

MUNICIPALITY OF ANCHORAGE



Planning Department

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Mayor Dave Bronson

Change to Title 21 Zoning Height Regulations in the R-2 Zones

The Anchorage Assembly has approved a code change to the land use regulations for building height and bulk for the R-2A, R-2D, and R-2M Residential Zoning Districts (R-2 Zones).

This Title 21 amendment revises the two-and-one-half story (2½-story) height limit in the R-2 Zones. It allows 3-story buildings in certain locations and situations, subject to transitions in height and bulk to adjoining R-2 zoned residential properties. The amendment also adjusts height limit exceptions for rooftop appurtenances. It also reduces the side yard setback for small multifamily structures.

The approved Assembly Ordinance is AO No. 2022-36. The approved ordinance and informational materials are available at the R-2 Zones Height and Bulk Amendment project web page at URL:

<https://www.muni.org/Departments/OCPD/Planning/Projects/AnchLandUse/Pages/Compatible.aspx>

Effective Date: Thursday, May 26, 2022

The revised R-2 Zones regulations in AO No. 2022-36 become effective on Thursday, May 26, 2022. The Title 21 regulations that have applied to properties in the R-2A, R-2D, and R-2M districts prior to Assembly adoption of AO No. 2022-36 will continue to apply to all applications filed for development or land use entitlements in these districts until the close of business on Wednesday, May 25, 2022.

Applicants for entitlements who file their application on or after Thursday, May 26 will be reviewed under Title 21 as amended by adopted ordinance AO No. 2022-36.

Updated Title 21 Code on Planning Department Web Page

An updated version of the Title 21 zoning code incorporating the R-2 text amendments will become available on the Planning Department's Title 21 web page on May 26. The Planning Department Title 21 web page URL is:

<https://www.muni.org/Departments/OCPD/Planning/Projects/t21/Pages/Title21Rewrite.aspx>

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