

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

9/2/2025

**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. The following overlay districts are [IS] established:

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

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**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 25 dwelling units per acre in Transit-Supportive Corridors and 36 dwelling units per acre or greater in Town Centers and City Centers.

## 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. 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.

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.

(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
<b>RESIDENTIAL USES</b>			
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.

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		OTHER	
Use Category	Use Type	TSDO	Definitions and Use-Specific Standards
Group Living	Assisted living facility (3-8 residents)	<u>P</u>	21.05.030B.1.
	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.
<b>COMMUNITY USES</b>			
Adult Care	Adult care facility (3 to 8 persons)	<u>P</u>	21.05.040A.

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Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	Adult care facility (9 or more persons)		21.05.040A.
Child Care	Child care center (9 or more children)		21.05.040B.1.
	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.

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

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

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Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	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 <sup>4</sup>		21.05.040K.
	Antenna only, small <sup>4</sup>		21.05.040K.
	Type 1 tower <sup>4</sup>		21.05.040K.
	Type 2 tower <sup>4</sup>		21.05.040K.
	Type 3 tower <sup>4</sup>		21.05.040K.
	Type 4 tower <sup>4</sup>		21.05.040K.
<b>COMMERCIAL USES</b>			
Agricultural Uses	Commercial horticulture		21.05.050A.1.

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

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Use Category	Use Type	TSDO	Definitions and Use-Specific Standards
	Motorized sports facility <sup>2</sup>		21.05.050D.6. 21.05.020A.
	Movie theater <sup>2</sup>		21.05.050D.7. 21.05.020A.
	Nightclub <sup>2</sup>		21.05.050D.8. 21.05.020A.
	Shooting range, outdoor <sup>2</sup>		21.05.050D.9.
	Skiing facility, alpine <sup>2</sup>		21.05.050D.10.
	Theater company or dinner theater <sup>2</sup>		21.05.050D.11. 21.05.020A.
Food and Beverage Service <sup>2</sup>	Bar <sup>2</sup>		21.05.050E.1. 21.05.020A.
	Food and beverage kiosk <sup>2</sup>		21.05.05 E.2. 21.05.020A.
	Restaurant <sup>2</sup>		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.

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Use Category	Use Type	TSDO	Definitions and Use-Specific Standards
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 <sup>2</sup>	Auction house <sup>2</sup>		21.05.050H.1.
	Building materials store <sup>2</sup>		21.05.050H.2.
	Convenience store <sup>2</sup>		21.05.050H.3. 21.05.020A.
	Farmers market <sup>2</sup>		21.05.050H.4.
	Fueling station <sup>2</sup>		21.05.050H.5. 21.05.020A.
	Furniture and home appliance store <sup>2</sup>		21.05.050H.6.
	General retail <sup>2</sup>		21.05.050H.7.
	Grocery or food store <sup>2</sup>		21.05.050H.8. 21.05.02A.

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Use Category	Use Type	TSDO	Definitions and Use-Specific Standards
	Liquor store <sup>2</sup>		21.05.050H.9. 21.05.020A.
	Pawnshop <sup>2</sup>		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 <sup>2</sup>		21.05.050I.4.
	Vehicle-large, sales and rental <sup>2</sup>		21.05.050I.5.
	Vehicle-small, sales and rental <sup>2</sup>		21.05.050I.6.
	Vehicle service and repair, major		21.05.050I.7.
	Vehicle service and repair, minor		21.05.050I.8.
	Camper park		21.05.050J.1.

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Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
Visitor Accommodations	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.
<b>COMMERCIAL MARIJUANA USES</b>			
	Marijuana cultivation facility		21.05.055B.1. <u>21.03.105</u>
	Marijuana manufacturing facility		21.05.055B.2. <u>21.03.105</u>
	Marijuana testing facility		21.05.055B.3. <u>21.03.105</u>
	Marijuana retail sales establishment <sup>2</sup>		21.05.055B.4. <u>21.03.105</u>
<b>INDUSTRIAL USES</b>			
Industrial Service	Contractor and special trades, light		21.05.060A.1.

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Use Category	Use Type	TSDO	Definitions and Use-Specific Standards
	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.
	Manufacturing, general		21.05.060B.3.
	Manufacturing, heavy		21.05.060B.4.
	Manufacturing, light		21.05.060B.5.
	Natural resource extraction,		21.05.060B.6.

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		OTHER	
Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	organic and inorganic		
	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 <sup>7</sup>		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		21.05.060D.9.

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		OTHER	
Use Category	Use Type	<u>TSDO</u>	Definitions and Use-Specific Standards
	associated with a community use		
	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.
	Junkyard or salvage yard		21.05.060E.4.
	Land reclamation		21.05.060E.5.
	Landfill		21.05.060E.6.

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Use Category	Use Type	TSDO	Definitions and Use-Specific Standards
	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

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

<sup>2</sup> 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*.

<sup>3</sup> 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.

<sup>4</sup> 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.

<sup>5</sup> 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.

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

<sup>7</sup> 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; AO 2025-36, 4-16-25)

**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 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 <sup>14</sup>		Max lot coverage (%)	Minimum setback requirements (ft)			Maximum height (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear	
***	***	***					

**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 <sup>14</sup>		Max lot coverage (%)	Minimum setback requirements (ft)			Maximum height (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear	
TSDO: Transit-Supportive Development Overlay	Unrestricted	0	100	5'	5'	5'	<p>Maximum building heights shall reflect the functional classification of the adjacent street frontage as classified in the MOA Official Streets and Highways Plan (OS&amp;HP). In cases where a property has frontage on two classifications of road, the taller limit shall apply.</p> <p>OSHP Classification Building Height allowed for adjacent property:</p> <p>Local (all types) – 40</p> <p>Collector (all types) – 55</p> <p>Arterial (all types) – 75</p> <p>Freeway or Expressway - 75</p>
***	***	***					

(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; AO 2024-102, 1-7-25; AO 2025-33AA Corrected, 4-16-25; AO 2025-48, 4-22-25)

**Section 5.** 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 6.** 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; AO 2024-102, 1-7-25; AO 2025-64AA, 6-10-25)

**Section 7.** 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**

Abutting District or Street	Required Level of Site Perimeter Landscaping (Levels 1-4) <sup>1, 2, 3</sup>													
	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		<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	
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:**

<sup>1</sup> 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.

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

<sup>2</sup> 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.

<sup>3</sup> 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; AO 2025-64AA, 6-10-25)

**Section 8.** 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**

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#### **2. Multiple Structures on One Lot**

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##### **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; AO 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; AO 2024-104(S)AA; 2-11-25; AO 2025-48, 4-22-25; AO 2025-64AA, 6-10-25)

**Section 9.** 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 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

Updated Original Draft