



OUR DOWNTOWN

The Heart of Anchorage

A Project to Implement the Downtown Comprehensive Plan

Municipality of Anchorage
Planning Department



OUR DOWNTOWN

Step 1: Downtown Zoning Districts Code Reformat

PZC Case No. 2020-0002

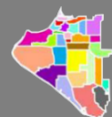
Old Title 21 Code Excerpts

1983 Anchorage CBD Comprehensive Development Plan Excerpts

1990 Anchorage CBD Urban Design Amenities

Appendix A-1

Anchorage 2040 Land Use Plan
Implementation Action 3-2



Appendix A-1

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Introduction

The proposed amendment language that brings the Downtown Anchorage zoning districts (B-2A, B-2B, and B-2C) into current Title 21 requires rewording, reformatting, and adjustments to ensure that the old Title 21 provisions for Downtown Anchorage remain consistent and are not affected by unintended burdens or consequences. This means that the reader may find it necessary to refer to the original text of the old Title 21 provisions to accurately evaluate the amendment. To facilitate such references, the Planning Department has included sections of old Title 21 that are relevant to this amendment in the Appendix (A-1).

In addition, several sections of old Title 21 refer to the *Anchorage CBD Comprehensive Development Plan*, which the Anchorage Assembly adopted in 1983. This plan has since been superseded by the *Anchorage Downtown Comprehensive Plan*, adopted in 2007. Despite the adoption of the new plan, several sections of old Title 21 refer directly to the older *Anchorage CBD Comprehensive Development Plan*. Therefore, to ensure continuity, the reformatted Downtown zoning districts have carried these references on to their new chapter in current Title 21. The referenced parts of that older plan are included in Appendix A-1 for ease of reference.

Lastly, the design standards for the urban streetscape amenities that earn bonus building height in the old Title 21 for the B-2A, B-2B, and B-2C zoning districts are currently located in a separate policy document, *Anchorage Central Business District Urban Design Amenities*, which the Planning and Zoning Commission (PZC) approved in 1990. This policy document was created in order to define and give standards for each site and design amenity listed in old Title 21 subsection I.3 of the B-2A, B-2B, and B-2C districts. (Subsection I.3.e. in each of these districts establishes the enabling authority for this policy.)

Since 1990, this policy document has applied as a supplement to old Title 21 in the review and approval of site and design amenities used to earn bonus building height in the B-2 districts. This policy document was written in the language and terms of old Title 21. Therefore, to ensure continuity, the Downtown zoning districts have been reformatted and carry forward the standards of this policy document as part of new Downtown Anchorage chapter in current Title 21. The *Anchorage Central Business District Urban Design Amenities* policy document is included as the third part of Appendix A-1 for reader reference.

Additional Old Title 21 excerpts found after the compilation of Appendix A-1 (see Table of Contents) have been added at the end of Appendix A-1 to avoid changing page and line numbers already referenced in Exhibit B: Annotated Zoning Code Amendments.

While Appendix A-1 includes only the most relevant parts of old Title 21 and the old *Anchorage CBD Comprehensive Development Plan*, both documents are available in full at the *Our Downtown* project website at www.muni.org/Planning/2040actions.aspx.

LAND USE PLANNING

ANCHORAGE MUNICIPAL CHARTER, CODE AND REGULATIONS MUNICIPALITY OF ANCHORAGE, ALASKA

This pamphlet is a reprint of Title 21, Land Use Planning, Anchorage Municipal Code, published by Order of the Assembly.

Supplement No. MA 47, MA 48, MA 49, MA 50, MA 51 (Rev.), MA 52, MA 53, MA 54 & MA 55

**This supplement contains all ordinances and resolutions approved through:
December 31, 2012**

Any subsequent ordinances or resolutions adopted by the Assembly which may affect this code can be viewed on the web at the link listed below:

<http://library.municode.com/index.aspx?clientId=12717>

Sections Included from Old Code

- 21.35.020 - Definitions and rules of construction
- 21.40.010 - Zoning map; districts designated
- 21.40.060G.1. through -4. - R-4 Multiple-family residential district, Minimum yard requirements
- 21.40.150 - B-2A central business district core
- 21.40.160 - B-2B central business district, intermediate
- 21.40.170 - B-2C central business district, periphery
- 21.45.080X.6. and -10. - Off-street parking requirements
- 21.45.120I. - Minimum dimension of usable yard
- 21.45.260 - Transient lodging facilities zoning matrix
- 21.47.060A. through C.1. - Signs in the nonresidential districts (B-1A, B-1B, B-2A, B-2B, B-2C, B-3, B-4, I-1, I-2, I-3, MC, MI, R-11(a) and T)
- 21.50.25 - Conditional use standards—Standards for approval of skywalks
- 21.50.027 - Conditional use standards—Design standards for skywalks
- 21.50.035 - Standards for correctional community residential centers
- 21.50.130, Conditional use standards—Planned unit developments

1 **21.35.020 - Definitions and rules of construction.**

2
3 A. For the purpose of this title, unless otherwise provided, certain terms or words used in this title shall
4 be interpreted as follows:

- 5
6 1. Words used in the present tense include the future tense.
7
8 2. The singular number includes the plural.
9
10 3. The word "person" includes a corporation as well as an individual.
11
12 4. The word "lot" includes the word "plot," "parcel," or "tract."
13
14 5. The term "shall" is always mandatory.
15
16 6. The word "used" or "occupied," as applied to any land or building, shall be construed to include
17 the words "intended," "arranged" or "designed" to be used or occupied.
18

19 B. The following words, terms and phrases, when used in this title, shall have the meanings ascribed
20 to them in this section, except where the context clearly indicates a different meaning:
21

22 *Accessory*, as applied to a use or a building or a structure, means customarily subordinate or
23 incidental to and located on the same lot with a principal use, building or structure.
24

25 *Accessory dwelling unit (ADU)* means a subordinate dwelling unit added to, created within, or
26 detached from a single-family residence, that provides basic requirements for living, sleeping, cooking
27 and sanitation.
28

29 *Acoustic rating* means a measure of sound-deadening quality of a wall or ceiling-floor assembly.
30

31 *Adult care facility* is a non-residential facility providing assistance with activities of daily living as
32 described in Alaska Statutes 47.33.990(1) for three or more adults or a combination of three or more
33 adults and adolescents.
34

35 *Alley* means a permanent service right-of-way providing a secondary means of access to abutting
36 properties.
37

38 *Animal arena* means a fenced area for the riding, exhibition or exercise of large domestic animals.
39 An arena may be covered or uncovered.
40

41 *Antenna or antenna array* means any exterior transmitting or receiving device mounted on a tower,
42 building or structure and used in communications that radiate or capture electromagnetic waves, digital
43 signals, analog signals, radio frequencies (excluding radar signals), amplitude modulation arrays, wireless
44 telecommunications signals or other communication signals.
45

46 *Antennas, preexisting and preexisting towers* means any tower or antenna for which a building
47 permit or conditional use permit has been properly issued prior to May 11, 1999, including permitted
48 towers or antennas that have not yet been constructed so long as such approval is current and not
49 expired.
50

51 *Apartment* means any building, or portion thereof, which is designed, built, rented, leased, let or
52 hired out to be occupied, or which contains dwelling units for three or more families living independently
53 of each other.
54

1 *Apartment, high-rise* means a multiple-family dwelling of six or more stories above the ground level
2 of the principal entrance.

3
4 *Areawide zoning map amendment* means a zoning map amendment initiated to implement the
5 comprehensive plan, adjust use district boundaries, or redistrict property throughout a region or
6 neighborhood as distinguished from a single subdivision or tract.

7
8 *Arterial street* means a street designed and intended to carry traffic from residential and collector
9 street systems to major highways. Arterials are designated by class on the official streets and highways
10 plan.

11
12 *Assisted living* refers to the housing and ancillary care services offered on a residential basis for an
13 assisted living home in Alaska Statutes 47.33.010 and 47.33.990(6).

14
15 *Assisted living provider* means a person or entity offering housing and ancillary care services to
16 persons with disabilities for compensation.

17
18 *Average* means the equaling of an arithmetic mean. This shall be interpreted to mean the plantings
19 may be grouped together in such a way as the designer shall choose so long as the total number of
20 plants meets the standard.

21
22 *Barn* means a building used for the housing and care of horses or other large domestic animals and
23 for the storage of feed, hay, other crops, tools and farm or tack or equine equipment, and uses accessory
24 to these uses.

25
26 *Bed and breakfast* means a single-family dwelling or one unit of a two-family dwelling, excluding
27 mobile homes except in the R-5 or R-5A district, which is host/owner-operator-of-the-enterprise-occupied
28 and offers overnight accommodations for which compensation is paid on a daily or weekly basis for no
29 more than 30 consecutive days, and which offers only one daily meal.

30
31 *Buffer zone* means an area or parcel of land which creates a visual or auditory separation between
32 differing land uses.

33
34 *Building* means any structure built for the support, shelter or enclosure of persons, animals, chattels
35 or property of any kind.

36
37 *Building area* means the total area of all principal and accessory buildings or structures, projected
38 upward from a horizontal plane 30 inches above grade level to the sky. Building area includes cantilevers,
39 decks and covered areas more than 30 inches above the finished grade level, skywalks and similar
40 structures, but does not include those projections exempted under section 21.45.070. For large domestic
41 animal facilities, building area includes all buildings and covered areas, and excludes uncovered arenas,
42 corrals, paddocks, and riding areas.

43
44 *Building, front line of* means the line of that part of the building nearest the front property line of the
45 lot.

46
47 *Building, height of* means the vertical distance above a reference datum measured to the highest
48 point of the coping of a flat roof or to the deck line of a mansard roof, or to the average height of the
49 highest gable of a pitched or hipped roof as illustrated in figures 1 and 2 in section 21.45.050.

50
51 *Building, principal* means a structure in which is conducted the main use of the lot on which the
52 structure is situated.

53
54 *Business* means an enterprise which for consideration will provide for the sale or the rental of any
55 article, substance or commodity, including but not limited to business services and personal services.
56

1 *Business service* means an enterprise which for consideration provides other businesses with
2 planning, advice, advertising, leased or rented equipment, maintenance, security, management,
3 consulting or technical aid.

4
5 *Caliper* means the diameter of a tree six inches above the ground.

6
7 *Camper parks* means a lot or parcel of land occupied or intended for temporary occupancy by
8 recreational vehicles or tents for travel, recreational or vacation usage for short periods of stay and
9 containing a potable water source and public toilet facilities.

10
11 *Cemetery* means a graveyard, burial ground, or other place of interment, entombment or sepulcher
12 of one or more human bodies or remains.

13
14 *Child care center* has the same meaning as set forth in chapter 16.55 for child care and educational
15 center, and may care for nine or more children. Operation of a child care center is not a home occupation.

16
17 *Child care home* has the same meaning as set forth in chapter 16.55, and may care for up to eight
18 children. Operation of a child care home is not a home occupation.

19
20 *Church* means a building or structure, or groups of buildings or structures, which by design and
21 construction are primarily intended for the conducting of organized religious services and accessory uses
22 associated therewith.

23
24 *Cluster housing development* means a development design technique that concentrates buildings in
25 specific areas on the site in a manner which would not otherwise be permitted in the underlying zoning
26 district.

27
28 *Collector street* means a street designed and intended to carry traffic from residential street systems
29 to arterial or major highway systems.

30
31 *Collocation* means the location of antennas on existing structures, including but not limited to towers
32 occupied by another provider, buildings, water towers, utility substations, utility poles and church
33 steeples.

34
35 *Common areas and facilities* means those areas of a subdivision, building, planned unit development
36 or condominium, including the property upon which it is located, that are for the common use and
37 enjoyment of the owners and occupants of the subdivision, building, planned unit development or
38 condominium. The areas may include the land, roofs, main walls, elevators, staircases, lobbies, halls,
39 parking space, open space and communal facilities. Common areas are shared by all tenants and are
40 distinguished from space designated for private use.

41
42 *Common wall* means a wall extending from the footing of a building to the roof along a side lot line
43 between two lots on which the building is located.

44
45 *Comprehensive plan* means the comprehensive development plan of the municipality.

46
47 *Conditional use* means a special exception (see definition of *Special exception*).

48
49 *Containerized storage unit* means a factory built shipping container, which has been placed on a lot
50 or tract for the purpose of storage. Containerized storage unit includes but is not limited to Conex or
51 ATCO containers, moving vans, and railroad boxcars.

52
53 *Convenience establishment* means a commercial enterprise designed and intended to serve the
54 daily or frequent shopping or service needs of the immediate surrounding population. Gasoline service
55 stations and repair garages are specifically excluded from the meaning of this definition.

56
57 *Corral* means an uncovered pen or enclosure for confining animals.

Correctional community residential center and *CCRC* mean a community residential facility, other than a correctional institution, for the short-term or temporary detention of prisoners in transition from a correctional institution, performing restitution, or undergoing rehabilitation and/or recovery from a legal infirmity except prisoners who pose a threat or danger to the public for violent or sexual misconduct without imprisonment or physical confinement under guard or 24-hour physical supervision. The determination of whether a prisoner poses a threat or danger to the public for violent or sexual misconduct without imprisonment or physical confinement under guard or 24-hour physical supervision shall be made by the commissioner of corrections for state prisoners and the United States attorney general or the director, bureau of prisons for federal prisoners.

Cross reference— See editor's note at the end of the "quasi-institutional house" definition in this section.

Correctional institution means a facility, other than a correctional community residential center, providing for the imprisonment or physical confinement of prisoners under guard or 24-hour physical supervision, such as prisons, prison farms, jails, reformatories, penitentiaries, houses of detention, detention centers, honor camps and similar facilities.

Coverage, building means that percentage of the total lot area covered by buildings. For the purpose of floor area ratio (FAR) calculations, building coverage excludes 100 percent of the gross floor area which is completely below grade and used exclusively for required vehicle parking and loading.

Density means the number of dwelling units per gross acre in any residential development.

Disability or *handicap* has the same meaning as "disability", pursuant to the Americans with Disabilities Act of 1990, as amended, 42 U.S.C. Chapter 126.

Dormitory means a building(s) used as group living quarters for students, religious orders, employees and the like directly affiliated with schools, colleges, convents, or similar institutional uses, or directly affiliated with a permitted principal use.

Drive-in bank means a financial institution which provides service by use of more than one station to persons who remain inside a motor vehicle.

Drugstore means a retail store which offers for sale both pharmacy goods and services and nonmedical merchandise.

Dwelling means a building designed or used exclusively as the living quarters for one or more families.

Dwelling, multiple-family means a residential building designed for or occupied by three or more families, with the number of families in residence not exceeding the number of dwelling units provided.

Dwelling, one-family or single-family means a detached building constructed on a permanent foundation, designed for long-term human habitation exclusively by one family, having complete living facilities and constituting one dwelling unit.

- a. *Dwelling, factory-built* means a detached single-family dwelling designed for long-term human habitation, and having complete living facilities, being at least 900 square feet in size, constructed and fabricated into one or more sections at a factory and designed to be joined at the location of use on a permanent foundation.
- b. *Dwelling, prefabricated* means a detached single-family dwelling designed for long-term habitation, and having complete living facilities, fabricated at a factory into component parts which are assembled at the location of use on a permanent foundation.

1 *Dwelling, two-family* means a detached building designed for or occupied exclusively by two families
2 and constituting two dwelling units.

3
4 *Dwelling unit* means a structure or portion thereof providing independent and complete cooking,
5 living, sleeping and toilet facilities for one family.

6
7 *Entitlement* means any permit or approval granted under this title, including, but not limited to zoning
8 map amendments, conditional use permits, preliminary or final plat approval, site plan approval, and
9 variances.

10
11 *Fallout shelters* means structures or portions of structures intended to provide protection to human
12 life during periods of danger to human life from nuclear fallout, air raids, storms or other emergencies,
13 permitted as principal or accessory uses and structures in any district, subject to the yard and lot
14 coverage regulations of the district.

15
16 *Family* means one or more persons occupying premises and living as a single housekeeping unit, as
17 distinguished from a group occupying a roominghouse, club, fraternity house or hotel.

18
19 *Fence* means a barrier, not to exceed eight feet in height, which is constructed of one or more of the
20 following materials, or combinations thereof: wood, metal, fiberglass or masonry materials.

21
22 *Financial institution* means any structure in which the primary occupation is to offer banking, savings,
23 loan or investment services to the public.

24
25 *Garage* means a building or portion thereof in which motor vehicles containing gasoline, distillate or
26 other volatile flammable liquids are stored.

27
28 *Garage, repair* means any building or premises which may be designed and used for the purposes of
29 performing major automotive mechanical repairs and body work and other customary and incidentally
30 related activities.

31
32 *Gasoline service station* means a retail place of business engaged primarily in the sale of motor
33 fuels, lubricants and other petroleum products, but also in supplying accessories and services generally
34 required in the normal operation and maintenance of motor vehicles.

35
36 *General area* of a zoning map amendment means the area within one mile of the property subject to
37 the zoning map amendment.

38
39 *Grade (adjacent ground elevation)* means the lowest point of elevation of the finished surface of the
40 ground, paving or sidewalk within the area between the building and the property line, or, when the
41 property line is more than five feet from the building, between the building and a line five feet from the
42 building.

43
44 *Gross area* means the total site area, excluding bodies of water, to be included within a proposed
45 development as indicated on a site plan.

46
47 *Gross floor area* means the total horizontal area of all of the floors of a building, measured from
48 exterior to exterior, including interior balconies, mezzanines, stairwells, elevator shafts and ventilation
49 shafts, etc.

50
51 *Guest* means any person hiring or occupying a room for living or sleeping purposes.

52
53 *Guestroom* means a room intended or designed to be used for sleeping purposes. Every 100 square
54 feet of net floor area in a dormitory shall constitute one guestroom.

55
56 *Habilitative care facility* means a residential facility, other than a correctional center or transitional
57 living facility, the principal use or goal of which is to serve as a place for persons seeking rehabilitation or

1 recovery from any physical, mental, or emotional infirmity, or any combination thereof, in a family setting
2 as part of a group rehabilitation and/or recovery program utilizing counseling, self-help or other treatment
3 or assistance, including, but not limited to, substance abuse rehabilitation. Such care for persons age 18
4 and under, who are under the jurisdiction of the State Division of Juvenile Justice, shall be considered
5 habilitative care, and not a correctional community residential center. The term "habilitative care facility"
6 replaces the "quasi-institutional house" previously used in this title.
7

8 *Health authority certificate* means a written confirmation signed by an engineer and the Anchorage
9 Health Department certifying that the on-site sewer and water system serving a single-family dwelling is
10 functional and complies with all state and local regulations and codes. In the event of inconsistency
11 among these regulations and codes, the most restrictive shall apply.
12

13 *Health care facility* means a facility or institution, whether public or private, principally engaged in
14 providing services for health maintenance, diagnosis or treatment of human disease, pain, injury,
15 deformity or physical condition, including but not limited to a general hospital, special hospital, mental
16 hospital, public health center, diagnostic center, treatment center, rehabilitation center, extended care
17 facility, skilled nursing home, nursing home, intermediate care facility, tuberculosis hospital, chronic
18 disease hospital, or maternity hospital, but excluding habilitative care facilities and residential care
19 facilities. Training, rehabilitation services, and health services may be permitted as accessory uses, if
20 integral to the facility's function. Central services facilities, such as kitchens and laboratories, which serve
21 the health care facility are permitted accessory uses to a health care facility.
22

23 *Health services* means establishments primarily engaged in furnishing, on an outpatient basis,
24 chiropractic, dental, medical, surgical or other services to individuals, including the offices of
25 chiropractors, physicians, osteopaths, dentists and other health practitioners, medical and dental
26 laboratories, outpatient care and outpatient care facilities, dispensaries, home health care agencies,
27 blood banks and pharmacies.
28

29 *Hillside lot* means a lot on which the average ground slope exceeds 15 percent (0.15 foot to one
30 foot).
31

32 *Home occupation.* See section 21.45.150.
33

34 *Homeless and transient shelter* means a facility designed to provide minimum necessities of life on a
35 limited, short-term basis for individuals and families during periods of dislocation or emergency pending
36 formulation of longer-term planning. Facility elements may include providing the physical care required,
37 including shelter, food, necessary medical and clothing needs, directly or by referral to appropriate
38 agency; and planning for more permanent solution to the problem, including contact with community
39 resources for housing and employment in the case of transients.
40

41 *Hospital* has the same meaning as set forth in Alaska Statutes chapter 18.20.
42

43 *Hotel* means any building containing 20 or more guestrooms accessible only by means of an interior
44 corridor, rented for compensation by the day or week and offered for use by the general public in
45 conjunction with subordinate services and facilities, such as restaurants, meeting rooms and the like.
46

47 *Housing for the elderly* means multiple-family housing especially designed for occupancy by persons
48 62 years of age and older and requires 30 percent of the units within the facility to be handicapped
49 accessible with accommodation for wheelchairs. The facility may include, as accessory uses, central
50 recreation and dining areas and health services.
51

52 *Impervious surface* means an area of ground which, by reason of its physical characteristics or the
53 characteristics of materials covering it, does not absorb rain or surface water. All parking areas,
54 driveways, roads, sidewalks and walkways, whether paved or not, and any areas covered by buildings or
55 structures, concrete, asphalt, brick, stone, wood, ceramic tile or metal, shall be considered to be
56 impervious surfaces.
57

1 *Impound yard* means an area used for the storage of vehicles for any reason, including but not
2 limited to traffic accidents, improper parking and abandonment. No dismantling or disassembly of vehicles
3 is permitted in an impound yard. The vehicle so stored may be sold from the impound yard by auction or
4 otherwise, in accordance with state law.

5
6 *Incinerator facility* means a site under one ownership with one or more incinerators that uses thermal
7 combustion processes to destroy or alter the character or composition of medical waste, sludge, soil or
8 municipal solid waste (not including animal or human remains).

9
10 *Industrial* means an activity including manufacturing, processing, warehousing, storage, distribution,
11 shipping and other related uses.

12
13 *Inebriate reception center* means a facility or institution, whether public or private, principally
14 engaged in providing short-term sleeping facilities for inebriated individuals. The phrase "short-term," for
15 the purposes of this subsection, means that any one visit shall continue until the individual is no longer
16 intoxicated or incapacitated by alcohol.

17
18 *Junk* means any wornout, wrecked, scrapped, partially or fully dismantled, discarded tangible
19 material, or combination of materials or items, including junk vehicles as defined in section 15.20.010.
20 Also included are machinery, metal, rags, rubber, paper, plastics, chemicals and building materials which
21 cannot, without further alteration and reconditioning, be used for their original purpose.

22
23 *Junkyard. See Salvage yard .*

24
25 *Landscaping* means trees, shrubs, ground covers and related improvements, including furniture and
26 other facilities intended to enhance public activity spaces both within and outside the affected public
27 facility. This definition shall include spaces of varying degrees of enclosure from interior spaces to
28 transitional spaces and outdoor spaces.

29
30 *Landscaping maintenance* includes but is not limited to appropriate watering, pruning, insecticide
31 spraying, fertilizing, plant replacement and other necessary functions as required to bring all plant
32 materials to a vigorous healthy growing condition.

33
34 *Large domestic animal* means domestic or semi-domestic animals such as horses, cows, pigs,
35 llamas and other similar animals of similar size, but not dogs, *canis familiaris*.

36
37 *Large domestic animal facility* means a structure or structures on a lot or tract or abutting lots or
38 tracts and the riding, keeping, boarding, harboring, stabling, training, exercising, breeding, or related use
39 of four or more large domestic animals regardless of animal ownership. Properties with fewer than four
40 large domestic animals are permitted in residential zoning districts in conformity with the requirements of
41 titles 15, 17 and 21.

42
43 *Large retail establishment* means one or more buildings located on a single lot that are used or
44 intended for use principally for the retail sale of merchandise, and whose total floor area exceeds 20,000
45 square feet. Large retail establishment includes without limitation general merchandise retailers,
46 warehouse and club retailers, superstores, discount stores, outlet stores, second-hand stores, and thrift
47 stores.

48
49 *Line, front property* means the line dividing a parcel of land from a street, public right-of-way,
50 easement or other principal means of access to the parcel.

51
52 *Loading space, off-street* means a space located on premises for pickup and delivery at the
53 premises.

54
55 *Lodginghouse* means a building or group of buildings containing between six and 19 guestrooms, or
56 up to 60 beds, for overnight lodging for compensation, where at least one meal per day is provided to the

1 guests, there is a central meeting room or lounge available to all of the guests, and there are no shared
2 kitchen facilities. A lodge, lodging, inn or any other facility that falls within this definition is a lodginghouse.

3
4 *Lot* means a parcel of land shown as an individual unit on the most recent plat of record.

5
6 *Lot, corner* means a lot located at the intersection of two or more streets. A lot abutting on a curved
7 street shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines
8 to the foremost point of the lot meet at an interior angle of less than 135 degrees.

9
10 *Lot coverage* means the percentage determined by dividing the total building area of a lot (excluding
11 projections of the types permitted in required yards by 21.45.070) by the area of the lot.

12
13 *Lot, depth of* means the mean horizontal distance between the front and rear property lines of a lot,
14 measured in the general direction of its side property lines.

15
16 *Lot, front.* The front of a lot shall be construed to be the portion nearest the street. For the purposes
17 of determining yard requirements on corner lots and double-frontage lots, all sides of a lot adjacent to
18 streets shall be considered frontage, and yards shall be provided as required in the schedule of district
19 regulations and in the supplementary district regulations.

20
21 *Lot, interior* means a lot other than a corner lot, with frontage only on one street.

22
23 *Lot lines* means the property lines bounding the lot.

24
25 *Lot, through* and *double-frontage lot* mean a lot other than a corner lot with frontage on more than
26 one street.

27
28 *Lot, transverse* means a lot which is approximately at right angles to the general pattern of other lots
29 in the same city block.

30
31 *Lot width* means the distance between straight lines connecting the front and rear lot lines at each
32 side of the lot, measured between the midpoints of such lines, provided that such measurement shall not
33 extend beyond the lot lines of the lot being measured. This standard shall not apply to the flag pole
34 portion of flag shaped lots. Flag shaped lot width shall be measured at the midpoint of the lot excluding
35 the flag pole area of the lot.

36
37 *Maintenance easement* means an easement appurtenant to a lot or parcel permitting entry upon
38 another lot or parcel for the purpose of maintaining, repairing or reconstructing a structure on the former
39 lot or parcel.

40
41 *Major residential street* means a street that carries from 500 to 2,000 average daily trips as
42 determined in accordance with section 21.85.050.

43
44 *Marijuana* has the same meaning as set forth in AS 17.38.900.

45
46 *Marijuana product* has the same meaning as set forth in AS 17.38.900.

47
48 *Marijuana retail sales establishment* means an establishment that offers marijuana and/or marijuana
49 products for sale to the public, but does not grow, cultivate, manufacture, produce, or test marijuana or
50 marijuana products.

51
52 *Mineral resources operations, natural resources extraction and mineral or natural resources*
53 *development* mean commercial or industrial operations involving removal of timber, native vegetation,
54 peat, muck, topsoil, fill, sand, gravel or rock, or any mineral and other operations having similar
55 characteristics.

1 *Mixed use*, as applied in the B-1A local and neighborhood business district, means a single building
2 containing more than one classification of land use (e.g. residential, office, retail, institutional) or a single
3 development of more than one building and use, where the uses of more than one classification of land
4 use are in a compact urban form, planned and designed as a unified complementary whole, and
5 functionally integrated to facilitate the use of shared vehicular and pedestrian access and parking,
6 compatible with an established neighborhood commercial area as demonstrated by current or historical
7 use, or area designation in the comprehensive plan.
8

9 *Mobile home* means a detached, single-family dwelling designed for long-term human habitation and
10 having complete living facilities, constructed and fabricated into a complete unit at a factory and capable
11 of being transported to location of use on its own chassis and wheels, identified by a model number and
12 serial number by its manufacturer, and designed primarily for placement on an impermanent foundation.
13

14 *Mobile home park* means any parcel or adjacent parcels of land in the same ownership which is
15 utilized for occupancy by more than two mobile homes. This term shall not be construed to mean tourist
16 facilities for parking of travel trailers or campers.
17

18 *Motel* means a group of attached or detached buildings, providing individual sleeping or living room
19 accommodations, containing six or more rooms with all rooms having direct access to the outside without
20 the necessity of passing through the main lobby of the building, including auto courts or motor lodges.
21

22 *Nightclub, unlicensed* means an enterprise, that, for consideration, provides entertainment to its
23 patrons in the form of floorshows; dance revues; live, recorded, or electronically enhanced music; patron
24 dancing; or performances by live or recorded professional or amateur entertainers, but does not offer or
25 sell to its patrons either alcoholic beverages as defined by AS 04.21.080 or adult entertainment as
26 defined by AMC 10.40.050. Teen clubs and cultural performance venues as set forth in AMC 10.55,
27 discotheques, nightclubs, bars, lounges, dance halls, bistros, and any facility that meets the terms of this
28 definition are often, but not exclusively, open during one or more of the hours between 11:00 p.m. and
29 7:00 a.m. This definition excludes theaters or auditoriums with fixed seating, facilities used exclusively for
30 nonprofit charitable or nonprofit educational purposes, religious facilities, adult-oriented establishments as
31 defined by AMC 10.40.050, publicly owned and operated recreation centers or parks, and public and
32 private schools.
33

34 *Nonconforming use* means a structure on land lawfully used or occupied and which does not
35 conform to the regulations of the use district in which it is situated.
36

37 *Nursing facility* has the same meaning as set forth in Alaska Statutes chapter 18.20.
38

39 *On-site remediation* means removal of volatile and semi-volatile contaminants from soils, sediments,
40 slurries and filter cakes within 300 feet of the location where the material was originally contaminated.
41

42 *Open recreation uses, commercial* means recreational activities conducted outside of any permanent
43 building and operated as a business.
44

45 *Open space* means those areas of a subdivision, planned unit development or condominium that are
46 not occupied by structures. Open space may include parkland, play areas, walkways, trails and streets.
47 The open space may be common open space or private, or a combination thereof, and may be devoted
48 to active or passive use. Open space may be formally landscaped or retained as natural vegetation.
49

50 A. Common open space means open space for the common use and enjoyment of the owners and
51 occupants of the subdivision, building, planned unit development or condominium. Common
52 means shared by all tenants and is distinguished from space designated for private use.
53

54 B. Usable open space means open space within a proposed development site, excluding areas
55 devoted to roadways and parking. Unless otherwise specified in this Title, at least one-half of all
56 areas designated as usable open space must have a slope of less than 20 percent. The space
57 may be common or private.

1
2 *Overlay district* means a unique set of zoning regulations which are superimposed on one or more
3 established zoning districts and shown on the zoning map, and subsequently impose in addition to or in
4 place of the regulations of the underlying district. The overlay district may be used to impose
5 supplemental restrictions on uses in these districts, permit uses otherwise disallowed, or implement some
6 form of site or architectural design program. Developments within an overlay district must conform to the
7 requirements of the underlying district as modified by the overlay district and as set forth in the enacting
8 ordinance.

9
10 *Paddock* means a fenced area used to house one or more large domestic animals. A portion of the
11 fenced area may be roofed or otherwise covered.

12
13 *Parking, public* means a structure or an open area other than a street, alley or other right-of-way
14 used for the temporary parking of automobiles and available for public use, whether free, for
15 compensation or as an accommodation for clients or customers.

16
17 *Parking space, off-street* means a space located off any street, alley or other right-of-way which is
18 adequate for parking an automobile, with room for opening both doors and adequate maneuvering room
19 on a parking lot with access to public street or alley.

20
21 *Person* means any individual, trustee, association, partnership, corporation, or limited liability
22 company, or any officer, employee, department, agency or instrumentality of the United States, a state or
23 any political subdivision of a state.

24
25 *Personal service* means an enterprise, whether for consideration or not, which provides, upon
26 demand of an individual, care, advice, aid, maintenance, repair, treatment or similar semi-technical,
27 technical or experienced assistance other than the practice of a profession and wholesale or retail sale of
28 goods.

29
30 *Pharmacy* means a retail store which offers only to prepare, preserve, compound and dispense
31 prescribed and nonprescribed medication and drugs, medical supplies and health care items.

32
33 *Planned unit development.* A planned unit development is a conditional use granted by the planning
34 and zoning commission for a use or combination of uses, the plan for which may not conform to the
35 regulations established in any one or more zoning districts with respect to lot size, bulk, type of use,
36 density, lot coverage, height or required open space.

37
38 *Pollution* means the contamination or altering of waters, land, or subsurface land of the municipality
39 in a manner that creates a nuisance or makes waters, land, or subsurface land unclean, noxious, or
40 impure, or unfit so that they are actually or potentially harmful, detrimental, or injurious to public health,
41 safety or welfare, to domestic, commercial, industrial, or recreational use, or to livestock, wild animals,
42 birds, fish, or other aquatic life, and includes those substances identified in subsections 21.67.030A. and
43 B.

44
45 *Prisoner* has the same meaning as defined in AS 33.30.901 as to state prisoners, and includes
46 persons convicted of a felony described in AS 11.41 (Offenses Against the Person) in Alaska or of an
47 offense with the same or substantially similar elements in another jurisdiction until they have successfully
48 completed all conditions of parole and probation and are no longer under the supervision of the court, the
49 Alaska Department of Corrections, another state or municipal agency, or contractor to those entities. The
50 term "prisoner" also includes federal offenders in the custody, control or under the care of supervision of
51 the United States attorney general or the bureau of prisons.

52
53 *Profession* means an occupation which requires the practice of a learned art through specialized
54 knowledge based on a degree issued by an institute of higher learning.

55
56 *Property line* means a demarcation limit of a lot dividing it from other lots or parcels of land.
57

1 *Public health and safety laboratory* means research and analysis facilities operated by public
2 agencies and designed to assure public health and safety through crime investigation, food safety
3 analysis and other laboratory services.
4

5 *Public safety facility* means a facility operated by a government agency, for the purpose of providing
6 public safety and emergency services, training for public safety and emergency personnel, and related
7 administrative and support services.
8

9 *R value* means a measure of resistance to heat loss as defined in Architectural Graphic Standards,
10 sixth edition.
11

12 *Rated capacity* means the maximum throughput, in pounds per hour, of material that can be treated
13 by an incineration facility or thermal desorption unit under optimum conditions and waste type.
14

15 *Recreational vehicle* means a vehicular type unit primarily designed as temporary living quarters for
16 travel, camping, recreational or vacation usage, which either has its own motive power or is mounted on
17 or drawn by another vehicle. The basic entities are travel trailer, camping trailer, pickup truck camper,
18 fifth-wheel and motor home.
19

20 *Residential* means activity involving the occupation of buildings for living, cooking, sleeping and
21 recreation.
22

23 *Residential care facility* is a facility that provides assisted living to three or more adults, and
24 adolescents in appropriate cases as allowed by exception on a residential basis. For purposes of
25 21.40.030 and 21.40.040, a small residential facility providing housing and ancillary care services for
26 compensation to a group of five or fewer residents shall be deemed a single housekeeping unit. A large
27 residential care facility has nine or more residents; a small residential care facility has eight or fewer
28 residents, except in the residential districts under sections 21.40.030 and 21.40.040, a small residential
29 facility shall not exceed five residents without an administrative variance to provide reasonable
30 accommodation. Residential care provided to two or fewer clients is permitted in any zoning district where
31 a residential dwelling is allowed, and is not subject to this definition.
32

33 *Residential street* means a street designed and intended to serve local areas. Residential streets
34 feed traffic into collector and arterial street systems.
35

36 *Roominghouse* means any dwelling in which four or more guestrooms are available for
37 compensation which is paid on a daily, weekly, or monthly basis. A roominghouse may offer dining
38 services only to its tenants and their guests. A small residential care facility providing housing and
39 ancillary care services for compensation to a group of five or fewer residents, habilitative care facility,
40 hotel, bed and breakfast and any other facility licensed or regulated by this title is not a roominghouse. A
41 boardinghouse, single-room occupancy facility not in a residential zone, tourist home or any other facility
42 falling within this definition is a roominghouse.
43

44 *Salvage yard* means any lot, or portion of a lot, which is used for the purpose of the outdoor storage,
45 handling, dismantling, wrecking, keeping or sale of used, discarded, wrecked or abandoned airplanes,
46 appliances, vehicles, boats, building and building materials, machinery or equipment, or parts thereof,
47 including but not limited to scrap metals, wood, lumber, plastic, fiber or other tangible materials defined
48 under *Junk*.
49

50 *Sanitary landfill* means the depositing of solid waste on land without creating a nuisance or a hazard
51 to the public health or safety, utilizing the principles of engineering to confine the solid waste to the
52 smallest practical area and reduce it to the smallest practical volume, and covering it with a layer of earth
53 at the conclusion of each day's operation or at such more frequent intervals as may be necessary.
54

55 *Screening structure* means a decorative wood fence four feet to six feet high.
56

1 *Self-contained sanitation system* means a sewage and water system designed and utilized to hold
2 and manage human waste and waste water, including all gray water with zero on-site discharge, except
3 to an approved on-site septic system.
4

5 *Self-storage facility* or *ministorage facility* means a completely enclosed structure(s) containing three
6 or more areas or rooms available for lease or rent for the purpose of the general storage of household
7 goods, vehicles and business or personal property, where the lessee of the unit is provided direct access
8 to deposit or store items and vehicles do not fill the majority of the permitted storage area.
9

10 *Shooting range, outdoor* means an establishment engaged in the use of land for discharging of
11 firearms for target practice, skeet, and trap shooting. Structures may include academic or other buildings
12 related to the site operations and training needs.
13

14 *Shrub* means a woody perennial plant having more than one main stem at the ground, usually
15 attaining a height of less than 15 feet.
16

17 *Site plan* means:

- 18
- 19 1. A group of documents containing sketches, text, drawings, maps, photographs and other
20 material intended to present and explain certain elements of a proposed development and the
21 interrelationship of these elements.
22
 - 23 2. A plan, prepared to scale, showing accurately and with complete dimensioning the boundaries
24 of a site and the location of all uses and structures proposed for one or more parcels of land as
25 required by this title and the regulations involved.
26

27 A site plan may include but is not limited to lot lines, adjacent lots and streets, building sites, reserved
28 open space, buildings, interior vehicular and pedestrian access, parking lot design (calculations and
29 layout), signage, lighting and screening devices, existing and proposed landscaping, topography,
30 drainage, and, depending on requirements, floorplans, building elevations and locations of proposed
31 utility services and lines, and any other information that reasonably may be required in order that an
32 informed decision can be made by the approving authority.
33

34 *Site plan review* means the process whereby the reviewing authority reviews the site plans and maps
35 of a developer to ensure that they meet the stated purposes and standards of the zone, provide for the
36 necessary public facilities such as roads and schools, and protect and preserve topographic features and
37 adjacent properties through appropriate siting of structures and landscaping.
38

39 *Snow disposal site* means an area no less than 36,000 square feet in size which is used for the
40 concentrated storage and disposal of snow transported to that site from other locations.
41

42 *Social service facility* means a facility operated by a government or a non-profit social service agency
43 which provides services, or activities undertaken to advance the welfare of citizens in need, such as food
44 or clothing distribution, job or life skills counseling or training, and the like. This use does not include retail
45 facilities, medical care, behavioral health counseling, or overnight accommodations. This use may include
46 supporting offices, but stand-alone offices of a social service agency are not considered a social service
47 facility.
48

49 *Special exception* and *conditional use* mean a provision which allows for flexibility within the zoning
50 ordinance by permitting certain specified uses in zoning districts where such uses are generally
51 considered appropriate, but only after additional controls and safeguards are applied to ensure their
52 compatibility with permitted principal uses. A special exception is a conditional use, and wherever the
53 terms appear in this title they may be used interchangeably.
54

1 *Special limitation* means a provision adopted by ordinance which restricts the permitted principal
2 uses and structures otherwise allowed in a zoning district or which requires compliance with site design
3 standards not otherwise required by zoning district regulations.

4
5 *Stable* means a building in which domestic animals are sheltered and fed, such buildings having
6 stalls or compartments.

7
8 *Station*, as used in connection with a drive-in bank, means a location which is adequate to
9 accommodate a single vehicle at any one time for the purpose of allowing occupants of that vehicle to
10 receive automated or personal service from a financial institution while remaining in the vehicle.

11
12 *Storage yard* means any lot or portion of a lot which is used for the sole purpose of the outdoor
13 storage of fully operable motor vehicles, construction equipment, construction materials, or other tangible
14 materials and equipment in an orderly manner.

15
16 *Storm sewer* and *separate storm sewer system* mean a conveyance or system of conveyances,
17 including roads and drainage systems, municipal streets, catchbasins, curbs, gutters, ditches, manmade
18 channels, or storm drains:

- 19
20 1. Owned or operated by the state, Municipality of Anchorage, district, association or other public
21 body (created by or pursuant to state or local law) having jurisdiction over disposal of sewage,
22 industrial wastes, storm water or other wastes, including special districts under state or local law
23 such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe
24 or an authorized Indian tribal organization, or a designated and approved management agency
25 under section 208 of the CWA that discharges to waters of the United States;
26
27 2. Designed or used for collecting or conveying stormwater;
28
29 3. Which is not a combined sewer; and
30
31 4. Which is not part of a publicly owned treatment works (POTW) as defined at 40 CFR 122.2.

32
33 *Storm water* means surface water runoff originating from surface water, snowmelt, wash waters,
34 street wash, subsurface drainage, or other drainage but excludes wastewater as defined in Title 15 of the
35 Anchorage Municipal Code.

36
37 *Story* means that portion of a building between any floor and the next floor above, except that the
38 topmost story shall be that portion of a building between the topmost floor and the ceiling or roof above it.
39 If the finished floor level directly above a basement, cellar or unused floorspace is more than six feet
40 above grade for more than 50 percent of the total perimeter or is more than 12 feet above grade at any
41 point, such basement, cellar or unused floorspace shall be considered a story.

42
43 *Story, half* means a story under a gable, hip, gambrel or mansard roof, the wall plates of which on at
44 least two opposite exterior walls are not more than two feet above the floor of such story.

45
46 *Stream* means any natural conveyance of water flowing in a definite course or channel and
47 possessing a bed and banks. This includes any reaches of natural streams that have been modified or
48 channelled that still convey flows. A natural stream conveys more flow than can be attributed to a single
49 snowmelt or rainfall event.

50
51 *Street* means a way permanently open to general use which affords the principal means of access to
52 abutting property, such as an avenue, place, drive, boulevard, highway and any other similar public
53 thoroughfare, except an alley.

54
55 *Strip commercial area* means a developed business frontage along a street and no more than 200
56 feet in depth from the front property line.

1
2 *Structure* means anything which is constructed or erected and located on or under the ground, or
3 attached to something fixed to the ground.
4

5 *Surrounding neighborhood* of a zoning map amendment means the land whose owners are entitled
6 to notice of the zoning map amendment under chapter 21.20.
7

8 *Thermal desorption unit* means a facility that removes volatile and semi-volatile contaminants from
9 soils, sediments, slurries and filter cakes utilizing direct or indirect heat exchange to volatilize the
10 compounds. This definition does not include short-term (less than six months) on-site remediation
11 operations.
12

13 *Tower, amateur radio* means an antenna and structure of any type used exclusively by a licensed
14 amateur operator which are part of federally licensed amateur radio station for radio-communication for
15 the purpose of self-training, intercommunication and technical investigations carried out by amateurs
16 solely with a personal aim and without pecuniary interest.
17

18 *Tower, community interest*, means any structure principally designed to support an antenna(s) where
19 the height of the structure exceeds 100 feet from grade to the top of any antennas for a structure attached
20 to the ground or 100 feet from the roof line to the top of any antennas for a tower attached to a building.
21

22 *Towers, high voltage transmission* means structures used to support transmission conductors
23 transmitting electric power over relatively long distances, usually from the central generating station to
24 main substations. The towers are also used for electric power transmission from one substation to
25 another for load sharing or system reliability. High voltage transmission towers are designed to be
26 capable of supporting transmission lines carrying in excess of 138 kilovolts.
27

28 *Tower, local interest*, means any structure principally designed to support antennas not defined as a
29 community interest tower.
30

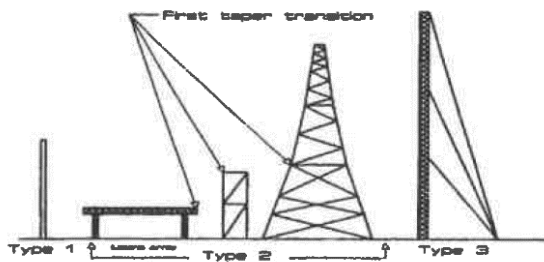
31 *Tower structures* are classified as follows:
32

33 *Type 1* means a freestanding vertical support structure of cylindrical, conical, or rectangular cross
34 section constructed of composite, wood, concrete, or metal employed primarily for the purpose of
35 supporting an antenna array and commonly called a monopole.
36

37 *Type 2* means a freestanding vertical support structure of open frame skeletal design employed
38 primarily for the purpose of supporting an antenna array and commonly called a lattice tower. This
39 type tower includes lateral arrays.
40

41 *Type 3* means a guyed vertical support structure of open frame, skeletal design or solid pole design
42 employed primarily for the purpose of supporting an antenna array and commonly called a guyed
43 tower.
44

45 *Type 4* means a support structure, such as an existing building, steeple, spire or utility pole that is
46 not a type 1, 2 or 3 and is used for supporting a disguised, camouflaged, or hidden antenna array so
47 that its principal or secondary function as an antenna and antenna support structure is imperceptible
48 to an uneducated eye. The antennas are mounted on the support structure so that they are located
49 and designed to minimize visual and aesthetic impacts to surrounding land uses and structures and
50 shall, to the greatest extent practical, blend into the existing environment. This definition shall include
51 any antenna or antenna array complying with the objective of definition whether it is mounted on
52 tower structure or not.
53



Tower Structures

Tower site means a lot, tract or an aggregate of abutting lots and tracts that has been planned and coordinated for development with separate community interest towers and/or local interest towers in any combination including subordinate and related equipment and buildings in accordance with the applicable zoning district as a principal or conditional use.

Townhouse means a building containing not less than two single-family dwelling units erected in a single row, on adjoining lots, with each unit separated from the adjoining unit or units by one-hour fire resistant property line walls, extending from the basement or crawl space floors to 30 inches above the roof (or parapet exception) on each side of the common lot line.

Transitional living facility means temporary housing with services to assist homeless persons and families to prepare for and obtain permanent housing within 24 months. The facility provides 24-hour a day, seven days a week programmatic assistance, or services, for self sufficiency skills to its tenants, and may provide services such as, but not limited to, on-site assistance to its tenants in learning independent living skills (shopping, cooking, financial budgeting, preparing for job interviews, preparing resumes, and similar skills) and referral to off-site education and employment resources (GED completion, job training computer training, employment services, and the like) to assist the tenants in becoming financially self sustaining.

Travel trailer means a motor vehicle, or portable vehicular structure capable of being towed on the highways by a motor vehicle, designed and intended for casual or short-term human occupancy for travel, recreational and vacation uses, identified by a model number, serial number and vehicle registration number, equipped with limited water storage and other self-contained living facilities.

Tree means a woody perennial plant having a single main stem.

a. *Deciduous tree* means a tree that loses its leaves annually.

b. *Evergreen tree* means a tree that retains its leaves.

Tributary means any branch, fork or channel that flows into and connects to a stream and also meets the basic definition of a stream.

Usable open space means open space within a proposed development site, excluding areas devoted to roadways and parking. At least one-half of all areas designated as usable open space must have a slope of less than 20 percent.

Use, principal means any main activity permitted by this title.

Variance means the relaxation of the strict application of the terms of this chapter. This definition shall not be construed to permit a use in any district which use is prohibited therein.

1 *Vehicle storage yard* means the outdoor storage of vehicles, boats, and recreational vehicles. For
2 this definition, *vehicles* means cars, trucks, sport utility vehicles, vans and similar vehicles under 12,000
3 pounds gross vehicle weight.

4
5 *Warehouse* means a structure containing an area available for the purpose of storing commercial,
6 industrial or private personal property.

7
8 *Water* means lakes, bays, ponds, impounding reservoirs, springs, wells, rivers, streams, creeks,
9 estuaries, marshes, inlets and canals in the territorial limits of the municipality and all other bodies of
10 surface water or underground water, natural or artificial, public or private, inland or coastal, fresh or salt,
11 that are wholly or partially in or bordering the municipality or under the jurisdiction of the municipality.

12
13 *Water-dependent* means any use or activity whose primary purpose requires direct access to a water
14 body, or which can be carried out on, in or adjacent to a water body only. The activity or use would not be
15 possible if located away from water sites or without direct water access.

16
17 *Waters of the United States* means:

- 18
19 A. All waters which are currently used, were used in the past, or may be susceptible to use in
20 interstate or foreign commerce, including all waters which are subject to the ebb and flow of the
21 tide;
22
23 B. All interstate waters, including interstate wetlands;
24
25 C. All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats,
26 sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes or natural ponds, the
27 use, degradation or destruction of which would affect interstate or foreign commerce, including
28 any such waters:
29
30 1. Which are or could be used by interstate or foreign travelers for recreational or other purposes;
31
32 2. From which fish or shellfish are or could be taken and sold in interstate or foreign commerce;
33 or
34
35 3. Which are used or could be used for industrial purposes by industries in interstate commerce;
36
37 D. All impoundments of waters otherwise defined as waters of the United States under this definition;
38
39 E. Tributaries of waters identified in subsections 1 and 6 of this definition;
40
41 F. The territorial sea; and
42
43 G. Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in
44 subsections A through F of this definition.

45
46 *Waste treatment systems* , including treatment ponds or lagoons designed to meet the requirements
47 of the Clean Water Act (other than cooling ponds as defined in 40 CFR 423.11(m) which also meet the
48 criteria of this definition) are not waters of the United States. This exclusion applies only to manmade
49 bodies of water that neither were originally created in waters of the United States (such as disposal areas
50 in wetlands) nor resulted from the impoundment of waters of the United States.

51
52 *Water-related* means any use or activity which is not directly dependent upon access to a water
53 body, but which provides goods or services that are directly associated with water dependence or provide
54 direct physical or visual public access or use of the municipal waterfront, and which, if not located
55 adjacent to a water body, would result in a public loss of quality in goods or services offered or public
56 access to the waterfront.

1
2 *Watershed district* means those lands and waters designated as the Anchorage Watershed District
3 on the map that is printed following this chapter.

4
5 *Watershed manager* means the executive director of the office of community planning and
6 development or designee, who is the administrator of, and storm water program coordinator for, the
7 National Pollutant Discharge Elimination System municipal separate storm sewer system permit required
8 under federal law.

9
10 *Wind energy conversion system (WECS)* means any device or assemblage which directly converts
11 wind energy into usable thermal, mechanical, or electrical energy, including such devices as windmills
12 and wind turbines, towers and supporting structures and such directly connected facilities as generators,
13 alternators, inverters, batteries, and associated control equipment.

14
15 A. A small WECS has a rated power capacity of not more than 25 kW and is intended to produce
16 power primarily for on-site consumption, either instead of or as a supplement to utility power.

17
18 B. A utility WECS has one or more WECS units with a rated capacity greater than 25 kW, and is
19 intended primarily to provide distributed electric power as a public or private utility.

20
21 *Yard* means a required open space on the same lot with a principal use, unoccupied and
22 unobstructed by any structure or portion of a structure from 30 inches above the general ground level of
23 the graded lot upward; provided, however, that fences, walls, poles, posts and other customary yard
24 accessories, ornaments and furniture may be permitted in any yard subject to height limitations and
25 requirements limiting obstruction of visibility.

26
27 *Yard, front* means a yard extending the full width of the lot across the front of a lot adjoining a public
28 street. (See supplementary district regulations.)

29
30 *Yard, rear* means a yard extending across the rear of the lot between inner side yard lines. In the
31 case of double-frontage and corner lots, there will be no rear yards, but only front and side yards.

32
33 *Yard, side* means a yard extending from the rear line of the front yard to the rear lot line, or in the
34 absence of any clearly defined rear lot line to the point on the lot line involved with the public street. In the
35 case of double-frontage lots, side yards shall extend from the rear lines of front yards required. In the
36 case of corner lots, yards remaining after full- and half-depth front yards have been established shall be
37 considered side yards. If no front yard is required, the front boundary of the side yards shall be the front
38 property line. (See supplementary district regulations.)

39
40 *Yard, usable* means one or more well-drained open areas covered with lawn grass or other suitable
41 cover material located on the same lot as the principal use for use by the residents thereon for outdoor
42 activities.

43
44 (GAAB 21.05.020; AO No. 77-355; AO No. 78-16; AO No. 78-28; AO No. 78-171; AO No. 78-
45 231; AO No. 79-214; AO No. 80-42; AO No. 81-67(S); AO No. 81-97; AO No. 81-180; AO No.
46 82-54; AO No. 82-167; AO No. 83-91(S); AO No. 84-14; AO No. 84-52; AO No. 85-58; AO
47 No. 85-159; AO No. 85-91, 10-1-85; AO No. 85-216; AO No. 86-19; AO No. 86-78; AO No.
48 86-90; AO No. 86-171; AO No. 88-172; AO No. 88-171(S-1), 12-31-88; AO No. 89-35, 4-7-89;
49 AO No. 88-147(S-2); AO No. 90-50(S); AO No. 91-35; AO No. 90-152(S); AO No. 91-90(S);
50 AO No. 91-184; AO No. 92-7(S-2); AO No. 92-26; AO No. 92-93; AO No. 92-128(S); AO No.
51 92-129(S); AO No. 93-58; AO No. 93-148, § 1, 11-16-93; AO No. 94-62, § 2, 4-12-94; AO No.
52 95-68(S-1), §§ 2, 3, 8-8-95; AO No. 95-173, § 1, 11-14-95; AO No. 96-41, § 1, 3-5-96; AO No.
53 96-131(S), § 1, 10-22-96; AO No. 98-106, § 1, 7-21-98; AO No. 98-160, § 3, 12-8-98; AO No.
54 99-62, § 2, 5-11-99; AO No. 2000-119(S), § 8, 2-20-01; AO No. 2001-79(S), § 1, 5-8-01; AO

No. 2001-80, § 1, 5-8-01; AO No. 2001-101(S), § 2, 4-9-02; AO No. 2002-109, § 2, 9-10-02; AO No. 2002-117, § 4, 1-28-03; AO No. 2003-62(S-1), § 3, 10-1-03; AO No. 2003-97, § 1, 9-30-03; AO No. 2003-132, § 1, 10-7-03; AO No. 2003-124(S), § 1, 1-20-04; AO No. 2004-108(S), § 2, 10-26-04; AO No. 2005-9, § 1, 3-1-05; AO No. 2005-150(S-1), § 1, 2-28-06; AO No. 2005-185(S), § 1, 2-28-06; AO No. 2005-124(S-1A), § 4, 4-18-06; AO No. 2006-121, § 1, 9-26-06; AO No. 2006-64(S-1), § 1, 12-12-06; AO No. 2007-62, § 1, 5-15-07; AO No. 2008-80, § 1, 9-16-08; AO No. 2009-22, § 1, 4-14-09; AO No. 2010-3, § 1, 3-23-10; AO No. 2010-50(S), § 1, 8-31-10; AO No. 2011-93(S), § 1, 9-27-11; AO No. 2014-58, § 5, 5-20-14; [AO No. 2016-3\(S\), § 20, 2-23-16](#); AO No. [2018-118](#), § 2, 1-1-19)

Editor's note— The definition of fallout shelters contained in this section was formerly codified in the 1977 Code as the first sentence of subsection 21.45.060.A.

Cross reference— Definitions and rules of construction generally, § 1.05.020.

21.35.030 - Application of regulations. (Repealed)
(AO No. 85-23)

1 **21.40.010 - Zoning map; districts designated.**

2
3 A. *Zoning map generally.* The municipality is divided into use districts as shown on the official zoning
4 map of the municipality consisting of a series of map pages adopted by ordinance and any
5 subsequent amendments in accordance with this title.
6

7 1. The zoning map shall be revised so that all current or future parks, open space and green belts
8 within PLI district are designated by use of a lower case letter "p" following the term "PLI" on
9 the map: i.e. "PLI-p."
10

11 B. *Districts.* The municipality is hereby divided into the following use districts:
12

13 22. B-2A, central business district core.
14

15 23. B-2B, central business district intermediate.
16

17 24. B-2C, central business district periphery.
18

1 **21.40.060G. - R-4 Multiple-family Residential District, Minimum yard requirements.**
2 (all subsections 1-4)
3

4 G. *Minimum yard requirements.* Minimum yard requirements are as follows:
5

- 6 1. Front yard: Ten feet, except as provided in the supplementary district regulations.
7
- 8 2. Side yard: Five feet; provided, however, that where buildings exceed 35 feet in height
9 minimum side yards shall be increased one foot for each five feet in height exceeding 35
10 feet.
11
- 12 3. Rear yard: Ten feet.
13
- 14 4. Multiple-family dwellings shall provide a usable yard area of 100 square feet per dwelling
15 unit.
16

17 (GAAB 21.05.050.E; AO No. 77-355; AO No. 80-27; AO No. 81-67(S); AO No. 82-54; AO No.
18 85-18; AO No. 85-21; AO No. 85-23; AO No. 85-28; AO No. 85-78; AO No. 85-91, 10-1-85;
19 AO No. 86-90; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 92-114; AO No.
20 96-131(S), § 2, 10-22-96; AO No. 99-62, § 8, 5-11-99; AO No. 2003-124(S), § 2, 1-20-04; AO
21 No. 2005-175, § 5, 1-10-06; AO No. 2005-178, § 6, 1-24-06; AO No. 2005-185(S), § 7, 2-28-06;
22 AO No. 2005-124(S-1A), § 10, 4-18-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06; AO No. 2009-
23 18, § 1, 2-24-09; AO No. 2009-22, § 4, 4-14-09; AO No. 2010-50(S), § 7, 8-31-10)
24

1 **21.40.150 - B-2A Central business district core.**

2
3 The following statement of intent and use regulations shall apply in the B-2A district:

4
5 A. *Intent.* The B-2A district is intended to create a concentrated area of retail, financial and public
6 institutional facilities in order to encourage the development of interrelated uses and functions,
7 reduce pedestrian walking distance between activities, and ensure the development of compatible
8 pedestrian-oriented uses on the ground floor level throughout the district.
9

10 B. *Permitted principal uses and structures.* Permitted principal uses and structures are as follows:

11
12 1. Principal uses permitted when visible from street level or occupying street level floorspace:

- 13
14 a. Department stores or variety stores.
15
16 b. Furniture and hardware stores.
17
18 c. Music, record, television and video stores.
19
20 d. Shoe repair and tailor shops.
21
22 e. Bookstores, stationery stores and newsstands.
23
24 f. Drugstores.
25
26 g. Beauty shops.
27
28 h. Barbershops.
29
30 i. Restaurants, tearooms, cafes and other places serving food or beverages, except
31 conditional uses under subsection D of this section. Alcoholic beverage license use for
32 a restaurant or eating place licensed by the State Alcoholic Beverages Control Board to
33 sell beer and wine for consumption only on the licensed premises is permitted subject
34 to the administrative site plan review standards in section 21.50.500.
35
36 j. Household appliances sales and repair shops.
37
38 k. Photography, dance, music and art studios and supplies.
39
40 l. Florists.
41
42 m. Tobacco stores.
43
44 n. Clothing, apparel and shoe stores.
45
46 o. Jewelry stores.
47
48 p. Sporting goods stores.
49
50 q. Camera and photographic sales and supply stores.
51
52 r. Travel agencies and ticket brokers.
53
54 s. Paint, glass and wallpaper stores.

- t. Motion picture theaters.
 - u. Banking and financial institutions, excluding any drive-in facilities.
 - v. Hotels, excluding conditional uses under subsection D of this section.
 - w. Pet shops.
 - x. Establishments for the fitting and repair of eyeglasses, hearing aids, prosthetic appliances and the like.
 - y. Health clubs and tanning salons.
 - z. On-site film processing.
 - aa. Gift and souvenir shops.
 - bb. Furriers.
 - cc. Grocery and food stores.
 - dd. Unlicensed nightclub, provided such nightclub conforms to the requirements of section 21.45.245.
 - ee. Large retail establishment, subject to public hearing site plan review.
2. Permitted uses permitted when not visible from street level and occupying street-level floorspace:
 - a. Business and professional offices, including insurance, real estate, medical, health, legal, financial and other professional services.
 - b. Taxidermy shops.
 - c. Wholesale stores, provided that the manufacturing of items shall not be permitted.
 - d. Radio and television studios.
 - e. Employment agencies.
 - f. Business service establishments.
3. Principal uses permitted on other than street-level floorspace:
 - a. All uses identified within subsections B.1 and B.2 of this section.
 - b. Trade or professional schools, provided that such schools shall not use or store heavy equipment or machinery.
 - c. Private clubs and lodges, except conditional uses under subsection D of this section.
 - d. Art, dance, photographic and music studios and supply stores.
4. Other uses:

- a. Multiple-family dwellings occupying no more than 50 percent of the gross floor area of a building.
 - b. Parks, playgrounds and playfields.
 - c. Public branch libraries with a gross floor area of 30,000 square feet or less.
 - d. Museums with a gross floor area of 30,000 square feet or less, historical and cultural exhibits, and the like.
 - e. Parking lots.
 - f. Parking structures of less than 50 spaces.
 - g. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title.
 - h. Roominghouses.
 - i. Antennas without tower structures, type 1, 2, 3, and 4 community interest and local interest towers when collocated on a building as specified in the supplementary district regulations.
 - j. Government office buildings.
 - k. Child care centers and child care homes.
 - l. Adult care facilities.
 - m. Large residential care facilities.
 - n. Tower, high voltage transmission, maximum average tower height of 70 feet above ground level. The average height shall be determined by adding the heights from ground level of all towers in a project and dividing by the total number of structures. The result shall be the "average tower height."
- C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:
1. Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures.
 2. Bed and breakfast with three, four or five guestrooms.
 3. Antennas without tower structures, type 1, 2, 3, and 4 community interest and local interest towers as specified in the supplementary district regulations.
 4. Building-mounted small wind energy conversion systems on buildings over 60 feet in height, by administrative site plan review and subject to the requirements of section 21.45.410.
- D. *Conditional uses.* Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted:

1. Drive-in banks, with sufficient off-street area for maneuvering and waiting automobiles.
 2. Heliports.
 3. Utility substations and telephone exchanges.
 4. Marquees, overpasses and similar substantial projections into public airspace, together with any signs to be mounted thereon.
 5. Planned unit developments.
 6. Off-street parking structures containing 50 or more spaces.
 7. Commercial recreation establishments, including bowling alleys, pool halls, amusement arcades and the like.
 8. Bus terminals.
 9. Habilitative care facilities.
 10. Interior climate-controlled galleries which connect two or more buildings.
 11. Libraries and museums with a gross floor area greater than 30,000 square feet.
 12. Liquor stores, restaurants, tearooms, cafes, private clubs or lodges, and other places serving food or beverages involving the retail sale, dispensing or service of alcoholic beverages in accordance with section 21.50.160. Alcoholic beverage license use for a restaurant or eating place licensed by the State Alcoholic Beverages Control Board to sell beer and wine for consumption only on the licensed premises is permitted subject to the administrative site plan review standards in section 21.50.500.
 13. Auditoriums.
 14. Type 1, 2, 3, or 4 community interest and local interest towers that do not meet the supplementary district regulations for a permitted or accessory use.
 15. Correctional community residential centers.
 16. Tower, high voltage transmission, exceeding maximum average tower height of 70 feet. Towers exceeding the maximum average of 70 feet in height may be replaced with a like tower, or a shorter tower, without the requirement for a conditional use. When a road project or other public works project causes a utility to modify its existing facilities to accommodate the design of the public works project, a maximum of four structures of an existing transmission line may be replaced with structures exceeding the maximum average of 70 feet in height without the requirement for a conditional use.
 17. Marijuana retail sales establishment, in accordance with section 21.50.420.
- E. *Prohibited uses and structures.* Any use which causes or may reasonably be expected to cause excessive noise, vibrations, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located is prohibited. The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.

1 F. *Minimum lot requirements.* Minimum lot requirements are as follows:

2
3 1. Width: 50 feet.

4
5 2. Area: 6,000 square feet.

6
7 G. *Minimum yard requirements.* Minimum yard requirements are as follows:

8
9 1. Residential uses: As required under section 21.40.060.G.

10
11 2. Other uses, including residential uses associated with other uses: None, except as provided
12 in the supplementary district regulations.

13
14 H. *Bulk regulations and maximum lot coverage.* Buildings may be constructed within the full limits of
15 the lot, up to three stories in height. Above three stories in height, construction shall conform to
16 the following bulk requirements:

17
18 1. *Tower design.* One tower not exceeding the bulk requirements outlined in subsections a and
19 b of this subsection shall be allowed for a development on a parcel of land containing 13,000
20 square feet or a fraction thereof, or one tower not exceeding the bulk requirements outlined
21 in subsections c and d of this subsection shall be allowed for a development on a parcel of
22 land containing 19,500 square feet. For a development on a parcel of land containing more
23 than 19,500 square feet, one additional tower not exceeding the bulk requirements outlined
24 in subsections a and b of this subsection shall be allowed for every additional 13,000 square
25 feet of land area, or, alternatively, one additional tower not exceeding the bulk requirements
26 outlined in subsections c and d of this subsection shall be allowed for every additional 19,500
27 square feet of land area.

28
29 a. Maximum plan dimension: 130 feet.

30
31 b. Maximum diagonal plan dimension: 150 feet.

32
33 c. Maximum plan dimension: 130 feet.

34
35 d. Maximum diagonal plan dimension: 180 feet.

36
37 Variances from the specific bulk requirement dimensions listed in this section may be
38 granted by the planning and zoning commission and appeals on developments covering a
39 land area of more than 26,000 square feet, provided that the commission finds that the
40 spirit and intent of this district are maintained.

41
42 2. *Alternative structure designs.* Alternative building designs may be submitted in the form of a
43 project development plan to the director of community planning and development for
44 approval. Alternative design forms may be approved that provide for at least 15 percent more
45 access either to scenic views of adjoining mountains and the Cook Inlet or for solar access
46 as compared to designs allowed under subsection H.1 of this section. The percentage
47 amount of additional scenic or solar access shall be based on total building volume of the
48 alternative design compared to a representative tower design. Site development plans
49 submitted under this subsection must include a schematic of a project designed under
50 subsection H.1 of this section, a site development plan of the design utilizing the provisions
51 of this subsection H.2, and calculations to establish the increased scenic or solar access
52 required in this subsection H.2. Designs using the provisions of this subsection H.2 are
53 allowed an additional one story of base height prior to the utilization of the bonus point
54 requirements of subsection I of this section.
55

3. *Existing structures.* Notwithstanding the bulk regulations and maximum lot coverage limitations contained in this subsection H, where a lawful structure existed on September 9, 1974, that is prestressed for enlargement by the addition of one or more stories, such structure may be enlarged within the full plan dimensions of the existing structure by the addition of not more than two stories.

I. *Maximum height of structures.*

1. Notwithstanding subsections I.2 and I.3 of this section, the maximum height of a structure shall not exceed that permitted under chapter 21.65.
2. Subject to subsection I.3 of this section, no building or structure shall exceed nine stories in height.
3. Building floor area may be constructed above the maximum building height permitted under subsection I.2 of this section by earning bonus points for site and design amenities under a site development plan approved by the department of planning as specified in table 1, provided:
 - a. Each bonus point permits an additional 400 square feet of floorspace.
 - b. All new development must accumulate a minimum of one bonus point for each 1,600 square feet of site area to be approved. Only urban design amenities related to pedestrians and landscaping of those features designated "streetscape" in table 1 may be used to fulfill this requirement.
 - c. No more than one bonus point per each 100 square feet of site can be accumulated for any single amenity option. Bonus points can be obtained by combining any of the options provided in table 1.
 - d. At least 25 percent of all bonus points required for floorspace must be accumulated from amenities designated "streetscape." This amount can include bonus points earned under subsection b. of this subsection.
 - e. The review authority has discretion to ensure the design, location, orientation, quality of materials and degree of public accessibility of any streetscape amenity proposed to be counted toward bonus point requirements protects and enhances the environment of the zoning district and the street frontage where it is located, meets the amenity's own functional objectives, and provides for and protects the health, welfare, and safety of residents, employees and visitors to Downtown.

TABLE 1. DESIGN AMENITIES AND BONUS POINTS, B-2A DISTRICT

Urban Design Amenity	Bonus Points
Street trees*	2 points per tree
Seating units, street furniture*	1 point per 2 units (maximum of 6 points)
Decorative street illumination*	2 points per 1 unit
Sidewalks*	1 point per 300 square feet
Sidewalk, greater than the required 11.5 feet width*	1 point per 75 square feet of sidewalk that is in addition to the required 11.5-foot width
Sidewalk texture*	1 point per 200 square feet

Bike racks, open*	3 points per 3 open storage units (maximum accumulation of 15 points)
Bike racks, covered*	3 points per covered storage units (maximum accumulation of 30 points)
Bike rack, enclosed and secured*	5 points per unit (maximum accumulation of 45 points).
Kiosk*	1 point per unit (maximum accumulation of 3 points)
Canopy over sidewalk*	1 point per 200 square feet
Covered arcade*	1 point per 100 square feet
Open air plaza, or landscaped park*	15 point[s] per 70 square feet (corner); 20 point[s] per 80 square feet (other)
Public restrooms at ground level	5 point[s] per 35 square feet
Climate-controlled public plaza or court (galleria)*	1 point per 50 square feet
Shops:	
50 percent or more transparent windows on ground floor street front*	1 point per 100 square feet
Less than 50 percent transparent windows on ground floor street front	1 point per 140 square feet
Second floor shops	1 point per 140 square feet
Third floor or basement level shops	1 point per 350 square feet
Commercial theater	1 point per 200 square feet
Public rooftop recreation area or public viewing deck	1 point per 50 square feet (minimum area is 1,000 square feet)
Housing	1 point per 140 square feet of area devoted to housing
Hotels	1 point per 200 square feet of area devoted to hotel rooms
Enclosed parking	14 points per space below grade
Transit amenities	3 points per covered shelter; 10 points per bus pull-out
Historic preservation	1 point per 200 square feet of area devoted to a retained historic structure
Sidewalk landscaping* (not otherwise credited)	1 point per 425 square feet (public land); 1 point per 30 square feet (private land)
Skywalks	30 points per skywalk
Day care, 24-hour child care facilities	1 point per 200 square feet
Heated walking surfaces - sidewalk/plaza*	1 point per 50 square feet (heating infrastructure installed beneath walking surface and functioning) 1 point per 100 square feet (heating infrastructure installed beneath walking surface only)
Shower facility with changing area and lockers, accessible to bicycle parking facilities, and available to building occupants and employees	10 points per shower stall (maximum of 30 points)
Street level wind effects study (pedestrian level wind environment). The applicant shall implement a building design based on the wind study findings to maintain appropriate wind comfort levels for pedestrian activities at	

the street level, or to avoid worsening existing wind conditions. The applicant shall incorporate required wind mitigation methods as approved by the study and the planning department to the building design.	
Wind study computer modeling	10 points
Wind tunnel study	40 points

*Streetscape amenities.

4. Amenities for which bonus points have been granted must be maintained after construction of a project; provided, however, that amenities can be eliminated and others substituted on a point-for-point basis upon the approval of community planning and development department staff, and provided further that amenities for which points have been granted can be eliminated entirely upon approval of the planning and zoning commission.

5. Maximum height near Town Square Park is as follows:

- a. Notwithstanding subsections I.2 and I.3 of this section, the maximum height of structures in Blocks 69 through 71, Anchorage Original Townsite, shall not exceed the following:

Block 69:

Northwest quarter: 115 feet.
Northeast quarter: 85 feet.
South half: 200 feet.

Block 70:

North half: 55 feet.
South half: 230 feet.

Block 71:

Northwest quarter: 85 feet.
Northeast quarter: 115 feet.
South half: 200 feet.

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

- b. Subject to the maximum height requirements in chapter 21.65, at the request of the owner of a lot in Blocks 69 through 71, Anchorage Original Townsite, the right to construct the amount of building square footage permitted on that lot under subsections I.1 through I.3 of this section, less the amount allowed under this subsection I, may be added to the amount allowed under this title on one or more lots not in those blocks located in the B-2A, B-2B or B-2C district.
6. Structures in excess of three stories shall be allowed additional buildable area for that portion of the required sidewalk within private property between the structure setback line determined by section 21.45.140 and a sidewalk width of 11.5 feet. This additional area shall be calculated by multiplying the lineal feet of sidewalk affected by this subsection by 33 feet. This additional area can be included as part of the maximum building height of subsection I.1 of this section.

- 1
2 J. *Signs*. Signs shall be allowed in connection with any permitted use, subject to the provisions of
3 the supplementary district regulations.
4
- 5 K. *Parking*. No off-street parking need be provided, but off-street parking that is provided shall be
6 landscaped in accordance with the supplementary district regulations. No bonus points accrue
7 for providing the landscaping required by this subsection. If off-street parking is provided, it must
8 comply with subsections 21.45.080X.2.—11.
9
- 10 L. *Sidewalks*. Sidewalks shall be located at the curb or in an enclosed mall or arcade connected to
11 adjacent pedestrian circulation facilities. Sidewalks shall be no less than 11.5 feet wide. Bonus
12 points may be earned for sidewalks provided in the area between the structure setback line
13 established by section 21.45.140 and the structure, and where the provisions of subsection I.6 of
14 this section are not utilized.
15
- 16 M. *Street-level design continuity*. In areas designated in figure 4-3 as first and second priority
17 pedestrian improvements in the CBD comprehensive development plan, buildings or other
18 amenities, including landscaping and street furniture, shall extend the full width of the lot, except
19 for driveway openings.
20
- 21 N. *Screening*. Ground-level trash containers, loading areas, vehicle and equipment storage areas,
22 and service areas shall be screened. Screening shall also be provided for rooftop mechanical
23 equipment. Screening shall take the form of a fence, wall or vegetation, or a combination of these.
24
- 25 O. *Loading facilities*. Off-street loading facilities shall be provided in accordance with the provisions
26 of the supplementary district regulations.
27
- 28 P. *Refuse collection*. Where applicable, refuse collection facilities shall follow the provisions of the
29 supplementary district regulations.
30
- 31 Q. *Landscaping*. All areas not devoted to buildings, structures, drives, walks, off-street parking
32 facilities or other authorized installations shall be planted with visual enhancement landscaping.
33 The landscaping shall be maintained by the property owner or his designee.
34
- 35 R. *Ground floor windows*. Blank walls on the ground level of buildings are limited to provide
36 connection between activities occurring inside structure to an adjacent sidewalk.
37
- 38 1. Exterior walls on the ground level which are 20 feet or closer to the street side lot shall meet
39 the window standard set forth in paragraph 2 below. Corner lots shall meet the window
40 standard on only one street frontage. The window standard shall be met on the street of
41 OS&HP highest classification. On the lesser class street the window standard is one-half the
42 window standard. If two or more streets have the highest classification the property owner
43 may select the street in which to meet the window standard and the other streets shall be at
44 least one-half window standard.
45
- 46 2. Window standard. The windows shall be at least 50 percent of the length and 25 percent of
47 the ground level wall area. Ground level wall areas include all exterior walls up to nine feet
48 above grade. Windows required under this section shall be either windows that allow views
49 into working area or lobbies, pedestrian entrances, or display windows set into the wall. The
50 bottom of the windows shall be no more than four feet above the adjacent exterior grade.
51 Display cases attached to the outside wall do not qualify as windows.
52
- 53 3. Exemptions. Walls of residential units and parking structures are exempt from this
54 requirement.
55

1 (GAAB 21.05.050.W; AO No. 77-20; AO No. 77-355; AO No. 80-57; AO No. 81-67(S); AO
2 No. 81-72; AO No. 82-49; AO No. 85-173, 3-17-86; AO No. 85-91, 10-1-85; AO No. 86-90; AO
3 No. 87-62; AO No. 87-148; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 90-
4 124; AO No. 91-1; AO No. 91-39; AO No. 91-144; AO No. 92-57; AO No. 95-68(S-1), § 6, 8-8-
5 95; AO No. 98-160, § 4, 12-8-98; AO No. 98-188, §§ 1—3, 1-12-99; AO No. 99-62, § 19, 5-11-
6 99; AO No. 99-131, § 7, 10-26-99; AO No. 2001-80, § 3, 5-8-01; AO No. 2005-185(S), § 18, 2-
7 28-06; AO No. 2005-124(S-1A), § 21, 4-18-06; AO No. 2006-49, § 1, 5-16-06; AO No. 2006-
8 64(S-1), §§ 2, 3, 12-12-06; AO No. 2007-121(S-1), § 5, 10-23-07; AO No. 2008-35(S), § 1, 3-
9 18-08; AO No. 2010-3, § 4, 3-23-10; AO No. 2010-50(S), § 17, 8-31-10; AO No. 2014-58, § 8,
10 5-20-14; [AO No. 2016-3\(S\), § 21, 2-23-16](#))
11

1 **21.40.160 - B-2B Central business district, intermediate.**

2
3 The following statement of intent and use regulations shall apply in the B-2B district:

4 A. *Intent.* The B-2B district is intended to create financial, office and hotel areas surrounding the
5 predominately retail and public institutional core of the central business district. The district also
6 permits secondary retail and residential uses. The residential uses are intended to support other
7 downtown activities.

8
9 B. *Permitted principal uses and structures.* Permitted principal uses and structures are as follows:

10
11 1. Retail uses:

12 a. Department or variety stores.

13 b. Furniture and hardware stores.

14 c. Music, record, television and videotape stores.

15 d. Shoe repair and tailor shops.

16 e. Bookstores, stationery stores and newsstands.

17 f. Drugstores.

18 g. Beauty shops.

19 h. Barbershops.

20 i. Restaurants, tearooms, cafes and other places serving food or beverages, except
21 conditional uses under subsection D of this section. Alcoholic beverage license use for
22 a restaurant or eating place licensed by the State Alcoholic Beverages Control Board
23 to sell beer and wine for consumption only on the licensed premises is permitted subject
24 to the administrative site plan review standards in section 21.50.500.

25 j. Household appliances sales and repair shops.

26 k. Photography, dance, music and art studios and supplies.

27 l. Florists.

28 m. Tobacco stores.

29 n. Clothing, apparel and shoe stores.

30 o. Jewelry stores.

31 p. Sporting goods stores.

32 q. Camera and photographic sales and supply stores.

33 r. Travel agencies and ticket brokers.

- s. Paint, glass and wallpaper stores.
 - t. Motion picture theaters.
 - u. Banking and financial institutions, excluding drive-in facilities.
 - v. Hotels, excluding conditional uses under subsection D of this section. Alcoholic beverage license use for a restaurant or eating place licensed by the State Alcoholic Beverages Control Board to sell beer and wine for consumption only on the licensed premises is permitted subject to the administrative site plan review standards in section 21.50.500.
 - w. Pet shops.
 - x. Establishments for the fitting and repair of eyeglasses, hearing aids, prosthetic appliances and the like.
 - y. Health clubs and tanning salons.
 - z. On-site film processing.
 - aa. Gift and souvenir shops.
 - bb. Furriers.
 - cc. Grocery and food stores.
 - dd. Unlicensed nightclub, provided such nightclub conforms to the requirements of section 21.45.245.
 - ee. Large retail establishment, subject to public hearing site plan review.
2. Offices:
- a. Insurance and real estate offices.
 - b. Banking and financial institutions.
 - c. Business and professional offices.
 - d. Medical, health and legal services.
 - e. Government offices.
3. Other uses:
- a. Multiple-family dwellings, at a density of not less than 25 dwelling units per acre.
 - b. Dwellings in nonresidential structures.
 - c. Parks, playgrounds and playfields.

- d. Museums and public branch libraries with a gross floor area of 30,000 square feet or less, historical and cultural exhibits, and the like.
 - e. Radio and television studios.
 - f. Off-street parking lots.
 - g. Parking structures of less than 50 spaces.
 - h. Child care centers and child care homes.
 - i. Private clubs and lodges, except conditional uses under subsection D of this section.
 - j. Business service establishments, including printing.
 - k. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title.
 - l. Roominghouses.
 - m. Antennas without tower structures, type 1, 2, 3, and 4 community interest and local interest towers when collocated on a building as specified in the supplementary district regulations.
 - n. Police and fire stations.
 - o. Adult care facilities.
 - p. Large residential care facilities.
4. Social service facility.
 5. Tower, high voltage transmission, maximum average tower height of 70 feet above ground level. The average height shall be determined by adding the heights from ground level of all towers in a project and dividing by the total number of structures. The result shall be the "average tower height."
- C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as follows:
1. Uses and structures customarily accessory and clearly incidental to permitted principal uses and structures.
 2. Bed and breakfast with three, four or five guestrooms.
 3. Antennas without tower structures, type 1, 2, 3, and 4 community interest and local interest towers as specified in the supplementary district regulations.
 4. Building-mounted small wind energy conversion systems on buildings over 60 feet in height, by administrative site plan review and subject to the requirements of section 21.45.410.

1
2 D. *Conditional uses.* Subject to the requirements of the conditional use standards and procedures
3 of this title, the following uses may be permitted:
4

- 5 1. Gasoline service stations.
6
- 7 2. Drive-in banks, with sufficient off-street area for maneuvering and waiting automobiles.
8
- 9 3. Heliports.
10
- 11 4. Utility substations and telephone exchanges.
12
- 13 5. Marquees, overpasses and similar substantial projections into public airspace, together with
14 any signs to be mounted thereon.
15
- 16 6. Interior climate-controlled galleries which connect two or more buildings.
17
- 18 7. Planned unit developments.
19
- 20 8. Off-street parking structures containing 50 or more spaces.
21
- 22 9. Commercial recreation establishments, including bowling alleys, pool halls, amusement
23 arcades and the like.
24
- 25 10. Bus terminals.
26
- 27 11. Habilitative care facilities.
28
- 29 12. Libraries and museums with a gross floor area greater than 30,000 square feet.
30
- 31 13. Liquor stores, restaurants, tearooms, cafes, private clubs or lodges, and other places serving
32 food or beverages involving the retail sale, dispensing or service of alcoholic beverages in
33 accordance with section 21.50.160. Alcoholic beverage license use for a restaurant or eating
34 place licensed by the State Alcoholic Beverages Control Board to sell beer and wine for
35 consumption only on the licensed premises is permitted subject to the administrative site
36 plan review standards in section 21.50.500.
37
- 38 14. Type 1, 2, 3, or 4 community interest and local interest towers that do not meet the
39 supplementary district regulations for a permitted or accessory use.
40
- 41 15. Correctional community residential centers.
42
- 43 16. Tower, high voltage transmission, exceeding maximum average tower height of 70 feet.
44 Towers exceeding the maximum average of 70 feet in height may be replaced with a like
45 tower, or a shorter tower, without the requirement for a conditional use. When a road project
46 or other public works project causes a utility to modify its existing facilities to accommodate
47 the design of the public works project, a maximum of four structures of an existing
48 transmission line may be replaced with structures exceeding the maximum average of 70
49 feet in height without the requirement for a conditional use.
50
- 51 17. Marijuana retail sales establishment, in accordance with section 21.50.420.
52

53 E. *Prohibited uses and structures.* Any use which causes or may reasonably be expected to cause
54 excessive noise, vibration, smoke, dust or other particulate matter, toxic or noxious matter,

1 humidity, heat or glare at or beyond any lot line of the lot on which it is located is prohibited. The
2 term "excessive" is defined for the purpose of this subsection as to a degree exceeding that
3 generated by uses permitted in the district in their customary manner of operation, or to a degree
4 injurious to the public health, safety, welfare or convenience.
5

6 F. *Minimum lot requirements.* Minimum lot requirements are as follows:
7

- 8 1. Width: 50 feet.
- 9
- 10 2. Area: 6,000 square feet.
- 11

12 G. *Minimum yard requirements.* Minimum yard requirements are as follows:
13

- 14 1. Residential uses: As required under section 21.40.060.G.
- 15
- 16 2. Other uses, including residential uses associated with other uses: None, except as provided
17 in the supplementary district regulations.
- 18

19 H. *Bulk regulations and maximum lot coverage.* Buildings may be constructed within the full limits of
20 the lot, up to three stories in height. Above three stories in height, construction shall conform to
21 the following bulk requirements:
22

- 23 1. *Tower design.* One tower not exceeding the bulk requirements outlined in subsections a and
24 b of this subsection shall be allowed for a development on a parcel of land containing 13,000
25 square feet or fraction thereof, or one tower not exceeding the bulk requirements outlined in
26 subsections c and d of this subsection shall be allowed for a development on a parcel of land
27 containing 19,500 square feet. For a development on a parcel of land containing more than
28 19,500 square feet, one additional tower not exceeding the bulk requirements outlined in
29 subsections a. and b. of this subsection shall be allowed for every additional 13,000 square
30 feet of land area, or, alternatively, one additional tower not exceeding the bulk requirements
31 outlined in subsections c and d of this subsection shall be allowed for every additional 19,500
32 square feet of land area.
33
 - 34 a. Maximum plan dimension: 130 feet.
 - 35
 - 36 b. Maximum diagonal plan dimension: 150 feet.
 - 37
 - 38 c. Maximum plan dimension: 130 feet.
 - 39
 - 40 d. Maximum diagonal plan dimension: 180 feet.
 - 41

42 Variances from the specific bulk requirement dimensions listed in this section may be
43 granted by the planning and zoning commission on developments covering a land area of
44 more than 26,000 square feet, provided that the commission finds that the spirit and intent
45 of this district are maintained.
46

- 47 2. *Alternative structure designs.* Alternative building designs may be submitted in the form of a
48 project development plan to the director of community planning and development for
49 approval. Alternative design forms may be approved that provide for at least 15 percent more
50 access either to scenic views of adjoining mountains and the Cook Inlet or for solar access
51 as compared to designs allowed under subsection H.1 of this section. The percentage
52 amount of additional scenic or solar access shall be based on total building volume of the
53 alternative design compared to a representative tower design. Site development plans
54 submitted under this subsection may include a schematic of a project designed under

1 subsection H.1 of this section, a site development plan of the design utilizing the provisions
2 of this subsection H.2, and calculations to establish the increased scenic or solar access
3 required in this subsection H.2. Designs using the provisions of this subsection H.2 are
4 allowed an additional one story of base height prior to the utilization of the bonus point
5 requirements of subsection I of this section.
6

- 7 3. *Existing structures.* Notwithstanding the bulk regulations and maximum lot coverage
8 limitations contained in this subsection H, where a lawful structure existed on September 9,
9 1974, that is prestressed for enlargement by the addition of one or more stories, such
10 structure may be enlarged within the full plan dimensions of the existing structure by the
11 addition of not more than two stories.
12

13 I. *Maximum height of structures.*
14

- 15 1. Notwithstanding subsections I.2 and I.3 of this section, the maximum height of a structure
16 shall not exceed that permitted under chapter 21.65.
17
18 2. Subject to subsection I.3 of this section, no building or structure shall exceed five stories in
19 height.
20
21 3. Building floor area may be constructed above the maximum building height permitted under
22 subsection I.2 of this section by earning bonus points for site and design amenities under a
23 site development plan approved by the department of planning as specified in table 2,
24 provided:
25
26 a. Each bonus point permits an additional 400 square feet of floorspace.
27
28 b. All new development must accumulate a minimum of one bonus point for each 1,600
29 square feet of site area to be approved. Only urban design amenities related to
30 pedestrians and landscaping off those features designated "streetscape" may be used
31 to fulfill this requirement.
32
33 c. No more than one bonus point per each 100 square feet of site can be accumulated for
34 any single amenity option. Bonus points can be obtained by combining any of the
35 options provided in table 2.
36
37 d. At least 25 percent of all bonus points required for floorspace must be accumulated
38 from amenities designated "streetscape." This amount can include bonus points earned
39 under subsection b of this subsection.
40
41 e. The review authority has discretion to ensure the design, location, orientation, quality
42 of materials and degree of public accessibility of any streetscape amenity proposed to
43 be counted toward bonus point requirements protects and enhances the environment
44 of the zoning district and the street frontage where it is located, meets the amenity's
45 own functional objectives, and provides for and protects the health, welfare, and safety
46 of residents, employees and visitors to Downtown.
47
48

1 TABLE 2. DESIGN AMENITIES AND BONUS POINTS, B-2B DISTRICT

Urban Design Amenity	Bonus Points
Street trees*	2 points per tree
Seating units, street furniture*	1 point per 2 units (maximum of 6 points each)
Decorative street illumination*	2 points per 1 unit
Sidewalks*	1 point per 300 square feet
Sidewalk, greater than the required 11.5 feet width*	1 point per 75 square feet of sidewalk that is in addition to the required 11.5-foot width
Sidewalk, texture*	1 point per 250 square feet
Bike racks, open*	3 points per 3 open storage units (maximum accumulation of 15 points)
Bike racks, covered*	3 points per covered storage units (maximum accumulation of 30 points)
Bike rack-enclosed and secured*	3 points per unit (maximum accumulation of 45 points).
Kiosk*	1 point per unit (maximum accumulation of 3 points)
Canopy over sidewalk*	1 point per 200 square feet
Covered arcade*	1 point per 100 square feet
Open air plaza, or landscape park*	15 point[s] per 70 square feet (corner); 20 point[s] per 80 square feet (other)
Public restrooms at ground level	5 point[s] per 35 square feet
Climate-controlled public plaza or court (galleria)*	1 point per 70 square feet
Shops:	
50 percent or more transparent windows on ground floor street front*	1 point per 100 square feet
Less than 50 percent transparent windows on ground floor street front	1 point per 225 square feet
Second floor shops	1 point per 225 square feet
Public rooftop recreation area or public viewing deck	1 point per 50 square feet (minimum area is 1,000 square feet)
Housing	1 point per 80 square feet of area devoted to housing
Hotels	1 point per 200 square feet of area devoted to hotel rooms
Enclosed parking	11 points per space above or on grade; 13 points per space below grade
Transit amenities	3 points per covered shelter; 10 points per bus pull-out
Historic preservation	1 point per 200 square feet
Sidewalk landscaping* (not otherwise credited)	1 point per 425 square feet (public land); 1 point per 30 square feet (private land)
Skywalks	30 points per skywalk

Day care, 24-hour child care facilities	1 point per 200 square feet
Heated walking surfaces - sidewalk/plaza*	1 point per 50 square feet (heating infrastructure installed beneath walking surface and functioning) 1 point per 100 square feet (heating infrastructure installed beneath walking surface only)
Shower facility with changing area and lockers, accessible to bicycle parking facilities, and available to building occupants and employees	10 points per shower stall (maximum of 30 points)
Street level wind effects study (pedestrian level wind environment). The applicant shall implement a building design based on the wind study findings to maintain appropriate wind comfort levels for pedestrian activities at the street level, or to avoid worsening existing wind conditions. The applicant shall incorporate required wind mitigation methods as approved by the study and the planning department to the building design.	
Wind study computer modeling	10 points
Wind tunnel study	40 points

*Streetscape amenities.

4. Amenities for which bonus points have been granted must be maintained after construction of a project; provided, however, that amenities can be eliminated and others substituted on a point-for-point basis upon the approval of department of community planning and development staff, and provided further that amenities for which points have been granted can be eliminated entirely upon approval of the planning and zoning commission.

5. Maximum height near Town Square Park is as follows:

- a. Notwithstanding subsections I.2 and I.3 of this section, the maximum height of structures in Blocks 69 through 71, Anchorage Original Townsite, shall not exceed the following:

Block 69:

Northwest quarter: 115 feet.

Northeast quarter: 85 feet.

South half: 200 feet.

Block 70:

North half: 55 feet.

South half: 230 feet.

Block 71:

Northwest quarter: 85 feet.

Northeast quarter: 115 feet.

South half: 200 feet.

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

- b. Subject to the maximum height requirements in chapter 21.65, at the request of the owner of a lot in Blocks 69 through 71, Anchorage Original Townsite, the right to construct the amount of building square footage permitted on that lot under subsections

1 I.1 through I.3 of this section, less the amount allowed under this subsection I, may be
2 added to the amount allowed under this title on one or more lots not in those blocks
3 located in the B-2A, B-2B or B-2C district.
4

- 5 6. Structures in excess of three stories shall be allowed additional buildable area for that portion
6 of the required sidewalk within private property between the structure setback line
7 determined by section 21.45.140 and a sidewalk width of 11.5 feet. This additional area shall
8 be calculated by multiplying the lineal feet of sidewalk affected by this subsection by 33 feet.
9 This additional area can be included as part of the maximum building height of subsection
10 I.2 of this section.
11

12 J. *Signs.* Signs shall be allowed in connection with any permitted use, subject to the provisions of
13 the supplementary district regulations.
14

15 K. *Parking.* No off-street parking need be provided, but off-street parking that is provided shall be
16 landscaped in accordance with the supplementary district regulations. No bonus points accrue
17 for providing the landscaping required by this subsection. If off-street parking is provided, it must
18 comply with subsections 21.45.080X.2.—11.
19

20 L. *Sidewalks.* Sidewalks shall be located at the curb or in an enclosed mall or arcade connected to
21 adjacent pedestrian circulation facilities. Sidewalks shall be no less than 11.5 feet wide. This width
22 may be decreased by one foot where the adjoining structure contains no retail space with street
23 display windows on the ground floor. Bonus points may be earned for sidewalks provided in the
24 area between the structure setback line established in section 21.45.140 and the structure, and
25 where the provisions of subsection I.6 of this section are not utilized.
26

27 M. *Street-level design continuity.* In areas designated in figure 4-3 as first and second priority
28 pedestrian improvements in the CBD comprehensive development plan, buildings or other
29 amenities, including landscaping and street furniture, shall extend the full width of the lot, except
30 for driveway openings.
31

32 N. *Screening.* Ground-level trash containers, loading areas, vehicle and equipment storage areas,
33 and service areas shall be screened. Screening shall also be provided for rooftop mechanical
34 equipment. Screening shall take the form of a fence, wall or vegetation, or a combination of these.
35

36 O. *Loading facilities.* Off-street loading facilities shall be provided in accordance with the provisions
37 of the supplementary district regulations.
38

39 P. *Refuse collection.* Where applicable, refuse collection facilities shall follow the provisions of the
40 supplementary district regulations.
41

42 Q. *Landscaping.* All areas not devoted to buildings, structures, drives, walks, off-street parking
43 facilities or other authorized installations shall be planted with visual enhancement landscaping.
44 The landscaping shall be maintained by the property owner or his designee.
45

46 R. *Ground floor windows.* Blank walls on the ground level of buildings are limited to provide
47 connection between activities occurring inside structure to an adjacent sidewalk.
48

- 49 1. Exterior walls on the ground level which are 20 feet or closer to the street side lot shall meet
50 the window standard set forth in paragraph 2 below. Corner lots shall meet the window
51 standard on only one street frontage. The window standard shall be met on the street of
52 OS&HP highest classification. On the lessor class street the window standard is one-half the
53 window standard. If two or more streets have the highest classification the property owner

1 may select the street in which to meet the window standard and the other streets shall be at
2 least one-half window standard.

- 3
4 2. *Window standard.* The windows shall be at least 50 percent of the length and 25 percent of
5 the ground level wall area. Ground level wall areas include all exterior walls up to nine feet
6 above grade. Windows required under this section shall be either windows that allow views
7 into working area or lobbies, pedestrian entrances, or display windows set into the wall. The
8 bottom of the windows shall be no more than four feet above the adjacent exterior grade.
9 Display cases attached to the outside wall do not qualify as windows.

- 10
11 3. Exemptions. Walls of residential units and parking structures are exempt from this
12 requirement.

13
14 (GAAB 21.05.050.Y; AO No. 77-20; AO No. 77-355; AO No. 80-57; AO No. 81-67(S); AO No.
15 81-72; AO No. 82-49; AO No. 85-173, 3-17-86; AO No. 85-91, 10-1-85; AO No. 86-90; AO No.
16 87-62; AO No. 88-171(S-1), 12-31-88; AO No. 88-147(S-2); AO No. 90-124; AO No. 91-1; AO
17 No. 91-39; AO No. 91-144; AO No. 92-57; AO No. 95-68(S-1), § 7, 8-8-95; AO No. 96-131(S),
18 § 3, 10-22-96; AO No. 98-160, § 5, 12-8-98; AO No. 98-188, §§ 4—6, 1-12-99; AO No. 99-62,
19 § 20, 5-11-99; AO No. 99-131, § 8, 10-26-99; AO No. 99-149, § 2, 12-14-99; AO No. 2001-80,
20 § 4, 5-8-01; AO No. 2005-185(S), § 19, 2-28-06; AO No. 2005-124(S-1A), § 22, 4-18-06; AO
21 No. 2006-49, § 2, 5-16-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06; AO No. 2007-121(S-1), §
22 6, 10-23-07; AO No. 2008-35(S), § 2, 3-18-08; AO No. 2009-22, § 8, 4-14-09; AO No. 2010-3,
23 § 5, 3-23-10; AO No. 2010-50(S), § 18, 8-31-10; AO No. 2014-58, § 9, 5-20-14; [AO No. 2016-](#)
24 [3\(S\), § 22, 2-23-16](#))

1 **21.40.170 - B-2C Central business district, periphery.**

2
3 The following statement of intent and use regulations shall apply to the B-2C district:

4
5 A. *Intent.* The B-2C district is intended to create financial, office, residential and hotel areas at the
6 periphery of the central business district. The district also permits secondary retail uses. The
7 height limitations in this district are intended to help preserve views and to conform structures to
8 the geologic characteristics of the western and northern boundaries of the district.

9
10 B. *Permitted principal uses and structures.* Permitted principal uses and structures are as follows:

11
12 1. Retail uses:

- 13
14 a. Department or variety stores.
15
16 b. Furniture and hardware stores.
17
18 c. Music, record, television and videotape stores.
19
20 d. Shoe repair and tailor shops.
21
22 e. Bookstores, stationery stores and newsstands.
23
24 f. Drugstores.
25
26 g. Beauty shops.
27
28 h. Barbershops.
29
30 i. Restaurants, tearooms, cafes and other places serving food or beverages, except
31 conditional uses under subsection D of this section. Alcoholic beverage license use for
32 a restaurant or eating place licensed by the State Alcoholic Beverages Control Board
33 to sell beer and wine for consumption only on the licensed premises is permitted subject
34 to the administrative site plan review standards in section 21.50.500.
35
36 j. Household appliances sales and repair shops.
37
38 k. Photography, dance and art studios and supplies.
39
40 l. Florists.
41
42 m. Tobacco stores.
43
44 n. Clothing, apparel and shoe stores.
45
46 o. Jewelry stores.
47
48 p. Sporting goods stores.
49
50 q. Camera and photographic sales and supply stores.
51
52 r. Travel agencies and ticket brokers.

- s. Paint, glass and wallpaper stores.
 - t. Motion picture theaters.
 - u. Banking and financial institutions, excluding drive-in facilities, except conditional uses under subsection D of this section.
 - v. Hotels, excluding conditional uses under subsection D of this section. Alcoholic beverage license use for a restaurant or eating place licensed by the State Alcoholic Beverages Control Board to sell beer and wine for consumption only on the licensed premises is permitted subject to the administrative site plan review standards in section 21.50.500.
 - w. Pet shops.
 - x. Establishments for the fitting and repair of eyeglasses, hearing aids, prosthetic appliances and the like.
 - y. Health clubs and tanning salons.
 - z. On-site film processing.
 - aa. Gift and souvenir shops.
 - bb. Furriers.
 - cc. Laundry and dry cleaning establishments; provided, however, that large commercial industrial laundry and dry cleaning plants shall be prohibited.
 - dd. Grocery and food stores.
 - ee. Unlicensed nightclub, provided such nightclub conforms to the requirements of section 21.45.245.
 - ff. Large retail establishment, subject to public hearing site plan review.
2. Offices:
 - a. Insurance and real estate offices.
 - b. Banking and financial institutions.
 - c. Business and professional offices.
 - d. Medical, health and legal services.
 - e. Government offices.
 3. Other uses:
 - a. Multiple-family dwellings.

- b. Dwellings in nonresidential structures.
 - c. Parks, playgrounds and playfields.
 - d. Museums and public branch libraries with a gross floor area of 30,000 square feet or less, historical and cultural exhibits, and the like.
 - e. Child care centers and child care homes.
 - f. Off-street parking lots.
 - g. Parking structures of less than 50 spaces.
 - h. Radio and television studios.
 - i. Funeral services.
 - j. Private clubs and lodges, except conditional uses under subsection D of this section.
 - k. Wholesale display rooms, provided that no manufacturing for distribution shall be permitted.
 - l. Business service establishments, including printing.
 - m. Single- and two-family residential uses.
 - n. Churches, to include any place of religious worship, along with their accessory uses, including, without limitation, parsonages, meeting rooms and child care provided for persons while they are attending religious functions. Use of church buildings other than the parsonage for the purpose of housing or providing shelter to persons is not permitted except as otherwise allowed in this title.
 - o. Roominghouses.
 - p. Antennas without tower structures, type 1, 2, 3, and 4 community interest and local interest towers when collocated on a building as specified in the supplementary district regulations.
 - q. Police and fire stations.
 - r. Adult care facilities.
 - s. Large residential care facilities.
4. Social service facility.
 5. Unlicensed nightclub, provided such nightclub conforms to the requirements of section 21.45.245.
 6. Tower, high voltage transmission, maximum average tower height of 70 feet above ground level. The average height shall be determined by adding the heights from ground level of all towers in a project and dividing by the total number of structures. The result shall be the "average tower height."

1
2 C. *Permitted accessory uses and structures.* Permitted accessory uses and structures are as
3 follows:

- 4
5 1. Uses and structures customarily accessory and clearly incidental to permitted principal uses
6 and structures.
7
8 2. Bed and breakfast with three or less guestrooms.
9
10 3. Bed and breakfast with four guestrooms only by administrative site plan review.
11
12 4. Antennas without tower structures, type 1, 2, 3, and 4 community interest and local interest
13 towers as specified in the supplementary district regulations.
14
15 5. Building-mounted small wind energy conversion systems on buildings over 60 feet in height,
16 by administrative site plan review and subject to the requirements of section 21.45.410.
17

18 D. *Conditional uses.* Subject to the requirements of the conditional use standards and procedures
19 of this title, the following uses may be permitted:
20

- 21 1. Gasoline service stations.
22
23 2. Drive-in banks, with sufficient off-street area for maneuvering and waiting automobiles.
24
25 3. Heliports.
26
27 4. Utility substations and telephone exchanges.
28
29 5. Marquees, overpasses and similar substantial projections into public airspace, together with
30 any signs to be mounted thereon.
31
32 6. Interior climate-controlled galleries which connect two or more buildings.
33
34 7. Planned unit developments.
35
36 8. Off-street parking structures containing 50 or more spaces.
37
38 9. Commercial recreation establishments, including bowling alleys, pool halls, amusement
39 arcades and the like.
40
41 10. Bus terminals.
42
43 11. Habilitative care facilities.
44
45 12. Libraries and museums with a gross floor area greater than 30,000 square feet.
46
47 13. Pawnshops, secondhand shops and auction rooms.
48
49 14. Liquor stores, restaurants, tearooms, cafes, private clubs or lodges, and other places serving
50 food or beverages involving the retail sale, dispensing or service of alcoholic beverages, in
51 accordance with section 21.50.160. Alcoholic beverage license use for a restaurant or eating
52 place licensed by the State Alcoholic Beverages Control Board to sell beer and wine for

- consumption only on the licensed premises is permitted subject to the administrative site plan review standards in section 21.50.500.
15. Bed and breakfast with five guestrooms.
 16. Type 1, 2, 3, or 4 community interest and local interest towers that do not meet the supplementary district regulations for a permitted or accessory use.
 17. Correctional community residential centers.
 18. Public, private and parochial academic schools.
 19. Business colleges and universities.
 20. Tower, high voltage transmission, exceeding maximum average tower height of 70 feet. Towers exceeding the maximum average of 70 feet in height may be replaced with a like tower, or a shorter tower, without the requirement for a conditional use. When a road project or other public works project causes a utility to modify its existing facilities to accommodate the design of the public works project, a maximum of four structures of an existing transmission line may be replaced with structures exceeding the maximum average of 70 feet in height without the requirement for a conditional use.
 21. Marijuana retail sales establishment, in accordance with section 21.50.420.
- E. *Prohibited uses and structures.* Any use which causes or may reasonably be expected to cause excessive noise, vibration, smoke, dust or other particulate matter, toxic or noxious matter, humidity, heat or glare at or beyond any lot line of the lot on which it is located is prohibited. The term "excessive" is defined for the purpose of this subsection as to a degree exceeding that generated by uses permitted in the district in their customary manner of operation, or to a degree injurious to the public health, safety, welfare or convenience.
- F. *Minimum lot requirements.* Minimum lot requirements are as follows:
1. Width: 50 feet.
 2. Area: 6,000 square feet.
- G. *Minimum yard requirements.* Minimum yard requirements are as follows:
1. Residential uses: As required under section 21.40.060.G.
 2. Other uses: None, except as provided in the supplementary district regulations.
- H. *Bulk regulations and maximum lot coverage.* Buildings may be constructed within the full limits of the lot, up to three stories in height. Above three stories in height, construction shall conform to the following bulk requirements:
1. *Tower design.* One tower not exceeding the bulk requirements outlined in subsections a and b of this section shall be allowed for a development on a parcel of land containing 13,000 square feet or a fraction thereof, or one tower not exceeding the bulk requirements outlined in subsections c and d of this section shall be allowed for a development on a parcel of land containing 19,500 square feet. For a development on a parcel of land containing more than 19,500 square feet, one additional tower not exceeding the bulk requirements outlined in subsections a and b of this section shall be allowed for every additional 13,000 square feet

of land area, or, alternatively, one additional tower not exceeding the bulk requirements outlined in subsections c and d of this section shall be allowed for every additional 19,500 square feet of land area.

- a. Maximum plan dimension: 130 feet.
- b. Maximum diagonal plan dimension: 150 feet.
- c. Maximum plan dimension: 130 feet.
- d. Maximum diagonal plan dimension: 180 feet.

Variances from the specific bulk requirement dimensions listed in this section may be granted by the planning and zoning commission on developments covering a land area of more than 26,000 square feet, provided that the commission finds that the spirit and intent of this district are maintained.

- 2. *Alternative structure designs.* Alternative building designs may be submitted in the form of a project development plan to the director of community planning and development for approval. Alternative design forms may be approved that provide for at least 15 percent more access either to scenic views of adjoining mountains and the Cook Inlet or for solar access as compared to designs allowed under subsection H.1 of this section. The percentage amount of additional scenic or solar access shall be based on total building volume of the alternative design compared to a representative tower design. Site development plans submitted under this subsection must include a schematic of a project designed under subsection H.1 of this section, a site development plan of the design utilizing the provisions of this subsection H.2, and calculations to establish the increased scenic or solar access required in this subsection H.2. Designs using the provisions of this subsection H.2 are allowed an additional one story of base height prior to the utilization of the bonus point requirements of subsection I of this section.
- 3. *Existing structures.* Notwithstanding the bulk regulations and maximum lot coverage limitations contained in subsection H of this section, where a lawful structure existed on September 9, 1974, that is prestressed for enlargement by the addition of one or more stories, such structure may be enlarged within the full plan dimensions of the existing structure by the addition of not more than two stories.

I. *Maximum height of structures.*

- 1. Notwithstanding subsections I.2 and I.3 of this section, the maximum height of a structure shall not exceed that permitted under chapter 21.65.
- 2. Subject to subsection I.3 of this section, no building or structure shall exceed three stories in height.
- 3. Building floor area may be constructed above the maximum building height permitted under subsection I.2. of this section by earning bonus points for site and design amenities under a site development plan approved by the department of planning as specified in table 3, provided:
 - a. Each bonus point permits an additional 400 square feet of floorspace.
 - b. All new development must accumulate a minimum of one bonus point for each 1,600 square feet of site area to be approved. Only urban design amenities related to

pedestrian and landscaping of those features designated "streetscape" may be used to fulfill this requirement.

- c. No more than one bonus point per each 100 square feet of site can be accumulated for any single amenity option. Bonus points can be obtained by combining any of the options provided in table 3.
 - d. At least 25 percent of all bonus points required for floorspace must be accumulated from amenities designated "streetscape." This amount can include bonus points earned under subsection b. of this subsection.
 - e. The review authority has discretion to ensure the design, location, orientation, quality of materials and degree of public accessibility of any streetscape amenity proposed to be counted toward bonus point requirements protects and enhances the environment of the zoning district and the street frontage where it is located, meets the amenity's own functional objectives, and provides for and protects the health, welfare, and safety of residents, employees and visitors to Downtown.
4. Amenities for which bonus points have been granted must be maintained after construction of a project; provided, however, that amenities can be eliminated and others substituted on a point-for-point basis upon the approval of community planning and development department staff, and provided further that amenities for which points have been granted can be eliminated entirely upon approval of the planning and zoning commission.

TABLE 3. DESIGN AMENITIES AND BONUS POINTS, B-2C DISTRICT

Urban Design Amenity	Bonus Points
Street trees*	2 points per tree
Seating units, street furniture*	1 point per 2 units (maximum of 6 points each)
Decorative street illumination*	2 points per 1 unit
Sidewalks*	1 point per 400 square feet
Sidewalk, greater than the required 11.5 feet width*	1 point per 75 square feet of sidewalk that is in addition to the required 11.5-foot width
Sidewalk texture*	1 point per 300 square feet
Bike racks, open*	3 points per 3 open storage units (maximum accumulation of 15 points)
Bike racks, covered*	3 points per covered storage unit (maximum accumulation of 30 points)
Bike rack-enclosed and secured*	5 points per unit (maximum accumulation of 45 points).
Kiosk*	1 point per unit (maximum accumulation of 3 points)
Canopy over sidewalk*	1 point per 200 square feet
Covered arcade*	1 point per 100 square feet
Open air plaza, or landscape park*	15 point[s] per 100 square feet (corner); 20 point[s] per 115 square feet (other)
Public restrooms at ground level	5 point[s] per 100 square feet

Climate-controlled public plaza or court (galleria)*	1 point per 100 square feet
Shops:	
50 percent or more transparent windows on ground floor street front*	1 point per 100 square feet
Less than 50 percent transparent windows on ground floor street front	1 point per 160 square feet
Second floor shops	1 point per 160 square feet
Public rooftop recreation area or public viewing deck	1 point per 50 square feet (minimum area is 1,000 square feet)
Housing	1 point per 80 square feet of area devoted to housing
Hotels	1 point per 300 square feet of area devoted to hotel rooms
Enclosed parking	10 points per space above or on grade; 14 points per space below grade
Transit amenities	3 points per covered shelter; 10 points per bus pull-out
Historic preservation	1 point per 200 square feet
Sidewalk landscaping* (not otherwise credited)	1 point per 425 square feet (public land); 1 point per 30 square feet (private land)
Skywalks	30 points per skywalk
Day care, 24-hour child care facilities	1 point per 200 square feet
Heated walking surfaces - sidewalk/plaza*	1 point per 50 square feet (heating infrastructure installed beneath walking surface and functioning) 1 point per 100 square feet (heating infrastructure installed beneath walking surface only)
Shower facility with changing area and lockers, accessible to bicycle parking facilities, and available to building occupants and employees	10 points per shower stall (maximum of 30 points)
Street level wind effects study (pedestrian level wind environment). The applicant shall implement a building design based on the wind study findings to maintain appropriate wind comfort levels for pedestrian activities at the street level, or to avoid worsening existing wind conditions. The applicant shall incorporate required wind mitigation methods as approved by the study and the planning department to the building design.	
Wind study computer modeling	10 points
Wind tunnel study	40 points

*Streetscape amenities.

5. Structures in excess of three stories shall be allowed additional buildable area for that portion of the required sidewalk within private property between the structure setback line determined by section 21.45.140 and a sidewalk width of 11.5 feet. This additional area shall be calculated by multiplying the lineal feet of sidewalk affected by this subsection by 33 feet. This additional area can be included as part of the maximum building height of subsection I.2 of this section.

- 1 J. *Signs*. Signs shall be allowed in connection with any permitted use, subject to the provisions of
2 the supplementary district regulations.
3
- 4 K. *Parking*. No off-street parking need be provided, but off-street parking that is provided shall be
5 landscaped in accordance with the supplementary district regulations. No bonus points accrue
6 for providing the landscaping required by this subsection. If off-street parking is provided, it must
7 comply with subsections 21.45.080X.2.—11.
8
- 9 L. *Sidewalks*. Sidewalks shall be located at the curb or in an enclosed mall or arcade connected to
10 adjacent pedestrian circulation facilities. Except for the area north of the Fourth Avenue right-of-
11 way and west of the L Street right-of-way, sidewalks shall be no less than 11.5 feet wide; provided
12 that this width may be decreased by one foot where the adjoining structure contains no retail
13 space with street display windows on the ground floor. Bonus points may be earned for sidewalks
14 provided in the area between the structure setback line established in section 21.45.140 and the
15 structure, and where the provisions of subsection I.5 of this section are not utilized.
16
- 17 M. *Street-level design continuity*. In areas designated as first and second priority pedestrian
18 improvements in the CBD comprehensive development plan, buildings or other amenities,
19 including landscaping and street furniture, shall extend the full width of the lot, except for driveway
20 openings.
21
- 22 N. *Screening*. Ground-level trash containers, loading areas, vehicle and equipment storage areas,
23 and service areas shall be screened. Screening shall also be provided for rooftop mechanical
24 equipment. Screening shall take the form of a fence, wall or vegetation, or a combination of these.
25
- 26 O. *Loading*. Off-street loading facilities shall be provided in accordance with the provisions of the
27 supplementary district regulations.
28
- 29 P. *Refuse collection*. Where applicable, refuse collection facilities shall be provided according to the
30 supplementary district regulations.
31
- 32 Q. *Landscaping*. All areas not devoted to buildings, structures, drives, walks, off-street parking
33 facilities or other authorized installations shall be planted with visual enhancement landscaping.
34 The landscaping shall be maintained by the property owner or his designee.
35
- 36 R. *Ground floor windows*. Blank walls on the ground level of buildings are limited to provide
37 connection between activities occurring inside structure to an adjacent sidewalk.
38
- 39 1. Exterior walls on the ground level which are 20 feet or closer to the street side lot shall meet
40 the window standard set forth in paragraph 2 below. Corner lots shall meet the window
41 standard on only one street frontage. The window standard shall be met on the street of
42 OS&HP highest classification. On the lesser class street the window standard is one-half the
43 window standard. If two or more streets have the highest classification the property owner
44 may select the street in which to meet the window standard and the other streets shall be at
45 least one-half window standard.
46
- 47 2. Window standard. The windows shall be at least 50 percent of the length and 25 percent of
48 the ground level wall area. Ground level wall areas include all exterior walls up to nine feet
49 above grade. Windows required under this section shall be either windows that allow views
50 into working area or lobbies, pedestrian entrances, or display windows set into the wall. The
51 bottom of the windows shall be no more than four feet above the adjacent exterior grade.
52 Display cases attached to the outside wall do not qualify as windows.
53
- 54 3. Exemptions. Walls of residential units and parking structures are exempt from this
55 requirement.

1
2 (GAAB 21.05.050.X; AO No. 77-20; AO No. 77-355; AO No. 80-57; AO No. 81-67(S); AO No. 82-49; AO No. 85-
3 173, 3-17-86; AO No. 85-91, 10-1-85; AO No. 86-90; AO No. 87-62; AO No. 88-171(S-1), 12-31-88; AO No. 88-
4 147(S-2); AO No. 90-124; AO No. 91-1; AO No. 91-39; AO No. 91-144; AO No. 92-57; AO No. 95-68(S-1), § 8,
5 8-8-95; AO No. 96-131(S), § 3, 10-22-96; AO No. 98-160, § 6, 12-8-98; AO No. 98-173, § 4, 11-3-98; AO No. 98-
6 188, §§ 7—9, 1-12-99; AO No. 99-62, § 21, 5-11-99; AO No. 99-131, § 9, 10-26-99; AO No. 99-149, § 3, 12-14-99;
7 AO No. 2001-80, § 5, 5-8-01; AO No. 2005-185(S), § 20, 2-28-06; AO No. 2005-124(S-1A), § 23, 4-18-06; AO No.
8 2006-49, § 3, 5-16-06; AO No. 2006-64(S-1), §§ 2, 3, 12-12-06; AO No. 2007-121(S-1), § 7, 10-23-07; AO No.
9 2008-35(S), § 3, 3-18-08; AO No. 2009-22, § 9, 4-14-09; AO No. 2010-3, § 6, 3-23-10; AO No. 2010-50(S), § 19,
10 8-31-10; AO No. 2014-58, § 10, 5-20-14; [AO No. 2016-3\(S\), § 23, 2-23-16](#)
11

1 **21.45.080X. - Off-street parking requirements; Standards for parking spaces, parking area design.**

2
3 X. *Standards for parking spaces; parking area design.* Parking spaces provided in accordance with
4 the requirements of this section shall meet the following standards:

5
6 6. *Landscaping.* The perimeter of a parking area, except a parking area serving only a single-
7 family, two-family or three-family dwelling, adjoining a lot in a residential district shall utilize
8 the following schedule:

- 9
10 a. Institutional, commercial or industrial uses adjoining a residential district: Buffer
11 landscaping or a screening structure and visual enhancement landscaping.
12
13 b. Residential uses adjoining a residential district: Visual enhancement landscaping or a
14 screening structure and an area landscaped equal to five percent of the parking area
15 and appurtenant drives.
16

17 10. *Landscaping for parking lots with 15 or more spaces.*

18
19 a. Visual enhancement landscaping shall be planted on the perimeter of the parking area
20 adjoining a lot line or a screening structure shall be placed on the perimeter of the
21 parking area adjoining a lot line and an area equal to at least five percent of the surface
22 of the parking area including appurtenant driveways shall be devoted to visual
23 enhancement landscaping, except:

24
25 (1) At vehicular and pedestrian ingress and egress points; and

26
27 (2) Adjacent to lots being developed under a common development plan, where the
28 director of community planning and development waives the requirement.
29

30 b. The parking area shall be separated from any building on the same lot by a sidewalk or
31 landscaped area, or both, at least four feet wide.
32

33 c. In addition to the landscaping required under subsections a and b of this subsection,
34 visual enhancement landscaping shall be planted within the interior of a parking area
35 containing more than 60 spaces. The area devoted to visual enhancement landscaping
36 shall equal at least five percent of the surface of the parking area, including appurtenant
37 driveways.
38

39 d. Parked vehicles may overhang landscaped areas by up to two feet, provided:

40
41 (1) The overhang is limited by curbs or wheel stops; and

42
43 (2) The landscaped area beyond the overhang is at least six feet wide.
44

45 e. All landscaping shall be maintained by the property owner or his designee.
46

47 (GAAB 21.05.060.G; AO No. 77-355; AO No. 78-118; AO No. 81-106; AO No. 81-178(S); AO
48 No. 82-69; AO No. 84-90; AO No. 84-117(S); AO No. 85-91, 10-1-85; AO No. 87-31, 7-18-87;
49 AO No. 89-30; AO No. 90-152(S); AO No. 93-172, § 1, 11-16-93; AO No. 96-68, § 1, 5-28-96;
50 AO No. 99-131, § 12, 10-26-99; AO. No. 2004-108(S), § 6, 10-26-04; AO No. 2005-9, § 4, 3-1-
51 05; AO No. 2005-185(S), § 28, 2-28-06; AO No. 2005-124(S-1A), § 29, 4-18-06; AO No. 2006-
52 87(S-1), § 1, 1-9-07; AO No. 2009-22, § 11, 4-14-09; AO No. 2010-3, § 9, 3-23-10)

1 **21.45.120I. – Yards; Minimum dimension of usable yard.**
2

- 3 I. *Minimum dimension of usable yard.* No dimension of a usable yard shall be less than ten feet. A usable
4 yard does not include driveways, common walks, refuse storage or collection areas, or off-street
5 parking or loading areas. However, private balconies or decks containing no less than one ten-foot
6 dimension and roofs available for outdoor activity may be used to meet this requirement. Those
7 balconies or decks with dimensions less than ten feet and containing at least a minimum of 20 square
8 feet may only be counted for up to 50 percent of the required usable yard area.
9

21.45.260 - Transient lodging facilities zoning matrix.

Transient lodging facilities shall comply with the following standards. Notwithstanding section 21.10.025.A, no part of this matrix may be the subject of a variance.

TRANSIENT LODGING FACILITIES ZONING MATRIX

	Bed and Breakfast					
	3 Guestrooms	4 Guestrooms	5 Guestrooms	Roominghouse, 4+ Guestrooms	Motel, 6+ Guestrooms	Hotel, 20+ Guestrooms
R-1/R-1A single-family district	P	ASP	CU	NP	NP	NP
R-2A/R-2D duplex district	P	ASP	CU	NP	NP	NP
R-2M multifamily district	P	ASP	CU	CU (1)	NP	NP
R-3 multifamily district	P	P	P	P	NP	NP
R-4 multifamily district	P	P	P	P	P	P
R-5/R-5A rural residential district	P	ASP	CU	CU (2)	NP	NP
R-6 suburban residential district	P	ASP	CU	CU (3)	NP	NP
R-7 intermediate residential district	P	ASP	CU	CU (4)	NP	NP
R-8 rural residential district	P	ASP	CU	CU (5)	NP	NP
R-9 rural residential district	P	ASP	CU	CU (6)	NP	NP
R-10 alpine/slope residential district	P	ASP	CU	NP	NP	NP
R-11 Turnagain Arm district	P	ASP	CU	CU	CU	CU
R-O residential office district	P	P	P	P	P	P
B-1A local neighborhood business district (8)	P	P	P	P	NP	NP
B-1B commercial business district (9)	P	P	P	P	NP	NP
B-2A core central business district (10)	P	P	P	P	NP	P

B-2B intermediate central business district (11)	P	P	P	P	NP	P
B-2C periphery central business district (7, 12)	P	P	CU	P	NP	P
B-3 general business district (13)	NP	NP	NP	P	P	P
B-4 rural business district (8)	P	P	P	P	P	P
I-1 light industrial district	NP	NP	NP	NP	CU	CU
I-2 heavy industrial district	NP	NP	NP	NP	NP	NP
I-3 rural industrial district	NP	NP	NP	NP	NP	NP
W watershed district	NP	NP	NP	NP	NP	NP
T transition district	P	ASP	CU	CU	CU	CU
PC planned community district	—	—	—	—	—	—
MC marine commercial district	NP	NP	NP	NP	CU	CU
MI marine industrial district	NP	NP	NP	NP	NP	NP

1

P	=	Permitted accessory use.
CU	=	Conditional use.
NP	=	Not permitted.
ASP	=	Administrative site plan review.

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1. Not to exceed eight rooms in the R-2M district.
2. The minimum lot size shall be at least 13,000 square feet.
3. The minimum lot size shall be at least 108,900 square feet.
4. The minimum lot size shall be at least 40,000 square feet.
5. The minimum lot size shall be at least 326,700 square feet.
6. The minimum lot size shall be at least 163,350 square feet.

1 Residential uses allowed in commercial district:
2

3 7. Single-family, two-family dwelling uses.
4

5 8. Single-family, two-family, multifamily.
6

7 9. Multifamily uses same as R-3; no single-family or two-family dwelling uses.
8

9 10. Multifamily (only) occupying no more than 50 percent of gross floor area of building.
10

11 11. Multifamily (only) at a density of not less than 25 dwelling units per acre.
12

13 12. Multifamily (only).
14

15 13. Multifamily (only) at a density of not less than 12 dwelling units per acre.
16

17 (AO No. 88-171(S-1), 12-31-88; AO No. 91-90(S))
18

19 **Cross reference**— Bed and breakfast regulations, § 21.45.250.
20

21.47.060 - Signs in the nonresidential districts (B-1A, B-1B, B-2A, B-2B, B-2C, B-3, B-4, I-1, I-2, I-3, MC, MI, R-11(a) and T). (Subsections A through C.1.)

Signs in the nonresidential districts (B-1A, B-1B, B-2A, B-2B, B-2C, B-3, B-4, I-1, I-2, I-3, MC, MI, R-11(a) and T) shall conform to the standards set forth in this section.

(a) For the R-11 District, the standards in this section only apply to non-residential parcels.

A. Basic standards for building signs.

1. **Maximum area of permanent building signs.** Building signs shall conform to the maximum area limitations set forth in Schedule 21.47.060 A.
2. **Placement of building signs.**
 - a. The building signs permitted in Schedule 21.47.060 A. may be placed on the wall, awnings, canopies, parapets, or be a projecting sign in compliance with subsection "b."
 - b. Projecting signs shall be limited to occupants that have a minimum of ten feet of occupant building frontage provided that:
 - i. All projecting signs shall have a maximum height of 14 feet and a minimum clearance of eight feet from the ground to the bottom of the sign. A projecting sign may be a minimum of six feet from the ground when it is located above a landscaped area or other area that does not permit pedestrian traffic beneath the sign.
 - ii. Projecting signs shall be placed on the building so that the signs are intended to be viewed by the pedestrians on the abutting street or pedestrian way.
3. **Additional building signs for multiple story buildings:** In addition to the building signs in subsection 21.47.060 A. one additional sign is permitted on each of the building's primary and secondary frontages, and on each building wall which faces a major arterial street regardless of the proximity of the major arterial street to the multiple story building lot, according to the following: For a building with two floors the additional permitted sign area is 40 square feet for an eligible building wall. This additional sign area may be increased by ten square feet for each additional floor in the building provided that the sign is placed at the floor height for which the bonus is given.

Figure 8. Building Signs-General
Illustration: 1.77 sq ft per lineal ft frontage
Maximum Permitted: 2.00 sq ft per lineal ft frontage



Figure 8. Building Signs-General

Schedule 21.47.060 A Building Signs in All Non-Residential Districts (B-1A, B-1B, B-2A, B-2B, B-2C, B-3, B-4, I-1, I-2, I-3, MC, Mi, R-11(a) and T)		
Sign Type	Maximum Number Permitted	Base Area Permitted on a Single Building Frontage ^(b)
(A) Signplate	1/address	2 square feet
(B) Building Sign on Primary Frontage ^(c)		<ul style="list-style-type: none">• 1.2 sq. ft. per linear ft. of primary frontage in the B-2A, B-2B, and B-2C Districts.• 2 sq. ft. per lineal ft. of primary frontage in all other Districts regulated in this Section 21.47.060. ^(d)
(C) Building Sign on Secondary Frontage		1.2 sq. ft. per lineal ft. of secondary frontage
(D) Building Sign on Door of Rear Entrance		2 sq. ft. per each door
(E) Instructional Sign	Shall be exempt from regulations when in compliance with Section 21.47.060 D	
^(a) The standards in this Chapter only apply to non-residential parcels in the R-11 District.		
^(b) See Subsection 21.47.030 B.		
^(c) 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.		
^(d) 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.		

B. Basic standards for permanent freestanding signs:

1. *Maximum area and height, minimum setback of permanent freestanding signs.* Permanent freestanding signs shall comply with the maximum area and height limitations and minimum setback from the street right-of-way set forth in Schedule 21.47.060 B.
2. *Sign area proportions:* For any freestanding sign greater than 15 feet in height but less than 20 feet, the horizontal portion (width) of the face shall not exceed four times the height of the face. For any freestanding sign between 20 feet and 25 feet in height, the horizontal portion (width) of the face shall not exceed three times the height of the face.

C. Supplemental standards for freestanding signs.

1. *Number of freestanding signs allowed.*
 - a. Lots with less than 300 lineal feet of frontage on any one street may have only one freestanding sign per that street frontage.

Schedule 21.47.060 B					
Freestanding Sign Regulations					
	B-1A, B-1B,	R-11 (Commercial and Industrial parcels)	B-2A, B-2B, B-2C	B-3, B-4, I-1, I-2, I-3, MC, MI	T-Com
(A) Maximum Height	12 ft.	12 ft.	8 ft.	25 ft.	12 ft.
(B) Maximum Area	80 sq. ft.	80 sq. ft.	64 sq. ft.	0.7 sq. ft. per 1 lineal foot of frontage ^(c)	80 sq. ft.
(C) Number/Frontage	See subsection 21.47.060 C				
(D) Separation	150 ft.				
(E) Minimum Setback from R.O.W.	0 ft.	10 ft.	0 ft.	0 ft.	10 ft.
(F) Minimum Setback from side lot line ^(b)	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
(F) Entrance and Exit Signs ^(a)					
Maximum Area	6 sq. ft.				
Maximum Height	5 ft.				
^(a) Entrance and exit signs, which are permitted in addition to the above freestanding signs, shall be limited to two for each entrance/exit driveway.					
^(b) If the side lot line is adjacent to a Residential District (not including R-O) then the minimum setback from the side lot line is 30 feet.					
^(c) The maximum allowable area shall not be less than 70 square feet nor greater than 200 square feet.					

- b. Lots with 300 or more lineal feet of frontage on any one street may have two freestanding signs per that street frontage.
- c. Except in a commercial development as described in subsection 21.47.060.C.1.d, no more than two freestanding signs are allowed along any one frontage. Freestanding signs must be separated by a minimum distance of 150 feet. On corner lots, the property frontage on both streets shall be considered when measuring the separation.
- d. If a commercial development comprises more than a single platted lot, and one or more of the platted lots or fragment lots of the commercial development have frontage on a classified street of Class 3 or greater, then each platted lot or fragment lot having a building and frontage of 100 feet or more on the Class 3 or greater street shall be permitted a freestanding, monument style sign, subject to the limitations of this subsection. In addition, if a building central to the commercial development has frontage of less than 100 feet on the Class 3 or greater street, then one freestanding, monument style sign adjacent to each entrance to the property from the Class 3 or greater street shall be permitted subject to the limitations of this subsection. The height limitation shall be eight feet, excluding the base; the total area of each sign shall not exceed 120 square feet; pole signs are prohibited; and each sign shall comply with all other requirements of this chapter. Signs permitted by this subsection are in addition to all other signage within the commercial development permitted by this chapter including freestanding signs along frontage on classified streets of less than Class 3, and building signs.

1 **21.50.025 - Conditional use standards—Standards for approval of skywalks.**

2
3 In addition to the standards of section 21.50.020, the approval of a conditional use application for a
4 skywalk shall consider if:

- 5
6 1. The skywalk primarily functions to serve pedestrian circulation needs;
- 7
8 2. Within the central business district, the skywalk minimizes adverse affects upon view corridors
9 depicted on figure 4.6 and pedestrian improvements depicted on figure 4.3 of the CBD
10 comprehensive development plan;
- 11
12 3. The public benefits of the skywalk exceed the advantages of the street level or underground
13 pedestrian circulation systems that might otherwise exist or be designed to serve the applicant's
14 project; and
- 15
16 4. The skywalk design is compatible with the mass, style, facade and finishes of the predominant
17 existing, historic or proposed architectural patterns of the street block fronts on which the skywalk
18 is to be constructed.

19
20 (AO No. 88-5(S))
21

1 **21.50.027 - Conditional use standards—Design standards for skywalks.**

2
3 Skywalks shall be constructed in accordance with this section.

4
5 A. *Required submittals.* With its application, the applicant shall submit the following:

- 6
7 1. Written documents required by section 21.15.030.C.1.
- 8
9 2. A report which discusses the functions, uses and objectives that the skywalk is designed to
10 serve, and estimates of expected daily pedestrian use of the skywalk for the first year
11 following completion of each project phase, if any, and after final project completion.
- 12
13 3. A project vicinity map, at a scale of one to 20, showing, within 300 feet of the skywalk:
- 14
15 a. Pedestrian circulation systems.
- 16
17 b. Location and type of existing land uses and structures, including building height, ground
18 floor dimensions and utilities.
- 19
20 c. Locations and widths of dedicated rights-of-way, patent reserves, road easements and
21 reservations and clear vision triangles prescribed by section 21.45.020.
- 22
23 d. View corridors and pedestrian improvements specified in figures 4.3 and 4.6 of the CBD
24 comprehensive development plan.
- 25
26 e. Photographic record of streets, building facades and other existing improvements along
27 the street corridor that the skywalk is to be constructed within.
- 28
29 4. A project facility plan, showing:
- 30
31 a. The configuration of the skywalk.
- 32
33 b. The vertical and horizontal cross sections of the skywalk, with at least one cross section
34 which depicts adjoining structures and ground level facilities.
- 35
36 c. The reflected lighting plans for interior and exterior illumination elements.
- 37
38 5. A visual assessment report illustrating the impact of the skywalk on the street and sidewalk
39 over which it is constructed, as bordered by the facades to the second story of the structures
40 connected by the skywalk. If the skywalk is to be located within the central business district,
41 the report shall also illustrate the impact of the skywalk on pedestrian circulation systems
42 and view corridors, as identified in figures 4.3 and 4.6 of the CBD comprehensive
43 development plan.
- 44
45 6. A skywalk management agreement that includes a security, operations and maintenance
46 plan, as well as the means by which the transparency standards for the skywalk, as defined
47 in subsection B.5.e of this section, shall be maintained.
- 48
49
50 7. For a skywalk located within seismic zone 5 of the Geotechnical Hazards Assessment Study
51 (1979), as adopted by section 2905(a) of the Uniform Building Code, as adopted in chapter
52 23.15, an assessment of the effects of seismically induced relative displacement between
53 the two supporting ends of the skywalk. This assessment may be combined with the seismic
54 evaluation requirements of the Uniform Building Code for structures.
- 55

1 B. *Design criteria.* The following general design criteria shall apply to all skywalks, except when the
2 applicant has persuaded the planning and zoning commission that an alternative design is equal
3 or superior to such design criteria:
4

- 5 1. No less than 17½ feet of open space shall separate the bottom of a skywalk from the highest
6 elevation of the street surface below it and used for vehicular travel, unless otherwise
7 authorized by the government agency charged with administration of that street.
8
- 9 2. No less than 14½ feet shall separate the bottom of the skywalk from the highest elevation of
10 the sidewalk surface below it.
11
- 12 3. The abovegrade structural supports of a skywalk shall neither be located within the public
13 right-of-way nor obstruct any clear vision triangle required by section 21.45.020.
14
- 15 4. Controls for icicle accumulation and glaciation shall be included in the design.
16
- 17 5. A skywalk shall:
18
 - 19 a. Be accessible to the handicapped;
 - 20 b. Be an enclosed and climate-controlled structure;
 - 21 c. Be one story in height unless the planning and zoning commission finds by clear and
22 convincing evidence that a two-story skywalk is essential to the function of the
23 structures which it will connect;
 - 24 d. Have an exterior width no less than 12 feet and no greater than 20 feet;
 - 25 e. Have sides composed of glazing material with no less than 70 percent transparency;
 - 26 f. Be level (zero degrees of slope) except for internal sloping ramps which are permitted
27 under title 23 and which are not visible from the exterior of the skywalk;
 - 28 g. Provide lighting on the underside of the skywalk to adequately illuminate all pedestrian
29 circulation systems that the skywalk spans; and
 - 30 h. Include orientation signage and locational guides to the areas in the buildings
31 connected by the skywalk.
32
- 33 6. Skywalks shall not adversely affect or obstruct roadway safety functions or operations, such
34 as clear vision triangles required by section 21.45.020, traffic signals, signs or roadway
35 maintenance.
36
- 37 7. A clearly identified access route shall be designed between the skywalk and a pedestrian
38 way or sidewalk which it spans.
39

40 C. *Skywalks in Phase 1 Skywalk District.* A skywalk located within the area designed as the Phase
41 1 Skywalk District, as described in the CBD comprehensive development plan, shall be designed
42 in a manner consistent with the standards stated for the Phase I Skywalk District in that plan.
43

44 D. *Authority to impose different standards.* Different location, design and operational standards from
45 those recited in this section may be imposed by the planning and zoning commission as
46 necessary to mitigate adverse impacts created by the skywalk.
47

48 (AO No. 88-5(S))
49
50
51
52
53
54
55

1 **21.50.035 - Standards for correctional community residential centers.**
2

- 3 A. These standards apply to correctional community residential centers created after January 1,
4 1995. The addition of beds requires modification of the conditional use permit and authorization
5 by the municipality under the Anchorage Health Department permit. The three CCRCs
6 established prior to 1995 under the quasi-institutional house provisions of Title 16 and Title 21 of
7 this Code may continue to operate under the terms of their existing conditional use permits,
8 subject to applicable permitting under the Anchorage Health Department. No other beds may be
9 added to these centers except the conditional use permit may be modified for the number of beds
10 in a CCRC established prior to 1995 with internal building area greater than 30,000 square feet
11 if, and only if, the minimum space ratios permitted under chapter 16.80 are met without enlarging
12 the outer dimensions of the center. No additional correctional community residential centers may
13 be located in the B-2A, B-2B, or B-2C zoning districts or in a B-3 zoning district in the area
14 bounded on the north by Ship Creek, on the south by Chester Creek, on the east by Orca Street
15 extended, and on the west by Cook Inlet.
16
- 17 B. No new correctional community residential center may be located within 1,250 feet of the lot line
18 of an existing center or a school or park, unless the planning and zoning commission determines
19 that a further reduction in separation distance is warranted based upon the program proposed
20 and any other circumstances the commission deems appropriate. If the commission reduces the
21 separation distance, it shall adopt findings of the facts upon which such reduction is based.
22 Measurement shall be made from the nearest property line of an existing center to the property
23 line of the site proposed for a new center.
24
- 25 C. Program occupancy limits and program requirements shall be as determined under AMC chapter
26 16.80 and shall not exceed limits established by the state department of corrections.
27
- 28 D. The maximum resident occupancy at a center shall not exceed the program occupancy limit
29 established by the Anchorage Health Department under chapter 16.80.
30
- 31 E. A center shall provide one off-street parking space per each full-time staff member, based on the
32 maximum anticipated staffing.
33
- 34 F. Correctional community residential centers structured on the apartment living concept shall
35 adhere to the residential dwelling unit density, minimum lot, minimum yard, maximum lot coverage
36 and maximum building height provisions of the zoning district in which they are located.
37
- 38 G. Refuse containers and facilities shall be enclosed as required by the supplementary district
39 regulations.
40
- 41 H. Landscaping requirements shall conform to those of the underlying zoning district.
42
- 43 I. Correctional community residential centers shall not house sex offenders.
44

45 (AO No. 95-68(S-1), § 12, 8-8-95; AO No. 2007-156, § 2, 12-11-07; AO No. 2011-1(S-1), § 21, 2-15-11;
46 AO No. [2018-118](#), § 2, 1-1-19
47

1 **21.50.130 - Conditional use standards—Planned unit developments.**

2
3 A. *Intent.* A planned unit development (PUD) is intended to allow flexibility in the zoning ordinance and
4 to achieve the creation of a more desirable environment than would be possible through a strict
5 application of the zoning ordinance. The planning and zoning commission shall evaluate the proposed
6 planned unit development in accordance with the following criteria:

- 7
8 1. Creative use of the land, imaginative architectural design, a consolidation of usable open space
9 and recreation areas and the preservation of natural features.
10
11 2. The mixing of compatible land uses, residential densities and housing types within the
12 neighborhood.
13
14 3. The efficiency of the configuration of utilities, vehicular circulation and parking facilities.
15
16 4. Enhancing the surrounding environment.
17
18 5. Maintaining population densities and lot coverage that are consistent with available public
19 services and the comprehensive plan.
20

21 B. *General provisions.* All residential, business and industrial planned unit developments shall meet the
22 following minimum standards. In addition, the planning and zoning commission may require
23 compliance with such other design standards relating to the construction, design and placement of
24 buildings, landscaping, streets, roadways, pathways, drainageways and other site design features as
25 it may deem necessary. The commission shall develop and publish guidelines to assist developers in
26 meeting such standards.
27

- 28 1. *Minimum site area.* The minimum site area for a planned unit development shall be 2.0 acres for
29 PUD's located entirely in zoning districts R-2M, R-3, R-4, R-O, B-1A, B-2A, B-2B, B-2C, B-3, B-
30 4, I-1, I-2 or I-3. If any portion of a proposed PUD is located within zoning districts R-1, R-1A, R-
31 2D, R-2A, R-5, R-5A, R-6, R-7, R-8 or R-9, the minimum site area shall be 5.0 acres. The
32 minimum site area for a PUD within zoning district R-10 shall be ten acres.
33
34 2. *Grading plan.* Building design and site development which involve excessive grading for the
35 placement of structures, parking areas, driveways and roadways shall be depicted on a site plan
36 and shall be described in the written documents.
37
38 3. *Traffic access.* Major internal streets which are intended to serve a planned unit development
39 shall be functionally connected to existing or proposed streets to provide adequate ingress and
40 egress.
41
42 4. *Utility installation.* All new utilities shall be installed underground.
43
44 5. *Conformance with comprehensive plan.* A planned unit development shall be in accordance with
45 the comprehensive plan.
46
47 6. *Landscaping.* All areas not devoted to buildings, structures, drives, walks, off-street parking
48 facilities or other authorized installations shall be planted with visual enhancement landscaping.
49
50 7. *Fire safety requirements.* All developments shall meet fire safety requirements established by the
51 municipal fire department.
52

53 C. *Residential planned unit developments.* Planned unit developments in districts presently zoned R-1,
54 R-1A, R-2A, R-2D, R-2M, R-3, R-4, R-5, R-5A, R-6, R-7, R-8, R-9, R-10, D-2 and D-3 shall be limited
55 to residential planned unit developments. In addition to meeting the standards set forth in the general
56 provisions for all PUD's, residential PUD's shall meet the following minimum standards:

- 1
2
3
4
5
1. *Density.* The number of dwelling units per acre allowable on the gross area of a residential PUD shall be determined by the planning and zoning commission. However, in no event may the number of dwelling units per acre exceed the maximums established by the following schedule:

Zoning District	Dwelling Units per Acre (gross area)
R-1 and R-5	8
R-1A	6
R-2D	15
R-2A	12
R-2M	22
R-3	55
R-4	110
R-5A and R-6	1.8
R-7	4.5
R-8	0.4
R-9	0.9
R-10	See section 21.40.115.F

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2. *Open space.* A minimum of 30 percent of the site shall be reserved as usable open space. At least one-half of such usable open space shall be contiguous, and no portion of the required open space may be less than 2,000 square feet in area or less than 30 feet in its smallest dimension. A minimum of 12 percent and a maximum of 50 percent of required open space shall consist of yards which shall be reserved for the residents of individual dwellings. In multistory buildings, balconies or decks may be used in lieu of yards provided that the total area of all balconies or decks is not less than the total yard area which would otherwise be required. Uses in the R-10 zone shall, in addition, conform to the maximum coverage requirements of that use district.
 3. *Height.* Height limitations may be exceeded by an additional five feet in districts presently zoned R-1, R-1A, R-2A, R-2D, R-2M, R-8, R-9 or R-10. Height limitations may be exceeded by an additional ten feet in districts presently zoned R-3 and D-3.
 4. *Uses.* Permitted uses shall be limited to residential and accessory uses, convenience establishments and personal or professional services. A residential PUD may not include the storage or use of mobile homes or quonset huts. Any nonresidential use must be specifically authorized as to its exact location, type and size. In no event shall the floor area of nonresidential uses exceed ten percent of the total internal floor area of the PUD.
 5. *Design.*
 - a. Any nonresidential use permitted in a residential PUD shall be compatible with the residential nature of the development. Parking areas which are intended to serve nonresidential uses shall be separated from those designed to serve residential areas. Unless commercial and residential uses are combined within a single structure, commercial uses shall be separated from dwelling units by a heavily landscaped buffer zone having a minimum width of 30 feet.

- b. Pedestrian paths shall connect residential uses and nonresidential uses within a residential PUD.
 - c. Buffer landscaping shall be planted along each boundary of the planned unit development adjoining a nonresidential district or a right-of-way designated for collector or greater capacity on the official streets and highways plan.
 - d. Any two adjacent buildings within a PUD shall be separated from each other by a distance equal to one-half the height of the taller building.
 - e. Streams shall, except for necessary bridges and crossings, be separated from streets, parking areas and structures with a landscaped buffer zone having a minimum width of 50 feet.
 - f. Walls and ceiling-floor assemblies which are common to any two dwellings shall have a minimum STC acoustic rating of 55 and a minimum fire rating of one hour.
 - g. Each required parking space for residential uses shall be provided with an electrical outlet.
6. *Homeowners' agreements.* Any PUD which will involve the formation of a horizontal property regime under the terms of AS 34.07.030 et seq. or any mandatory homeowners' or similar association must submit for review by the commission the articles of incorporation and bylaws of any such association prior to the sale of any property subject to the association. The planning and zoning commission may require any provisions necessary to ensure that the provisions and intent of this title are met.
- D. *Business planned unit developments.* A business PUD may be allowed upon property in districts designated B-1A, B-2A, B-2B, B-2C, B-3, B-4 and R-O. A PUD in any such district may include only those uses which are permitted principal uses and structures in any of the districts listed in this subsection, 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 the district in which the PUD is located. In addition to meeting standards set forth in the general provisions for all PUD's, a business PUD shall meet the following minimum standards:
1. Parking lots shall conform to section 21.45.080.
 2. Buffer landscaping shall be planted along each boundary of a business planned unit development that adjoins a residential district.
 3. A business PUD shall provide for safe and convenient pedestrian circulation.
 4. 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.
 5. The maximum number of residential dwelling units per acre allowable within a business PUD shall be determined by the following schedule. If a business 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:

Zoning District	Dwelling Units per Acre (gross area)
B-1A	12
B-2A	180
B-2B	120
B-2C	150
B-3	60
B-4	12
R-O	120

E. *Industrial planned unit developments.* An industrial PUD may be allowed upon property in zoning districts I-1, I-2 and I-3. An industrial PUD may include only such uses as are permitted principal uses and structures in the district in which the proposed PUD is located. In addition, a residential PUD may be allowed in zoning districts I-1, I-2 and I-3; provided, however, that any residential uses must be situated on an area of at least ten acres including dedicated streets, and screening landscaping shall be planted along each boundary of the residential planned unit development, except for vehicular and pedestrian ingress and egress points. A residential PUD which is located in zoning district I-1, I-2 or I-3 must conform to all of the standards required for a residential PUD in the R-3 zoning district. In addition to meeting standards set forth in the general provisions for all PUD's, an industrial PUD shall meet the following minimum standards:

1. Screening landscaping shall be planted along each boundary of an industrial planned unit development adjoining a residential district.
2. Principal vehicular access points shall be designed to 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.

F. *Planned unit developments in Turnagain Arm district.* Planned unit developments in the R-11 zone shall conform, with regard to uses and residential density, to the land use plans of the Turnagain Arm Comprehensive Plan. Uses in an R-11 planned unit development shall conform to the standards in this section for planned unit developments containing those uses.

(GAAB 21.05.060.M; AO No. 78-231; AO No. 81-97; AO No. 83-52; AO No. 84-34; AO No. 85-18; AO No. 85-91, 10-1-85; AO No. 85-173)

Anchorage CBD Comprehensive Development Plan

**COMMUNITY PLANNING DEPARTMENT
GRUEN ASSOCIATES**

in association with Gladstone Associates • CCC • Maynard and Partch



**ANCHORAGE
CENTRAL BUSINESS DISTRICT
COMPREHENSIVE DEVELOPMENT PLAN**

**prepared for the Municipality of Anchorage by
COMMUNITY PLANNING DEPARTMENT**

and

**GRUEN ASSOCIATES
in association with
Gladstone Associates
CCC
Maynard and Partch**

**adopted by the
Anchorage Municipal Assembly
Fall 1983**

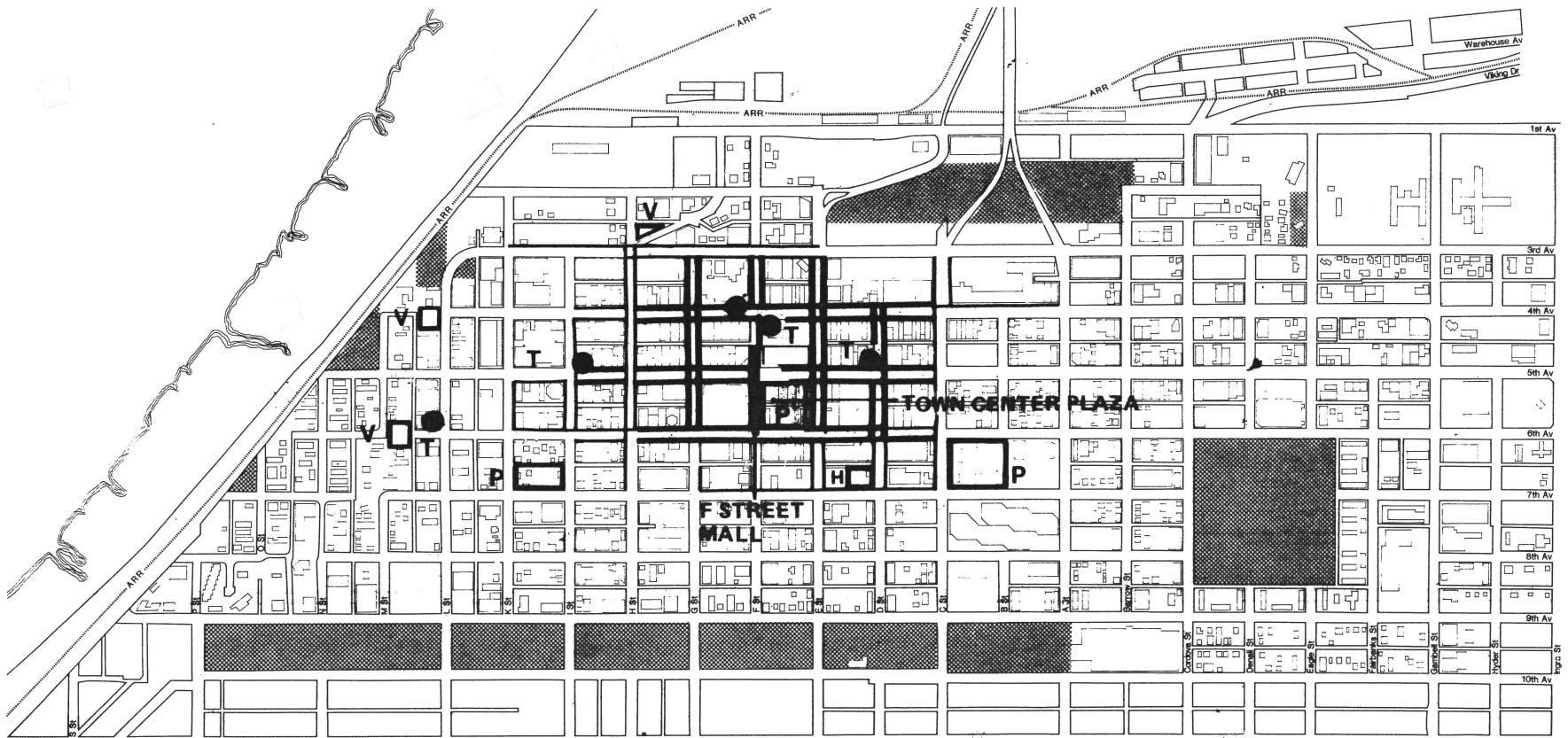


FIGURE IV.3

Recommended Park and Open Space Amenities



EXISTING OPEN SPACE



AREA RECOMMENDED FOR OPEN SPACE AMENITIES

P

PARK OR PLAZA

V

VIEW OR VEST-POCKET PARK SITE

T

TRANSIT PARK



1ST PRIORITY PEDESTRIAN IMPROVEMENT*



2ND PRIORITY PEDESTRIAN IMPROVEMENT*

*SEQUENCE RECOMMENDED BY
PLANNING DEPARTMENT

TABLE IV.1
PEDESTRIAN IMPROVEMENT PRIORITIES

Street	Transportation Pattern	Pedestrian Improvements (1st and 2nd Priority)
3rd Avenue	Retain present 2-way lane traffic and 2 parking lanes.	<p><u>Area:</u> E St. to L St.</p> <p><u>Sidewalk width:</u> Same, with parking bays for trees, etc.</p> <p><u>1st Priority:</u> None</p> <p><u>2nd Priority:</u> E to H</p> <p><u>Private:</u> H to L</p> <p><u>Standard Improvements:</u> Paving, lighting, planting, public signage, intersection crosswalk improvements.</p> <p><u>Special Improvements:</u></p> <ul style="list-style-type: none"> -Railing and raised sidewalk between H and K Streets on the north side. -Planting in buffer strip along parking lot on the south side of the street between H and G. -Viewpoint Park at 3rd and H.
4th Avenue	Retain present 4-lane, 2-way traffic pattern with 2 parking lanes.	<p><u>Area:</u> C St. to L St.</p> <p><u>1st Priority:</u> C to H</p> <p><u>2nd Priority:</u> A to C, north side; I to H south side.</p> <p><u>Private:</u> H to L, north side; I to L south side.</p> <p><u>Sidewalk Width:</u> Same, with parking bays for trees and street furniture.</p> <p><u>Standard Improvements:</u> Paving, planting, lighting, signage and intersection crosswalk improvements.</p> <p><u>Special Improvements:</u></p> <ul style="list-style-type: none"> -Extend sidewalks at intersections and mid-block to create parking bays for planting, benches, etc. -Design integration with Old City Hall, Federal Building and F St. Mall. -Historic facade restoration between E and F Streets on the north side of 4th Avenue. -Banners and special district kiosks on corners of D, E, F and G Streets.

TABLE IV.1 (Continued)

Street	Transportation Pattern	Pedestrian Improvements (1st and 2nd Priority)
5th Avenue	Retain present 3-lane, 1-way traffic pattern with 2 parking lanes.	<p><u>Area:</u> C to K Streets</p> <p><u>Sidewalk Width:</u> Same.</p> <p><u>1st Priority:</u> C to H St.</p> <p><u>2nd Priority:</u> H to K south side; H to I north side.</p> <p><u>Private:</u> I to L north side; K to L south side.</p> <p><u>Standard Improvements:</u> Paving, planting, lighting, signage, crosswalks and intersection improvements.</p> <p><u>Special Improvements:</u></p> <ul style="list-style-type: none"> -Design integration with F St. Mall, Convention Center and Performing Arts Center. -Special district banners and kiosks at D, E, F and G Streets.
6th Avenue	Retain present 3-lane, 1-way traffic pattern.	<p><u>Area:</u> C St. to K St.</p> <p><u>Sidewalk Width:</u> Same.</p> <p><u>1st Priority:</u> D to H St., north side; C to G St., south side.</p> <p><u>2nd Priority:</u> H to K and D to C north side; H to I south side.</p> <p><u>Standard Improvements:</u> Paving, lighting, planting, signage, crosswalk improvements.</p> <p><u>Special Improvements:</u></p> <ul style="list-style-type: none"> -Planting in masses to buffer parking lots of drive-in bank at E and 6th, and at the YMCA. -Design integration with F St. Mall, Performing Arts Center, and Hill-Side Cafe. -Transit Rider Accommodations Center landscaped areas and pedestrian amenities. -Special district banners and kiosks at corners of D, E, F and G Streets.

TABLE IV.1 (Continued)

Street	Transportation Pattern	Pedestrian Improvements (1st and 2nd Priority)
7th Avenue	Retain present 2-lane, 2-way traffic pattern with 2 parking lanes.	<p><u>Area:</u> C St. to H St.</p> <p><u>Sidewalk Width:</u> Same.</p> <p><u>1st Priority:</u> None</p> <p><u>2nd Priority:</u> C St. to G St., north side.</p> <p><u>Private:</u> C to G St., south side.</p> <p><u>Standard Improvements:</u> Paving, lighting, signage, planting and crosswalk improvements.</p>
D Street	Retain present 2-lane, 2-way traffic pattern with 2 parking lanes	<p><u>Area:</u> 4th Ave. to 7th Ave.</p> <p><u>Sidewalk width:</u> Same.</p> <p><u>1st Priority:</u> 3rd to 5th Ave.</p> <p><u>2nd Priority:</u> 5th to 6th Ave.</p> <p><u>Standard Improvements:</u> Paving, lighting, signage, planting, and crosswalk improvements.</p> <p><u>Special Improvements:</u></p> <ul style="list-style-type: none"> -Create parking bays for planting masses, benches, etc. at corners and mid-block areas, between 7th and 3rd Ave. -Special district banners and kiosks at 6th, 5th, and 4th Aves. -Design arcade to shelter or otherwise improve Penney's wall.
E Street	Change to 2-lane, 1-way traffic pattern with 2 parking lanes.	<p><u>Area:</u> 3rd Ave. to 7th Ave.</p> <p><u>Sidewalk Width:</u> Same.</p> <p><u>1st Priority:</u> 3rd to 6th Ave.</p> <p><u>2nd Priority:</u> 6th to 7th Ave.</p> <p><u>Private:</u> South of 7th Ave.</p> <p><u>Standard Improvements:</u></p> <ul style="list-style-type: none"> -Planting, paving, lighting, signage, crosswalk improvements.

TABLE IV.1 (Continued)

Street	Transportation Pattern	Pedestrian Improvements (1st and 2nd Priority)
		<u>Special Improvements:</u> -Planting in masses along bank parking lot at 6th and E. -Planting, benches, etc. at Kimball's Store historic vest pocket park. -Design integration with Convention Center and Old City Hall Park. -Special district banners and kiosks at 6th, 5th & 4th Aves.
F Street	Retain present 2-lane, 2-way traffic pattern with 2 parking lanes.	<u>Area:</u> 3rd Ave. to 7th Ave. <u>Sidewalk Width:</u> Same. <u>1st Priority:</u> 3rd to 6th Ave. <u>2nd Priority:</u> 6th to 7th Ave. <u>Private:</u> South of 7th Ave. <u>Standard Improvements:</u> Paving, planting, lighting, signage and crosswalk improvements. <u>Special Improvements:</u> -Design integration with F St. Mall. -Creation of parking bays for tree masses and benches at intersections and mid-block, from 7th to 3rd Aves. -Special district banners and kiosks at 4th, 5th & 6th Aves.
G Street	Change to 2-lane, 1-way pattern with 2 parking lanes.	<u>Area:</u> 3rd Ave. to 7th Ave. <u>Sidewalk Width:</u> Same. <u>1st Priority:</u> 3rd to 6th Ave. <u>2nd Priority:</u> 6th to 7th Ave. <u>Private:</u> South of 7th Ave. <u>Standard Improvements:</u> Paving, lighting, planting, signage and crosswalk improvements. <u>Special Improvements:</u> Design integration with vest pocket park on Performing Arts Center at 6th & G, the Old Federal Building Historic Mini-Park and new Transit Rider Accommodations Center.

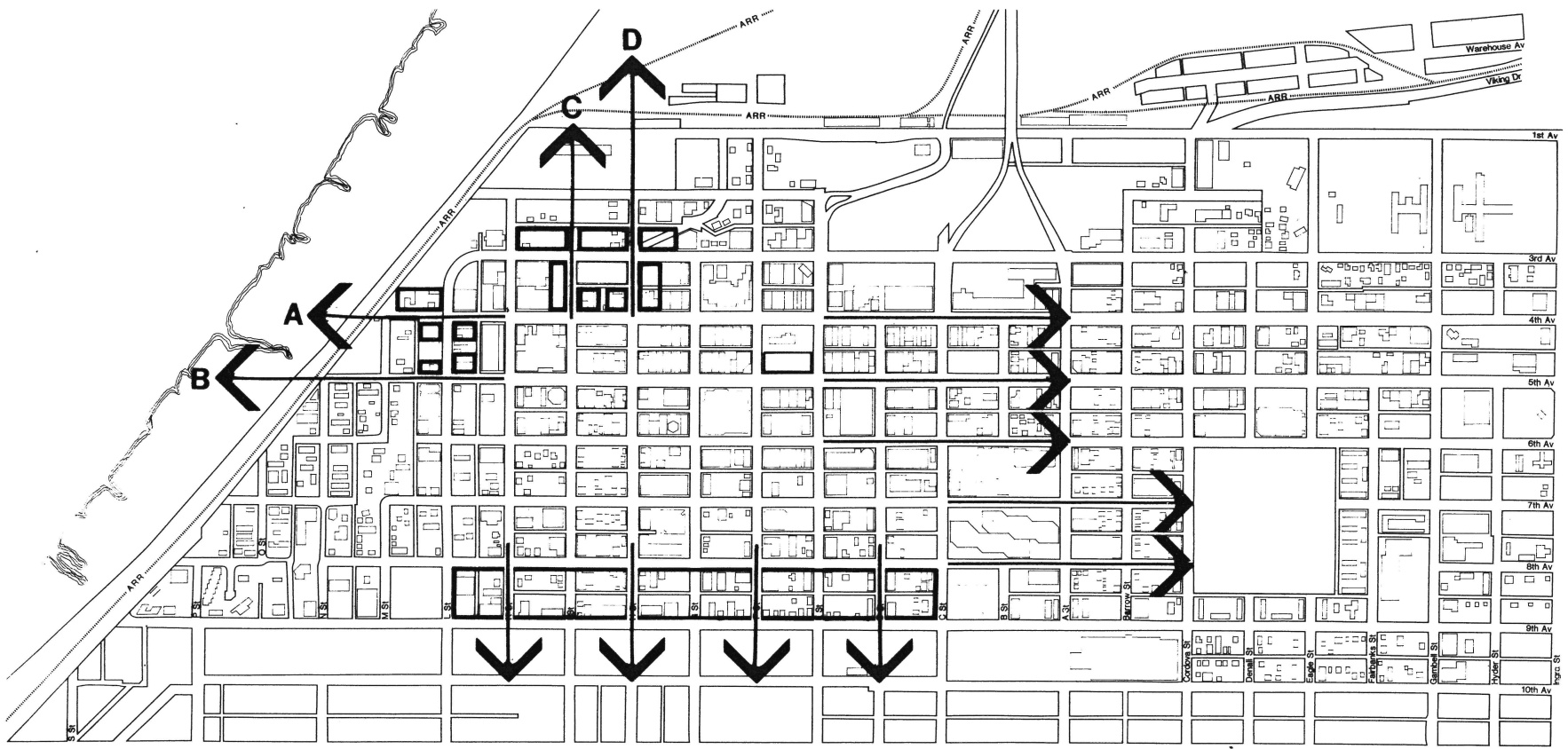


FIGURE IV.6

View Corridor Analysis



PRIMARY VIEW CORRIDOR

BLOCKS FOR POTENTIAL VIEW PRESERVATION TECHNIQUES

TABLE IV.2
SKYWAY SYSTEM COMPARISON

Characteristic	Minneapolis, Minnesota	Spokane, Washington
Year of initiation	1962	1971
Total length, 1982 (linear feet)	±8,000	±2,700
Number of blocks served, 1982	17	9
Corridor location	internal (climatized)	internal/ external (climatized)
Type of retail development	convenience	convenience & fashion
Summer/winter use ratio	60% ¹	N/A
Architectural treatment of bridges	somewhat varied	varied
Visibility/ accessibility from street	varies	good
Width of corridors	6-18 ft. (18 ft. current standard)	8-12 ft.
Population served ²	370,951	171,300

¹Pedestrian counts in summer indicate about 60% of winter pedestrian counts at comparable hours.

²1980 census for City (not SMSA); comparable figure for Anchorage is 174,431.

south. In this revitalized section of the CBD alone, nine blocks would be interconnected by skyway by the end of the Phase I planning period (Figure IV.12).

Linkage with the Street Level. A comparison of the Minneapolis and Spokane skyways has indicated that a skyway system is much easier to negotiate -- and more conducive to both first- and second-level retail business -- if there are obvious linkages between the two levels. This is best achieved at major courts, where stairs and/or escalators may be provided in a context that attracts people. The IDS Crystal Court in Minneapolis (Figure IV.13) provides this kind of focus and functions as the crossroads of the skyway system in that city. In addition, the effectiveness of the skyway system will be greatly enhanced with uniform graphics, a minimum of sharp angles within corridors, and minimal changes in second-floor level, ramped if necessary. Clear provisions for handicapped access to the second level should be provided with centrally located, card-key-operated elevators.

Design Factors. The width of skyway corridors should be based on projected pedestrian volumes. In Minneapolis, a de facto standard width of 18 feet has been in use for the past several years and appears to be more than adequate for current pedestrian demands. Though they were not subjected to the same level of analysis, the narrower 12-foot corridors in Spokane also appear to be adequately sized, given pedestrian loads in that system. Probably the 12-foot width would be adequate for most places in the Anchorage system; however, this finding should be confirmed through a circulation modeling process that allows for future increases in projected demand.

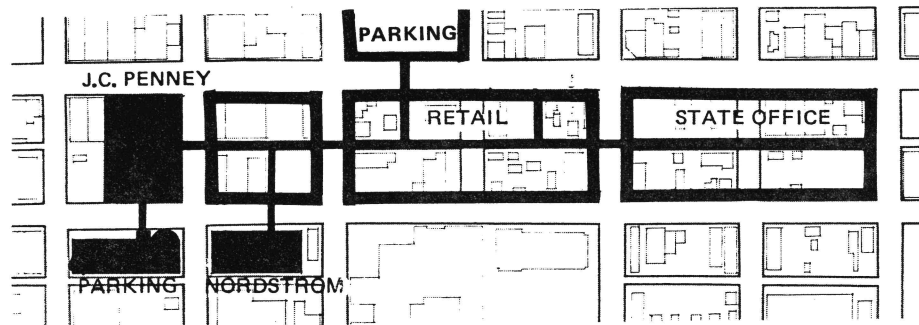


Figure IV.12. Blocks interconnected by proposed skyway system on completion of Phase I projects

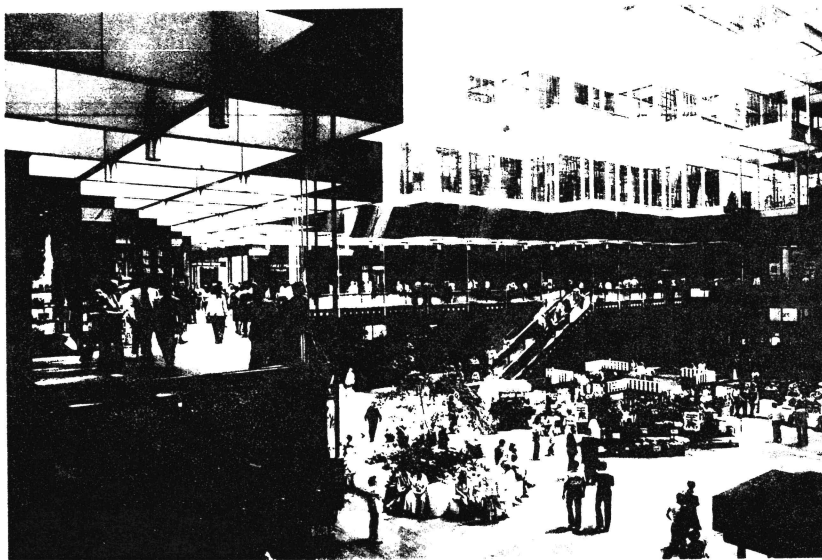


Figure IV.13. IDS Crystal Court in Minneapolis functions as hub of skyway system, the focal point of CBD, with clear interchange between levels.

Architectural treatment is a matter of local taste; however, some uniformity should be sought in the design of skyway bridges. Bridges should have an open feeling to allow views to be enjoyed, in spite of possible costs in energy consumption. The amount of possible glass area also aids in orientation and in relieving the enclosed feeling that might be engendered while walking through internal corridors. Views of skyway bridges from streets below are enhanced if there is no slope permitted as the skyway bridge spans from one building to another; any changes in floor level are better accommodated by an internal ramping system that would be invisible from outside the bridge.

Implementation Mechanisms. The Municipality should establish a special Skyway Advisory committee to review all proposals for skyways in the CBD and to oversee the design, construction, and monitoring of new skyways. Easements over public rights-of-way have been granted for free in other cities, in exchange for the public rights-of-way through privately owned buildings.

Experience in other cities indicates that skyway bridges can be constructed by the private sector, by the public sector, or by a combination of both. Maintenance is generally paid for by the adjacent building owners linked by skyway bridges; liability insurance is handled in different ways in different cities.

It is recommended that the Municipality establish Skyway Districts within the downtown area. Proposed boundaries for the first skyway district are suggested to be 4th and 7th Avenues and Cordova and E Streets. Essentially, the establishment of a district would require that new construction incorporate skyway facilities, in view

ANCHORAGE

CENTRAL BUSINESS DISTRICT



URBAN DESIGN AMENITIES

PLANNING AND ZONING COMMISSION POLICY



**MUNICIPALITY OF ANCHORAGE
MAY, 1990**

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INTRODUCTION

In the Central Business Districts (zoning districts B-2A, B-2B and B-2C) there is a requirement that any building which is to be constructed over nine stories must earn bonus points. For each bonus point acquired, an additional amount of building is allowed. Bonus points are acquired by providing site and design amenities. Additionally, all new development in the Central Business District must accumulate bonus points from among those design amenities designated "streetscape."

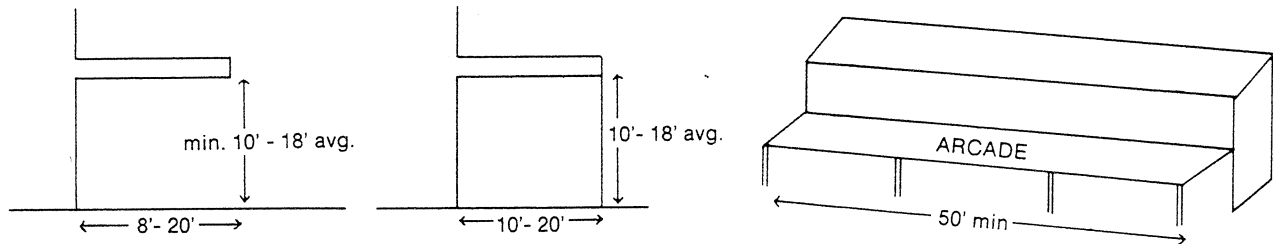
Site and design amenities are given for such things as providing street trees or textured sidewalks or roof-top viewing areas, among others.

The purpose of this booklet is to define and give standards for each site or design amenity. For example, the definition of a "street tree" is "any evergreen or deciduous tree located within 15 feet of the nearest curb face, be one of at least three street trees located within 60 feet of each other, and meet the street tree design standards." Design standards for street trees include such things as requiring tree grates and tree guards and the street tree be located no further than 100 feet from a source of water.

The definitions and standards contained in this booklet give predictability to the community that the downtown amenities will improve and enhance the downtown to the benefit of all.



arcade, covered



1 pt. per 100 sq. ft. in B-2A; 1 pt. per 115 sq. ft. in B-2B; 1 pt. per 180 sq. ft. in B-2C.

INTENT:

Arcades provide increased opportunities for pedestrian comfort, street-level retail enhancement and an appropriately scaled and detailed integration of street, sidewalk, and building design elements. An arcade permits an extension of the streetscape space, sidewalk depth, and additional pedestrian shelter areas. This is especially important during cold, wet, or windy weather.

DEFINITION:

An arcade shall be a permanent, weather-protected, semi-enclosed, and publicly accessible space within or attached to the principal building. It shall be located adjacent to, but outside of, that portion of the sidewalk area which is required by the use district sidewalk standards. The arcade shall be continuous along the entire project property/street frontage and meet the arcade design standards.

DESIGN STANDARDS:

1. The arcade shall provide a minimum interior width (the dimension between the interior arcade/building face and the inside face of outer support elements or outer overhead arcade building face) of 10 feet with support elements, and 8 feet without support elements and a maximum interior width of 20 feet.
2. Eight feet of unobstructed accessible walkway shall be provided within the arcade. This dimension shall exist for pedestrian travel within the arcade and between the arcade support elements and the adjacent sidewalk.
3. The interior height of the arcade and outer arcade portal heights shall not be lower than 10 feet nor exceed an average of 18 feet.
4. The arcade shall be continuous in length for at least 50 feet.
5. An arcade lighting system shall be provided which illuminates the arcade's paved pedestrian areas. The minimum average illumination reaching the paved area shall not be less than five foot candles of light intensity, and light fixtures should be placed so that light patterns overlap at a height of seven feet above the walkway. Additional light sources (shop window illumination, street lighting, sidewalk pole, or bollard lighting) can be utilized in combination with arcade lighting to achieve light intensity standards. The required illumination level is to be maintained at all times.

DESIGN OPPORTUNITIES:

Arcades can be designed in a variety of architecturally interesting ways. The arcade should be compatible in design with the building facade and fenestration as well as urban design amenity elements. Consideration should be given to matching the arcade's finish paving texture to that of the adjacent sidewalk.



bike racks, open and covered

1 pt./1 covd. unit, 3 pts. max., and 1 pt./3 open units, 3 pts. max.

INTENT:

Bike racks provide convenient service as well as incentive to bicycle users in the downtown area. They encourage and support forms of community access other than by automobiles.

DEFINITION:

A bike rack is a facility capable of supporting and securing bicycles stored on a transient basis. The facility shall be located on a sidewalk, plaza, or landscaped pathway and shall meet bicycle rack design standards provided herein. A covered bike rack can take the form of a stand-alone overhead canopy with the bike rack underneath or the bike rack can be located under an overhead canopy which is an integral element of the building architecture. An open bike rack does not incorporate any form of shelter over it. A bike rack unit shall have the capacity to store at least five bikes simultaneously.

DESIGN STANDARDS:

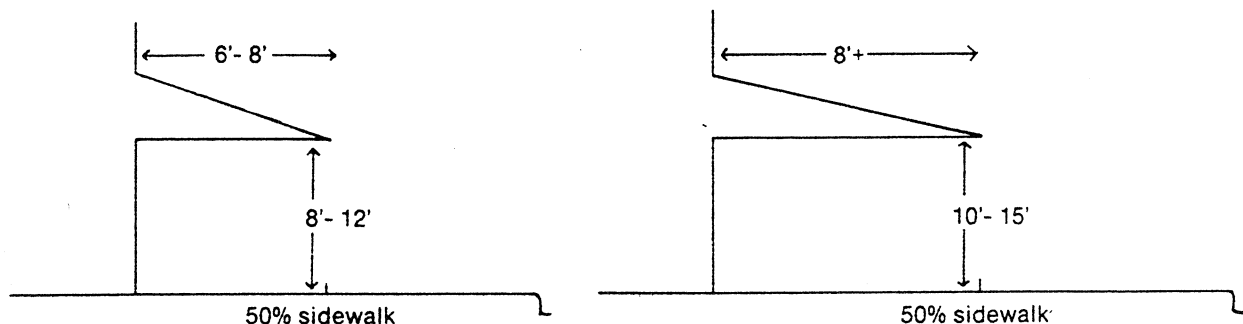
1. In sidewalk areas, a bike rack (including stored bikes) shall be located and positioned to provide at least eight feet of unobstructed accessible walkway within the sidewalk area and at least three feet of distance between the rack (including stored bikes) and street curb face.
2. In non-sidewalk areas, a rack (including stored bikes) shall be located to provide at least six feet of unobstructed accessible walkway area and located no closer than four feet to any designated seat unit.
3. No part of the covering structure (excluding supports) shall be within eight feet of the finished ground elevation below the structure.
4. The bike rack and covering shall be designed to be compatible with respect to their mutual design character and material(s) composition. This design compatibility must also extend to other principal site building(s) and urban design amenities.
5. The bike rack and any covering shall be structurally stable, durable and easy to maintain.

DESIGN OPPORTUNITIES:

Bike racks can be located near entryways, parks or plaza areas providing convenient storage for building and plaza users. Portions of the building structure can be utilized as covers for the bike rack areas, which can further integrate building and site design elements.



canopy over sidewalk



1 pt. per 200 sq. ft. in B-2A; 1 pt. per 240 sq. ft. in B-2B; 1 pt. per 290 sq. ft. in B-2C

INTENT:

Sidewalk canopies are intended to further improve downtown pedestrian comfort and safety, especially during winter months and inclement weather. In addition to weather protection, canopies provide increased street and building design continuity and support a wider range of pedestrian corridor activities (including unloading and loading of passengers, transit waiting areas, and window shopping).

DEFINITION:

A sidewalk canopy is a permanent, weatherproof, non-retractable structure located over 50% of the sidewalk area (this area may have a maximum dimension of 15 feet from the curb face), which meets the sidewalk canopy design standards. The bonusable area for a sidewalk canopy is that portion of accessible sidewalk area directly covered by the canopy structure.

DESIGN STANDARDS:

1. The accumulation length of single or multiple canopies shall extend along at least 50% of the project's sidewalk/street frontage. All canopies shall be continuous (uninterrupted) in structure and coverage for at least 15 feet in length.
2. No part of a canopy shall come within three feet of the centerline of a street tree nor within two feet of the vertical plane extending from the street curb line.
3. The canopy projecting 6-8 feet over the sidewalk area shall be a minimum of 8 feet and a maximum of 12 feet above the sidewalk elevation. The canopy projecting more than 8 feet over the sidewalk area shall be a minimum of 10 feet and a maximum of 15 feet above the sidewalk elevation.
4. The canopy shall be constructed to control and reduce the potential of snow and ice glaciation onto the sidewalk area.
5. A canopy lighting system shall be provided which illuminates the sidewalk area. The minimum average illumination reaching the paved area shall not be less than two foot candles of light intensity, and light fixtures should be placed so that light patterns overlap at a height of seven feet above the walkway. The required illumination level is to be maintained at all times.

DESIGN OPPORTUNITIES:

A canopy may be constructed of continuous bands of similar transparent, translucent, or opaque materials. The canopy can be designed in continuous bands or alternating segments of different dimension and character. The canopy can be designed to accentuate entry points or provide increased cohesion in a building facade. The canopy should be compatible in design with the building facade and fenestration as well as other urban design amenity elements.



galleria

1 pt. per 50 sq. ft.

INTENT:

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

DEFINITION:

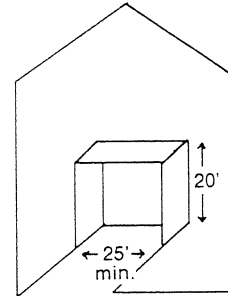
A galleria is a publicly accessible, climate-controlled public space located within a building which receives substantial amounts of natural light.

DESIGN GUIDELINES:

1. A galleria shall be both accessible to the public during normal business hours and adjacent to a public pedestrian way.
2. A galleria shall be a minimum of 2,000 square feet of floor area with a minimum dimension in length or width of 25 feet.
3. A galleria shall have a clear height of two stories for 75% of its area.
4. Fifty percent of a galleria's ceiling area shall consist of clear glazed skylights.
5. A galleria shall have one lineal foot of seating for every 60 square feet of area.
6. A galleria shall be a finished space.

DESIGN OPPORTUNITIES:

A galleria may contain extensive landscaping and fountains. It may have retail spaces at its perimeter, and adjacent food services are recommended. It should have access to south light, and it should be adjacent to public restroom facilities. The galleria should have utilities necessary for various public events.



historic preservation

1 pt. per 200 sq. ft. of area devoted to a retained historic structure in B-2A, B-2B and B-2C.

INTENT:

The retention of cultural, architectural or architecturally significant buildings, sites, and structures in the downtown area is intended to encourage the preservation, rehabilitation, or restoration of those properties that contribute to Anchorage's heritage.

DEFINITION:

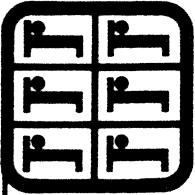
To be considered for historic preservation status, a building, site or structure must be certified by Anchorage Historic Properties, Inc.; or be listed on or eligible for listing on the National Register of Historic Places; or be listed on or eligible for listing on the Anchorage Heritage Resources survey; or lie within an identified historic survey boundary; or be identified in **Patterns of the Past**. Yard space associated with the structure is included in the bonus point calculation.

DESIGN STANDARDS:

1. The designated structure, site, or building shall be located on-site.
2. Adequate maintenance shall be applied to preserve the property.
3. Trees and other landscapes which are of historic significance shall be preserved.
4. Any proposed alteration of the designated structure shall be subject to provisions established by Anchorage Historic Properties, Inc., or the State Historic Preservation Office.

DESIGN OPPORTUNITIES:

Preservation, restoration, rehabilitation, or adaptive reuse of architecturally or historically significant buildings, sites, structures, or objects can enhance the Central Business District and improve its economic viability through the attraction of new businesses, residents, and tourists.



hotel

In B-2A and B-2B, 1 pt. per 200 sq. ft. of area devoted to hotel rooms. In B-2C, 1 pt. per 300 sq. ft. of area devoted to hotel rooms

INTENT:

Hotel development is intended to occur in clustered development areas where interaction with other downtown attractions will be stimulated. A hotel's proximity to visitor and cultural facilities will encourage nighttime and weekend activity in the downtown area. Hotel development should be discouraged in the outlying areas of the CBD and where land use activity tends to be more fragmented and random.

DEFINITION:

A hotel shall be defined as a building with six or more guest rooms which are intended or designed to be used as living and/or sleeping accommodations that can be rented on a daily occupancy basis.

DESIGN OPPORTUNITIES:

Hotel rooms may occupy a portion of a building which contains other hotel-related spaces such as restaurants, cocktail lounges, banquet halls, ballrooms, and meeting rooms. Spaces for retail, office, and parking use may also be included within the building. Location of retail space at street level is recommended.



housing

In B-2A, 1 pt. per 140 sq. ft. In B-2B and B-2C, 1 pt. per 80 sq. ft.

INTENT:

Housing in the downtown area is intended to provide an attractive place to live, particularly for people who work downtown and for those who enjoy an urban lifestyle with close accessibility to cultural, entertainment, and government facilities. It is also intended to increase the vitality of the downtown area during times other than normal business hours.

DEFINITION:

Housing shall be residential units provided as a part of the project seeking bonus points.

DESIGN STANDARDS:

1. A minimum of three residential units shall be provided.
2. Units shall be accessible to handicapped persons.

DESIGN OPPORTUNITIES:

Mixed-office and residential developments are encouraged because they help to extend the hours of activity in the downtown area.



decorative street illumination

2 pts. per 1 unit

INTENT:

Decorative street illumination fixtures are intended to promote an increased sense of vitality and cohesion in downtown street corridors, and provide additional levels of illumination for increased pedestrian safety and comfort. The benefits of decorative street illumination are especially important during Anchorage's winter season.

DEFINITION:

A decorative street illumination (D.S.I.) shall be defined as any pole-, wall/soffit-, ground-, or bollard-mounted light fixture assembly directly illuminating sidewalk, plaza, or landscaped park areas which meets decorative street illumination design standards. The bonusable unit of each decorative street illumination type is described in the following schedule:

Type of Illumination Element and the Number of Elements Needed to Comprise a Bonusable Unit

Type of D.S.I. Element	Number of Elements For Bonusable Unit
Pole-Mounted Fixture Assembly	1
Wall/Soffit-Mounted Fixture Assembly	2
Bollard-Mounted Fixture Assembly	2
Ground-Mounted Fixture Assembly	3

DESIGN STANDARDS:

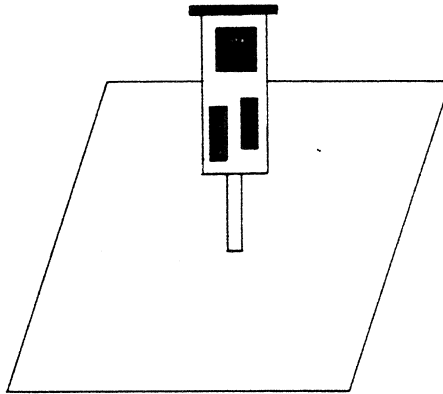
1. Decorative street illumination shall be centered no more than 30 feet apart.
2. Decorative street illumination shall be centered no closer than three feet from the face of any street curb.
3. Decorative street illumination shall be located so as to provide at least eight feet of accessible unobstructed walkway area, measured radially from the D.S.I.
4. Pole- and wall-mounted decorative street illumination shall not exceed 15 feet in height above the immediate ground surface elevation.
5. Decorative street illumination fixture assembly design shall be compatible in style, fixture color, and lamp color with other principal decorative street illumination fixture assemblies which may exist within the project street corridor (including the project block/street front(s) and the block/street front(s) on the opposite side of the street), or with other decorative illumination treatments in adjacent blocks and shall be consistent with an adopted illumination plan, if available.
6. Decorative street illumination fixture assemblies shall be durable and have the capacity to be maintained economically.
7. Decorative street illumination assemblies shall be repaired or replaced if the assemblies are in any way damaged, disfigured, or otherwise lose their functional or aesthetic utility.

DESIGN OPPORTUNITIES:

As there are a number of decorative street illumination types (pole, wall/soffit, bollard and ground), a wide range of design objectives can be achieved. Decorative street illumination can accentuate building entries, provide for strengthened street corridor/block cohesion and enhance gathering places, and enliven the image of downtown streets and pedestrian ways (especially during the winter season).



kiosk



1 pt. per unit

INTENT:

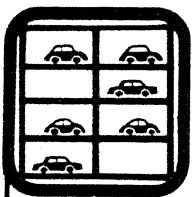
A kiosk is intended to provide a pedestrian-oriented physical space for the dissemination of information, both public and private.

DEFINITION:

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

DESIGN STANDARDS:

1. Kiosks shall be permanent structures, accessible from all sides by pedestrians.
2. Kiosks shall be constructed of materials that can withstand the extremes of outdoor environment.
3. Kiosks shall be designed to enhance the visual environment.
4. Kiosks shall not be within 11.5 feet of the curb face of a street.
5. The size, height, finish, area, and location of each kiosk (no more than two are allowed per project) shall be identified in a site development plan submitted to the Department of Economic Development and Planning.



parking, enclosed

In B-2B, 11 pts. per space above or on grade, 13 pts. per space below grade. In B-2C, 10 pts. per space above or on grade, 14 pts. per space below grade. None in B-2A.

INTENT:

The availability of enclosed parking is intended to help satisfy parking demands downtown and to provide a convenience for the occupants and users of the primary building on site. Provision of this parking feature can also stimulate use of the particular development activity.

DEFINITION:

Enclosed parking is an enclosed covered space in which vehicles are not visible from the street and which provides parking for the occupants and users of the primary development only. Additional parking spaces may be included but will not be eligible for bonus points.

DESIGN STANDARDS:

1. The design of enclosed parking shall conform to "Standards for Off-Street Parking Spaces and Structures" in 21.45.080 of the Anchorage Municipal Code.
2. For a separate parking structure, the exterior surface shall be compatible with the materials used on the principal structure and harmonious with surrounding buildings.
3. For a separate parking structure, retail shopping space shall be incorporated at ground level whenever practical and appropriate.

DESIGN OPPORTUNITIES:

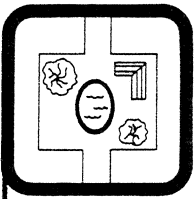
Enclosed parking may be located in a separate structure or within the primary building itself. Parking may be located at, above, or below grade.

Separate parking structures should be visually enhanced through design application that improves their appearance. Structures should be compatible with surrounding buildings as well as the building(s) they are built to serve.

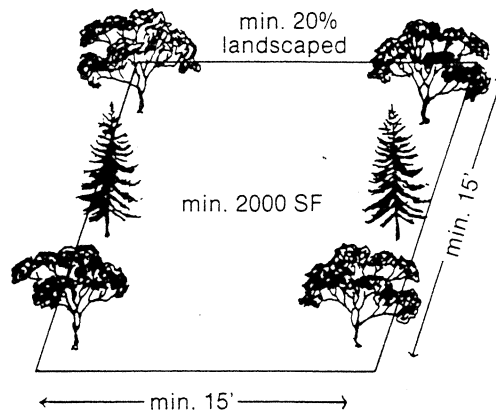
Roofs of parking structures may be used for public open space, recreation, or landscaped areas as an alternative to parking spaces. Planting on the top level softens a structure's top edge as seen from the street and improves the view of the top parking level as seen from above. Bonus points may be received for rooftop facilities (q.v.).

Structures can be oriented to be responsive to the unique solar conditions affecting the quality of space on all sides.

Widened sidewalk areas and other pedestrian amenities can be used to advantage with separate structures.



plaza



1 pt. per 70 sq. ft. for corner plazas and 1 pt. per 80 sq. ft. for others

INTENT:

Plazas visually emphasize important pedestrian thoroughfares and provide increased light and openness at street level. Plazas humanize the urban environment by responding to the needs of pedestrians.

DEFINITION:

A plaza is a continuous open space which is readily accessible to the public at all times and which is designed for use by the public for relaxation, conversation, eating, or other outdoor activities.

DESIGN STANDARDS:

1. Bonusable plaza areas shall not include the area of sidewalks, vehicular lanes, parking areas, loading areas, or drives.
2. A plaza shall be a minimum of 2,000 square feet in floor area. Length or width shall be a minimum dimension of 15 feet.
3. A plaza shall be adjacent to a public pedestrian way.
4. A plaza shall have one lineal foot of seating for every 60 square feet of area.
5. Twenty percent of the plaza area shall be landscaped. Landscaping may consist of plants, water features, and/or sculpture.
6. Paving of a plaza shall have a textured or decorative surface.
7. A plaza shall be exposed to the sun for a minimum of four hours each day from May to September.
8. A plaza shall be accessible to handicapped persons.
9. A project may not be granted more than 180 bonus points for plaza(s).

DESIGN OPPORTUNITIES:

Topographic variety with integrated seating is recommended, as is compatibility with adjacent sidewalk finishes. Consideration should be given to the character and uses of the plaza during the winter months. Site-specific wind conditions should be considered.



public restrooms at ground level

In B-2A and B-2B, 1 pt. per 35 sq. ft. In B-2C, 1 pt. per 100 sq. ft.

INTENT:

Public restrooms located at street level are intended to provide a convenience for pedestrians and to enhance the desirability of frequenting the downtown area.

DEFINITION:

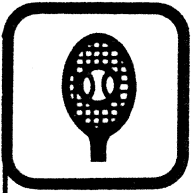
Public restrooms shall be defined as facilities containing toilets and lavatories for the use of the general public at ground level.

DESIGN STANDARDS:

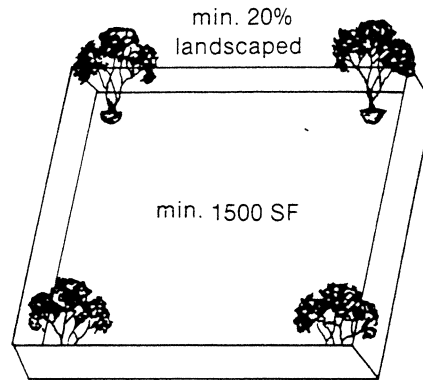
1. Restrooms shall be located on the ground floor of the building.
2. Restrooms shall be open for use during normal business hours.
3. Restrooms shall be provided for both men and women.
4. Restrooms shall be handicapped accessible and equipped with fixtures that are usable by both children and handicapped people.
5. The location of the public restroom shall be readily discernible from the building entrance's lobby or foyer through the use of text and/or graphic symbol signage.

DESIGN OPPORTUNITIES:

Any configuration of space may be used as long as consideration is given to the privacy of the users. It is recommended that interior signs utilize international graphic symbols with text. Consideration should be given in locating exterior signs indicating public restrooms within the building. To promote Anchorage as an international city, consideration should be given to utilizing foreign language text in addition to English for exterior signage.



rooftop facilities



In B-2A and B-2B, 1 pt. per 100 sq. ft. In B-2C, 1 pt. per 200 sq. ft.

INTENT:

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

DEFINITION:

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

DESIGN STANDARDS:

1. A rooftop facility shall devote 10% of its total square footage to a space that allows the general public to take advantage of natural light and vista attractions.
2. Access to the rooftop facility shall be apparent and easily accessible from the street and shall be designed to communicate to pedestrians that the space is available for public use.
3. Minimum size of a rooftop facility shall be 1,500 square feet.
4. A minimum of 20% of a viewing deck or garden shall be landscaped.

DESIGN OPPORTUNITIES:

Rooftop facilities may be entirely enclosed, partially enclosed, or entirely open as part of the permanent construction of the building.

Covering over the enclosed portions of the facilities may be designed to be retractable or removable during periods of good weather.

Landscaping of rooftop facilities can provide for the comfort and enjoyment of people in the space by providing seating units and areas for community gardens. They may also create a visual amenity for pedestrians and occupants of surrounding buildings.



seating units and street furniture

1 pt. per 2 units, 6 pts. max for each - seating or furniture.

INTENT:

Seating units and street furniture are intended to provide downtown pedestrians with increased comfort, utility and sense of conviviality. In this way, streetscape facilities promote and enliven the use of Anchorage's CBD - its streets, businesses and civic institutions.

DEFINITION:

- * Seating Units - a seating unit shall be defined as any permanent facility capable of being used as a seat within sidewalk, plaza, landscaped park, or rooftop garden areas and which meet seating unit design standards.
- * Street Furniture - street furniture shall be defined as any permanent facility capable of supporting pedestrian comfort and utility (such as trash receptacles) in sidewalk, plaza, or landscaped park areas and which meet street furniture design standards.

DESIGN STANDARDS:

1. A seat unit shall be no less than 5 feet in length nor less than 18 inches in width.
2. Seat units shall be continuously level along the length of the seating units' surface, with the seat surface elevation set at an average of 18 inches above the finished grade of ground level (located immediately beneath and/or surround the seating unit). Minimum seat height shall be 12 inches. Maximum seat height shall be 24 inches.
3. In sidewalk areas, no part of the seat unit shall be placed closer than four feet from the face of the curb and the seat unit 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).
4. At least 50% of all seating units proposed as bonusable amenities shall be placed within the area located within 11.5 feet of the street curb face.
5. All seating units shall be located, designed and installed in such a manner so as to provide access to and use of each seating unit by the handicapped, the elderly and other pedestrian users.
6. At least 50% of all seating units proposed as bonusable amenities shall incorporate a permanent facility for back support.
7. The surface of the seat shall be designed to shed, drain, or otherwise quickly dissipate standing water.
8. Seating units shall be durable and have the capacity to be maintained economically.
9. Seating units shall be replaced or repaired immediately if the unit(s) are damaged, disfigured, or otherwise lose their functional or aesthetic utility.
10. Street furniture shall be selected, designed, sited, and installed to compliment and enhance the operational and aesthetic functions of sidewalk, plaza and landscaped park areas, other amenities, and associated building architecture.
11. Street furniture shall be replaced or repaired immediately if the furniture is damaged, disfigured, or otherwise loses its functional or aesthetic utility.

DESIGN OPPORTUNITIES:

Seating units may be low walls, seat ledges, premanufactured benches, seat bollards, or other similar design elements. Seating units may be sited in a variety of ways, including long rows, "conversation" groupings, or single units. It is recommended that as much seating as possible be located and oriented to the sun and under shelter.

Street furniture is a "catch all" category for those streetscape amenities not specifically delineated under design amenities and bonus points, which would otherwise not be provided by the project. Street furniture encompasses important amenities such as a trash receptacles, drinking fountains, telephone booths, and pedestrian bollards. Street furniture facilities can aid in controlling pedestrian circulation and litter and in accenting sidewalk, plaza, and landscaped park areas.



shops

In B-2A (21.40.150) shops with 30% or more transparent windows on ground floor street front, 1 pt. per 100 sq. ft.; shops with less than 30% transparent windows on ground floor street front, 1 pt. per 140 sq. ft.; second-floor shops, 1 pt. per 140 sq. ft.; and third-floor or basement-level shops, 1 pt. per 305 sq. ft.

In B-2B (21.40.160) shops with 30% or more transparent windows on ground floor street front, 1 pt. per 130 sq. ft.; shops with less than 30% transparent windows on ground floor street front, 1 pt. per 225 sq. ft.; second floor shops, 1 pt. per 225 per sq. ft.

In B-2C (21.40.170) shops with 30% or more transparent windows on ground floor street front, 1 pt. per 200 sq. ft.; shops with less than 30% transparent windows on ground floor street front, 1 pt. per 160 sq. ft.; second floor shops, 1 pt. per 160 sq. ft.

INTENT:

Retail shops are intended to contribute to high intensity pedestrian use and activity in the downtown area. Street-level and/or skywalk-level retail shops are a key to the downtown's vitality and status as a center of shopping activity.

DEFINITION:

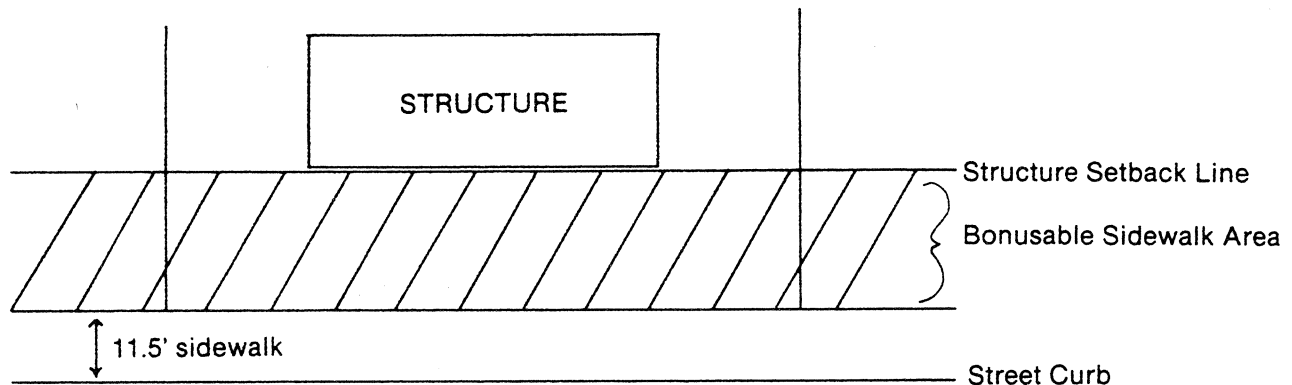
Shops are those establishments with retail uses permitted under the Central Business District Core (B-2A) zoning district of Title 21 of the Anchorage Municipal Code, except that hotels and motion picture theaters shall be excluded from these bonus point calculations. Shops in hotels are eligible for bonus points.

DESIGN STANDARDS:

1. Shops shall be visible from street or skywalk.
2. Shops shall be accessible from street, arcade, galleria, or public skywalk system.
3. No bonus points shall be awarded for second-floor, third-floor or basement-level shops if ground-floor shops are not also provided.



sidewalks



1 pt. per 300 sq. ft. in B-2A and B-2B. 1 pt per 400 sq. ft. in B-2C.

INTENT:

Broad pedestrian ways 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.

DEFINITION:

A sidewalk is eligible for bonus points if it is a paved, surfaced or leveled area, paralleling and usually separate from the street, used as a pedestrian walkway and which either is provided in the area between the structure setback line established by §1.45.140 and a sidewalk width of 11.5 feet.

DESIGN STANDARDS:

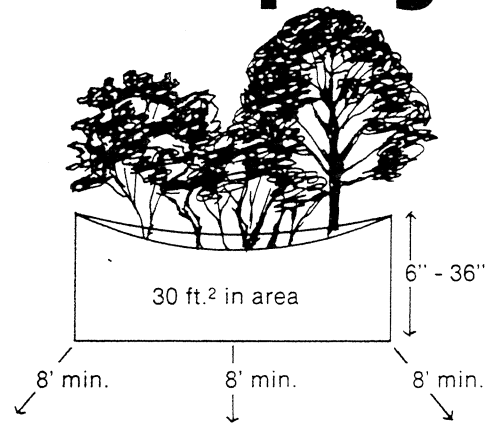
1. Sidewalk shall be designed and installed to permit adequate surface drainage, comfortable and safe pedestrian movement.
2. No part of the designated sidewalk area shall be stepped or terraced above or below other portions of the sidewalk areas.
3. Sidewalks shall be structurally stable, durable and easily maintained.
4. Sidewalks shall be compatible with surrounding textures and designs.
5. Sidewalks shall be repaired or replaced immediately if damaged or disfigured or if it otherwise loses its functional utility.
6. Sidewalks shall be maintained by the owner or his designee, to include sweeping, and snow removal.

DESIGN OPPORTUNITIES:

Sidewalk design can be used to mark entry points and dramatize special focal or display areas.



sidewalk landscaping



1 pt. per 30 sq. ft. of private land and
1 pt. per 425 ft. of public land.

INTENT:

By providing plant material within sidewalk areas, the street/pedestrian corridor is further enriched. These plant materials may include shrubs, trees, groundcovers, annual, and perennial flowers. Sidewalk landscaping complements street tree development, provides visual/sensory focal points, and further enhances gathering, entry and seating spaces.

DEFINITION:

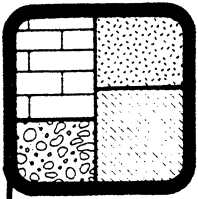
Sidewalk landscaping is any permanent plant material (exclusive of street trees) and associated planter area(s) located within 15 feet of the street curb face. The cumulative square footage of landscaping shall be at least 300 square feet for private sidewalk areas and at least 425 square feet for public sidewalk areas and shall meet the sidewalk landscaping design standards.

DESIGN STANDARDS:

1. Sidewalk landscaping areas shall be located so as to provide at least eight feet of accessible, unobstructed walkway area, measured radially from the edge(s) of the plant area(s).
2. Individual sidewalk landscaping areas shall be no smaller than 30 square feet in combined plant material and associated planter area.
3. Sidewalk landscaping shall be installed in protective planter areas. Planter areas are to be a minimum of six inches high to prevent drainage into planter areas, but not more than three feet above the finished grade of the surrounding sidewalk area.
4. The Department of Economic Development and Planning shall review and approve all sidewalk landscaping with respect to plant material species, size, source, density, spacing, and overall design impacts.
5. All of the sidewalk landscaping planter areas shall contain at least a combination of tree and shrub, or tree and groundcover, or tree and annual/perennial plant materials. Shrub, groundcover, and flower plant materials, in combination or separately, must demonstrate a three-year capability to cover at least 75% of the sidewalk landscaping planter area.
6. Plant material shall be located no further than 100 feet from a source of water for irrigation (such as, external hose bibb, quick coupler, or automatic irrigation system).
7. Planter area not covered by groundcover plant material shall be covered with a protective plant mulch material.
8. Plant material shall be replaced or repaired immediately if damaged or disfigured or, if it otherwise loses its functional or aesthetic utility.
9. Sidewalk landscaping shall be regularly maintained by the owner or his designee.

DESIGN OPPORTUNITIES:

Sidewalk landscaping can be located near the street curblines or adjacent to buildings and open space. Planter area design is flexible and can be developed to support a range of pedestrian activities and needs. Sidewalk landscaping will be most successful when combined with other urban design amenity elements, such as seating areas, street trees, bike racks, and kiosks.



sidewalk texture

B-2A, 1 pt. per 200 sq. ft.; B-2B, 1 pt. per 250 sq. ft.; B-2C, 1 pt. per 300 sq. ft.

INTENT:

Decorative pedestrian ways increase the hospitableness and aesthetic quality of the downtown streetscape.

DEFINITION:

Sidewalk texture is that area of the sidewalk with a decorative surface finish which meets sidewalk texture standards.

DESIGN STANDARDS:

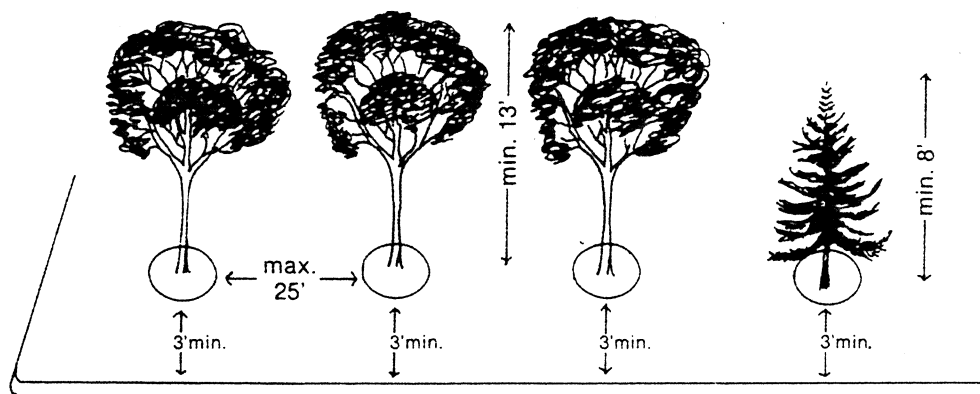
1. At least 50% of the sidewalk finish texture shall match the exposed aggregate finish texture where existing on CBD pedestrian sidewalk improvements.
2. The textured sidewalk area shall be repaired or replaced immediately if damaged or disfigured or if it otherwise loses its aesthetic utility, or becomes unsafe.

DESIGN OPPORTUNITIES::

Sidewalk texture can be used to mark entry points, to dramatize special focal or display areas, to create a dynamic sidewalk pattern which strengthens building or block identity, and to enhance other design amenities.



street trees



1 pt. per tree

INTENT:

The provision of street trees within the Anchorage CBD is intended to promote the development of "living" amenities within downtown pedestrian and vehicle corridors. Street trees offer seasonal variety, strengthen district identity, represent physical symbols of Alaska's natural heritage, soften the "hard" edges of the city, and aid in the reduction of air pollution.

DEFINITION:

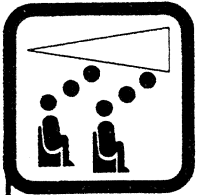
A street tree shall be defined as any evergreen or deciduous tree located within 15 feet of the nearest curb face, be 1 of at least 3 street trees located within 60 feet of each other, and meet the street tree design standards.

DESIGN STANDARDS:

1. Street trees shall be centered no closer than three feet from the face of the curb and be located so as to provide at least eight feet of unobstructed, accessible walkway area (a dimension established along a line aligned perpendicular to the curb face).
2. Street trees shall be located along either the curblane or lot line (right-of-way line) side of the sidewalk.
3. Street trees shall be centered not more than 25 feet apart.
4. Deciduous street trees shall be no less than 2 1/2 inches in caliper (measured 6 inches from the top of the rootball) and be no less than 13 feet in height. Evergreen trees shall be no less than eight feet in height.
5. Plant material shall be selected for its structure, color, and ultimate growth.
6. Planting pits shall be a minimum of five feet in diameter or square.
7. Street trees shall be protected with tree grates and tree guards.
8. Street trees shall be maintained by the owner or his designee.
9. Street trees shall be located no further than 100 feet from a source of water for irrigation (such as, external hose bib, quick coupler, or irrigation system).
10. If a tree dies or is severely damaged or disfigured, it shall be replaced by the owner within one month of the same growing season. Should this timing be impractical to achieve, the tree shall be replaced by the owner within one month of the following growing season.
11. Except as modified by the design criteria for this section, street trees shall be installed, established, and maintained in accordance with municipal standard specifications for landscape improvements.

DESIGN OPPORTUNITIES:

Street trees may be arranged in a continuous row(s), in clusters, in raised planters, or wrapped around corners. Street trees can be located and selected to enhance pedestrian gathering places (such as, intersection corners), accentuate building entrances and facades, and amplify focal point design elements (such as, street art and display areas).



commercial theater

In B-2A only, 1 pt. per 200 sq. ft.

INTENT:

Commercial theaters are intended to provide public entertainment facilities in the downtown area as well as promote an enlivened atmosphere during the evening hours.

DEFINITION:

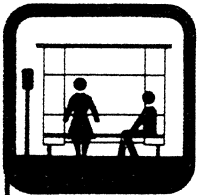
A commercial theater is a place for the exhibition of commercial films or theatrical performances as well as public lectures and presentations.

DESIGN STANDARDS:

1. The theater shall have a minimum seating capacity of 150 seats.
2. The theater's main entrance shall be directly accessible from sidewalk grade level and highly visible from the street or public open space.
3. The lobby area shall be located at sidewalk grade level and shall be enclosed and weather protected.
4. The theater shall have an illuminated sign displaying titles of current entertainment attractions located on at least one street frontage of the structure containing the theater.

DESIGN OPPORTUNITIES:

A theater should be designed to promote pedestrian interest and activity in the downtown area, especially during evening hours. A theater may be located either at, above, or below grade. More than one theater may be located in the same building.



transit amenities

3 pts. per covered shelter, 10 pts. per bus pullout.

INTENT:

Transit amenities are intended to encourage the use of public transit as an alternative to the automobile for trips to work, shopping, and recreation within the downtown area. These facilities should be designed to make transit usage a pleasant and appealing choice.

DEFINITION:

A covered bus shelter shall be defined as a semi-enclosed waiting area that provides protection from the elements for transit passengers. A bus shelter may be designed as an integral part of a building or as a self-contained unit. A bus pullout is a specially constructed area off the normal roadway section that is provided for bus loading and unloading.

DESIGN STANDARDS:

1. The bus shelter shall be covered and enclosed on at least three sides.
2. Internal shelter placement shall be designed to compliment the architectural theme of the building.
3. The self-contained bus shelter shall be designed to be compatible with the adjacent land use.
4. The bus shelter shall be illuminated.
5. A minimum of eight feet clear pedestrian space shall be provided adjacent to the bus shelter or the pullout.
6. Benches shall be provided for bus shelters and pullouts.
7. Pullouts and bus shelters shall be reviewed by the Municipality of Anchorage Transit Department for location and compatibility with Transit facilities design guidelines.

DESIGN OPPORTUNITIES:

Bus shelters need to blend in with their surrounding and be compatible with the prevailing land use. The design for shelters which are integrated into a building facade can vary considerably depending on the style of the primary development. The preferred location of passenger shelters is on sites that provide unobstructed pedestrian movement and that are near existing street lighting. The use of a bench design that complements the landscape and architectural style of the overall project is recommended.



other policy

Planning and Zoning Commission Policy Interpretation Relating to Bonus Points:

- 1) A surplus of bonus points accumulated on an existing building or interrelated building complex can be applied to any addition to that building or building complex even though the addition may be on a separate but adjoining lot. If the addition is across a street or alley, the surplus bonus points accumulated by the primary structure may be applied to the addition at the discretion of the Planning Commission. Generally speaking, some form of substantial connection across said street or alley will be considered essential before a favorable Commission interpretation can be obtained.
- 2) Any deficiency in bonus points on any existing building which exceeds the base height of the particular zone it is in must be made up by any addition to that building. This means that after the addition to such a building is complete, the entire structure, including the additions, must be in conformance with the bonus point requirements. Any addition to a building which is essentially a free-standing, separate structure can be treated on its own merits, however, even though the existing portion of the resulting building complex exceeds the base height of the zone and is deficient in bonus points.

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Additional Sections Included from Old Code

Additional Old Title 21 Code excerpts found after the compilation of Appendix A-1 (see Table of Contents) have been added in this section at the end of the appendix to avoid changing page and line numbers already referenced in Exhibit B: Annotated Zoning Code Amendments.

- 21.45.080X.9. - Off-street parking requirements; Parking angle space dimensions.

21.45.080X. - Off-street parking requirements; Standards for parking spaces, parking area design.

X. *Standards for parking spaces; parking area design.* Parking spaces provided in accordance with the requirements of this section shall meet the following standards:

9. *Parking angle space dimensions.*

a. Except as provided in subsection b of this subsection, the parking configuration stated in table 1 of this subsection shall apply to all required off-street parking:

TABLE 1

A	B	C	D	E	F	G
Parking Angle	Stall Width	Stall to Curb	Aisle Width 1-way	Aisle Width 2-way	Curb Length	Overhang
0°	9.0	9.0	12.0	24	23.0	0
	9.5	9.5	12.0	24	23.0	
	10.0	10.0	12.0	24	23.0	
20°	9.0	15.0	12.0	24	26.3	0.7
	9.5	15.5	12.0	24	27.8	
	10.0	15.9	12.0	24	29.2	
30°	9.0	17.3	12.0	24	18.0	1.0
	9.5	17.8	12.0	24	19.0	
	10.0	18.2	12.0	24	20.0	
40°	9.0	19.1	12.0	24	14.0	1.3
	9.5	19.5	12.0	24	14.8	
	10.0	19.9	12.0	24	15.6	
45°	9.0	19.8	12.0	24	12.7	1.4
	9.5	20.1	12.0	24	13.4	
	10.0	20.5	12.0	24	14.1	
50°	9.0	20.4	12.0	24	11.7	1.5
	9.5	20.7	12.0	24	12.4	
	10.0	21.0	12.0	24	13.1	
60°	9.0	21.0	18.0	24	10.4	1.7
	9.5	21.2	18.0	24	11.0	
	10.0	21.5	18.0	24	11.5	
70°	9.0	21.0	19.0	24	9.6	1.9
	9.5	21.2	18.5	24	10.1	
	10.0	21.2	18.0	24	10.6	

80°	9.0	20.3	22.0	24	9.1	2.0
	9.5	20.4	21.0	24	9.6	
	10.0	20.5	22.0	24	10.2	
90°	9.0	20.0	23.0	24	9.0	2.0
	9.5	20.0	22.0	24	9.5	
	10.0	20.0	22.0	24	10.0	

All dimensions are to the nearest tenth of a foot.

- b. Permanent parking provided on an alternative site plan approved pursuant to section 21.45.140.D.2 or E may either:
- (1) Employ the parking configuration stated in table 2; or
 - (2) Employ the parking configuration stated in table 3 if the 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.

TABLE 2

Parking Angle (O)	Stall Width (A)	Vehicle Projection (B)	Aisle Width (C)	Typical Module (D)	Interlock Reduction (E)	Overhang (F)
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"	—	2' 8"

*Assumes two-way traffic flow.

1 TABLE 3

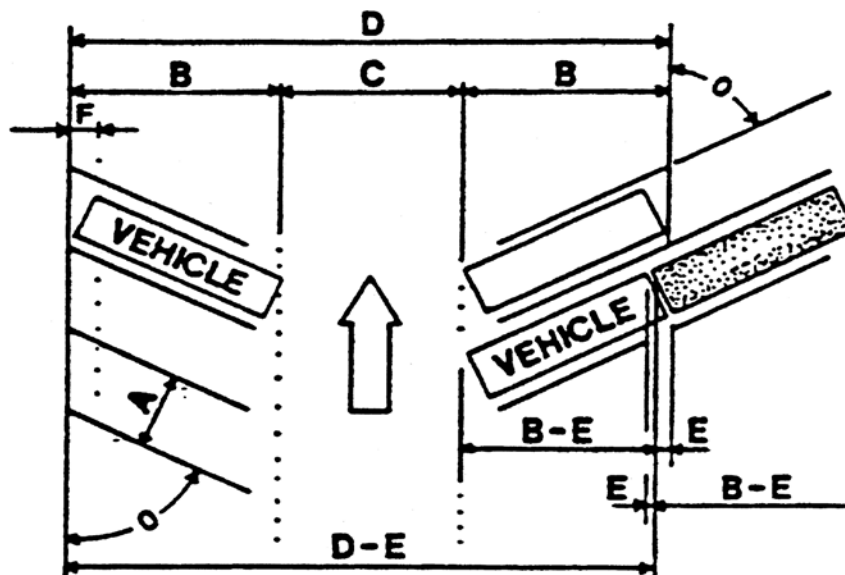
Parking Angle (O)	Stall Type	Stall Width (A)	Vehicle Projection (B)	Aisle Width (C)	Typical Module (D)	Interlock Reduction (E)	Overhang (F)
45°	CO	7' 7"	15' 2"	10' 9"	41' 1"	1' 6"	1' 6"
	STD	8' 4"	18' 4"	13' 0"	49' 8"	2' 0"	2' 3"
50°	CO	7' 7"	15' 8"	11' 2"	42' 6"	1' 4"	1' 7"
	STD	8' 4"	19' 2"	13' 6"	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"	—	2' 0"
	STD	8' 4"	19' 0"	23' 0"	61' 0"	—	3' 0"

2
3 CO: Compact car.

4
5 STD: Standard car.

6
7 *Assumes two-way traffic flow.

- 8
9 c. The spatial relationships described in tables 1, 2 and 3 of this subsection shall be
10 calculated in the manner depicted in the following diagram:
11



12
13 Parking Diagram
14



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