



Municipality of Anchorage
Planning Department
Memorandum



Date: October 6, 2025
To: Planning and Zoning Commission
Thru: Mélisa Babb, Planning Director
From: Daniel Mckenna-Foster, Long-Range Planning Manager
Subject: Version 6: Supplemental Memo for the PZC Case No. 2025-0030, Establishing a Transit-Supportive Development Overlay (TSDO), and PZC Case No. 2025-0034, Amending the Comprehensive Plan

OVERVIEW

Since posting version 5 of the TSDO proposal and the updated map, the Planning Department has received additional comments on the ordinance calling for both more restrictive standards and more flexible standards, as well as comments informing about specific projects that would only be possible using the boundaries of the original map. The Department has also received additional feedback from AMATS staff providing more context on how a wider TSDO plays into the implementation of AMATS plans. Due to these comments, and considering the goal of 10,000 homes in 10 years, with this memo the Department provides a sixth version of the ordinance in 2025-0030 and recommends a return to the original mapping boundaries and some modifications to dimensional standards. These changes are a middle ground between the vision of the Comprehensive Plan for "five-over-one" multifamily development and the more gradual change over time as requested in some comments. At the same time, to address public comments calling for more control over development in particular areas, the Department recommends the use of special overlays at the neighborhood scale to provide more tailored, consensus-based zoning where desired.

PROJECTS CONTEMPLATED UNDER THE ORIGINAL MAP

Since publishing the packet for the October 6, 2025 Planning and Zoning Commission meeting, the Department has learned of at least 6 known planned projects that would yield over 100 units overall that would have benefited from the original TSDO boundaries but were excluded by the map change:

1. 36 unit plan in south central Anchorage, 2 plex buildings. *"We already have preliminary designs completed and the funding approved. We are just waiting on the TSDO map to be approved to submit to the muni. This project is a full go if the TSDO and map include the property."*

2. 24 unit concept in south central Anchorage. *"We are having to leave a lot empty, just to meet the R-2M density requirements. We are hoping that the new AO would allow us to build on the vacant lot."*
3. 18 unit plan in south central Anchorage. *"The property is zoned R-1, which only allows single family and two family homes. This lot is on two main roads and multifamily would be a much better fit. We would like to build three 6 plex buildings on the property. Having the TSDO approved here would save us having to work through a very difficult rezone process. Rezones take over a year to complete and have a risk of not being approved even after a very expensive process."*
4. Project in Spenard: *"...the owner would like to subdivide into smaller duplex lots if the AO passes and includes the Spenard area."*
5. Approximately ten properties near Abbott Road for which lot size restrictions limit duplex construction (Title 21 requires a 13,000 square foot lot for a duplex in R-5 zones, the TSDO would simplify that).
6. 24 unit project in Spenard immediately outside of the new TSDO boundary.

These new units, if built, would contribute directly to the goal of 10,000 homes in 10 years.

INFRASTRUCTURE PLANNING DEPENDENT ON IMPLEMENTING THE 2040 LAND USE PLAN

At the October 2, 2024 AMATS Technical Advisory Committee meeting, Planning staff presented on the TSDO project and heard comments from committee members and AMATS staff. AMATS staff noted that large portions of the MPO's long-range planning activities are contingent upon on the MOA following through with implementing the goals of the 2040 Land Use Plan, including the implementation of transit supportive corridors. The expectation of this implementation informs assumptions and decisions for the AMATS Metropolitan Transportation Plan, Transportation Improvement Program, Climate Action Plan, and the fundamental framework for the Complete Streets Project that is currently underway. AMATS staff also observed that that the most recent TSDO map, significantly reduced, may change the viability of some of AMATS' proposals and increase the difficulty of achieving the mode share targets outlined in the 2025 Long Range Transportation Strategy. Similar to the feedback on potential projects above, these comments on the need for long-range transportation and infrastructure planning informed the proposal of the sixth version of the AO included with this memorandum.

NEIGHBORHOOD-SPECIFIC CONSENSUS BASED ZONING OVERLAYS

The Department's primary task in this project is to help implement the goals and vision of the 2040 Land Use Plan. The Transit-Supportive Development Overlay proposed in 2025-0030 is the balance of following the intent of the plan, allowing for incremental change, creating a straightforward and readable code, and reducing obstacles to development that do not hamper the health, safety, or welfare of the community. Feedback on projects so far indicates that the overlay is very likely to facilitate positive outcomes for housing production.

The Department has received a large number of comments in favor of the TSDO proposal and widespread support of the concept of building more housing in Anchorage. However, some comments have also expressed concern about a lack of control over the specific standards

within the TSDO, and in some cases provided a range of alternatives. The Department's recent experience with highly-tailored and area-specific zoning regulations suggests that intricate land use rules are less transparent to the public and often make implementation more difficult (for example, the complexity of the site access standards from AO 2023-50 resulted in widespread feedback that the code was simply too complicated even for experts to understand). Considering this, the Department aims to keep code proposals simple with the understanding that policy makers may wish to adapt the final product as necessary.

Even with the Department taking this approach, however, Title 21 does have an existing tool that any neighborhood can use to create area-specific regulatory frameworks, based on consensus, that control land development to meet their specific needs. This tool would be the creation of a special neighborhood overlay, outlined in 21.03.160J (Rezoning to Create, Alter, or Eliminate Overlay Districts). This code section allows areas of 1.75 acres or more to take total control of the land use process and:

- to permit, require, prohibit, or restrict structures or the use of land or structures;
- alter the provisions of the use-specific requirements as applied to property within the overlay district;
- require new development or attributes of new development to conform to a specific architectural or design theme;
- require a design review approval process;
- and/or alter the development standards of the underlying district by decreasing or increasing the requirements with regard to building height, setbacks, lot area, lot width, lot coverage, and lot densities of the underlying district.

The latitude of this tool appears to be uniquely well-suited to address a large number of the concerns about the TSDO standards and also comments about the public process for creating the code. And, while Muni-led rezones are based in implementing the adopted policy of the Comprehensive Plan (generated through a larger public process and adopted by the Assembly), these special neighborhood overlays are fundamentally citizen-led as they require support and consensus from 51% of affected property owners.

This would also help implement the Comprehensive Plan, as overlays are listed as a key strategy in both the 2020 Comprehensive Plan and 2040 Land Use Plan. From the 2020 Comprehensive Plan:

Overlay Zone – Under this strategy, new land use regulations would be enacted to create unique zoning districts for specific land use regulatory incentives or restrictions. These overlay regulations apply in addition to underlying zoning district regulations. Overlay zones may be used to promote a design theme for an area, to provide incentives to promote a wanted type of development or redevelopment, or to add restrictions to prevent development that is not wanted in the location. An overlay zone may be permanent or temporary, depending on the specific zone objective. An example would be an overlay zone applied to a transit route that allows increases in residential density and reductions in parking requirements, based on the assumption that easy access to bus service will reduce the need for families to use as many cars. Implementation will mean amendments to the zoning ordinance and application of overlay zones on the zoning maps. The overlay zones will be identified in subsequent district or neighborhood plans. (page 102)

From the 2040 Land Use Plan:

Strategy 7: New Zoning Districts/Overlay Zones

Other adopted Comprehensive Plan elements recommend making Title 21 more versatile and responsive to contemporary land use trends. They recommended innovative zoning

districts designed to grow the city through compact development in the city's centers, compatible development in existing neighborhoods, and growing key economic sectors.

Examples include the West Anchorage District Plan's recommended airport zoning, and the Anchorage Downtown Comprehensive Plan's recommendation for new zoning districts to address Central Business District (CBD) revitalization and mixed-use housing. Other neighborhood and district plans call for new overlay zones to encourage pedestrian-oriented mixed-use and neighborhood infill.

Action 7-4 of the 2040 Land Use Plan calls for the Municipality to:

Adopt one or more Traditional Neighborhood Design zoning districts or overlay zones for urban neighborhoods, which reflect adopted plans and incorporate "form-based" regulations. Structure the form-based code to accommodate neighborhood differences and characteristics while staying consistent and simple in format. For example, this action includes helping to implement the "City Center" and "Mixed-use (a.k.a., Main Street) Corridor" land use designations in the Fairview Neighborhood Plan area.

These overlays would supersede both any TSDO zoning and underlying zoning. The use of this tool will both empower neighborhoods and also further implementation of Comprehensive Plan goals community wide. The Department is preparing a template for these overlays and will make it available to any interested parties looking to craft specific rules for their unique area. As soon as an area has completed their desired regulatory framework, the Department is ready to support any interested parties in helping move the overlay through the PZC process.

PUBLIC OUTREACH

Since the last memorandum staff attended and answered questions on TSDO at the University Area Community Council meeting on October 1, 2025 and the AMATS Technical Advisory Committee meeting on October 2, 2025.

Date	Meeting/Event
June 2, 2025	Planning Department sent an announcement about TSDO to all Community Council presidents
June 5, 2025	TSDO Proposal announced at the Assembly Community and Economic Development Committee (CEDC) meeting.
July 7, 2025	Transit Supportive Development Overlay Meeting at the Anchorage Lutheran Church on N Street. 7:00pm-9:00pm
July 24, 2025	AMATS Community Advisory Committee Meeting online. 5:00pm-7:00pm
August 1, 2025	Anchorage Homebuilders Association Lunch and Learn
August 4, 2025	TSDO Collaborative Conversation #1
August 18, 2025	TSDO Collaborative Conversation #2
August 25, 2025	Rogers Park CC presentation
September 2, 2025	FCC Local Lens Presentation
September 3, 2025	Downtown Community Council
September 3, 2025	University Area Community Council
September 4, 2025	Turnagain Community Council
September 10, 2025	North Star Community Council
September 11, 2025	Meeting with Mountain View Community Council leadership
September 18, 2025	Airport heights Community Council

Date	Meeting/Event
September 22, 2025	Turnagain Community Council Land Use Committee
September 24, 2025	Muldoon Transit Center Open House
October 1, 2025	University Area Community Council
October 2, 2025	AMATS Technical Advisory Committee Meeting
October 16, 2025 (planned)	AMATS Policy Committee Meeting

NEWS COVERAGE RELATED TO TSDO SINCE THE LAST MEMO

Two additional opinion pieces have been published in the Anchorage Daily News since the publication of the packet for the October 6, 2025 meeting.

Date	Title	Media
August 26, 2025	<i>"New Anchorage zoning initiative could allow taller buildings and small businesses in many residential neighborhoods"</i>	Anchorage Daily News
September 7, 2025	<i>"Opinion: Resisting change or guiding it — Anchorage faces a choice"</i>	Anchorage Daily News
September 9, 2025	<i>"Letter: TSDO opinion piece was insulting"</i>	Anchorage Daily News
September 9, 2025	<i>" Letter: Higher-density housing will hurt Anchorage neighborhoods"</i>	Anchorage Daily News
September 10, 2025	<i>"Letter: A bold leap forward for Anchorage housing"</i>	Anchorage Daily News
September 23, 2025	<i>"Alaska News Nightly: Tuesday, September 23, 2025"</i>	Alaska Public Media
September 25, 2025	<i>" The mayor's office wants to make it easier to build homes in Anchorage, but not everyone's on board"</i>	Alaska Public Media
October 3, 2025	<i>" Opinion: Democracy — and Anchorage neighborhoods — die in darkness"</i>	Anchorage Daily News
October 4, 2025	<i>" Opinion: Anchorage muni staff and Assembly members are acting in good faith on our housing affordability crisis. We should respond in kind."</i>	Anchorage Daily News

CHANGES TO PZC CASE 2025-0030 SINCE SEPTEMBER 8, 2025 AND PACKET PUBLICATION

The table below shows changes by category to different versions of Case No. 2025-0030, including the most recent changes made following a final round of public comment.

Thematic Area	Original Posted Version for 2025-0030	October 6, 2025 PZC Meeting Version of 2025-0030	Version 6 of 2025-0030 at the October 6, 2025 PZC Meeting
TSDO Mapped Area	<ul style="list-style-type: none"> Proposed to align with the map adopted with AO 2025-35 (Multifamily Tax Incentive Bonus Area) 	<ul style="list-style-type: none"> Simplified to the original 2040 Land Use Plan Transit Supportive Corridors north of International Airport Road, plus ¼ mile off of Muldoon and Tudor. Downtown Anchorage removed due to a previous recommendation by the Planning and Zoning Commission. Commenters stated that Downtown recently underwent a code change and thus already has more flexible zoning. 	<ul style="list-style-type: none"> Return to the boundaries of the map adopted with AO 2025-35 (Multifamily Tax Incentive Bonus Area)
Design Standards	<ul style="list-style-type: none"> TSDO explicitly exempted from multifamily design standards. 	<ul style="list-style-type: none"> Reference to design standards exemption partially removed. 	<ul style="list-style-type: none"> Reference to design standards exemption completely removed. (Correction from version 5).
Driveways	<ul style="list-style-type: none"> No changes 	<ul style="list-style-type: none"> Driveways limited to 20' for plowing ease and better walkability. The most recent version allows a new provision for exceptions in case of fire safety needs. 	<ul style="list-style-type: none"> No change
Height	<ul style="list-style-type: none"> 75 feet throughout the overlay 	<ul style="list-style-type: none"> 40 feet throughout the overlay. 	<ul style="list-style-type: none"> No change—40 feet throughout the overlay.
Lot Coverage	<ul style="list-style-type: none"> 100% lot coverage allowed. 	<ul style="list-style-type: none"> 80% lot coverage allowed. 	<ul style="list-style-type: none"> Decrease to 70% lot coverage
Lot Size	<ul style="list-style-type: none"> 1,400 square feet 	<ul style="list-style-type: none"> No minimum lot size requirement 	<ul style="list-style-type: none"> No change

Thematic Area	Original Posted Version for 2025-0030	October 6, 2025 PZC Meeting Version of 2025-0030	Version 6 of 2025-0030 at the October 6, 2025 PZC Meeting
Lot Width	<ul style="list-style-type: none"> ○ No requirement 	<ul style="list-style-type: none"> • No requirement 	<ul style="list-style-type: none"> • No requirement
Mixed Uses (Non-residential uses in residential zones)	<ul style="list-style-type: none"> ○ Required at least one dwelling unit per lot ○ Limited to 2,000 square feet per lot. Community uses exempt from this restriction. ○ Based on those uses allowed in R-4A. 	<ul style="list-style-type: none"> • This version focuses on expanding residential uses and does not add additional non-residential uses. 	<ul style="list-style-type: none"> • No change
Multiple AOs	<ul style="list-style-type: none"> ○ Proposed as a single ordinance that covered all dimensional standards and uses. 	<ul style="list-style-type: none"> • This version focuses on an initial ordinance that will create the overlay and establish new dimensional standards and expand options for residential uses. Sponsors may bring a subsequent ordinance forward later to address non-residential uses within the overlay. 	<ul style="list-style-type: none"> • No change
Natural Protections	<ul style="list-style-type: none"> ○ No change to natural protections regulations. 	<ul style="list-style-type: none"> • No change to natural protections regulations. 	<ul style="list-style-type: none"> • No change
Overlay being more restrictive or less restrictive than existing zones	<ul style="list-style-type: none"> ○ The overlay was generally permissive and did not establish new restrictions where uses had previously been allowed. ○ The overlay restricted drive-through service. 	<ul style="list-style-type: none"> • The overlay is generally more permissive except for a new restriction on driveway width. • The new drive-through service restriction has been removed as the new version does not allow new non-residential uses in the TSDO. 	<ul style="list-style-type: none"> • No change
Purpose Statement	<ul style="list-style-type: none"> ○ New Language 	<ul style="list-style-type: none"> • No Changes 	<ul style="list-style-type: none"> • Highlight that the intent of the TSDO is allow 36 dwelling units per acre or more in order

Thematic Area	Original Posted Version for 2025-0030	October 6, 2025 PZC Meeting Version of 2025-0030	Version 6 of 2025-0030 at the October 6, 2025 PZC Meeting
			to reach viable levels of transit. This aligns purpose statement language with the language in the comprehensive plan update AO (PZC Case 2025-0034).
Residential Design Standards	<ul style="list-style-type: none"> ○ Exempted 	<ul style="list-style-type: none"> • No longer exempted 	<ul style="list-style-type: none"> • No change (not exempted)
Setbacks	<ul style="list-style-type: none"> ○ Unrestricted 	<ul style="list-style-type: none"> • Setback requirements that reappeared in versions 2 or 3 were removed in favor of more flexibility and deference to other existing regulations (such as building code). This was also a point of discussion by the Planning and Zoning Commission at their September meeting. 	<ul style="list-style-type: none"> • Side and rear setbacks accommodate common walls but are set to minimum 5' and 10' feet respectively as a response to feedback from builders and community councils. No rear setback along alleys.

CHANGES TO PZC CASE 2025-0034 SINCE PZC LAST SAW THIS PROPOSAL ON SEPTEMBER 8, 2025

No changes to Case 2025-0034 since the packet was published.

PUBLIC COMMENT ON THE PROPOSAL

Additional comment received since the packet was delivered last week is included online and in print materials for this case.

RECOMMENDATION

The Department recommends approval of the proposed amendments in PZC cases 2025-0030 and 2025-0034 with the updated map that returns to the boundaries of the map published with AO 2025-35(S-1), with Downtown excluded.

If moving the proposal forward proves infeasible, the Department recommends a reconsideration of the TSDO concept in the 2020 and 2040 Land Use Plan policy documents and convening a larger conversation with other departments, agencies, and the public about moving land use and transportation planning forward in a different direction.

SAMPLE MOTION AND FINDINGS OF FACT FOR CONSIDERATION

The suggested motions and findings of fact are provided for the Commission's consideration. The Commission is empowered to vote on any motion and findings of fact they agree upon.

Case 2025-0030 suggested motion:

I move in Case 2025-0030 to recommend to the Anchorage Assembly approval of the proposed amendments to Title 21 in the supplemental memorandum provided at the October 6, 2025 Planning and Zoning Commission meeting, with the original map boundaries as they aligned with the with the map adopted with AO 2025-35(S-1) with Downtown removed, to create a Transit-Supportive Development Overlay.

Case 2025-0030 suggested findings of fact:

The findings of fact below for Case 2025-0030 have been provided for the Planning and Zoning Commission's consideration. The Commission is empowered to make any findings they agree upon.

1. The Transit-Supportive Corridor concept was identified in the 2020 Comprehensive Plan adopted in 2001 and outlined more specifically in the 2040 Land Use Plan adopted in 2017.
2. The Planning and Zoning Commission reviewed and discussed this case at the July 14, 2025, September 8, 2025, and October 6, 2025, regular meetings.
3. The Planning Department has conducted outreach to all known parties that requested a meeting or dialog.
4. This item has been discussed in the local press and community.
5. The most recent version of the TSDO ordinance has been changed in response to feedback received during the public process

Case 2025-0034 suggested motion:

I move in Case 2025-0034 to recommend to the Anchorage Assembly approval of the proposed changes to the 2020 Comprehensive Plan as provided in the staff report.

Case 2025-0034 suggested findings of fact:

1. The 2040 Land Use Plan has not been significantly updated since it was adopted in 2017.
2. Some of the original language in the 2040 plan precludes functional implementation of Transit-Supportive Corridors, or does not provide for the density needed to help transit be successful.
3. The Planning Department has conducted outreach on this proposed ordinance, along with case 2025-0030, to all known parties that requested a meeting or dialog.

Attachments:

1. Draft ordinance for AO 2025-0030 (version 6)

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; 21.05: USE REGULATIONS; 21.06: DIMENSIONAL STANDARDS AND MEASUREMENTS; AND 21.07: DEVELOPMENT AND DESIGN STANDARDS; IN ORDER TO CREATE A NEW TRANSIT-SUPPORTIVE DEVELOPMENT OVERLAY WHICH WILL IMPLEMENT THE TRANSIT-SUPPORTIVE DEVELOPMENT CORRIDORS ESTABLISHED BY THE ANCHORAGE 2040 LAND USE PLAN.

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

WHEREAS, the Anchorage Assembly adopted the *Anchorage 2040 Land Use Plan (2040 LUP)* with AO 2017-116 on September 26, 2017; and

WHEREAS, the *2040 LUP* called for the creation of Town Centers that are “mixed-use core areas” with “new apartments, compact housing, and live/work units” that “will serve as destinations for shopping, entertainment, and services in cohesive, pedestrian-friendly urban settings”; and

WHEREAS, the *2040 LUP* called for the creation of Transit-Supportive Development Corridors where “expanded public transit service will support a compact, walkable pattern of commercial, residential and/or mixed-use development”; and

WHEREAS, Objective 5E of the *Anchorage Climate Action Plan* recommends employing an “amended zoning code to allow mini city centers in neighborhoods to create more walkable/bikeable communities”; and

WHEREAS, the Federal Transit Administration has identified 36 units per acre on average as a threshold for the success of Transit-Supportive Development; and

WHEREAS, the establishment of these centers and corridors in the *2040 LUP* did not raise density ranges above previously existing zoning designations; and

WHEREAS, the existing Town Centers and Transit-Supportive Development Corridors have not seen marked increases in the desired type of development since the adoption of the 2040 LUP; and

WHEREAS, local developers that build both market and income-restricted housing have identified inflexibility in the code as one obstacle that the MOA could address through code changes; and

10/6/2025

WHEREAS, an overlay zone was identified in the 2040 LUP as a pathway to implementing Town Centers and Transit-Supportive Development Corridors; and

WHEREAS, Anchorage Municipal Code (AMC) 21.03.160J.1. provides, “The assembly may, through the rezoning process, establish overlay districts that supplement the requirements of the underlying base zoning districts, in order to address special land use needs, to meet an objective of the comprehensive plan or neighborhood plan, or other specific planning objective”; and

WHEREAS, according to AMC 21.03.160J.1.b., overlay districts may, “Alter the development standards of the underlying district by decreasing or increasing the requirements with regard to building height, setbacks, lot area, lot width, lot coverage, and lot densities of the underlying district”; and

WHEREAS, according to AMC 21.03.160J.3.b.i., “Where a specification in an overlay zoning map amendment conflicts with any provision of this title, the overlay zoning map amendment shall govern”; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

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

21.04.070. Overlay Zoning Districts

*** **

A. General Purpose/Intent

As noted in subsection 21.04.010B., the overlay zoning districts of this section apply in combination with the underlying base zoning districts and provide entitlements, or [AND] impose regulations and standards, for specific areas in addition to what is required by the base districts. The requirements and entitlements of an overlay district shall govern [APPLY] whenever they are in conflict with those in the base district unless otherwise stated herein. The following overlay districts are [IS] established:

1. Commercial center overlay district.
2. Transit-supportive development overlay district.

*** **

D. Transit-Supportive Development Overlay (TSDO)

*** **

1. Purpose

The Transit-Supportive Development Overlay (TSDO) is intended to allow mixed-use development and a general development pattern that achieves the densities needed to support walkable neighborhoods, provide density in areas previously identified as having sufficient infrastructure and community desire to accommodate such density, and to provide a population base sufficient to support consistent and sustainable public transit and active transportation. The intent is to allow for development of 36 dwelling units per acre or greater in Transit-Supportive Corridors.

2. Applicability

This section applies to:

- a. Any property within the Transit Supportive Development Overlay Map, except as outlined in sections b and c below. The attached map shall be adopted as part of the official zoning map of the Municipality. This map shall be considered a drawing along parcel boundaries indicating those parcels for inclusion, per AMC Section 21.03.160F.2.
- b. The overlay shall only be available in residential or commercial districts.
- c. The overlay shall not be available in designated or dedicated parks or the downtown Central Business District.

3. District-Specific Entitlements

The intent of this section is to allow flexibility in uses, design, and construction. Where there are conflicts with the base zoning district, the more flexible of the two standards may apply, except as outlined in 21.04.070D.4. below.

- a. Permitted Uses
See Table 21.05-1: Table of Allowed Uses – Residential, Commercial, Industrial, and Other Districts.
- b. Permitted Accessory Uses
Permitted accessory uses shall be per Table 21.05-3.
- c. Dimensional Standards

i. See Table 21.06-C. Table of Dimensional Standards – Other Districts.

ii. Developments shall be exempt from 21.06.030D.9. Height Transitions for Neighborhood Compatibility.

d. Design Standards

i. TSDO shall be exempt from open space requirements in 21.07.030.

ii. See Table 21.07-4 for landscaping requirements.

iii. Multiple primary uses and multiple principle structures are allowed on a lot.

e. Subdivisions

Subdivisions in the TSDO are not subject to 21.08.030K. Lot Dimensions.

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. 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

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. The director may provide relief from this standard for developments with the agreement of the Fire Marshal and the Traffic Engineer.

(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*):

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	<u>P</u>	21.05.030A.1.
	Dwelling, multifamily	<u>P</u>	21.05.030A.2.
	Dwelling, single-family, attached	<u>P</u>	21.05.030A.3.
	Dwelling, single-family, detached	<u>P</u>	21.05.030A.4.
	Dwelling, townhouse	<u>P</u>	21.05.030A.5.
	Dwelling, two-family	<u>P</u>	21.05.030A.6.
	Dwelling, mobile home	<u>C</u>	21.05.030A.7.
	Manufactured home community	<u>C</u>	21.05.030A.8.
Group Living	Assisted living facility (3-8 residents)	<u>P</u>	21.05.030B.1.

10/6/2025

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 All other uses not shown are prohibited.

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

10/6/2025

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All other uses not shown are prohibited.

		OTHER	
Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	Child care home (up to 8 children)	<u>P</u>	21.05.040B.2.
Community Service	Cemetery or mausoleum		21.05.040C.1.
	Community center		21.05.040C.2.
	Crematorium		21.05.040C.3.
	Government administration and civic facility		21.05.040C.4.
	Homeless and transient shelter		21.05.040C.5.
	Neighborhood recreation center		21.05.040C.6.
	Religious assembly		21.05.040C.7.
	Social service facility		21.05.040C.8.
Cultural Facility	Aquarium		21.05.040D.1.
	Botanical gardens		21.05.040D.2.
	Library		21.05.040D.3.
	Museum or cultural center		21.05.040D.4.

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
	Zoo		21.05.040D.5.
Educational Facility	Boarding school		21.05.040E.1.
	College or university		21.05.040E.2.
	Elementary school or middle school		21.05.040E.3.
	High school		21.05.040E.4.
	Instructional services		21.05.040E.5.
	Vocational or trade school		21.05.040E.6.
Health Care Facility	Health services		21.05.040F.1.
	Hospital/health care facility		21.05.040F.2.
	Nursing facility		21.05.040F.3.
Parks and Open Area	Community garden		21.05.040G.1.
	Park, public or private		21.05.040G.2.
Public Safety Facility	Community or police substation		21.05.040H.1.

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All other uses not shown are prohibited.

		OTHER	
Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	Correctional institution		21.05.040H.2.
	Fire station		21.05.040H.3.
	Public safety facility		21.05.040H.4.
Transportation Facility	Airport		21.05.040I.1.
	Airstrip, private		21.05.040I.2.
	Heliport		21.05.040I.3.
	Rail yard		21.05.040I.4.
	Railroad freight terminal		21.05.040I.5.
	Railroad passenger terminal		21.05.040I.6.
	Transit center		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		21.05.040J.4.

10/6/2025

TABLE 21.05-1: TABLE OF ALLOWED USES - RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS
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All other uses not shown are prohibited.

		OTHER	
Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	system (WECS), utility		
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.
Agricultural Uses	Commercial horticulture		21.05.050A.1.
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		21.05.050B.4.
	Veterinary clinic ²		21.05.050B.5.

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All other uses not shown are prohibited.

		OTHER	
Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
Assembly	Civic/convention center		21.05.050C.1. 21.05.020A.
	Club/lodge/meeting hall		21.05.050C.2. 21.05.020A.
Entertainment and recreation ²	Amusement establishment ²		21.05.050D.1. 21.05.020A.
	Entertainment facility, major ²		21.05.050D.2. 21.05.020A.
	Fitness and recreational sports center ²		21.05.050D.3.
	General outdoor recreation, commercial ²		21.05.050D.4.
	Golf course ²		21.05.050D.5.
	Motorized sports facility ²		21.05.050D.6. 21.05.020A.
	Movie theater ²		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.

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All other uses not shown are prohibited.

		OTHER	
Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	Theater company or dinner theater ²		21.05.050D.11. 21.05.020A.
Food and Beverage Service ²	Bar ²		21.05.050E.1. 21.05.020A.
	Food and beverage kiosk ²		21.05.05 E.2. 21.05.020A.
	Restaurant ²		21.05.050E.3. 21.05.020A.
Office	Broadcasting facility		21.05.050F.1.
	Financial institution		21.05.050F.2.
	Office, business or professional		21.05.050F.3.
Personal Services, Repair, and Rental	Business service establishment		21.05.050G.1.
	Funeral/mortuary services		21.05.050G.2.
	General personal services		21.05.050G.3.
	Small equipment rental		21.05.050G.4.
Retail Sales ²	Auction house ²		21.05.050H.1.
	Building materials store ²		21.05.050H.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
	Convenience store ²		21.05.050H.3. 21.05.020A.
	Farmers market ²		21.05.050H.4.
	Fueling station ²		21.05.050H.5. 21.05.020A.
	Furniture and home appliance store ²		21.05.050H.6.
	General retail ²		21.05.050H.7.
	Grocery or food store ²		21.05.050H.8. 21.05.02A.
	Liquor store ²		21.05.050H.9. 21.05.020A.
	Pawnshop ²		21.05.05H.10.
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.

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All other uses not shown are prohibited.

		OTHER	
Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	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		21.05.050J.1.
	Extended-stay lodgings		21.05.050J.2.
	Hostel		21.05.050J.3.
	Hotel/motel		21.05.050J.4. 21.05.020A.
	Inn		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. <u>21.03.105</u>
	Marijuana manufacturing facility		21.05.055B.2. <u>21.03.105</u>

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All other uses not shown are prohibited.

		OTHER	
Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	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		21.05.060A.3.
	General industrial service		21.05.060A.4.
	Governmental service		21.05.060A.5.
	Heavy equipment sales and rental		21.05.060A.6.
	Research laboratory		21.05.060A.7.
Manufacturing and Production	Commercial food production		21.05.060B.1.
	Cottage crafts		21.05.060B.2.

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All other uses not shown are prohibited.

		OTHER	
Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	Manufacturing, general		21.05.060B.3.
	Manufacturing, heavy		21.05.060B.4.
	Manufacturing, light		21.05.060B.5.
	Natural resource extraction, organic and inorganic		21.05.060B.6.
	Natural resource extraction, placer mining		21.05.060B.7.
Marine Facility	Aquaculture		21.05.060C.1.
	Facility for combined marine and general construction		21.05.060C.2.
	Marine operations		21.05.060C.3.
	Marine wholesaling		21.05.060C.4.
Warehouse and Storage	Bulk storage of hazardous materials ⁷		21.05.060D.1.
	Impound yard		21.05.060D.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
	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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All other uses not shown are prohibited.

		OTHER	
Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	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 Area0

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2013-139, § 1, 1-28-14; AO No. 2014-58, § 2(Att. A), 5-20-14; AO No. 2015-133(S), § 3(Exh. A), 2-23-16; AO No. 2015-142(S-1), § 3(Exh. B), 6-21-16; AO No. 2016-3(S), §§ 6, 7, 2-23-16; AO No. 2016-131, § 1, 11-15-16; AO No. 2016-136am, § 2, 11-15-16; AO No. 2016-156, § 1, 12-20-16; AO No. 2017-10, § 1, 1-24-17; AO No. 2017-57, § 1, 4-11-17; AO No. 2017-74, § 1, 5-23-17; AO No. 2017-176, § 4, 1-9-18; AO No. 2017-175(S), § 3(Exh. A), 2-13-18; AO No. 2020-38, § 6, 5-28-20; AO No. 2020-56, § 2, 6-23-20; AO No. 2021-54, § 1, 6-22-21; AO No. 2023-77, §§ 5, 18, 7-25-23; AO No. 2023-42, § 2, 8-22-23; AO No. 2023-87(S-1), § 2(Exh. B), 6-25-24)

Section 3. Anchorage Municipal Code Section 21.06.020 Dimensional Standards Tables, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

21.06.020 Dimensional Standards Tables

*** **

C. Table of Dimensional Standards: Other Districts

TABLE 21.06-3: TABLE OF DIMENSIONAL STANDARDS - OTHER DISTRICTS
(Additional Standards May Apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05. See section [21.04.070](#) for AM district standards.)

Uses	Minimum lot dimensions ¹⁴		Max lot coverage (%)	Minimum setback requirements (ft)			Max number of principal structures per lot or tract ²	Maximum height (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear		
***	***	***	***	***	***	***		***
<u>TSDO: Transit-Supportive Development Overlay</u>	<u>Unrestricted</u>	<u>N/A</u>	<u>70</u>	<u>N/A</u>	<u>N/A on common lot line; otherwise 5</u>	<u>N/A on common lot line or an alley; otherwise 10</u>	<u>More than one principal structure may be allowed on any lot or tract per 21.07.110E.2</u>	<u>40</u>
***	***	***	***	***	***	***		***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-100, 10-13-15; AO 2016-71, 6-21-16; AO 2017-160, 12-19-17; AO 2017-176, 1-9-18; AO 2018-43(S), 6-12-18; AO 2019-11, 2-12-19; AO 2018-58, 5-7-19; AO 2020-38, 5-28-20; AO 2022-36, 4-26-22; AO 2023-77, 7-25-23; AO 2023-42, 8-22-23; AO 2023-103(S), 12-18-23; AO 2023-87(S-1), 6-25-24)

Section 4. Anchorage Municipal Code Section 21.06.030, Measures and Exceptions, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

21.06.030 Measurements and Exceptions

*** ***

D. Height

*** ***

9. Height Transitions for Neighborhood Compatibility

*** ***

b. Applicability

i. This standard shall apply to structures located in any non-residential district, the R-3A district, the R-4 district, or the R-4A district, that is within 200 feet of any lot designated in the comprehensive plan land use plan map as "large-lot residential," single-family and two-family, compact mixed residential-medium, and urban residential-high.

ii. This standard shall not apply in the DT districts or the Transit Supportive Development Overlay (TSDO).

[THIS STANDARD SHALL APPLY TO STRUCTURES LOCATED IN ANY NON-RESIDENTIAL DISTRICT (EXCEPT FOR THE DT DISTRICTS), THE R-3A DISTRICT, THE R-4 DISTRICT, OR THE R-4A DISTRICT, THAT IS WITHIN 200 FEET OF ANY LOT DESIGNATED IN THE COMPREHENSIVE PLAN LAND USE PLAN MAP AS "LARGE LOT RESIDENTIAL," "SINGLE FAMILY— DETACHED," "SINGLE FAMILY— ATTACHED AND DETACHED," "COMPACT AND MIXED HOUSING," AND "MULTIFAMILY."]

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-132, 11-5-14; AO 2015-100, 10-13-15; AO 2017-11, 1-1-17; AO 2017-176, 1-9-18; AO 2018-12, 2-27-18; AO 2020-10(S), 3-10-20; AO 2020-38, 5-28-20; AO

2022-36, 4-26-22; AO 2023-77, 7-25-23; AO 2023-103(S), 12-18-23; AO 2023-120, 12-5-23; AO 2024-24, 4-23-24)

Section 5. Anchorage Municipal Code Section 21.07.030, Private Open Space, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

21.07.030 Private Open Space

*** **

C. Exemptions

The following are exempt from the private open space requirement:

*** **

8. Any development in the Transit Supportive Development Overlay.

*** **

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-100, 10-13-15; AO 2017-176, 1-9-18; AO 2020-38, 4-28-20; AO 2023-43, 4-25-23; AO 2023-77, 7-25-23; AO 2023-103(S), 12-18-23; AO 2024-16, 2-27-24)

Section 6. Anchorage Municipal Code Section 21.07.080, Landscaping, Screening, and Fences, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

21.07.080 Landscaping, Screening, and Fences

*** **

E. Types of Landscaping

*** **

1. Site Perimeter Landscaping Requirements

TABLE 21.07-5: MINIMUM SITE PERIMETER LANDSCAPING – BY ABUTTING DISTRICT OR STREET

Required Level of Site Perimeter Landscaping (Levels 1-4) ^{1, 2, 3}															
Abutting District or Street															
District of Proposed Development	R-6, R-8, R-9, R-10, TA	R-1, R-1A, R-2A, R-2D, R-5, R-7	R-2M	R-3, R-3A	R-4, R-4A	PLI	B-1A, B-1B, B-3, RO	I-1, I-2, MC, MI	PR	<u>TSDO</u>	Freeway	Arterial, Expressway	Collector	Local Street	
R-6, R-8, R-9, R-10, TA		L2	L2	L2	L2	L2	L2	L2		<u>L1</u>	L4	L2			
R-1, R-1A, R-2A, R-2D, R-5, R-7	L2		L2	L2	L2	L2	L2	L2		<u>L1</u>	L4	L2	L1		
R-2M	L2	L2			L2	L2	L2	L2		<u>L1</u>	L4	L2	L1		

10/6/2025

TABLE 21.07-5: MINIMUM SITE PERIMETER LANDSCAPING – BY ABUTTING DISTRICT OR STREET

R-3, R-3A	L2	L2				L2	L2	L2		<u>L1</u>	L4	L2	L1	L1
R-4, R-4A	L2	L2	L2			L2	L1	L2			L4	L1	L1	L1
PLI	L2	L2	L2	L2	L2		L1	L1	L1	<u>L2</u>	L4	L1	L1	L1
B-1A, B-1B, B-3, RO	L2	L2	L2	L1	L1	L1		L1	L2		L4	L1	L1	L1
I-1, I-2, MC, MI, AF	L2	L2	L2	L2	L2	L1	L1		L2	<u>L1</u>	L4	L1	L1	L1
PR						L1	L2	L2		<u>L1</u>	L4	L1	L1	L1
TSDO	<u>L1</u>	<u>L1</u>	<u>L1</u>	L1		<u>L2</u>		L1	<u>L1</u>		<u>L4</u>	<u>L1</u>	<u>L1</u>	<u>L1</u>

NOTES:

¹ This table lists minimum site perimeter landscaping standards. Other chapters or sections of title 21 may have stricter site perimeter landscaping standards which would be used instead of the standards listed in this table.

² L3 screening landscaping is not included in this table as it only occurs as a use-specific standard for certain industrial uses, or through development-specific application in processes such as conditional use approvals.

³ Commercial developments and buildings exceeding 35 feet in height in the R-3A district are subject to the R-4/R-4A site perimeter landscaping standards.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-82, 7-28-15; AO 2017-55, 4-11-17; 2017-160, 12-19-17; AO 2017-176, 1-9-18; AO 2020-133, 1-14-20; AO 2020-11, 2-25-20; AO 2020-38, 4-28-20; AO 2020-93, 10-1-20; AO 2021-89(S), 2-15-2022; AO 2023-103(S), 12-18-23; AO 2024-24, 4-23-24)

Section 7. Anchorage Municipal Code Section 21.07.110, Residential Design Standards, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

21.07.110 Residential Design Standards

*** *** ***

E. Site Design

*** *** ***

2. Multiple Structures on One Lot

*** *** ***

b. Applicability

This section applies to the development of five or more principal residential structures on a single lot. It does not apply to:

- i. The development of an accessory dwelling unit,
- ii. The development of a caretaker's unit,
- iii. Developments in the R-4A and B-3 districts, or
- iv. Developments of four or fewer principal residential structures.

[THIS SECTION APPLIES TO THE DEVELOPMENT OF FIVE OR MORE PRINCIPAL RESIDENTIAL STRUCTURES ON A SINGLE

LOT. IT DOES NOT APPLY TO THE DEVELOPMENT OF AN ACCESSORY DWELLING UNIT OR A CARETAKER'S UNIT, OR TO DEVELOPMENTS IN THE R-4A DISTRICT, OR TO DEVELOPMENTS OF TWO TO FOUR PRINCIPAL RESIDENTIAL STRUCTURES. IN ADDITION THE REQUIREMENTS SET FORTH IN THIS SUBSECTION 21.07.110E.2. ARE SUSPENDED FOR COMPLETE APPLICATIONS SUBMITTED ON OR AFTER FEBRUARY 11, 2025, AND BEFORE MAY 31, 2028. THE DATE AN APPLICATION IS DETERMINED COMPLETE PURSUANT TO SECTION 21.03.020F. SHALL SECURE THE APPLICABLE TITLE 21 AND TITLE 23 PROVISIONS FOR THE PROPOSED DEVELOPMENT IN EFFECT AS OF THAT DATE, INCLUDING THIS MORATORIUM. ABSENT ASSEMBLY ACTION TO AMEND THIS PROVISION OF CODE THE REQUIREMENTS SET FORTH IN SUBSECTION E.2. SHALL BECOME EFFECTIVE AGAIN FOR COMPLETE APPLICATIONS SUBMITTED AFTER THE EXPIRATION OF THE SUSPENSION PERIOD.]

c. Review Process

- i. Multiple residential structures on a single lot are permitted in the R-2M, R-3, R-3A, R-4, R-4A, B-1B, B-3, [AND] RO, and TSDO districts.

*** **

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-132, 11-5-14; AO 2015-36, 5-14-15; AO 2015- 100, 10-13-15; AO 2016-34(S), 4-12-16; AO 2016-136, 11-15-16; AO 2017-160, 12-19-17; AO 2018-59. 7- 31-2018; AO 2019-132, 12-3-19; AO 2020-38, 4-28-20; AO 2021-89(S), 2-15-22; 2022-80(S), 11-21-22; AO 2023-30, 3-22-23; AO 2023-42, 8-22-23; AO 2023-50, 7-11-23; AO 2023-103(S), 12-18-23; AO 2024- 24, 4-23-24; AO 2024-83(s), 10-8-24; AO 2024-102. 1-7-25)

Section 8. Anchorage Municipal Code Section 21.08.030, Design standards, Subdivision Standards, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

21.08.030 Design Standards

*** **

K. Lot Dimensions

*** **

8. Lots in the Transit Supportive Development Overlay (TSDO) are exempt.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-131, 1-12-16; AO 2020-38, 4-28-20; AO 2023-77, 7-25-23)

Section 9. The Planning Department shall establish this overlay as in effect, according to the boundaries of the map provided in Exhibit A of this ordinance, and update the official zoning map with this overlay.

Section 10. This ordinance shall become effective immediately upon adoption.

PASSED AND APPROVED by the Anchorage Assembly this ____ day of _____, 2025.

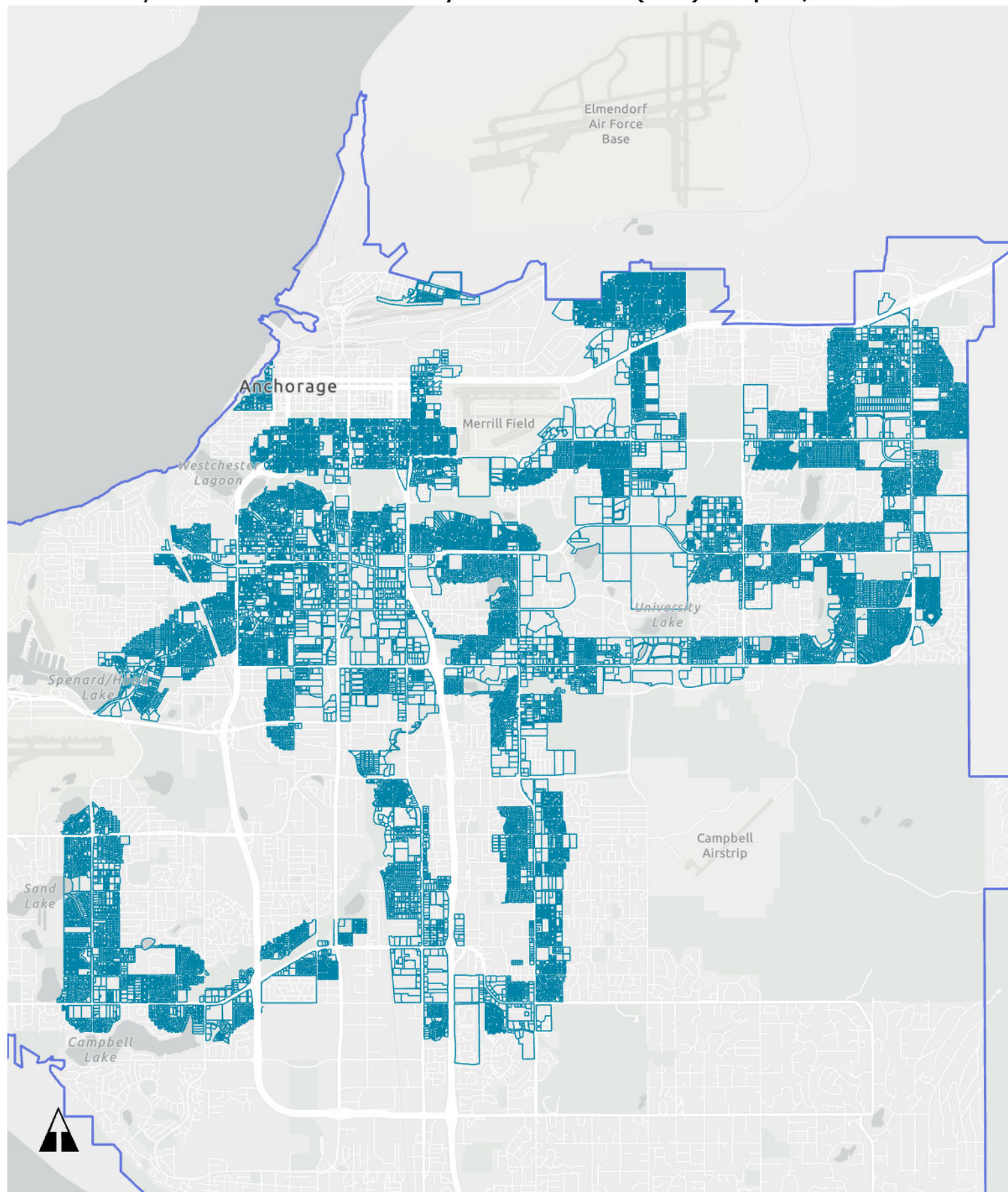
ATTEST:

Chair

Municipal Clerk

Exhibit A

October 6, 2025 TSDO Boundary AO 2025-35(S-1) Map w/o DT



Legend

TSDOParcels_October6 Boundary2040LUP

0 0.5 1 2 Miles
34