

New Proposed Ordinance

Adding Permitted Uses to Overlay

PZC Case No. 2025-0030

**Establishing a Transit-Supportive
Development Overlay**

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Submitted by: Mayor LaFrance,
Assembly Members
Martinez and Baldwin Day
Prepared by: Planning Department
For reading: _____

ANCHORAGE, ALASKA
AO NO. 2025-__

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 CHAPTERS 21.04: ZONING DISTRICTS AND 21.05: USE REGULATIONS, IN ORDER TO ADD PERMITTED USES TO THE TRANSIT-SUPPORTIVE DEVELOPMENT OVERLAY WHICH WILL IMPLEMENT THE TOWN CENTERS AND TRANSIT-SUPPORTIVE DEVELOPMENT CORRIDORS ESTABLISHED BY THE ANCHORAGE 2040 LAND USE PLAN.

(Planning and Zoning Commission Case No. 2025-0030)

WHEREAS, XXX; and

WHEREAS, XXX; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code Section 21.04.070, Transit Supportive Development Overlay (TSDO), is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

21.04.070. Transit Supportive Development Overlay (TSDO)

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4. District-Specific Standards

Where the district-specific standards of this section conflict with the base zoning district, the following standards govern, except that if there are any conflicts between provisions of the Transit-Supportive Development Overlay and the provisions of Natural Resource Protection in 21.07.020, the provisions of 21.07.020 shall govern.

a. Limitations on non-residential use development in residential base zones.

Where a non-residential use is not permitted in the underlying zoning district but is permitted in the TSDO, uses in the the non-residential use shall either (a) not exceed 49% of the total gross square footage of all structures on a lot and the remainder of the square footage shall be dedicated to residential use, or (b) the

use shall not be greater than 10,000sf when there is no residential use on the lot:

Residential uses, such as multifamily developments, and Community Uses are exempt from this standard.

b. Hours of operation in residential base zones.

Where a use is not permitted in the underlying residential zoning district but is permitted in the TSDO, the maximum hours of operation shall be from 8:00 a.m. to 10:00 p.m. Monday through Saturday, and from 12:00 p.m. to 10:00 p.m. on Sunday.

c. Uses

The following uses are not permitted:

- i. Car Washes
- ii. Surface parking lots as a primary use
- iii. Fueling Station
- iv. All uses in the Vehicles and Equipment use type category.

d. Accessory Uses

Drive through service as an accessory use is prohibited.

e[A]. Subdivisions

If a lot is to be served by an on-site wastewater disposal system, the lot shall have the minimum area required for such a lot under AMC chapter 15.65

f[B]. Driveway Design and Dimensions

Driveways shall meet the requirements of Section 21.07.090H.11. except that, within residential zoning districts, driveways for all uses shall not exceed 20 feet.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2022-80(S), 11-22-22; AO 2023-50, 7-11-23)

Section 2. Anchorage Municipal Code Section 21.05.010, Table of Allowed Uses, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

21.05.010 Table of allowed uses.

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E. Table of Allowed Uses – Residential, Commercial, Industrial, and Other Districts

TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana For uses allowed in the A, TA, and TR districts, see section 21.04.060. All other uses not shown are prohibited.			
		OTHER	
Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
RESIDENTIAL USES			
Household Living	Dwelling, mixed-use	P	21.05.030A.1.
	Dwelling, multifamily	P	21.05.030A.2.
	Dwelling, single-family, attached	P	21.05.030A.3.
	Dwelling, single-family, detached	P	21.05.030A.4.
	Dwelling, townhouse	P	21.05.030A.5.
	Dwelling, two-family	P	21.05.030A.6.
	Dwelling, mobile home	C	21.05.030A.7.
	Manufactured home community	C	21.05.030A.8.
Group Living	Assisted living facility (3-8 residents)	P	21.05.030B.1.
	Assisted living facility (9 or more residents)	<u>P</u>	21.05.030B.1.
	Correctional community residential center		21.05.030B.2.

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All other uses not shown are prohibited.

		OTHER	
Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	Habilitative care facility, small (up to 8 residents)	P	21.05.030B.3.
	Habilitative care facility, medium (9-25 residents)	<u>P</u>	21.05.030B.3.
	Habilitative care facility, large (26+ residents)	<u>P</u>	21.05.030B.3.
	Rooming-house	<u>P</u>	21.05.030B.4.
	Transitional living facility	<u>P</u>	21.05.030B.5.
COMMUNITY USES			
Adult Care	Adult care facility (3 to 8 persons)	P	21.05.040A.
	Adult care facility (9 or more persons)	<u>P</u>	21.05.040 A.
Child Care	Child care center (9 or more children)	<u>P</u>	21.05.040B.1.
	Child care home (up to 8 children)	P	21.05.040B.2.
Community Service	Cemetery or mausoleum		21.05.040C.1.
	Community center	<u>P</u>	21.05.040C.2.

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Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	Crematorium		21.05.040C.3.
	Government administration and civic facility	<u>P</u>	21.05.040C.4
	Homeless and transient shelter		21.05.040C.5.
	Neighborhood recreation center	<u>S</u>	21.05.040C.6.
	Religious assembly	<u>S</u>	21.05.040C.7.
	Social service facility	<u>C</u>	21.05.040C.8.
Cultural Facility	Aquarium		21.05.040D.1.
	Botanical gardens		21.05.040D.2.
	Library	<u>P/M</u>	21.05.040D.3.
	Museum or cultural center	<u>P/M</u>	21.05.040D.4.
	Zoo		21.05.040D.5.
Educational Facility	Boarding school	<u>P</u>	21.05.040E.1.
	College or university	<u>P</u>	21.05.040E.2.
	Elementary school or middle school	<u>P/M</u>	21.05.040E.3.

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Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	High school	<u>P/M</u>	21.05.040E.4.
	Instructional services	<u>P</u>	21.05.040E.5.
	Vocational or trade school	<u>P</u>	21.05.040E.6.
Health Care Facility	Health services	<u>P</u>	21.05.040F.1.
	Hospital/health care facility	<u>S</u>	21.05.040F.2.
	Nursing facility	<u>S</u>	21.05.040F.3.
Parks and Open Area	Community garden	<u>P</u>	21.05.040G.1.
	Park, public or private	<u>P</u>	21.05.040G.2.
Public Safety Facility	Community or police substation	<u>P</u>	21.05.040 H.1.
	Correctional institution		21.05.040H.2.
	Fire station	<u>M</u>	21.05.040H.3.
	Public safety facility	<u>M</u>	21.05.040H.4.
Transportation Facility	Airport		21.05.040 I.1.
	Airstrip, private		21.05.040I.2.
	Heliport		21.05.040I.3.
	Rail yard		21.05.040I.4.

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Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	Railroad freight terminal		21.05.040I.5.
	Railroad passenger terminal		21.05.040I.6.
	Transit center		21.05.040I.7.
Utility Facility	Tower, high voltage transmission		21.05.040J.1.
	Utility facility		21.05.040J.2.
	Utility substation		21.05.040J.3.
	Wind energy conversion system (WECS), utility		21.05.040J.4.
Telecommunication Facilities	Antenna only, large ⁴		21.05.040K.
	Antenna only, small ⁴		21.05.040K.
	Type 1 tower ⁴		21.05.040K.
	Type 2 tower ⁴		21.05.040K.
	Type 3 tower ⁴		21.05.040K.
	Type 4 tower ⁴		21.05.040K.
COMMERCIAL USES			
Agricultural Uses	Commercial horticulture		21.05.050A.1.

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Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
Animal Sales, Service & Care ²	Animal Boarding ²		21.05.050B.1.
	Animal shelter ²		21.05.050B.2.
	Large domestic animal facility, principal use ²		21.05.050B.3.
	Retail and pet services ²	<u>P</u>	21.05.050B.4.
	Veterinary clinic ²	<u>P</u>	21.05.050B.5.
Assembly	Civic/convention center		21.05.050 C.1. 21.05.020A.
	Club/lodge/meeting hall	<u>P</u>	21.05.050 C.2. 21.05.020A.
Entertainment and recreation ²	Amusement establishment ²		21.05.050 D.1. 21.05.020A.
	Entertainment facility, major ²		21.05.050D.2. 21.05.020A.
	Fitness and recreational sports center ²	<u>P</u>	21.05.050 D.3.
	General outdoor recreation, commercial ²		21.05.050D.4.
	Golf course ²		21.05.050D.5.

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Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	Motorized sports facility ²		21.05.050D.6. 21.05.020A.
	Movie theater ²	<u>P</u>	21.05.050D.7. 21.05.020A.
	Nightclub ²		21.05.050D.8. 21.05.020A.
	Shooting range, outdoor ²		21.05.050D.9.
	Skiing facility, alpine ²		21.05.050D.10.
	Theater company or dinner theater ²	<u>P</u>	21.05.050 D.11. 21.05.020A.
Food and Beverage Service ²	Bar ²	<u>S</u>	21.05.050 E.1. 21.05.020A.
	Food and beverage kiosk ²	<u>P</u>	21.05.05 E.2. 21.05.020A.
	Restaurant ²	<u>P</u>	21.05.050E.3. 21.05.020A.
Office	Broadcasting facility		21.05.050F.1.
	Financial institution	<u>P</u>	21.05.050F.2.
	Office, business or professional	<u>P</u>	21.05.050F.3.
Personal Services, Repair, and Rental	Business service establishment	<u>P</u>	21.05.050G.1.

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Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	Funeral/mortuary services		21.05.050G.2.
	General personal services	<u>P</u>	21.05.050G.3.
	Small equipment rental		21.05.050G.4.
Retail Sales ²	Auction house ²	<u>C</u>	21.05.050H.1.
	Building materials store ²		21.05.050H.2.
	Convenience store ²	<u>P</u>	21.05.050 H.3. 21.05.020A.
	Farmers market ²	<u>P</u>	21.05.050H.4.
	Fueling station ²		21.05.050 H.5. 21.05.020A.
	Furniture and home appliance store ²	<u>P</u>	21.05.050H.6.
	General retail ²	<u>P</u>	21.05.050H.7.
	Grocery or food store ²	<u>P</u>	21.05.050H.8. 21.05.020 A.
	Liquor store ²		21.05.050H.9. 21.05.020A.
	Pawnshop ²		21.05.05H.10.

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Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
Vehicles and Equipment	Aircraft and marine vessel sales		21.05.050I.1.
	Parking lot or structure (50+ spaces)		21.05.050I.2. or I.3.
	Parking lot or structure (less than 50 spaces)		21.05.050I.2. or I.3.
	Vehicle parts and supplies ²		21.05.050I.4.
	Vehicle-large, sales and rental ²		21.05.050I.5.
	Vehicle-small, sales and rental ²		21.05.050I.6.
	Vehicle service and repair, major		21.05.050I.7.
	Vehicle service and repair, minor		21.05.050I.8.
Visitor Accommodations	Camper park	<u>C</u>	21.05.050J.1.
	Extended-stay lodgings	<u>C</u>	21.05.050J.2.
	Hostel	<u>P</u>	21.05.050J.3.
	Hotel/motel	<u>P</u>	21.05.050J.4. 21.05.020A.

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Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	Inn	<u>P</u>	21.05.050J.5. 21.05.020A.
	Recreational and vacation camp		21.05.050J.6.
COMMERCIAL MARIJUANA USES			
	Marijuana cultivation facility		21.05.055B.1. 21.03.105
	Marijuana manufacturing facility		21.05.055B.2. 21.03.105
	Marijuana testing facility		21.05.055B.3. 21.03.105
	Marijuana retail sales establishment ²		21.05.055B.4. 21.03.105
INDUSTRIAL USES			
Industrial Service	Contractor and special trades, light		21.05.060A.1.
	Data processing facility		21.05.060A.2.
	Dry cleaning establishment	<u>C</u>	21.05.060A.3.
	General industrial service		21.05.060A.4.
	Governmental service		21.05.060A.5.

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Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	Heavy equipment sales and rental		21.05.060A.6.
	Research laboratory	<u>P</u>	21.05.060A.7.
Manufacturing and Production	Commercial food production		21.05.060B.1.
	Cottage crafts	<u>P</u>	21.05.060B.2.
	Manufacturing, general		21.05.060B.3.
	Manufacturing, heavy		21.05.060B.4.
	Manufacturing, light	<u>S/C</u>	21.05.06B.5.
	Natural resource extraction, organic and inorganic		21.05.060B.6.
	Natural resource extraction, placer mining		21.05.060B.7.
Marine Facility	Aquaculture		21.05.060C.1.
	Facility for combined marine and general construction		21.05.060C.2.
	Marine operations		21.05.060C.3.
	Marine wholesaling		21.05.060C.4.

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Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
Warehouse and Storage	Bulk storage of hazardous materials ⁷		21.05.060D.1.
	Impound yard		21.05.060D.2.
	Motor freight terminal		21.05.060D.3.
	Outdoor storage associated with a community use		21.05.060D.8.
	Outdoor storage of vehicles and/or equipment associated with a community use		21.05.060D.9.
	Self-storage facility		21.05.060D.4.
	Storage yard		21.05.060D.5.
	Warehouse or wholesale establishment, general		21.05.060D.6.
	Warehouse or wholesale establishment, light		21.05.060D.7.
Waste and Salvage	Composting facility		21.05.060E.1.
	Hazardous waste treatment facility		21.05.060E.2.
	Incinerator or thermal desorption unit		21.05.060E.3.

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	Junkyard or salvage yard		21.05.060E.4.
	Land reclamation		21.05.060E.5.
	Landfill		21.05.060E.6.
	Recycling drop-off		21.05.060E.7.
	Snow disposal site		21.05.060E.8.
	Solid waste transfer facility		21.05.060E.9.
	Stormwater sediment management facility		21.05.060E.10.

¹ See subsections 21.04.050B. and C. for interim provisions allowing for additional uses in the I-2 district.

² Uses with structures with a gross floor area over 20,000 square feet require a major site plan review through subsection 21.07.120A., *Large Commercial Establishments*.

³ Marijuana cultivation facilities are permitted in the B-3 district when collocated with and attached to a marijuana retail sales establishment. Marijuana manufacturing facilities producing extracts using water-based, food-based, closed-loop carbon dioxide extraction systems, or other methods not employing solvents or gases, as described in 3 AAC 306.555, are permitted in the B-3 district. Marijuana retail sales establishments are permitted in the I-2 district when collocated with and attached to a marijuana cultivation facility or a marijuana manufacturing facility.

⁴ In accordance with subsection 21.05.040K.3.g., a tower or antenna that is not permitted in a district may be requested through the conditional use process.

⁵ In the AF district, three towers per lot are permitted by right (or, for Type 2 towers, by administrative site plan review). The installation of more than three towers per lot requires a conditional use permit.

⁶ Health services facilities not to exceed 15,000 gross square feet per individual parcel.

⁷ See subsection 21.05.060D.1.b for specific use provisions applicable within the Port of Anchorage Security Area

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, 01-28-14; AO 2014-58, 5-20-14; 2015-133(S), 2-23-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-131, 11-15-16; AO 2016-136, 11-15-16; AO 2016-156, 12-20-16; AO 2017-10, 1-24-17; AO 2017-57, 4-11-17;

9/2/2025

1 AO 2017-74, 5-23-17; AO 2017-176, 1-9-18; AO 2017-175(S), 2-13-18; AO
2 2020-38, 4-28-20; AO 2020-56, 6-23-20; AO 2021-54, 6-22-21; AO 2023-
3 77, 7-25-23; AO 2023-42, 8-22-23; AO 2023-87(S-1), 6-25-24; AO 2025-
4 36, 4-16-25)
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6 **Section 3.** This ordinance shall become effective immediately upon adoption.
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8 PASSED AND APPROVED by the Anchorage Assembly this _____ day of
9 _____, 2025.
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Chair

15 ATTEST:
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Municipal Clerk