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. ²
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 ²	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. ²
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 ²	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	
¹ For other lot dimensional standards, see section 21.08.030K.							
² 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.							

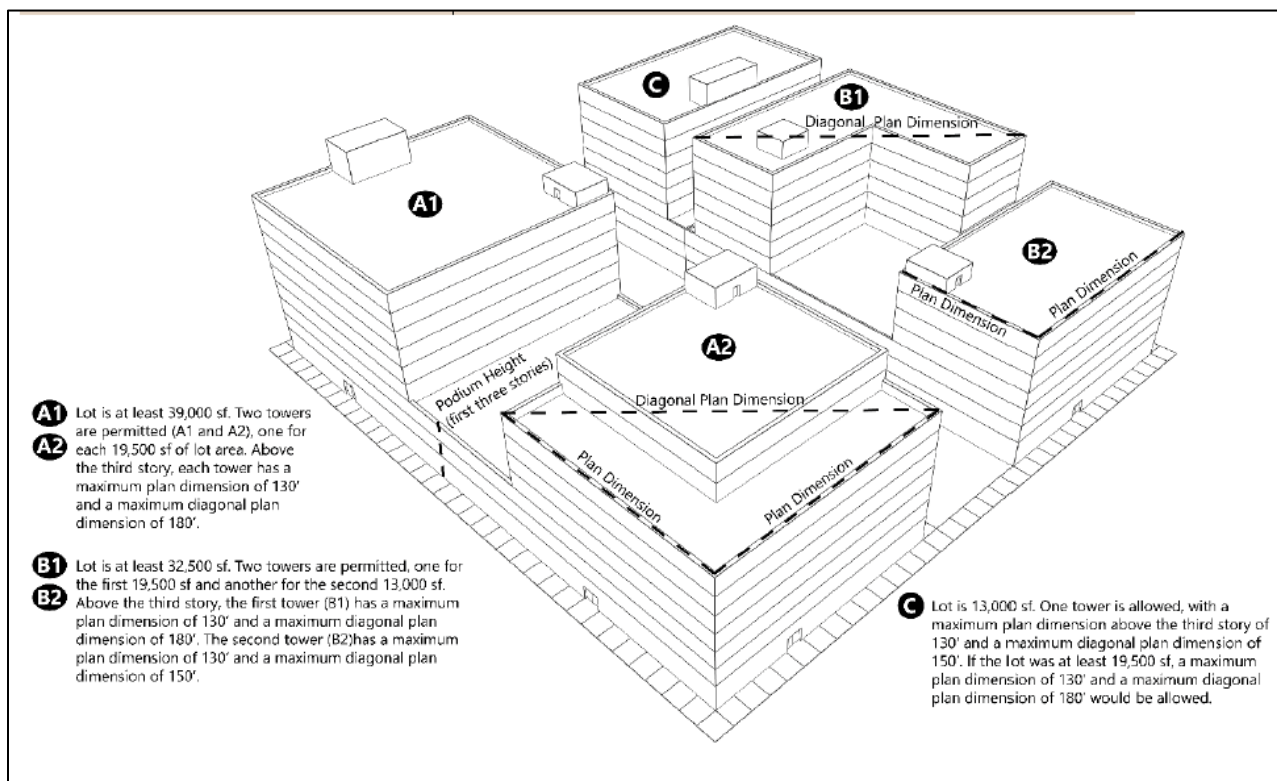
ANNOTATION FOR PAGE 51

Section 21.11.060C.: Building Tower Dimensions

Subsection 21.11.060C. on the facing page reformats the *Tower design* provisions with a new table and new illustration from the following Old Title 21 B-2A, B-2B, and B-2C Districts sections (page/line references below found in Appendix A-1):

- 21.40.150H.1. in B-2A (page 27, lines 14-40),
- 21.40.160H.1. in B-2B (page 37, lines 19-45), and
- 21.40.170H.1. in B-2C (page 47, lines 44-54 and page 48, lines 1-16).

The illustration shown on the facing page contains a revision recommended by the PZC. It revises the shape of Tower B2 from the original February 3, 2020 Public Hearing Draft version of the illustration in order to resolve possible confusion about which diagonal measurement to use on a given building plan. The original February 3, 2020 Public Hearing Draft illustration appeared as follows (and is replaced by the illustration on the facing page):



21.11.060 Dimensional Standards for Sites and Buildings

*** **

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.)

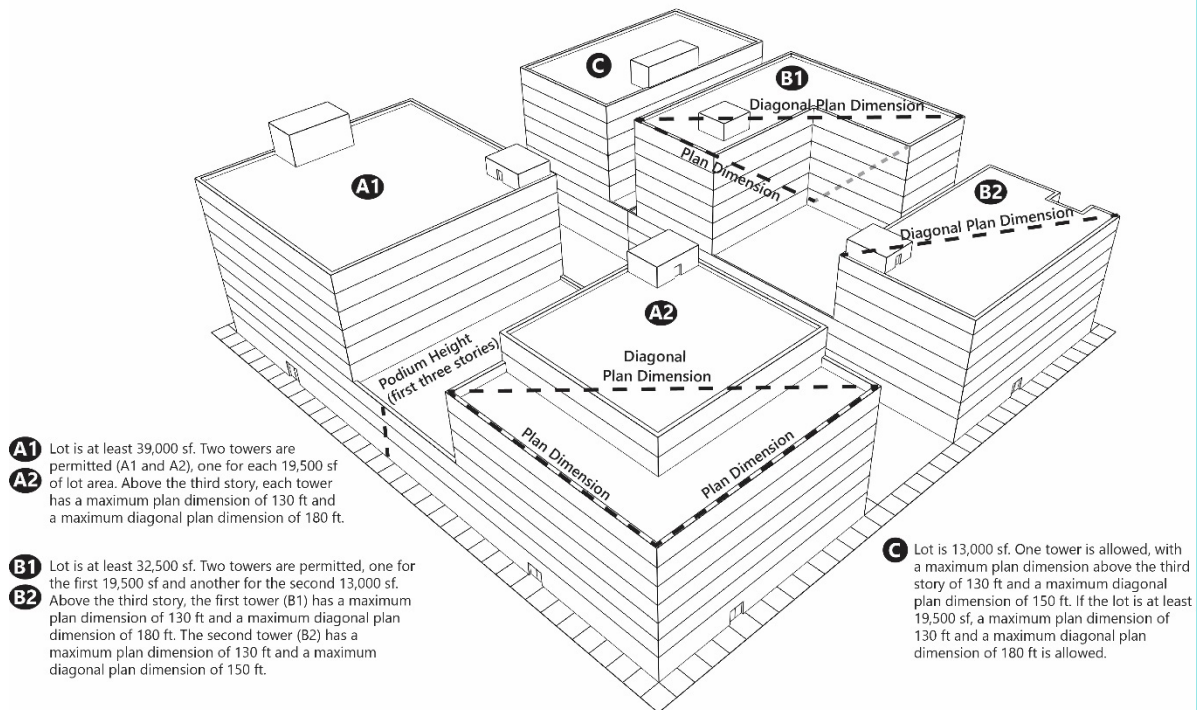
Number of Towers (max.)	1
Floor Plan Dimension (max.)	130 ft.
Diagonal Plan Dimension (max.)	150 ft.

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.



ANNOTATION FOR PAGE 52

Section 21.11.060C.2: Alternative Tower Designs

Subsection 21.11.060C.2. on the facing page reformats the *Alternative Tower design* provisions from the following Old Title 21 B-2A, B-2B, and B-2C Districts sections (page/line references below found in Appendix A-1):

- 21.40.150H.2. in B-2A (page 27, lines 42-54),
- 21.40.160H.2. in B-2B (page 37, lines 47-54 and page 38, lines 1-5), and
- 21.40.170H.2. in B-2C (page 48, lines 18-36).

Subsection 21.11.060C.3. on the facing page reformats subsection H.3. of the *Alternative Tower design* provisions from the following Old Title 21 B-2A, B-2B, and B-2C Districts sections (page/line references below found in Appendix A-1).

- 21.40.150H.3. in B-2A (page 28, lines 1-5),
- 21.40.160H.3. in B-2B (page 38, lines 7-11), and
- 21.40.170H.3. in B-2C (page 48, lines 32-36).

The PZC recommends the technical edit shaded yellow on line 19, inserting the word "of".

1 **21.11.060 Dimensional Standards for Sites and Buildings**

2 *** **

3 **C. Building Tower Dimensions**

4 *** **

5 **2.** The director may approve alternative building tower designs that provide for at least 15 percent
6 more access either to scenic views of adjoining mountains and the Cook Inlet or for solar access
7 as compared to designs allowed under subsection 21.11.060C.1. above, as follows:

8 **a.** The percentage of additional scenic or solar access shall be based on total building volume
9 of the alternative design compared to a representative building tower design. The applicant
10 shall submit a schematic of a project designed under subsection C.1. of this section, the
11 proposed site development plan of the building design utilizing the provisions of this
12 subsection C.2., and calculations to demonstrate the 15 percent increase in scenic views
13 or solar access.

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

17 **3.** Where a lawful building existing as of September 9, 1974 is engineered and constructed for
18 enlargement by the addition of one or more stories, such structure may be enlarged within the full
19 plan dimensions of the existing structure by the addition of not more than two stories.

ANNOTATION FOR PAGE 53

Section 21.11.060D: Bonus Height and Floor Area for Design Amenities

Section 21.11.060D. brings forward the existing Downtown districts bonus point system for site and design amenities which earn additional building floor area. It reformats Old Title 21 B-2A, B-2B, and B-2C Districts sections (page/line references below found in Appendix A-1):

- 21.40.150I.3. in B-2A (from page 28, line 15, to page 30, line 10),
- 21.40.160I.3. in B-2B (from page 38, line 21, to page 40, line 9), and
- 21.40.170I.3. in B-2C (from page 48, line 46, to page 50, line 10).

Guidance on the reformat of the bonus amenities is provided in **Appendix A-2**, pp. 35-36.

Subsection 21.11.060D.1. reformats the narrative provisions of old subsection I.3. from the B-2A, B-2B, and B-2C districts.

- The first part of Section D.1. on lines 4-7 reformats the intro paragraph of old Section I.3.
- Subsection a. on lines 8-10 reformats the bonus amenities approval process from the introductory paragraph of old Section I.3. to be consistent with the Current Title 21 approval process for earning bonus floor area. Old Section I.3. called for "a site development plan approved by the department of planning" through a discretionary design review. Current Title 21 instead uses non-discretionary approvals of floor area bonuses as part of the land use permit.
- Subsection b. on lines 11-13 reformats old subsection I.3.b.
- Subsection c. on lines 14-15 reformats old subsection I.3.c.
- Subsection d. on lines 16-17 reformats old subsection I.3.d.
- Subsections e. and f. on lines 18-23 reformat PZC policy interpretations #1 and #2, respectively, from the Anchorage Central Business District Urban Design Amenities policy (Appendix A-1, page 101 under "Other Policy"), a supplementary policy document approved in 1990 which has contained the definitions and design standards of the Old Title 21 Downtown bonus system. (An overview of this 1990 policy document and its consolidation into the new Downtown Chapter 21.11. is provided in Appendix A-2, pp. 35-36.)

Subsection 21.11.060D.2. on lines 26-32 replaces subsection I.3.e. from the Old Title 21 B-2A, B-2B, and B-2C districts. Old subsection I.3.e. gave discretionary approval to the Planning Department to establish approval criteria for the design, location, orientation, and quality of proposed design amenities. In order to provide applicants and the public greater predictability on the approval criteria, the policy document Anchorage Central Business District Urban Design Amenities was approved by PZC in 1990 which contains definitions, design standards, and policy interpretations for the amenities. As Appendix A-2 (pages 35-36) explains, the *Our Downtown* project code amendments consolidates the standards from that policy document into the new Downtown section 21.11.070G., to make them more accessible in the Current Title 21.

1 **21.11.060 Dimensional Standards for Sites and Buildings**

2 *** **

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

4 **1.** Building floor area comprising additional stories may be constructed above the maximum building
5 height allowed under table 21.11-4, subject to building tower bulk limits of table 21.11-5, by earning
6 bonus gross floor area in return for amenities that improve and enhance downtown, as specified in
7 table 21.11-6 below, provided the following:

8 **a.** Proposed bonus floor area shall be reviewed as part of the title 21 review and approval
9 procedure that applies to the development. This may be the land use permit in 21.03.100
10 unless a higher level of review is prescribed for the development under title 21.

11 **b.** The development shall accumulate at least one square foot of bonus gross floor area from
12 the designated Streetscape Amenities in table 21.11-6 for each four square feet of the
13 development site area.

14 **c.** The development shall accumulate no more than four square feet of bonus gross floor area
15 for any single amenity option per each square foot of the development site area.

16 **d.** At least 25 percent of all bonus gross floor area shall be accumulated from the designated
17 Streetscape Amenities in table 21.11-6.

18 **e.** A surplus of bonus floor area accumulated on an existing building or lot can be applied to
19 any addition to that building or to another building or lot on a development site.

20 **f.** Any deficiency in bonus floor area in an existing building which exceeds the base height
21 set forth in Table 21.11-4 for the particular zone shall be made up by any addition to that
22 building, so that the entire structure is in compliance with the bonus requirements. This
23 requirement does not apply to freestanding, separate buildings.

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

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

ANNOTATION FOR PAGE 54

Section 21.11.060D: Bonus Height and Floor Area for Design Amenities - TABLE

Table 21.11-6 reformats Tables 1, 2, and 3 listing the design amenities and bonus awards for those amenities, from the following Old Title 21 B-2A, B-2B, and B-2C Districts sections (page/line references below found in Appendix A-1):

- 21.40.150I.3., Table 1 in B-2A (page 28, beginning on line 43),
- 21.40.160I.3., Table 2 in B-2B (page 39), and
- 21.40.170I.3., Table 3 in B-2C (from page 49, beginning on line 26).

Although their names and bonus amounts are reformatted and consolidated, the list of amenities and the amount of floor area bonus each earns is the same as in the Old Title 21 bonus amenity table. The amenities are also listed in the same order as they were before, with the exception that the last four "Streetscape Amenities" have been moved up to come before the first non-streetscape use and facility amenity ("Public Restrooms on ground floor", on page 55 below).

Appendix A-2, page 35, available in *Attachment 3: Planning Department Staff Packet*, provides an overview of the reformat of the design amenities and bonuses. Highlights:

- Current Title 21 modernized the names of the amenities, including the use types and some of the design features listed in the table, and provides definitions for most of these.
- Current Title 21 uses a simpler format for awarding bonus floor area. It dispenses with earning bonus "points" and instead states directly how much extra gross floor area is earned by each square foot (or smallest unit) of the design amenity provided.

Appendix A-2, pages 37-52, provides a bonus amenities translation table that documents how each amenity and bonus award was reformatted. It shows the translation from the Old Title 21 way of expressing the amount of bonus award in "points" to the Current Title 21 way of expressing the bonus award in gross floor area.

Table 21.11-6 makes one additional improvement over the Old Title 21 bonus tables: it includes a section cross-reference to the applicable standards (shown in parentheses) for each amenity.

Notes on Specific Amenity Bonuses

- The bonus award for **Decorative street lighting** is broken out by type of lighting fixture, to reflect how many lighting fixtures by type comprises a "bonusable unit" in the *Anchorage Central Business District Urban Design Amenities* (Appendix A-1, page 88).
- The maximum bonus award for **Plaza or Courtyard** reflects design standard #9 for plazas in *Anchorage Central Business District Urban Design Amenities* (Appendix A-1, page 91).

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

1 **21.11.060 Dimensional Standards for Sites and Buildings**

2 *** **

<u>Table 21.11-6. Design Amenities and Bonus Floor Area</u>	
<u>Amenity Options</u>	<u>Square Feet (sf) of Bonus Gross Floor Area (gfa)</u>
<u>Streetscape Amenities</u>	
<u>Street Trees (21.11.070G.22.)</u>	<u>800 sf of bonus per tree.</u>
<u>Seating or Street Furniture (21.11.070G.18.)</u>	<u>200 sf of bonus per 1 seating amenity or street furniture amenity, for a maximum bonus of 2,400 sf for each.</u>
<u>Decorative Street Lighting (21.11.070G.8.)</u>	<u>800 sf of bonus per pole-mounted lighting fixture.</u> <u>400 sf of bonus per building- or bollard-mounted lighting fixture.</u> <u>267 sf of bonus per ground-mounted lighting fixture.</u>
<u>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.)</u>	<u>B-2A and B-2B: 4 sf of bonus per 3 sf of sidewalk.</u> <u>B-2C: 1 sf of bonus per 1 sf of sidewalk.</u> <u>All Districts: 16 sf of bonus per 3 sf of sidewalk provided in addition to the required 11.5-foot sidewalk width.</u>
<u>Sidewalk Texture (21.11.070G.21.)</u>	<u>B-2A: 2 sf of bonus per 1 sf of sidewalk texturing.</u> <u>B-2B: 5 sf of bonus per 3 sf of sidewalk texturing.</u> <u>B-2C: 4 sf of bonus per 3 sf of sidewalk texturing.</u>
<u>Bicycle Parking, open (21.11.070G.6.)</u>	<u>80 sf of bonus per bicycle space, for a maximum of 6,000 sf.</u>
<u>Bicycle Parking, sheltered (21.11.070G.6.)</u>	<u>240 sf of bonus per bicycle space, for a maximum of 12,000 sf.</u>
<u>Bicycle Parking, enclosed (21.11.070G.6.)</u>	<u>B-2A and B-2C: 400 sf of bonus per bicycle space, for a maximum of 18,000 sf.</u> <u>B-2B: 240 sf of bonus per bicycle space, for a maximum of 18,000 sf.</u>
<u>Informational Kiosk (21.11.070G.10.)</u>	<u>400 sf of bonus per kiosk, for a maximum of 1,200 sf.</u>
<u>Canopy or Other Pedestrian Shelter, over sidewalk (21.11.070G.7.)</u>	<u>2 sf of bonus per 1 sf of pedestrian shelter over sidewalk</u>
<u>Arcade (21.11.070G.4.)</u>	<u>4 sf of bonus per 1 sf of covered arcade.</u>
<u>Plaza or Courtyard, on a street corner (21.11.070G.12.)</u>	<u>B-2A and B-2B: 86 sf of bonus per 1 sf of plaza.</u> <u>B-2C: 60 sf of bonus per 1 sf of plaza.</u> <u>All Districts: The maximum bonus shall be 72,000 sf.</u>
<u>Plaza or Courtyard, not on a street corner (21.11.070G.12.)</u>	<u>B-2A and B-2B: 100 sf of bonus per 1 sf of plaza.</u> <u>B-2C: 70 sf of bonus per 1 sf of plaza.</u> <u>All Districts: The maximum bonus shall be 72,000 sf.</u>
<u>Atrium, Galleria, or Winter Garden (21.11.070G.5.)</u>	<u>B-2A: 8 sf of bonus per 1 sf of atrium, galleria, or winter garden.</u> <u>B-2B: 6 sf of bonus per 1 sf of atrium, galleria, or winter garden.</u> <u>B-2C: 4 sf of bonus per 1 sf of atrium, galleria, or winter garden.</u>

3 *** **

ANNOTATION FOR PAGE 55

Section 21.11.060D: Bonus Height and Floor Area for Design Amenities - TABLE (Continued)

Notes on Specific Amenity Bonuses:

- The "Retail Sales or General Personal Services" use type in Current Title 21 is the modern translation of the Old Title 21 amenity called "Shops". The old definition for "shops" was provided in the Anchorage Central Business District Urban Design Amenities (Appendix A-1, page 95).
- The "Movie Theater, Theater Company or Dinner Theater" use type in Current Title 21 is the modern translation of the Old Title 21 amenity called "Commercial Theater". The old definition for "Commercial Theater" was provided in the Anchorage Central Business District Urban Design Amenities (Appendix A-1, page 100).
- Certain bonus amenities in the table do not have applicable bonus amenity standards in Section 21.11.070G. There were no standards for these amenities in the Anchorage Central Business District Urban Design Amenities policy document (Appendix A-1), and so they do not have standards in Section 21.11.070G.

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

1 **21.11.060 Dimensional Standards for Sites and Buildings**

2 *** **

<u>Table 21.11-6. Design Amenities and Bonus Floor Area</u>	
<u>Amenity Options</u>	<u>Square Feet (sf) of Bonus Gross Floor Area (gfa)</u>
<u>Streetscape Amenities (continued)</u>	
<u>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.)</u>	<u>4 sf of bonus per 1 sf gfa of retail sales use</u>
<u>Sidewalk Landscaping (not otherwise credited) (21.11.070G.20.)</u>	<u>1 sf of bonus per 1 sf of landscaping in public ROW.</u> <u>40 sf of bonus per 3 sf of landscaping in the development site.</u>
<u>Heated (Snow Melting) Walkway or Plaza</u>	<u>8 sf of bonus per 1 sf of heated surface, if installed and functioning.</u> <u>4 sf of bonus per 1 sf of heated surface, if installed only.</u>
<u>Amenity Uses and Facilities</u>	
<u>Public Restrooms on ground floor (21.11.070G.13.)</u>	<u>B-2A and B-2B: 57 sf of bonus per 1 sf of public restroom.</u> <u>B-2C: 20 sf of bonus per 1 sf of public restroom.</u>
<u>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.)</u>	<u>B-2A: 3 sf of bonus per 1 sf gfa.</u> <u>B-2B: 2 sf of bonus per 1 sf gfa.</u> <u>B-2C: 5 sf of bonus per 2 sf gfa.</u>
<u>Retail Sales or General Personal Services uses on second floor. (21.11.070G.17.)</u>	<u>B-2A: 3 sf of bonus per 1 sf gfa.</u> <u>B-2B: 2 sf of bonus per 1 sf gfa.</u> <u>B-2C: 5 sf of bonus per 2 sf gfa.</u>
<u>Retail sales or General Personal Services uses on third floor or in story below grade (21.11.070G.17.)</u>	<u>B-2A only: 1 sf of bonus per 1 sf gfa.</u>
<u>Movie theater, Theater Company or Dinner Theater uses (21.11.070G.11.)</u>	<u>B-2A only: 2 sf of bonus per 1 sf gfa.</u>
<u>Public Rooftop Recreation Areas or Public Viewing Decks (21.11.070G.14.)</u>	<u>8 SF of bonus per 1 sf.</u>
<u>Residential Household Living uses (21.11.070G.16.)</u>	<u>B-2A: 3 sf of bonus per 1 sf gfa of household living use.</u> <u>B-2B and B-2C: 5 sf of bonus per 1 sf gfa of household living use.</u>
<u>Hotel or Inn uses</u>	<u>B-2A and B-2B: 2 sf of bonus per 1 sf of guestrooms.</u> <u>B-2C: 1 sf of bonus per 1 sf of guestrooms.</u>

3 *** **

4

ANNOTATION FOR PAGE 56

Section 21.11.060D: Bonus Height and Floor Area for Design Amenities – TABLE (end) and remaining provisions.

Subsection 21.11.060D.3. on lines 4-9 reformats the following Old Title 21 B-2A, B-2B, and B-2C Districts sections (page/line references below found in Appendix A-1):

- 21.40.150I.4. in B-2A (page 30, lines 6-10),
- 21.40.160I.4. in B-2B (page 40, lines 5-9), and
- 21.40.170I.4. in B-2C (page 49, lines 19-23).

Subsection 21.11.060D.3. clarifies the procedure and approval criteria for modifying, replacing, or eliminating amenities from an approved development plan. 21.11.060D.3. does not include the requirement from old section I.4. to maintain the amenities because the maintenance requirement is addressed in Section 21.11.070G. (page 66 below).

Subsection 21.11.060D.4. on lines 10-16 reformats the following Old Title 21 B-2A, B-2B, and B-2C Districts sections (page/line references below found in Appendix A-1):

- 21.40.150I.6. in B-2A (page 30, lines 44-49),
- 21.40.160I.6. in B-2B (page 41, lines 5-10), and
- 21.40.170I.5. in B-2C (page 50, lines 5-10).

The last sentence in subsection 21.11.060D.4. brings forward the last sentence from the following Old Title 21 B-2A, B-2B, and B-2C Districts sections (page/line references below found in Appendix A-1):

- 21.40.150L. in B-2A (page 31, lines 11-14),
- 21.40.160L. in B-2B (page 41, lines 23-25), and
- 21.40.170L. in B-2C (page 51, lines 13-15).

21.11.060 Dimensional Standards for Sites and Buildings

*** **

<u>Table 21.11-6. Design Amenities and Bonus Floor Area</u>	
<u>Amenity Options</u>	<u>Square Feet (sf) of Bonus Gross Floor Area (gfa)</u>
<u>Amenity Uses and Facilities (continued)</u>	
<u>Structured Parking, in story above grade (21.11.070G.23.)</u>	<u>B-2A: N/A.</u> <u>B-2B: 4,400 sf of bonus per parking space.</u> <u>B-2C: 4,000 sf of bonus per parking space.</u>
<u>Structured Parking, in story below grade</u>	<u>B-2A: 5,600 sf of bonus per parking space.</u> <u>B-2B: 5,200 sf of bonus per parking space.</u> <u>B-2C: 5,600 sf of bonus per parking space.</u>
<u>Public Transit Amenities (21.11.070G.15.)</u>	<u>1,200 sf of bonus per public transit shelter</u> <u>4,000 sf of bonus per public transit vehicle pull-out</u>
<u>Historic Preservation of a Landmark (21.11.070G.9.)</u>	<u>2 sf of bonus per 1 sf gfa and/or site area devoted to retained landmark.</u>
<u>Skywalks (21.11.080.)</u>	<u>12,000 sf of bonus per skywalk.</u>
<u>Child Care Center use</u>	<u>2 sf of bonus per 1 sf gfa of child care center use.</u>
<u>Shower Facilities, with changing area and lockers, accessible to bicycle parking, and available to building occupants and employees.</u>	<u>4,000 sf of bonus per shower stall, for a maximum bonus of 12,000 sf.</u>
<u>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.</u>	
<u>Wind Study Computer Modelling</u>	<u>4,000 sf of bonus.</u>
<u>Wind Tunnel Test</u>	<u>16,000 sf of bonus.</u>

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.

ANNOTATION FOR PAGE 57

Section 21.11.060E: Maximum Height Near Town Square Park

Subsection 21.11.060E. on the facing page reformats the provisions outlining maximum height of structures near Town Square Park from the following Old Title 21 B-2A and B-2B District sections (page/line references below found in Appendix A-1):

- 21.40.150I.5. in B-2A (page 30, lines 12-49),
- 21.40.160I.5. in B-2B (page 40, lines 11-35 and page 41, lines 1-10).

The provisions on lines 17-25 of the facing page are intended to clarify the documentation and recordation requirements, in keeping with Current Title 21 procedure for documenting floor area bonuses, transfers, and other agreements. This language clarifies expectations for documenting the agreements involving transfer of development entitlement, so that applicants are aware of these expectations prior to review and approval procedures, and that the transfer of development rights is documented consistently from one development to another.

21.11.060 Dimensional Standards for Sites and Buildings

*** **

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

<u>Block 69</u>	<u>Northwest quarter: 115 ft.</u> <u>Northeast quarter: 85 ft.</u> <u>South half: 200 ft.</u>
<u>Block 70</u>	<u>North half: 55 ft.</u> <u>South half: 230 ft.</u>
<u>Block 71</u>	<u>Northwest quarter: 85 ft.</u> <u>Northeast quarter: 115 ft.</u> <u>South half: 200 ft.</u>

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.

ANNOTATION FOR PAGE 58

Section 21.11.070: Downtown Development and Design Standards

New section 21.11.070, which starts on the facing page, contains Downtown-specific development and design standards. The provisions in section 21.11.070 are reformatted from the Old Title 21 standards in the B-2A, B-2B, and B-2C districts.

The standards in section 21.11.070 supplement and modify the generally-applicable Title 21 development standards in chapter 21.07. As in Chugiak-Eagle River, the generally-applicable standards from chapter 21.07 apply, unless specifically stated otherwise either in new chapter 21.11 or chapter 21.07. Appendix A-3 (available in *Attachment 3: Planning Department Staff Packet*) provides an overview of the significant interactions between new chapter 21.11 and generally applicable development standards in chapter 21.07.

Section 21.11.070C.: Pedestrian-oriented Frontage Standards

Subsection 21.11.070C., beginning on the facing page, reformats the Old Title 21 provisions for "*Sidewalks*", "*Street-level design continuity*", and "*Ground floor windows*" in the B-2A, B-2B, and B-2C districts. It also brings forward B-2A district limitations on what use types may be located on the ground floor.

Subsection 21.11.070C.1. on the facing page reformats the *Sidewalks* provision from the following Old Title 21 B-2A, B-2B, and B-2C Districts sections (page/line references below found in Appendix A-1):

- 21.40.150L. in B-2A (page 31, lines 10-14),
- 21.40.160L. in B-2B (page 41, lines 20-25), and
- 21.40.170L. in B-2C (page 51, lines 9-15).

The text amendments in blue on lines 18-19, 23, and 25-27 to subsection 21.11.070C.1.a. are a technical edit from the Planning Department to align the language with the Old Title 21 standards. Old Title allowed a one-foot reduction in sidewalk width in the B-2B and B-2C districts if the proposed building "contains no **retail space** with street display windows on the ground floor." Therefore:

- The edit language on lines 18-19 and 23 brings forward the term "*retail space*" from Old Title 21, which replaces the words "*general retail uses or general personal service uses*" that appeared in the February 3, 2020 PZC Public Hearing Draft.
- The edit language on lines 25-27 is added to clarify the intended meaning of "*retail space*" from Old Title 21, as it was interpreted to refer to a type of physical space, rather than a land use type from the Current Title 21 use table.

1 **21.11.070 Development and Design Standards**

2 **A. Purpose**

3 The development and design standards set forth in section 21.11.070 apply to the physical layout and
4 design of development within the Downtown (DT) districts. These provisions govern the physical
5 characteristics of a development and its relationship with adjacent properties and surrounding downtown
6 environment in order to implement the Anchorage Downtown Comprehensive Plan, avoid potential impacts
7 on neighboring properties and the downtown environment, and enhance the appearance, character,
8 activity, and economic vitality of downtown.

9 **B. Applicability**

10 This section is applicable to all development in the DT districts. The generally applicable provisions of
11 chapter 21.07 shall apply unless specifically provided otherwise, and the provisions in this section shall
12 govern in cases of conflict.

13 **C. Pedestrian-oriented Frontage Standards**

14 **1. Sidewalks**

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

16 **i.** B-2A: Sidewalks shall be no less than 11.5 feet wide.

17 **ii.** B-2B: Sidewalks shall be no less than 11.5 feet wide, provided that this width may
18 be decreased by one foot where the adjoining structure does not contain retail
19 space with street-facing windows on the ground floor.

20 **iii.** B-2C: Except for the area north of the 4th Avenue right-of-way and west of the L
21 Street right-of-way, sidewalks shall be no less than 11.5 feet wide. Where 11.5
22 feet is required, that width may be decreased by one foot where the adjoining
23 structure does not contain retail space with street-facing windows on the ground
24 floor.

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

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

ANNOTATION FOR PAGE 59

Section 21.11.070: Downtown Development and Design Standards

Subsection 21.11.070C.2. on the facing page reformats the *Street-level design continuity* provision from the following Old Title 21 B-2A, B-2B, and B-2C Districts sections (page/line references below found in Appendix A-1):

- 21.40.150M. in B-2A (page 31, lines 16-19),
- 21.40.160M. in B-2B (page 41, lines 27-30), and
- 21.40.170M. in B-2C (page 51, lines 17-20).

The PZC recommends approval of the technical edit shown in yellow text on line 7 of the facing page, which replaces "and" with "or" because the sentence is intended to list options, not require both options.

Map 21.11-1 provides a clear visual of the priority streets referenced in 21.11.070C.2. above. These streets are taken directly from Figure IV.3 in the *Anchorage CBD Comprehensive Development Plan (as excerpted in Appendix A-1, page 71)*, the reference to which is carried over directly from Old Title 21.

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

21.11.070 Development and Design Standards

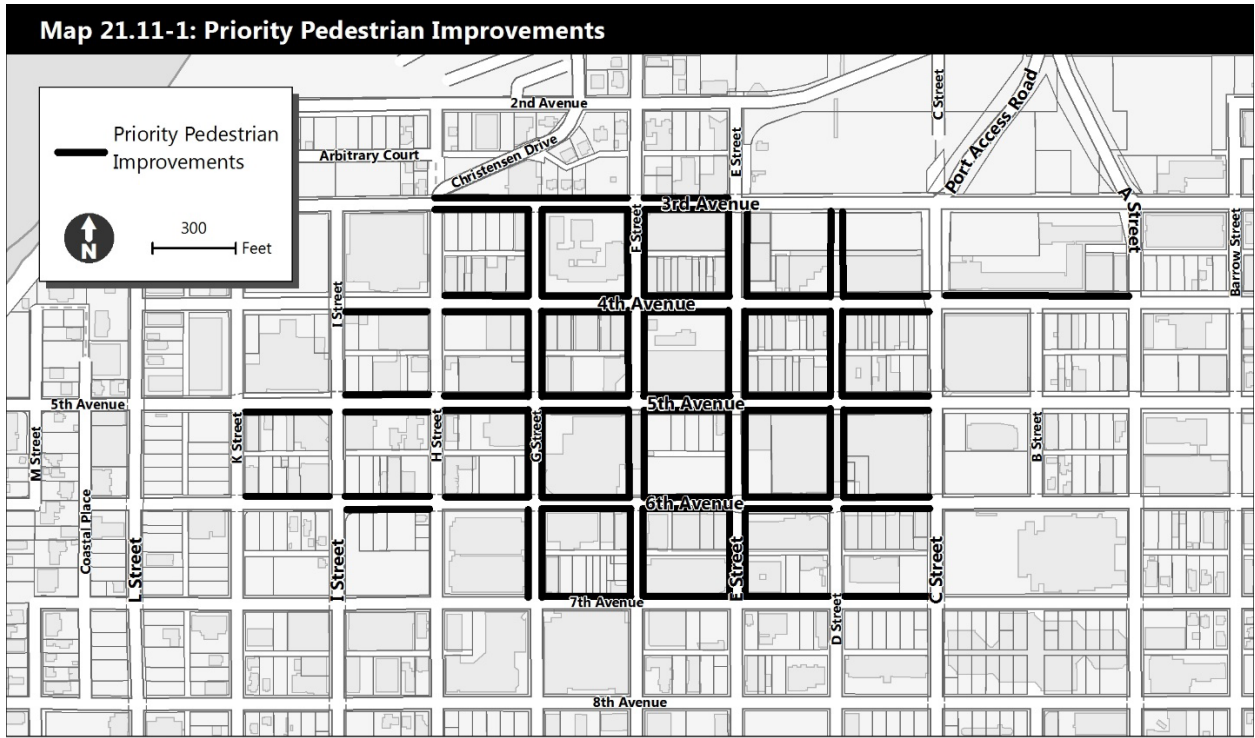
*** **

C. Pedestrian-oriented Frontage Standards

*** **

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.



ANNOTATION FOR PAGE 60

Section 21.11.070: Downtown Development and Design Standards

Subsection 21.11.070C.3. on the facing page reformats the *Ground floor windows* provision from the following Old Title 21 B-2A, B-2B, and B-2C Districts sections into a new table (page/line references below found in Appendix A-1):

- 21.40.150R. in B-2A (page 31, lines 35-54),
- 21.40.160R. in B-2B (page 41, lines 46-55 and page 42, lines 1-12), and
- 21.40.170R. in B-2C (page 51, lines 36-55).

Current Title 21 terms and definitions are used in this section, including “visual access windows” and “ground floor wall area”. These terms are defined in chapter 21.14., *Rules of Construction and Definitions*. The equivalent of visual access windows was required in Old Title 21, so referencing visual access windows is cleaner and reduces confusion/redundancy of language.

The PZC recommends approval of the technical edits to Table 21.11-8, which are shaded yellow in the middle column header and in the table footer. These two edits replace the word “highest” with “higher” to clarify and denote the hierarchy of street classifications found in the *Official Streets and Highways Plan*.

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

21.11.070 Development and Design Standards

*** **

C. Pedestrian-oriented Frontage Standards

*** **

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.

Table 21.11-8: Window Standards – Downtown Zoning Districts

	<u>Frontage on street with higher Official Streets & Highways Plan classification</u>	<u>All other street frontages ¹</u>
<u>A. Minimum percentage of the length of street-facing ground-floor wall to consist of visual access windows:</u>	<u>50%</u>	<u>25%</u>
<u>B. Minimum percentage of the street-facing ground-floor wall area¹ to consist of visual access windows:</u>	<u>25%</u>	<u>12.5%</u>
<u>C. Required windows shall be no more than four (4) feet above the adjacent exterior finished grade.</u>		
<u>¹ 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.</u>		

ANNOTATION FOR PAGE 61

Section 21.11.070: Downtown Development and Design Standards

Subsection 21.11.070C.4. on the facing page reformats the use limitations cited in *Permitted uses permitted when not visible from street level and occupying street-level floorspace* and *Principal uses permitted on other than street-level floorspace* in the B-2A district from Old Title 21 section 21.40.150B.2.-3. in B-2A (Appendix A-1 page 24, lines 28-53).

The PZC recommends approval of the technical edit shown in yellow shading on line 4, inserting the word "the" as a grammatical correction.

Appendix A-2 provides the cross-walk between Old Title 21 use categories listed in 21.40.150B.2.-3. and the Current Title 21 use types.

1 **21.11.070 Development and Design Standards**

2 *** **

3 **4. Ground-floor, Street-facing Use Limitations in the B-2A District**

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

6 **i.** Health services;

7 **ii.** Broadcasting facility;

8 **iii.** Office, business or professional;

9 **iv.** Business services establishment; and

10 **v.** Wholesale merchant establishment.

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

12 **i.** Vocational or trade school; and

13 **ii.** Club/lodge or meeting hall.

ANNOTATION FOR PAGE 62

Section 21.11.070D.1: Downtown Development and Design Standards - Landscaping

Subsection 21.11.070D.1.a. on the facing page carries forward Old Title section 21.45.080X.6. parking lot perimeter landscaping requirements. Provision D.1.b. carries forward Old Title 21 section 21.45.080X.10. landscaping requirements for parking lots with 15 or more parking spaces. These provisions replace the generally-applicable parking lot landscaping requirements of Current Title 21 in section 21.07.080E.2., from which Downtown is exempted on page 16 of this document.

In 21.11.070D.1.a., this included replacing "buffer landscaping" with "visual enhancement landscaping," since buffer landscaping is more intense in Old Title 21 (page/line references below found in Appendix A-1):

- 21.45.080X.6. (page 53, lines 3-15)

Some of the language in 21.11.070D.1. is reformatted into Current Title 21 language, defined terms, and landscaping planting types. For example, "Screening structure" is changed to "Screening fence", the equivalent and defined term in Current Title 21. For parking lot interior landscaping requirements, the planting bed specifications are changed from "visual enhancement landscaping" to "parking lot interior landscaping," because the Old Title 21 visual enhancement landscaping planting requirement was for linear perimeter beds and did not provide clear direction tailored to interior landscape islands that "parking lot interior landscaping" provides in Table 21.07-1.

The PZC recommends approval of the technical edit shown in yellow shading to the header on line 4 in order to clarify that subsection 21.11.070D.1. addresses parking lot landscaping requirements.

21.11.070 Development and Design Standards

*** **

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.

i. 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.

ANNOTATION FOR PAGE 63

Section 21.11.070D.2: Downtown Development and Design Standards - Screening

Subsection 21.11.070D.2. on the facing page reformats the *Screening* provision from the following Old Title 21 B-2A, B-2B, and B-2C Districts sections (page/line references below found in Appendix A-1):

- 21.40.150N. in B-2A (page 31, lines 21-23),
- 21.40.160N. in B-2B (page 41, lines 32-34), and
- 21.40.170N. in B-2C (page 51, lines 22-24).

The provisions on lines 6-7 replace the generally-applicable loading area screening requirements of Current Title 21 in section 21.07.080G.3., from which Downtown is exempted on page 18 of this document.

The PZC recommends the approval of the additional content shown in yellow shading on lines 8-11 of the facing page:

- Subsection 21.11.070D.2.b. (lines 8-9): Rooftop mechanical is added to the list to ensure that this equipment is screened, as was required under Old Title 21 (in the B-2A, B-2B, and B-2C subsections N. bulleted above.)
- Subsection 21.11.070D.2.c. (lines 10-11): The screening of outdoor refuse collection receptacles is added in order to trigger the requirement to screen refuse collection receptacles in the DT districts, as was required under Old Title 21 (in the B-2A, B-2B, and B-2C subsections N. bulleted above.)

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

1 **21.11.070 Development and Design Standards**

2 *** **

3 **D. Landscaping and Screening**

4 *** **

5 **2. Screening**

6 **a.** Loading areas, vehicle and equipment storage areas, and service areas shall be screened.
7 Screening shall take the form of a fence, wall or vegetation, or a combination of these.

8 **b.** Rooftop mechanical equipment shall be screened as provided in subsection
9 21.07.080G.4.c.

10 **c.** Outdoor refuse collection receptacles shall be screened as provided in subsection
11 21.07.080G.2.

ANNOTATION FOR PAGE 63-B

Section 21.11.070E.: Downtown Development and Design Standards – Private Open Space

The February 3, 2020 PZC Public Hearing Draft originally carried forward the Old Title 21 “usable yard” area requirements for Downtown in new chapter 21.11. It reformatted the usable yard requirements from Old Title 21 sections 21.45.120I. and 21.35.020 and the below B-2A, B-2B, and B-2C Districts sections (page/line references following and below found in Appendix A-1), which reference 21.40.060G. (page 48, lines 4-11):

- 21.40.150G. in B-2A (page 27, lines 7-12),
- 21.40.160G. in B-2B (page 37, lines 12-17), and
- 21.40.170G. in B-2C (page 47, lines 38-42).

The PZC recommends the yellow-shaded text amendment on the facing page, which revises Section 21.11.070E. to instead apply the Current Title 21 private open space standards. Site testing on recent example development projects in Downtown found that the Current Title 21 private open space standards are more flexible and require less lot area than the “usable yard” area standards from Old Title 21. (The site tests are described in Appendix A-4 in the Attachment 3: Planning Department Staff Packet.) Six exceptions from the Current Title 21 private open space development standards in 21.07.030 are included (lines 6-28 on facing page) where the current standards are more restrictive than Old Title 21 usable yard and are not consistent with Downtown. The exceptions revert to the Old Title 21 usable yard standard.

The original text amendment language from the February 3, 2020 PZC Public Hearing Draft (which is replaced by PZC’s text amendment on the next page) had read as follows:

Original amendment language proposed in February 3, 2020 Public Hearing Draft that has been replaced:

E. Usable Yard Area

1. Definition

Usable yard area shall mean one or more well-drained open areas covered with lawn grass or other suitable cover material, for use by the residents thereon for outdoor activities and located on the same lot as the principal use.

2. Area Requirement

Multifamily dwellings shall provide a usable yard area of 100 square feet per dwelling unit. All other uses, including mixed-use dwellings, do not require any usable yard area except as provided in use-specific standards.

3. Minimum dimensions of usable yard

The minimum inside dimension of a usable yard to meet the area requirement shall not be less than ten feet. A usable yard does not include driveways, common walks, refuse storage or collection areas, or off-street parking or loading areas. However, private balconies or decks containing no less than one ten-foot dimension and roofs available for outdoor activity may be used to meet this requirement. Those balconies or decks with inside dimensions of less than ten feet and containing at least a minimum of 20 square feet may only be counted for up to 50 percent of the required usable yard area.

See also the related PZC edit to section 21.07.030 on page 13 above.

21.11.070 Development and Design Standards

*** **

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.

ANNOTATION FOR PAGE 64

Section 21.11.070F: Downtown Development and Design Standards – Off-street Parking and Loading

Section 21.11.070F.1. on the facing page reformats the *Parking* provision from the below Old Title 21 B-2A, B-2B, and B-2C Districts sections that exempts Downtown from parking requirements (page/line references following and below found in Appendix A-1):

- 21.40.150K. in B-2A (page 31, lines 5-8),
- 21.40.160K. in B-2B (page 41, lines 15-18), and
- 21.40.170K. in B-2C (page 51, lines 4-7).

Section 21.11.070F.2. references the parking lot landscaping requirements specific to Downtown in 21.11.070D.1.a. and 21.11.070D.1.b., which were carried over from Old Title 21 in lieu of applying Current Title 21 landscaping standards.

Section 21.11.070F.3. continues to provide the DT districts with the opportunity to use more compact dimensions for off-street parking spaces, if a development chooses to provide off-street parking. The language and tables of section 21.11.070F.3. are carried over directly from Old Title 21 section 21.45.080X.9.

The two technical edits to Table 21.11-9 from the Planning Department clarify the asterisked footnote at the bottom of the table, which had previously read, “*Assumes two-way traffic flow” in the February 3, 2020 PZC Public Hearing Draft.

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

21.11.070 Development and Design Standards

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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

<u>Parking Angle (degrees)</u>	<u>Space Width</u>	<u>Space Depth (Vehicle Projection)</u>	<u>Aisle Width 1-way</u>	<u>Typical Parking Bay Width (Module)</u>	<u>Interlock Reduction</u>	<u>Overhang Allowance</u>
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.

ANNOTATION FOR PAGE 65

Section 21.11.070F: Downtown Development and Design Standards – Off-street Parking and Loading (Continued)

The facing page provides a continuation of Section 21.11.070F.3 from the previous page.

The two technical edits to Table 21.11-10 from the Planning Department clarify the asterisked footnote at the bottom of the table, which had previously read, “*Assumes two-way traffic flow” in the February 3, 2020 PZC Public Hearing Draft.

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

21.11.070 Development and Design Standards

*** **

F. Off-Street Parking and Loading

*** **

3. Off-Street Parking and Loading Design Standards

*** **

<u>TABLE 21.11-10: COMPACT PARKING ANGLE, STALL, AND AISLE DIMENSIONS</u>							
<u>Parking Angle (degrees)</u>	<u>Space Type</u>	<u>Space Width</u>	<u>Space Depth (Vehicle Projection)</u>	<u>Aisle Width 1-way</u>	<u>Typical Parking Bay Width (Module)</u>	<u>Interlock Reduction</u>	<u>Overhang Allowance</u>
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.

ANNOTATION FOR PAGE 66

Section 21.11.070G.: Standards for Urban Design Amenities

Section 21.11.070G. provides the development and design standards for the amenities that earn bonus floor area in Section 21.11.060D. (see pages 53-56 above).

The standards for the Old Title 21 design amenities earning bonus have been housed in a stand-alone policy document, *Anchorage Central Business District Urban Design Amenities* ("policy document"). This policy document was approved by the Planning and Zoning Commission in 1990, and still applies today. Pages 35-36 of **Appendix A-2** overview this policy document, issues with continuing to maintain development standards in a document that is separate from the zoning ordinance, and the reasons why those standards are being moved into new Chapter 21.11.

Purpose

Subsection 21.11.070G.1.a. on line 11 of the facing page reformats some of the language from the introduction of the *Anchorage Central Business District Urban Design Amenities* policy document (Appendix A-1, page 82.).

Subsections 21.11.070G.1.b. and c. on lines 12-15 reformat some of the discretionary review approval criteria language within subsection I.3.e. from the following Old Title 21 B-2A, B-2B, and B-2C districts sections (page/line references following and below found in Appendix A-1):

- 21.40.150I.3.e. in B-2A (page 28, lines 37-40),
- 21.40.160I.3.e. in B-2B (page 38, lines 43-46), and
- 21.40.170I.3.e. in B-2C (page 49, lines 14-17).

Applicability

Subsection 21.11.070G.2.a. on lines 17-19 means that Section 21.11.070G. applies only when an amenity is used to earn bonus floor area.

Subsection 21.11.070G.2.b. on lines 20-25 means that other provisions of Title 21 that would otherwise apply to the uses and amenities listed in this section are still applicable, unless stated otherwise. For example, generally-applicable requirements in Title 21 for residential uses will still apply to Residential Household Living uses that are used to earn bonus floor area, in addition to the bonus-specific amenity standard (on page 73, line 8).

General or Shared Standards

Subsection 21.11.070G.3. consolidates standards that are applied to multiple design amenities. These standards were repeated multiple times, stated different ways, in the 1990 *Anchorage Central Business District Urban Design Amenities* policy document.

21.11.070 Development and Design Standards

*** **

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.

ANNOTATION FOR PAGE 67

Section 21.11.070G.: Standards for Urban Design Amenities (Continued)

Arcade: Subsection 21.11.070G.4. reformats the intent statement and design standards 1-5 for "arcade, covered" from *Anchorage Central Business District Urban Design Amenities* (Appendix A-1, page 83) into Current Title 21 language. Lines 6-7 on the facing page exempt arcades that earn bonus floor area in Downtown from the Title 21 design standards in 21.07.060F.10. that apply to arcades earning bonus elsewhere in the Municipality. The Current Title 21 definition of arcade in 21.07.060F.10. applies.

Atrium, Galleria, or Winter Garden. Subsection 21.11.070G.5. reformats the intent statement and design standards 1-6 for "galleria" from *Anchorage Central Business District Urban Design Amenities* (Appendix A-1, page 86) into Current Title 21 language. Lines 31-32 on the facing page exempt Downtown from the Title 21 design standards in 21.07.060F.11. that apply to atriums, gallerias, and winter gardens earning bonus elsewhere in the Municipality. The Current Title 21 definition of Atrium, Galleria, or Winter Garden in 21.07.060F.11. applies.

1 **21.11.070 Development and Design Standards**

2 *** **

3 **G. Standards for Urban Design Amenities**

4 *** **

5 **4. Arcade**

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

8 **a. Intent.** Arcades provide increased opportunities for pedestrian comfort, street-level retail
9 enhancement and an appropriately scaled and detailed integration of street, sidewalk, and
10 building design elements. An arcade permits an extension of the streetscape space,
11 sidewalk width, and additional pedestrian shelter areas, especially during cold, wet, or
12 windy weather.

13 **b.** The arcade shall provide a minimum interior width (the dimension between the interior
14 arcade/building face and the inside face of outer support elements or outer overhead
15 arcade building face) of 10 feet with support elements, and 8 feet without support elements,
16 and a maximum interior width of 20 feet.

17 **c.** The arcade shall provide a minimum of eight feet of accessible walkway clear width. This
18 dimension shall be provided within the arcade and between the arcade support elements
19 and the adjoining sidewalk.

20 **d.** The interior height of the arcade and outer arcade portal heights shall have a minimum
21 vertical clearance of 10 feet, and an average vertical clearance no greater than 18 feet.

22 **e.** The arcade shall be continuous in length along the street frontage for at least 50 feet.

23 **f.** An arcade lighting system shall be provided which illuminates the arcade's paved
24 pedestrian areas. The minimum average illumination reaching the paved area shall not be
25 less than five foot-candles of light intensity, and light fixtures should be placed so that light
26 patterns overlap at a height of seven feet above the walkway. Additional light sources
27 (shop window illumination, street lighting, sidewalk pole, or bollard lighting) can be utilized
28 in combination with arcade lighting to achieve light intensity standards.

29 **g.** The arcade shall be publicly accessible at all times.

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

31 For the purposes of this section 21.11.070G., the following provisions replace the design standards
32 of 21.07.060F.11.

33 **a. Intent.** Galleries are intended to provide interior public spaces that are suited for public
34 gatherings and events where people can relax and enjoy the surrounding space and its
35 associated activities.

36 **b.** The atrium, galleria, or winter garden shall be publicly accessible during normal business
37 hours and adjacent to a public pedestrian walkway.

38 **c.** The atrium, galleria, or winter garden shall have a minimum of 2,000 square feet of floor
39 area with a minimum inside dimension of 25 feet.

ANNOTATION FOR PAGE 68

Section 21.11.070G.: Standards for Urban Design Amenities (Continued)

Galleries cont'd: The requirement at the end of line 11 for galleries to be "climate-controlled" had been imbedded into the definition for "galleries" in *Anchorage Central Business District Urban Design Amenities* (Appendix A-1, page 86). It is moved from the definition to be expressed as a standard.

Bicycle Parking: Subsection 21.11.070G.6. reformats the intent statement and design standards 1-3 for "bike racks, open and covered" from *Anchorage Central Business District Urban Design Amenities* (Appendix A-1, page 84) into Current Title 21 language for bicycle parking spaces (defined in section 21.14.040, see "Parking Space, Bicycle").

Current Title 21 generally-applicable standards in 21.07.060F.15. for bicycle parking facilities apply because they provide basic standards for functionality and security which are consistent with and implement the Downtown bicycle facilities intent.

Notes:

- Old bike rack standard 4 from *Anchorage Central Business District Urban Design Amenities* (Appendix A-1, page 84) is not carried forward because it is too discretionary to administer.
- Old bike rack standard 5 from *Anchorage Central Business District Urban Design Amenities* (Appendix A-1, page 84) is not included on the facing page because durability is addressed as a general standard for bonus amenities (see page 66, lines 33-34).

Canopy or Other Pedestrian Shelter, Over Sidewalk: Subsection 21.11.070G.7. reformats the intent statement and design standards 1-3 and 5 for "canopy over sidewalk" from the *Anchorage Central Business District Urban Design Amenities* policy document (Appendix A-1, page 85) into Current Title 21 language. Lines 27-28 on the facing page exempt canopies that earn bonus floor area in Downtown from the Title 21 design standards in 21.07.060F.9. that apply to canopies earning bonus elsewhere in the Municipality. The Current Title 21 definition of pedestrian shelters in 21.07.060F.9. applies.

Standard 4 from the policy document (Appendix A-1, page 85) is not carried forward because structure design requirements to avoid glaciation falls under the Building Code (Title 23).

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3 **G. Standards for Urban Design Amenities**

4 *** **

5 **d.** The atrium, galleria, or winter garden shall have a clear height of two stories for at least 75
6 percent of its floor area.

7 **e.** At least 50 percent of the atrium, galleria, or winter garden's ceiling area shall consist of
8 transparent glazing.

9 **f.** The atrium, galleria, or winter garden shall have one lineal foot of seating for every 60
10 square feet of floor area.

11 **g.** The atrium, galleria, or winter garden shall be a finished, climate-controlled space.

12 **6. Bicycle parking**

13 **a.** *Intent.* Bicycle parking provides convenient service as well as incentive to bicycle users in
14 downtown. It encourages and supports forms of community access other than by
15 automobiles.

16 **b.** In sidewalk areas, bicycle parking (including stored bicycles) shall be located and
17 positioned to provide at least eight feet of unobstructed accessible walkway clear width
18 within the sidewalk area, and at least three feet of distance between the bicycle parking
19 (including stored bicycles) and street curb face.

20 **c.** In non-sidewalk areas, bicycle parking (including stored bicycles) shall be located to
21 provide at least six feet of accessible walkway clear width and located no closer than four
22 feet to any designated seating amenity.

23 **d.** For sheltered bicycle parking, any sheltering structure (excluding supports) shall have a
24 maximum vertical clearance of eight feet above finished grade.

25 **e.** The standards for bicycle parking provided in section 21.07.060F.15. shall also apply.

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

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

29 **a.** *Intent.* Sidewalk canopies are intended to improve downtown pedestrian comfort and
30 safety, especially during winter months and inclement weather. Canopies also can provide
31 increased street and building design continuity and support a wider range of pedestrian
32 corridor activities.

33 **b.** Canopies shall cumulatively extend along at least 50 percent of the development's street
34 frontage. All individual canopies shall have a minimum uninterrupted length of 15 feet.

35 **c.** No part of a canopy shall come within three feet of the center of the main trunk of a street
36 tree nor within two feet of the vertical plane extending from the street curb face.

ANNOTATION FOR PAGE 69

Section 21.11.070G.: Standards for Urban Design Amenities (Continued)

Canopy cont'd.: Subsection 21.11.070G.7.d. on lines 5-6 of the facing page reformats a 15-foot requirement from the intent statement for "canopy over sidewalk" from *Anchorage Central Business District Urban Design Amenities* (Appendix A-1, page 85), and clarifies a 6-foot minimum requirement from that same page as illustrated at the top of page 85 in Appendix A-1.

Decorative Street Lighting: Subsection 21.11.070G.8 reformats the intent statement and design standards 1-5 for "decorative street illumination" from *Anchorage Central Business District Urban Design Amenities* (Appendix A-1, page 88) into Current Title 21 language. Standards 6-7 for durability and maintenance from that policy document are not included on the facing page because they are addressed as general standards for bonus amenities in subsection 21.11.070G.3. on page 66, lines 30-35.

Current Title 21 has no equivalent term or definition for "decorative street lighting" as a bonus amenity. Therefore, a definition is provided in the text amendments on page 83 below.

1 **21.11.070 Development and Design Standards**

2 *** **

3 **G. Standards for Urban Design Amenities**

4 *** **

5 **d.** The canopy shall extend a minimum of six feet horizontally over a sidewalk area, and shall
6 be no further than 15 feet from the vertical plane extending from the back of the street curb.

7 **e.** The canopies projecting six to eight feet horizontally over the sidewalk area shall have a
8 minimum vertical clearance of eight feet and a maximum vertical clearance of 12 feet above
9 the sidewalk finished grade. The canopies projecting more than eight feet horizontally over
10 the sidewalk area shall have a minimum vertical clearance of 10 feet and a maximum
11 vertical clearance of 15 feet above the sidewalk finished grade.

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

17 **8. Decorative street lighting**

18 **a.** *Intent.* Decorative street illumination fixtures are intended to promote an increased sense
19 of vitality and cohesion in downtown street corridors, and provide additional levels of
20 illumination for increased pedestrian safety and comfort.

21 **b.** Decorative street lighting fixtures shall be centered no more than 30 feet apart.

22 **c.** Decorative street lighting fixtures shall be centered no closer than three feet from the face
23 of any street curb.

24 **d.** Decorative street lighting shall be located so as to provide at least eight feet of accessible
25 unobstructed walkway clear width, measured radially from the lighting fixture.

26 **e.** The mounting height of pole- and wall-mounted decorative street lighting shall not exceed
27 15 feet.

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

ANNOTATION FOR PAGE 70

Section 21.11.070G.: Standards for Urban Design Amenities (Continued)

Historic Preservation of a Landmark: Subsection 21.11.070G.9. reformats the intent statement and design standards 1 and 4 for "historic preservation" from the *Anchorage Central Business District Urban Design Amenities* policy document (Appendix A-1, page 86) into current municipal historic preservation program language. Standard 2 for maintenance from the policy document is addressed as a general standard for bonus amenities in subsection 21.11.070G.3. on page 66, lines 30-33.

Informational Kiosk: Subsection 21.11.070G.10. reformats the intent statement and design standards 1 and 4 for "kiosk" from *Anchorage Central Business District Urban Design Amenities* (Appendix A-1, page 89) into Current Title 21 language. Standard 2 for durability from that policy document is not included because it is addressed as a general standard for bonus amenities in subsection 21.11.070G.3. on page 66, lines 34-35. Standards 3 and 5 from the policy document are not carried forward because 3 is too discretionary to be administered easily and 5 is addressed by modern Title 21 site plan submittal requirements.

Current Title 21 has no equivalent term or definition for "informational kiosk" as a bonus amenity, so a definition is provided in the text amendments on page 83 below.

Movie Theater, Theater Company or Dinner Theater Uses: Subsection 21.11.070G.11. reformats the intent statement and design standards 1-4 for "commercial theater" from *Anchorage Central Business District Urban Design Amenities* (Appendix A-1, page 100) into Current Title 21 language.

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

1 **21.11.070 Development and Design Standards**

2 *** **

3 **G. Standards for Urban Design Amenities**

4 *** **

5 **9. Historic preservation of a landmark**

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

8 **b.** The landmark shall be listed or eligible for listing on the Anchorage Local Landmark
9 Register.

10 **c.** The landmark shall be located on the development site.

11 **d.** Parking, loading, vehicle circulation, or utility areas shall not be included in the historic
12 preservation site area that is eligible to generate bonus floor area or height.

13 **e.** Any proposed alteration of a listed landmark shall be subject to provisions established by
14 the Anchorage Historic Preservation Commission.

15 **10. Informational kiosk**

16 **a. Intent.** A kiosk is intended to provide a pedestrian-oriented physical space for
17 dissemination of information, both public and private.

18 **b.** Informational kiosks shall be permanent structures, accessible from all sides by
19 pedestrians.

20 **c.** Informational kiosks shall not be located within 11.5 feet of the curb face of a street.

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

22 **a. Intent.** Theaters are intended to provide entertainment facilities in downtown and promote
23 an enlivened atmosphere during the evening hours.

24 **b.** The theater shall have a minimum seating capacity of 150 seats.

25 **c.** The theater's main entrance shall be directly accessible from sidewalk grade level and
26 highly visible from the street or public open space.

27 **d.** The theater lobby shall be located at ground-floor sidewalk level, and shall be enclosed
28 and weather protected.

29 **e.** The theater shall have an illuminated sign displaying titles of current entertainment
30 attractions located on at least one street frontage of the structure containing the theater.

ANNOTATION FOR PAGE 71

Section 21.11.070G.: Standards for Urban Design Amenities (Continued)

Plaza or Courtyard: Subsection 21.11.070G.12. reformats the intent statement and design standards 1-7 for "plaza" from the *Anchorage Central Business District Urban Design Amenities* policy document (Appendix A-1, page 91) into Current Title 21 language. Standard 8 (ADA accessibility) from the policy document is addressed as a general standard for bonus amenities in subsection 21.11.070G.3. on page 66, lines 38-39.

Subsection h. on lines 20-21 of the facing page clarifies the length of the required period of solar access from policy document design standard 7, and applies the fall equinox date in other Current Title 21 solar access menu choices.

Lines 6-7 in subsection 21.11.070G.12. exempt plazas that earn bonus floor area in Downtown from the Current Title 21 design standards in 21.07.060F.6. that apply to plazas and courtyards earning bonus elsewhere in the Municipality. The definition of Plaza or Courtyard in Current Title 21 section 21.07.060F.6. applies.

Public Restrooms on the Ground Floor: Subsection 21.11.070G.13. reformats the intent statement and design standards for "public restrooms at ground level" from *Anchorage Central Business District Urban Design Amenities* policy document (Appendix A-1, page 107) into Current Title 21 language.

1 **21.11.070 Development and Design Standards**

2 *** **

3 **G. Standards for Urban Design Amenities**

4 *** **

5 **12. Plaza or courtyard**

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

8 **a. Intent.** Plazas are intended to visually emphasize important pedestrian thoroughfares,
9 provide increased light and openness at street level, and humanize the urban environment
10 by responding to the needs of pedestrians.

11 **b.** Plaza areas eligible to count towards bonus area or height shall not include the area of
12 sidewalks, vehicular lanes, parking facilities, loading areas, or driveways.

13 **c.** The plaza shall be at least 2,000 square feet in area, with a minimum inside dimension of
14 15 feet.

15 **d.** The plaza shall be adjoining a public pedestrian walkway.

16 **e.** The plaza shall have at least one lineal foot of seating per 60 square feet of area.

17 **f.** At least 20 percent of the plaza area shall be landscaped. Landscaping may consist of
18 plants or pedestrian features (definition in 21.15.040).

19 **g.** Paving of the plaza shall have a textured or decorative surface.

20 **h.** The plaza shall have sunlight (solar) access for at least four hours each day from May 1 to
21 September 21.

22 **i.** The plaza shall be publicly accessible at all times.

23 **13. Public restrooms on ground floor**

24 **a. Intent.** Public restrooms on the ground floor are intended to provide a convenience for
25 pedestrians and to enhance the desirability of frequenting the downtown area.

26 **b.** Restrooms shall be publicly accessible during normal business hours.

27 **c.** Restrooms shall be provided for both men and women.

28 **d.** The location of the public restroom shall be readily discernible from the building entrance's
29 lobby or foyer through the use of text and/or graphic symbol signage.

ANNOTATION FOR PAGE 72

Section 21.11.070G.: Standards for Urban Design Amenities (Continued)

Public Rooftop Recreation Areas or Public Viewing Decks: Subsection 21.11.070G.14. reformats the intent statement and design standards for "rooftop facilities" from *Anchorage Central Business District Urban Design Amenities* (Appendix A-1, page 93) into Current Title 21 language.

Current Title 21 has no equivalent term or definition for this amenity, so a definition is provided in the text amendments on page 83 below.

Public Transit Amenities: Subsection 21.11.070G.15. reformats the intent statement and design standards for "transit amenities" from the *Anchorage Central Business District Urban Design Amenities* policy document (Appendix A-1, page 100) into Current Title 21 language.

1 **21.11.070 Development and Design Standards**

2 *** **

3 **G. Standards for Urban Design Amenities**

4 *** **

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

6 **a. Intent.** Rooftop facilities are intended to provide easily accessible, alternative opportunities
7 for the general public to take advantage of natural light and vista attractions combined with
8 other uses at the rooftop level.

9 **b.** The rooftop facility shall be publicly accessible.

10 **c.** The rooftop facility shall devote at least 10 percent of its area to a space that allows the
11 general public to take advantage of natural light and vista attractions.

12 **d.** Access to the rooftop facility shall be apparent and easily accessible from the street and
13 shall be designed to communicate to pedestrians that the space is available for public use.

14 **e.** The minimum size of the rooftop facility shall be 1,500 square feet.

15 **f.** At least 20 percent of the viewing deck or garden shall be landscaped.

16 **15. Public transit amenities**

17 **a. Intent.** Public transit amenities are intended to encourage the use of public transportation
18 as a pleasant and appealing alternative choice to motor vehicles for trips within the
19 downtown area.

20 **b.** The transit shelter shall be covered and enclosed on at least three sides.

21 **c.** Internal shelter placement shall be designed to complement the architectural theme of the
22 building.

23 **d.** The transit shelter shall be illuminated.

24 **e.** A minimum of eight feet clear pedestrian space shall be provided adjacent to the transit
25 shelter or transit vehicle pull-out.

26 **f.** Benches shall be provided for transit shelters and pull-outs.

27 **g.** Transit shelters and pull-outs shall be reviewed by the Municipality of Anchorage Public
28 Transportation Department for location and compatibility with applicable transit facilities
29 design guidelines.

30 **h.** The transit shelter standard provided in section 21.07.060F.8. shall also apply.

ANNOTATION FOR PAGE 73

Section 21.11.070G.: Standards for Urban Design Amenities (Continued)

Residential Household Living Uses: Subsection 21.11.070G.16. reformats the intent statement and design standard 1 for "housing" from *Anchorage Central Business District Urban Design Amenities* (Appendix A-1, page 87) into Current Title 21 language. Standard 2 (ADA accessibility) from the policy document is addressed as a general standard for bonus amenities in subsection 21.11.070G.3. on page 66, lines 38-39.

Retail Sales or General Personal Service Uses: Subsection 21.11.070G.17. reformats the intent statement and design standards 1-3 for "shops" from *Anchorage Central Business District Urban Design Amenities* (Appendix A-1, page 95) into Current Title 21 language.

Seating or Street Furniture: Subsection 21.11.070G.18. reformats the intent statement and design standards 1-4, 6, 7, and 10 for "seating units and street furniture" from *Anchorage Central Business District Urban Design Amenities* (Appendix A-1, page 93) into Current Title 21 language. Standards 5, 8, and 9, and 11 from the policy document are addressed as general standards for durability, maintenance, and ADA accessibility in subsection 21.11.070G.3. on page 66.

The blue-shaded text edit from the Planning Department on line 39 is a correction to the spelling of the word "complement".

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

*** **

G. Standards for Urban Design Amenities

*** **

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.

ANNOTATION FOR PAGE 74

Section 21.11.070G.: Standards for Urban Design Amenities (Continued)

Sidewalk: Subsection 21.11.070G.19. reformats the intent statement and design standards 2 and 4 for "sidewalks" from *Anchorage Central Business District Urban Design Amenities* (Appendix A-1, page 96) into Current Title 21 language. Standards 1, 3, 5, and 6 from the policy document are addressed as general standards for durability, maintenance, and ADA accessibility in subsection 21.11.070G.3. on page 66.

Title 21 generally-applicable standards for sidewalks also apply, because they provide basic standards for durability and accessibility which are consistent with and implement the Downtown intent.

Sidewalk Landscaping (not otherwise credited): Subsection 21.11.070G.20. reformats the intent statement and design standards 1-3, 5, and 6 for "sidewalk landscaping" from *Anchorage Central Business District Urban Design Amenities* (Appendix A-1, page 97) into Current Title 21 language. Standards 4, 7, and 8 from the policy document are already addressed by the general landscaping requirements for landscape plan submittals, plant materials, planting beds, and replacement in Title 21 Section 21.07.080. Standard 9 from the policy document is addressed as a general standard for maintenance of bonus amenities in subsection 21.11.070G.3. on page 66, lines 30-33.

Current Title 21 has no equivalent term or definition specific to this bonus amenity, so a definition is provided in the text amendments on page 83 below.

Sidewalk Texture: Subsection 21.11.070G.21. reformats the intent statement and design standards for this amenity from *Anchorage Central Business District Urban Design Amenities* (Appendix A-1, page 98) into Current Title 21 language.

21.11.070 Development and Design Standards

*** **

G. Standards for Urban Design Amenities

*** **

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.

ANNOTATION FOR PAGE 75

Section 21.11.070G.: Standards for Urban Design Amenities (Continued)

Street Trees: Subsection 21.11.070G.22. reformats the intent statement and design standards 1-4, 6, 7, and 9 for this amenity from the *Anchorage Central Business District Urban Design Amenities* policy document (Appendix A-1, page 99) into Current Title 21 language. Standards 5 and 10 from the policy document are not carried forward because Current Title 21 Section 21.07.080F. general standards for plant materials, installation, and replacement apply. The standards in 21.07.080F. are more flexible and contemporary. Standard 8 from the policy document is addressed as a general standard for maintenance of bonus amenities in subsection 21.11.070G.3. on page 66, lines 30-33.

Structured Parking: Subsection 21.11.070G.23. reformats the intent statement and design standard 3 for "parking, enclosed" from the *Anchorage Central Business District Urban Design Amenities* policy document (Appendix A-1, page 90) into Current Title 21 language. Standards 1 and 2 from the policy document were section references now addressed by equivalent provisions in subsection 21.11.070G.2., "Applicability", on page 66, lines 20-25.

1 **21.11.070 Development and Design Standards**

2 *** **

3 **G. Standards for Urban Design Amenities**

4 *** **

5 **22. Street trees**

6 **a. Intent.** Street trees are intended to promote the development of “living” amenities within
7 downtown street corridors. Street trees are intended to offer seasonal variety, strengthen
8 district identity, reflect Alaska’s natural heritage, soften the urban environment, and
9 improve air quality.

10 **b.** Street trees shall be centered a minimum of three feet and a maximum of 15 feet from the
11 face of the street curb and be located so as to provide at least eight feet of unobstructed,
12 accessible walkway clear width (a dimension established along a line aligned perpendicular
13 to the curb face).

14 **c.** Street trees shall be located along either the curb line (in the street interface zone of the
15 sidewalk), or the lot line (right-of-way line) side of the sidewalk at a distance from the back
16 of curb that is equal to or greater than the required sidewalk width. The distance shall be
17 measured from the center of the main tree trunk.

18 **d.** Street trees shall comprise at least three trees all within 60 feet of each other and centered
19 not more than 25 feet apart.

20 **e.** Deciduous street trees shall be no less than 2.5 inches in caliper and be no less than 13
21 feet in height. Evergreen trees shall be no less than eight feet in height.

22 **f.** Street tree planting pits shall be a minimum inside dimension of five feet.

23 **g.** Street trees shall be protected with tree grates and tree guards.

24 **h.** Street trees shall be located no further than 100 feet from a source of water for irrigation
25 (such as external hose bib, quick coupler, or irrigation system).

26 **i.** Except as modified by the design criteria for this section, street trees shall be installed,
27 established, and maintained in accordance with municipal standard specifications for
28 landscape improvements.

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

30 **a. Intent.** Structured parking is intended to help satisfy parking demands downtown, provide
31 convenience for occupants and users of the primary building on site, and stimulate usage
32 of the development.

33 **b.** For a separate parking structure, floor space devoted to retail sales or general personal
34 service uses shall be incorporated on the ground floor whenever practical and appropriate.

ANNOTATION FOR PAGE 76

Section 21.11.080: Downtown Skywalks – Conditional Use Standards

Subsection 21.11.080A. on the facing page carries over the conditional use standards for skywalks from section 21.50.025 in Old Title 21 (Appendix A-1 page 61, lines 1-18). These supplemental conditional use standards are intended to be used in addition to the general conditional use standards in Current Title 21 chapter 21.03.080.

The yellow-shaded text edit from PZC on line 7 is a correction to the spelling of "effects."

Map 21.11-2 recreates Figure IV.6 View Corridor Analysis and Figure IV.12 (Phase I Skyway System) from the *Anchorage CBD Comprehensive Plan*, as shown on pages 76 and 78 of Appendix A-1. The conditional use standards for skywalks in Old Title 21 sections 21.50.025 and 21.50.027 referred to these figures.

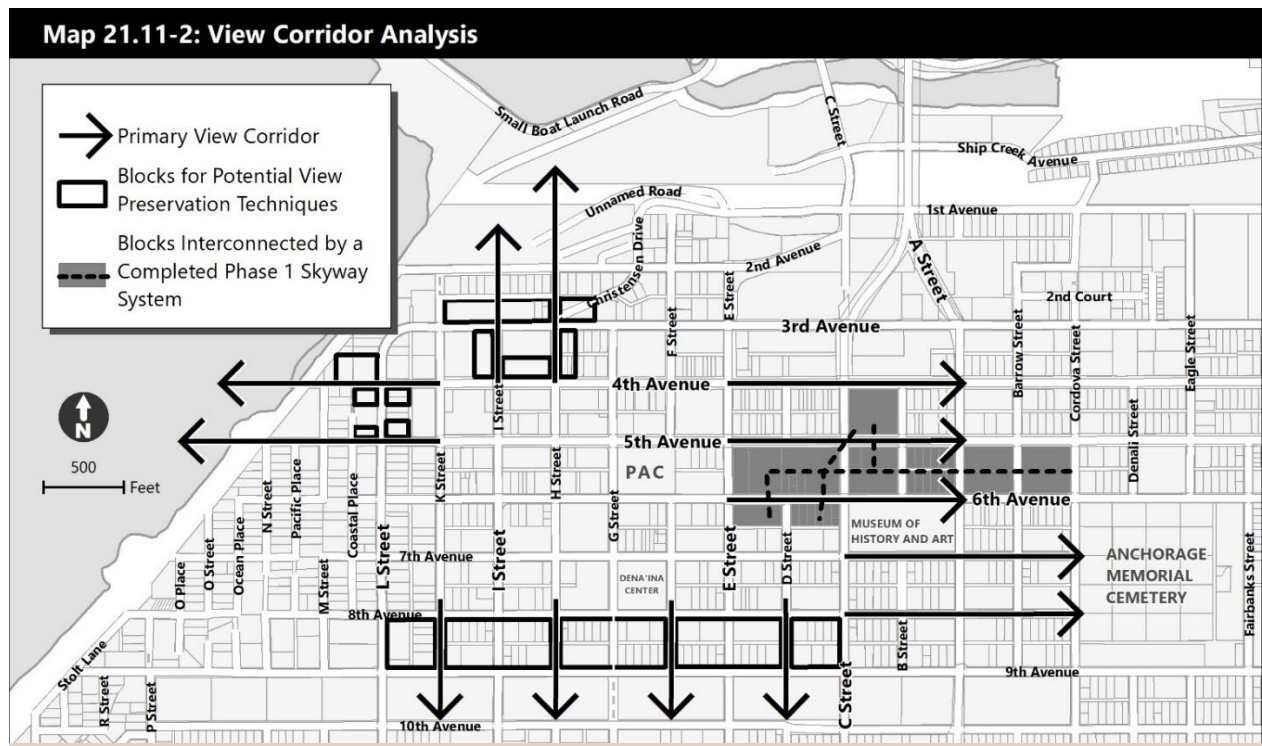
CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

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.



ANNOTATION FOR PAGE 77

Section 21.11.080: Downtown Skywalks - Required Documentation

Subsection 21.11.080B. on the facing page brings over the documentation for conditional use review/approval for a skywalk that was required in Old Title 21 section 21.50.027A. (Appendix A-1 page 62, lines 3-54). This documentation is required in addition to other relevant documentation required by the department for conditional uses.

21.11.080 Skywalks

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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 20, 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.

ANNOTATION FOR PAGE 78

Section 21.11.080: Downtown Skywalks – Design Criteria

Subsection 21.11.080C. on the facing page brings over all of the design criteria that was required for skywalks in Old Title 21 section 21.50.027B. (Appendix A-1 page 63, lines 1-45).

21.11.080 Skywalks

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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.

ANNOTATION FOR PAGE 79

Section 21.11.080: Downtown Skywalks – Other Provisions

Subsection 21.11.080D. on the facing page carries over Old Title 21 section 21.50.027C. that references the Phase 1 Skywalk District (Appendix A-1 page 63, lines 47-49). It also incorporates those Phase 1 Skywalk District standards that are found in the *Anchorage CBD Comprehensive Plan* (Appendix A-1 pages 77-78)

The yellow-shaded text edit from PZC on line 13 is a correction to the spelling of "feeling."

Subsection 21.11.080E. on the facing page brings over the provision in section 21.50.27D. of Old Title 21 that gives the Planning and Zoning Commission authority to require different location, design and operational standards if necessary to mitigate adverse impacts (Appendix A-1 page 63, lines 51-53).

1 **21.11.080 Skywalks**

2 *** **

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

4 A skywalk located within the blocks designated for a Phase 1 Skywalk System on Map 21.11-2 (in section
5 21.11.080A), shall be designed in a manner consistent with the following standards:

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

17 **E. Authority to Impose Different Standards**

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

ANNOTATION FOR PAGE 80

Chapter 21.12: Signs

Because of the insertion of the new Chapter 21.11, *Downtown*, the current Chapter 21.11, *Signs*, is renumbered to become Chapter 21.12. Subsequent chapters will also be renumbered.

Currently, Chapter 21.11 incorporates consistent Downtown sign standards from the Old Title 21. Since the current regulations do not differ from the Old Title 21 B-2A, B-2B, and B-2C standards, the only addition to this section on the facing page is to include "Downtown (DT)" in the applicability of the Table 21.12-5. This addition reflects that the DT districts are being transferred from the commercial category of zoning districts to become their own category, downtown districts.

There are no changes to the Downtown building sign standards, which are in section 21.47.060A. of Old Title 21 (Appendix A-1, page 58, lines 1-29, and page 59 Schedule 21.47.060A.).

CHAPTER 21.12[11]: SIGNS

*** **

21.12[11].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)¹², TRANSITION (TR), AND AIRPORT (A) DISTRICTS

Sign Type	Maximum Permitted Number	Base Area Permitted on a Single Building Frontage ¹³
Signplate	1/address	2 square feet
Building Sign on Primary Frontage ¹⁴		<ul style="list-style-type: none">1.2 sq. ft. per linear ft. of primary frontage in the DT[,] districts.2 sq. ft. per lineal ft. of primary frontage in all other districts regulated in this section¹⁵
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.	

¹² The standards of this subsection only apply to nonresidential parcels in the TA district.

¹³ See subsection 21.11.040B.

¹⁴ 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.

¹⁵ 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.

*** **

ANNOTATION FOR PAGE 81

Section 21.12.070D.: Signs in the Commercial, Industrial, Turnagain Arm (TA), Transition (TR), and Airport (A) Districts - Supplemental Standards for Freestanding Signs

The change on the facing page adds "DT Districts" to the table header listing the B-2A, B-2B, and B-2C districts because referring to the "DT" Districts as a group is parallel construction to Table 21.12-5 (Building signs) and other parts of Title 21 that refer to the DT districts as a group.

No changes to the freestanding sign standards for Downtown from schedule B in 21.47.060B of the Old Title 21 freestanding sign regulations (Appendix A-1, page 59, lines 1-19, and page 60).

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

21.12[11].070 Signs in the Commercial, Industrial, Downtown (DT), Turnagain arm (TA), Transition (TR), and Airport (A) Districts

*** **

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 ¹⁸
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 ¹⁷	10 ft.			
Entrance and Exit Signs ¹⁶				
Maximum Area	6 sq. ft.			
Maximum Height	5 ft.			
¹⁶ Entrance and exit signs, which are permitted in addition to the above freestanding signs, shall be limited to two for each entrance/exit driveway.				
¹⁷ If the side lot line is adjacent to a residential district then the minimum setback from the side lot line is 30 feet.				
¹⁸ The maximum allowable area shall not be less than 70 square feet nor greater than 200 square feet.				

*** **

ANNOTATION FOR PAGE 81-B

Chapter 21.12: Nonconformities, Section 21.12.060: Characteristics of Use

The PZC recommends the text amendments shaded yellow on the facing page to the Current Title 21 Nonconformities chapter. These amendments establish the non-conforming rights and responsibilities for existing properties in Downtown that do not meet current site development standards, such as for landscaping or walkways.

Subsection 21.12.060A.: Applicability - The text amendments on the facing page serve to declare that developments in the DT districts receive the same nonconforming rights for characteristics of use (e.g., landscaping, walkways) as developments elsewhere in the Municipality including Girdwood and Chugiak-Eagle River and establish an effective date for this provision.

Subsection 21.12.060C.1.a.: Bringing Characteristics into Compliance - The text amendments on the facing page are made in order to apply the same requirements for bringing characteristics into compliance to the DT districts that apply in the other zoning districts of the Municipality.

(See also *Additional Information* (last item in Attachment 3 Staff Packet), where question-answer #6 on pages 2-3 of the January 28, 2020 PZC Work Session Summary Memo provides more details on regarding bringing characteristics of use into compliance.)

1 **CHAPTER 21.13[12]: NONCONFORMITIES**

2 *** **

3 **21.13[12].060 *Characteristics of Use***

4 **A. Developments Are Conforming**

5 *** **

6 1. Development that was legally established before January 1, 2014 (except as provided in subsection
7 2. below) that does not comply with the district-specific standards of chapters 21.04, 21.09, [AND]
8 21.10, and 21.11; the use-specific standards of chapters 21.05, 21.09, [AND] 21.10, and 21.11; ;
9 or the design and development standards of chapter 21.07 (except for subsection 21.07.020B.,
10 Stream, Water Body, and Wetland Protection) shall be considered conforming on January 1, 2014,
11 and subject to this section. The standards for development that do not conform to subsection
12 21.07.020B., Stream, Water Body, and Wetland Protection, are contained in 21.13[12].045.,
13 Nonconforming Encroachments into Watercourse, Water Body, and Wetland Setbacks.

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

16 3[2]. No change shall be made to any development unless the change is in the direction of conformity
17 to the requirements of this title.

18 *** **

19 **C. Bringing Characteristics into Compliance**

20 1. **Applicability**

21 This section 21.12.060 applies to all multifamily, commercial, mixed-use, community use,
22 commercial marijuana and industrial development projects that:

23 a. Do not comply with the district-specific standards of chapter 21.04, the use-specific
24 standards of chapter 21.05, [OR] the design and development standards of chapter 21.07
25 (except for subsection 21.07.020B., Stream, Water Body, and Wetland Protection, or any
26 standards of chapter 21.11;

27 *** **

ANNOTATION FOR PAGE 82

Section 21.14.030: Table of Abbreviations

In Current Title 21, this table contains a list of frequently-used abbreviations to ensure that they are interpreted correctly and consistently. The abbreviation "DT" has been added to clarify that the use of this abbreviation encompasses all three of the existing Downtown zoning districts (B-2A, B-2B, and B-2C).

CODE LANGUAGE to be added is underlined. Language to be deleted is [ALL CAPS IN BRACKETS].

1 **CHAPTER 21.15[14]: RULES OF CONSTRUCTION AND DEFINITIONS**

2 *** **

3 **21.15[14].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
<u>DT</u>	<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

4 *** **

5

ANNOTATION FOR PAGE 83

Section 21.14.040: Definitions

The definitions on the facing page have been added to the Title 21 glossary in order to clarify terms used in the new chapter 21.11.

Urban Design Amenities

Informational kiosks, public rooftop recreation areas, and decorative street lighting have been defined to ensure consistency in the interpretation of these Downtown urban design amenities. These amenities earn bonus floor area in new section 21.11.060D. and are subject to supplemental standards in new 21.11.070G. These reformat the old definitions provided in the *Anchorage Central Business District Urban Design Amenities* (1990) policy document (Appendix A-1 pages 88, 89, and 93).

A definition for "street furniture" that references "pedestrian features" has also been added, because the old amenity definition (Appendix A-1, page 94) closely matches the definition of "pedestrian feature" in Current Title 21.

Other urban design amenities in the new section 21.11.070G. are already defined in Current Title 21 or have commonly used meanings ("public restroom"), and so did not need new definitions.

Building Tower Dimensions

Plan dimension, diagonal plan dimension, and building tower have been brought forward from Old Title 21 and defined to clarify the standards in new 21.11.060C. The "Tower, Building" definition is also intended to help avoid confusion with other meanings of the word "tower" in Title 21.

The technical edit to insert the word "longest" on line 10 is recommended by PZC in order to clarify which diagonal building dimension is to be considered under the definition of **Plan Dimension, Diagonal**.

1 **21.15[14].040 DEFINITIONS**

2 *** **

3 **Kiosk, Informational**

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

6 *** **

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

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

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

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

12 *** **

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

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

17 *** **

18 **Street Furniture**

19 See **Pedestrian Feature**.

20 *** **

21 **Street Lighting, Decorative** (as used in chapter 21.11, *Downtown*)

22 Any pole-, wall-/soffit-, ground-, or bollard-mounted light fixture assembly directly illuminating sidewalk, plaza, or
23 landscaped park areas that meets applicable decorative street illumination design standards.

24 *** **

25 **Tower, Building** (as used in chapter 21.11, *Downtown*, section 21.11.060C., *Building Tower Dimensions*)

26 The portion of a building above three stories.

27 *** **

28



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