

August 18, 2025

Changes to this TSDO draft:

Section	Page	Description	What Changed?
1	3	Change language around requiring at least one dwelling unit and residential/non-residential requirements	Reorganization to add a new section b, and later a new section at #4.
	3	Change language for accessory uses to have the code follow the accessory use table. Also called out in a specific section on page 5.	This maintains the prohibition on drive-throughs, just includes it elsewhere.
	4	Change language on dimensional standards like building heights, these are now on the dimensional standards table in Chapter 6.	Reorganize information.
	4-5	Expanded District Specific Standards that were previously in the first part of this section.	New Organization and new standards
	5	Added restrictions on hours of operations	New district specific standards
	5	Added use-specific restrictions	Also includes specific uses that are not permitted: Car Washes, Surface Parking Lots as a primary, use, Fueling Station, and vehicles and equipment use
	5	Subdivisions required to meet AMC 15.65	Clarification of this section
2	5	Added driveway restrictions of 20' maximum width	This is a new standard for the TSDO in order to ease street maintenance.
	8	Added back in "Aquarium" but only as a part of the table	Added this use back in but not as permitted.
4	20	Set Maximum building heights by functional classification	Added this info to the dimensional standards table instead of an overlay specific standard.

4	22	Unrestricted minimum lot size	Reduce the minimum lot size to unrestricted, subdivisions will still have to follow 15.65
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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; 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 TOWN CENTERS AND 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

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 Chapter 21.04, 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. 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

1 The Transit-Supportive Development Overlay (TSDO) is
2 intended to allow mixed-use development and a general
3 development pattern that achieves the densities needed to
4 support walkable neighborhoods, provide density in areas
5 previously identified as having sufficient infrastructure and
6 community desire to accommodate such density, and to
7 provide a population base sufficient to support consistent and
8 sustainable public transit and active transportation. The intent
9 is to allow for development of 25 dwelling units per acre in
10 Transit-Supportive Corridors and 36 dwelling units per acre or
11 greater in Town Centers and City Centers.

12
13 2. Applicability

14
15 This section applies to:

- 16
17 a. Any property within the Transit Supportive
18 Development Overlay Map, except as outlined in
19 sections b and c below. The attached map shall be
20 adopted as part of the official zoning map of the
21 Municipality. This map shall be considered a drawing
22 along parcel boundaries indicating those parcels for
23 inclusion, per AMC Section 21.03.160F.2.
24
25 b. The Overlay shall only be available in residential or
26 commercial districts..
27
28 c. The overlay shall not be available in designated or
29 dedicated parks or the downtown Central Business
30 District.
31
32

33
34 3. District-Specific Entitlements

35
36 The intent of this section is to allow flexibility in uses, design,
37 and construction. Where there are conflicts with the base
38 zoning district, the more flexible of the two standards may
39 apply, except as outlined in 21.04.070D.4 below.
40

- 41 a. Permitted Uses
42 See Table 21.05-1: Table of Allowed Uses –
43 Residential, Commercial, Industrial, and Other
44 Districts.
45
46 b. Permitted Accessory Uses
47 Permitted accessory uses shall be per Table 21.05-3.

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.

Design Standards

- i. TSDO shall be exempt from open space requirements in 21.07.030.
- ii. TSDO shall be exempt from residential design standards in 21.07.110.
- iii. See Table 21.07-4 for landscaping requirements.
- iv. Multiple primary uses and multiple structures are allowed on a lot.

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. 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

1 exceed 49% of the total gross square footage of all
2 structures on a lot and the remainder of the square
3 footage shall be dedicated to residential use, or b) the
4 use shall not be greater than 10,000sf when there is no
5 residential use on the lot:

6
7 Residential uses, such as multifamily developments,
8 and Community Uses are exempt from this standard.
9

10 b. Hours of operation in residential base zones.
11

12 Where a use is not permitted in the underlying
13 residential zoning district but is permitted in the TSDO,
14 the maximum hours of operation shall be from 8:00
15 a.m. to 10:00 p.m. Monday through Saturday, and from
16 12:00 p.m. to 10:00 p.m. on Sunday.
17

18 c. Uses

19 The following uses are not permitted:

- 20 i. Car Washes
21 ii. Surface parking lots as a primary use
22 iii. Fueling Station
23 iv. All uses in the Vehicles and Equipment use
24 type category.
25

26 d. Accessory Uses

27 Drive through service as an accessory use is
28 prohibited.
29

30 e. Subdivisions
31

32 If a lot is to be served by an on-site wastewater
33 disposal system, the lot shall have the minimum area
34 required for such a lot under AMC chapter 15.65
35

36 f. Driveway Design and Dimensions
37

38 Driveways shall meet the requirements of Section
39 21.07.090H.11. except that, within residential zoning
40 districts, driveways for all uses shall not exceed 20 feet.
41
42

43 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2022-80(S), 11-22-
44 22; AO 2023-50, 7-11-23)
45

Section 2. Anchorage Municipal Code Chapter 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.

*** *** ***

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	<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.

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		OTHER	
Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	Assisted living facility (9 or more residents)	<u>P</u>	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)	<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)	<u>P</u>	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.

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		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	<u>P</u>	21.05.040C.2.
	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.

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Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
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.
	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.
	Airport		21.05.040 I.1.

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		OTHER	
Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
Transportation Facility	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 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.

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		OTHER	
Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
COMMERCIAL USES			
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	<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.

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Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	Golf course ²		21.05.050D.5.
	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.

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		OTHER	
Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
Personal Services, Repair, and Rental	Business service establishment	<u>P</u>	21.05.050G.1.
	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.

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

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
	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

(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; AO 2017-74, 5-23-17; AO

8/18/2025

2017-176, 1-9-18; AO 2017-175(S), 2-13-18; AO 2020-38, 4-28-20; AO 2020-56, 6-23-20; AO 2021-54, 6-22-21; AO 2023-77, 7-25-23; AO 2023-42, 8-22-23; AO 2023-87(S-1), 6-25-24)

*** *** ***

21.05.070 Accessory Uses and Structures

*** *** ***

C. Table of Allowed Accessory Uses

TABLE 21.05-3: TABLE OF ACCESSORY USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS			
P = Permitted		S = Administrative Site Plan Review C = Conditional Use Review	
Accessory Uses	*** *** ***	TSDO	Definitions and Use-Specific Standards
Accessory dwelling unit (ADU)	***	P	21.05.070.D.1.
Aircraft Hangar, private residential	***		
Bed and breakfast (up to 3 guestrooms)	***	P	21.05.070D.3.
Bed and breakfast (4 or 5 guestrooms)	***	P	21.05.070D.3.
Beekeeping	***	P	21.05.070D.4.
Caretaker's residence	***	P	21.05.070D.5
Dormitory	***	P	21.05.070D.6.
Drive-through service	***		21.05.070D.7.
Farm, hobby	***	P	21.05.070D.8.
Garage or carport, private residential	***	P	21.05.070D.9.
Home- and garden-related use	***	P	21.05.070D.10.
Home occupation	***	P	21.05.070D.11.
Intermodal shipping container	***	P	21.05.070D.12.
Large domestic animal facility	***		21.05.070D.13.
Marijuana, personal cultivation	***	P	21.05.070D.14.
Outdoor keeping of animals	***		21.05.070D.15.
Outdoor display accessory to a commercial use	***		21.05.070D.16.

TABLE 21.05-3: TABLE OF ACCESSORY USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS			
	P = Permitted	S = Administrative Site Plan Review	C = Conditional Use Review
Accessory Uses	***	TSDO	Definitions and Use-Specific Standards
Outdoor storage accessory to a commercial use	***		21.05.070D.17.
Outdoor storage associated with a community use	***		21.05.070D.18.
Outdoor storage of vehicles and/or equipment associated with a community use	***		21.05.070D.19.
Parking of business vehicles, outdoors, accessory to a residential use	***		21.05.070D.20.
Private outdoor storage of non-commercial equipment accessory to a residential use	***		21.05.070D.21.
Telecommunications antenna only, large	***		21.05.040K.
Telecommunications antenna only, small	***		21.05.040K.
Type 4 tower	***		21.05.040K.
Vehicle repair/rebuilding, outdoor, hobby	***	P	21.05.070D.22.
Wind energy conversion system (WECS), freestanding small	***	P	21.05.070D.23.
Wind energy conversion system (WECS), building mounted small	***	P	21.05.070D.20.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-131, 1-12-15; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-136, 11-15-16; AO 2017-10, 1-24-17; AO 2017-160, 12-19-17; AO 2017-176, 1-9-18, AO 2018-43(S); 6-12-18; AO 2020-38, 4-28-20; AO 2021-26, 3-9-21; AO 2021-89(S), 2-15-22; AO 2022-107, 2-7-23; AO 2023-77, 7-25-23; AO 2024-24, 4-22-2024)

Section 3. Anchorage Municipal Code Section 21.05.030, Residential Uses: Definitions and Use-Specific Standards, is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

21.05.030 Residential Uses: Definitions and Use-Specific Standards

A. Household Living

*** *** ***

1. Dwelling, Mixed-Use

a. Definition

*** **

b. Use-Specific Standards

*** **

- ii. Two or more mixed-use dwellings shall comply with the applicable design standards of section 21.07.110, Residential Design Standards, as determined by the building style, except within the Transit Supportive Development Overlay.

2. Dwelling, Multifamily

a. Definition

*** **

b. Use-Specific Standards

*** **

- i. Multifamily developments that consist of five or more units in one building shall comply with subsection 21.07.110C., standards for multifamily residential, except as provided in subsection b.iii. below, or within the Transit Supportive Development Overlay.

- ii. Dwellings with single-family style and two-family style construction in multifamily developments, and multifamily and townhouse developments with less than five units, shall comply with the residential design standards in subsection 21.07.110D., standards for some single-family and two-family residential structures and multifamily developments with less than five units, except within the Transit Supportive Development Overlay.

- iii. Dwellings with townhouse style construction with five or more units in multifamily developments shall comply with subsection 21.07.1110C., standards for multifamily and townhouse residential, except within the Transit Supportive Development Overlay.

*** **

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-58, 5-20-14; AO 2015-133(S), 2-23-16; AO 2017-160, 12-19-17; AO 2023-103(S), 12-18-23; AO 2023-87(S-1), 6-25-24

Section 4. Anchorage Municipal Code Chapter 21.06.020 Dimensional Standards Tables, Dimensional Standards and Measurements, 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)			Maximum height (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear	
*** ---	*** ---	** * -	*** ---	*** ---	*** ---	*** ---	*** ---
<u>TSDO: Transit-Supportive Development Overlay</u>	<u>Unrestricted</u>	<u>0</u>	<u>100</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	<p><u>Maximum building heights shall reflect the functional classification of the adjacent street frontage as classified in the MOA Official Streets and Highways Plan (OS&HP). In cases where a property has frontage on two classifications of road, the taller limit shall apply.</u></p> <p><u>OSHP Classification Building Height allowed for adjacent property:</u></p>

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)			Maximum height (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear	
							<u>Local (all types) – 48</u> <u>Collector (all types) – 55</u> <u>Arterial (all types) – 75</u> <u>Freeway or Expressway - 75</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 5. Anchorage Municipal Code Chapter 21.06.030, Measures and Exceptions, Dimensional Standards and Measurements, 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—DETACHED," "SINGLE FAMILY—ATTACHED AND DETACHED,"] single-family and two-family, compact mixed residential-medium, and urban residential-high["COMPACT AND MIXED HOUSING," AND "MULTIFAMILY].

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-4AD ISTRIC, 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 6. Anchorage Municipal Code Chapter 21.07.030 Development and Design Standards, 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 7. Anchorage Municipal Code Chapter 21.07.080 Development and Design Standards, 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	TSDO	Freeway	Arterial, Expressway	Collector	Local Street
R-6, R-8, R-9, R-10, TA		L2	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	L2		<u>L1</u>	L4	L2	L1	
R-2M	L2	L2			L2	L2	L2	L2	L2		<u>L1</u>	L4	L2	L1	
R-3, R-3A	L2	L2				L2	L2	L2	L2		<u>L1</u>	L4	L2	L1	L1
R-4, R-4A	L2	L2	L2			L2	L1	L2	L2			L4	L1	L1	L1
PLI	L2	L2	L2	L2	L2		L1	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>

TABLE 21.07-5: MINIMUM SITE PERIMETER LANDSCAPING – BY ABUTTING DISTRICT OR STREET**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 8. Anchorage Municipal Code Chapter 21.07.110 Development and Design Standards, 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, Transit Supportive Development Overlay (TSDO) 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 9. Anchorage Municipal Code Chapter 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 10. 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 11. This ordinance shall become effective immediately upon adoption.

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

Chair

ATTEST:

Municipal Clerk

DRAFT