Appendix A:
Zoning and Housing Analysis

Zoning on Vacant Lands

Zoning designations include a description of the intended character of the built environment and a set of regulations such as building height, lot coverage and parking requirements that determine the levels of intensity and types of uses allowed. On a given property, what gets built can fall anywhere within the range of allowed density. To determine capacity totals on vacant land, the *Anchorage Housing Market Analysis* evaluated a range of residential density assumptions, leading to a range of capacity totals. The research from this analysis documented a trend that found that new construction was being developed significantly below maximum densities allowed by each zoning district.

Figure 1 shows the density assumptions used for three vacant land capacity alternatives in the *Anchorage Housing Market Analysis* compared to the maximum densities allowed in Title 21. Figure 2 shows the total vacant land capacity within the District based on these assumptions.

The reasons for building less than the maximum density as zoning allows vary, but are most often linked to the effect and constraints of site conditions, market conditions, and regulatory requirements, such as required parking and lot setbacks. For example, the development proformas tested during the East Anchorage District Plan planning

Anchorage Housing Market Analysis Density Descriptions

- **Recent Densities:** A continuation of the average residential densities (dwellings per acre) and mix of housing structure types achieved over the past ten years of development activity, in each zoning district.

- **Historic Densities:** The average residential densities and mix of housing structure types achieved by all existing housing stock, regardless of year built.

- **Accelerated Densities:** A transition to higher average densities closer to the maximum achievable residential densities allowed by zoning. This scenario assumes the average future density is the median between recent achieved densities (Scenario 1) and the maximum allowed density in each zoning district.

process show that despite being zoned for up to 40 units per acre, the effective density of the R-3 district is closer to 20-25 units per acre. In order to achieve the higher densities described by the zoning, a developer would likely need to provide structured parking. This is an expensive proposition that is typically associated with projects on land more expensive and often more suited to what is typically found in the District.

Figure 1: Residential Density Assumption (dwelling units per acre)

Source: Anchorage Housing Market Analysis

Residential Zoning District	#1: Recent Densities	#2: Historic Densities	#3: Accelerated Densities	Max. Allowable Gross Density by Zoning *(Title 21 Chapter 4: Zoning Districts)*
R-1	4.79	4.87	5.90	5
R-1A	3.25	3.63	4.13	4
R-2A Two-family	6.33	6.61	8.16	7
R-2D Two Family	8.52	7.71	11.26	8
R-2M Multi-family	12.07	9.21	14.53	15
R-3 Multi-family	14.12	17.63	28.06	40
R-4 Multi-family[1]	17.23	24.19	58.61	100

Figure 2: Projected Residential Capacity in North East Subarea

(based on vacant land and the densities from the Anchorage Housing Market Analysis*)*

	#1: Recent Densities	#2: Historic Densities	#3: Accelerated Densities
Total Housing Units	2,496	2,718	4,441

*   The maximum zoned density for most districts is expressed in terms of minimum lot size per number of allowed dwelling units. However, the high density R-4 district is more difficult, where density is controlled by a maximum FAR of 2.0. The maximum density expressed for R-4 district is based on a review of the effects of the zoning ordinance on actual built developments. Most are below 100 DUA. REVIEW DRAFT