

TSDO Use Table Proposal from July 14, 2025 PZC Meeting

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.																															
RESIDENTIAL																	COMMERCIAL					INDUST.			OTHER					Definitions and Use-Specific Standards	
Use Category	Use Type	TSDO	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	I-1	I-2¹	MI	AF	DR	PR	PLI		W
RESIDENTIAL USES																															
Household Living	Dwelling, mixed-use	P							P	P	P							P	P	P	P	C									21.05.030A.1.
	Dwelling, multifamily	P					P / S	P	P	P	P								P	P	P										21.05.030A.2.
	Dwelling, single-family, attached	P			P	P	P	P	P	P	P																				21.05.030A.3.
	Dwelling, single-family, detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P									P					21.05.030A.4.
	Dwelling, townhouse	P					S	S	S	S	P									S	S										21.05.030A.5.
	Dwelling, two-family	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S														21.05.030A.6.
	Dwelling, mobile home											P																			21.05.030A.7.
	Manufactured home community	C					C	C		C	C	C																			21.05.030A.8.
Group Living	Assisted living facility (3-8 residents)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P										21.05.030B.1.
	Assisted living facility (9 or more residents)	P	C	C	C	C	P	P	P	P	P	P	C	C				P	P	P	P	C							C		21.05.030B.1.
	Correctional community residential center																		C	C			C	C					C		21.05.030B.2.

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	Habilitative care facility, small (up to 8 residents)	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P								P		21.05.030B.3.	
	Habilitative care facility, medium (9-25 residents)	P	C	C	C	C	C	P	P	P	P	C	C	C					P	P	P								C		21.05.030B.3.	
	Habilitative care facility, large (26+ residents)	P						P	P	P	P								P	P	P								C		21.05.030B.3.	
	Rooming-house	P					C	P	P	P	P	C	C	C	C	C		P	P	P	P											21.05.030B.4.
	Transitional living facility	P						P	P	P	P								P	P									C		21.05.030B.5.	
COMMUNITY USES																																
Adult Care	Adult care facility (3-8 persons)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P								P		21.05.040A.	
	Adult care facility (9 or more persons)	C	C	C	C	C	C	C	C	C	C								P	P	P											21.05.040A.
Child Care	Child care center (9 or more children)	S	C	C	C	C	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P								P		21.05.040B.1.	
	Child care home (up to 8 children)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P											21.05.040B.2.
Community Service	Cemetery or mausoleum																												P		21.05.040C.1	

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	Community center	P						S	S	S	S								S	S	S							C	S		21.05.040C.2
	Crematorium																			P			P	P					C		21.05.040C.3
	Government administration and civic facility	P																	P/S/M	P/S/M	P/S/M	P/S/M	P/S/M	C		P/S/M		M	P/S/M		21.05.040C.4
	Homeless and transient shelter																			C									C		21.05.040C.5
	Neighborhood recreation center	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P							S		21.05.040C.6
	Religious assembly	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P		P	P				P		21.05.040C.7
	Social service facility	C						C	C	C	C								C	P	P	C							P		21.05.040C.8
Cultural Facility	Aquarium	P																		M		M			M			M	M		21.05.040D.1
	Botanical gardens	P																										S	S		21.05.040D.2
	Library	P / M	S	S	S	S	S	S	S	S	S	S						M	M	M	M								M		21.05.040D.3
	Museum or cultural center	P / M																	M	M		M	C					M	M		21.05.040D.4
	Zoo																											C	C		21.05.040D.5

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		RESIDENTIAL															COMMERCIAL					INDUST.			OTHER						
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Education al Facility	Boarding school	P						M	M	M	M									P	M								M		21.05.040E.1.
	College or university	P									M								M	M	M	M							M		21.05.040E.2.
	Elementary school or middle school	P / M	P / M	P / M	P / M	P / M	P / M	P / M	P / M	P / M	P / M	P / M	P / M	P / M					P / M	P / M	P / M								P / M		21.05.040E.3.
	High school	P / M	P / M	P / M	P / M	P / M	P / M	P / M	P / M	P / M	P / M	P / M	P / M	P / M					P / M	P / M	P / M								P / M		21.05.040E.4.
	Instructional services	P	C	C	C	C	C	C	C	C	P	C	C	C	C	C		P	P	P	P	C	P / C		P				C		21.05.040E.5.
	Vocational or trade school	P																		C		P	P	P	P				M		21.05.040E.6.
Health Care Facility	Health services	P							P		P							P	P	P	P	C	P 6						C		21.05.040F.1.
	Hospital/health care facility	S																		P	P								C		21.05.040F.2.
	Nursing facility	S						C		C									P / C	P	C								C		21.05.040F.3.
Parks and Open Area	Community garden	P					P	P	P	P	P							P	P	P	P							P	P		21.05.040G.1
	Park, public or private	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21.05.040G.2
Public Safety Facility	Community or police substation	P					P	P	P	P	P							P	P	P	P	P	P	P					P		21.05.040H.1
	Correctional institution																						C	C					C		21.05.040H.2
	Fire station	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M				M		21.05.040H.3

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	Public safety facility	M																		C		P	P	P	P				C		21.05.040H.4	
Transporta-tion Facility	Airport																						C						C		21.05.040I.1.	
	Airstrip, private		C	C	C	C	C					C	C	C									C						C		21.05.040I.2.	
	Heliport		C	C	C	C	C					C	C	C						C		C	C	C	P				C		21.05.040I.3.	
	Rail yard																						P	P	P						21.05.040I.4.	
	Railroad freight terminal																					P	P	P	P						21.05.040I.5.	
	Railroad passenger terminal	P																		S		C	S	S	S				M		21.05.040I.6.	
	Transit center	S									S									S		C							S		21.05.040I.7.	
Utility Facility	Tower, high voltage transmission	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	21.05.040J.1.	
	Utility facility																					C	C	P	P				C	C	21.05.040J.2.	
	Utility substation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	S	S	S	S	S	P	P	P	S	S		S	S	21.05.040J.3.
	Wind energy conversion system (WECS), utility																							C	C	C			C		21.05.040J.4.	
Telecom-munication Facilities	Antenna only, large⁴	P																P	P	P		P	P	P	P			S	P	P	21.05.040K.	

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	Antenna only, small⁴	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	21.05.040K.
	Type 1 tower⁴	P / C / C₅							S									P	P	P	C	P	P	P	P	P / C₅	P	C	C	P	21.05.040K.
	Type 2 tower⁴	P / C / C₅																C	C	P	C	P	P	P	P	S / C₅	C	C	C	S	21.05.040K.
	Type 3 tower⁴	P / C / C₅							S									P	P	P		P	P	P	P	P / C₅	P			P	21.05.040K.
	Type 4 tower⁴	P / C / C₅							P									P	P	P	S	P	P	P	P	P / C₅	P	S	S	P	21.05.040K.
COMMERCIAL USES																															
Agricultural Uses	Commercial horticulture	C	C	C	C	C						C	C	C	C	C				P			P	P					C		21.05.050A.1.
Animal Sales, Service & Care²	Animal Boarding²	C													C	C			P	P			P	P							21.05.050B.1.
	Animal shelter²																			S			P	P					M		21.05.050B.2.
	Large domestic animal facility, principal use²																			C			P	C				C	C		21.05.050B.3.

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	Retail and pet services ²	P									P							P	P	P			P	C							21.05.050B.4.
	Veterinary clinic ²	P							P		P		C	C	C	C		P	P	P	P		P	C							21.05.050B.5.
Assembly	Civic / convention center	C																				C							C		21.05.050C.1 21.05.020A.
	Club / lodge / meeting hall	P						C	C	S	S								P	P	P	P		P					S		21.05.050C.2 21.05.020A.
Entertainment and recreation ²	Amusement establishment ²										P								C	P			P/C								21.05.050D.1 21.05.020A.
	Entertainment facility, major ²																			C			C	C				C	C		21.05.050D.2 21.05.020A.
	Fitness and recreational sports center ²	P								P	S	P						P	P	P	P	C	P/C					C	C		21.05.050D.3
	General outdoor recreation, commercial ²																C			P			P	C				M	C		21.05.050D.4
	Golf course ²																											C	C		21.05.050D.5
	Motorized sports facility ²																						C	C				C	C		21.05.050D.6 21.05.020A.
	Movie theater ²	P																	C	M		C	S	C							21.05.050D.7 21.05.020A.
	Nightclub ²																			P			P								

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	Small equipment rental	P																	P	P		P	P	C	P						21.05.050G.4	
Retail Sales²	Auction house²	C																		P		P	P	P							21.05.050H.1	
	Building materials store²																		P	P			P	C							21.05.050H.2	
	Convenience store²	P						C	P	S	P							P	P	P		C	P	C							21.05.050H.3 21.05.020A.	
	Farmers market²	P									P							P	P	P		P	P	P				P	P		21.05.050H.4	
	Fueling station²																	C	P	P		P	P	P	P						21.05.050H.5 21.05.020A.	
	Furniture and home appliance store²	P																		P	P		C	P	C							21.05.050H.6
	General retail²	P							P		P							P	P	P		P	P								21.05.050H.7	
	Grocery or food store²	P							P	S	S							P	P	P		C	P								21.05.050H.8 21.05.020.A.	
	Liquor store²	C									C							P	P	P		C	P	C							21.05.050H.9 21.05.020.A.	
	Pawnshop²	C																		P			P								21.05.050H.10.	
Vehicles and Equipment	Aircraft and marine vessel sales																			P		P	P	P	P						21.05.050I.1.	

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	Parking lot or structure (50+ spaces)	C						C	C	C	C	C							C	C	P	C	P	P	P	P			C	C	S	21.05.050I.2. or I.3.
	Parking lot or structure (less than 50 spaces)	C						C	C	C	C	C							P	P	P	P	P	P	P			P	P	P	21.05.050I.2. or I.3.	
	Vehicle parts and supplies ²	C																		P			P	P							21.05.050I.4.	
	Vehicle-large, sales and rental ²																			P			P	P							21.05.050I.5.	
	Vehicle-small, sales and rental ²																				P		C	P	P						21.05.050I.6.	
	Vehicle service and repair, major																				P			P	P							21.05.050I.7.
	Vehicle service and repair, minor	C																		C	C	P			P	P						21.05.050I.8.
Visitor Accommodations	Camper park	C						C		C											C			C					C		21.05.050J.1.	
	Extended-stay lodgings	C							C	C	S										P	S		S							21.05.050J.2.	
	Hostel	P					C	S	S	S	S										P	S		S							21.05.050J.3.	
	Hotel/motel	P							C	C	S										P	M	C	S							21.05.050J.4. 21.05.020A.	
	Inn	P							S		S								P	P	S	C	S								21.05.050J.5. 21.05.020A.	
	Recreational and vacation camp												C		C	C	C				P			P					C		21.05.050J.6.	

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COMMERCIAL MARIJUANA USES																															
	Marijuana cultivation facility																			T ₃			T	T							21.05.055B.1. 21.03.105
	Marijuana manufacturing facility																			T ₃			T	T							21.05.055B.2. 21.03.105
	Marijuana testing facility	I																		T			T	T							21.05.055B.3. 21.03.105
	Marijuana retail sales establishment ²	I																			T			T	T ₃						
INDUSTRIAL USES																															
Industrial Service	Contractor and special trades, light																			S / C			P	P							21.05.060A.1.
	Data processing facility	C																		P	P		P	C					P		21.05.060A.2.
	Dry cleaning establishment	C																		P			P	P							21.05.060A.3.
	General industrial service																						P	P	P						21.05.060A.4.
	Governmental service																						P	P	P				C		21.05.060A.5.
	Heavy equipment sales and rental																						P	P							21.05.060A.6.

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RESIDENTIAL																	COMMERCIAL					INDUST.			OTHER					Definitions and Use-Specific Standards		
Use Category	Use Type	TSDO	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	I-1	I-2¹	MI	AF	DR	PR	PLI		W	
	Research laboratory	P																		P	P	P	P	P	P				S		21.05.060A.7.	
Manu- facturing and Production	Commercial food production										C									C			P	P	P				P		21.05.060B.1.	
	Cottage crafts	P									P							P	P	P		C	P								21.05.060B.2.	
	Manufacturin g, general																						P	P	P						21.05.060B.3.	
	Manufacturin g, heavy																						C	P	P						21.05.060B.4.	
	Manufacturin g, light	S / C									S / C									S / C		C	P	P	P						21.05.060B.5.	
	Natural resource extraction, organic and inorganic		C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C		21.05.060B.6.
	Natural resource extraction, placer mining																							C					C	C	21.05.060B.7.	
	Marine Facility	Aquaculture																				C		C	P				C		21.05.060C.1	
	Facility for combined marine and general construction																						P	P	P						21.05.060C.2	
	Marine operations																					P	P	P	P						21.05.060C.3	

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	Marine wholesaling																					P	P	P	P						21.05.060C.4
Warehouse and Storage	Bulk storage of hazardous materials ⁷																							C	C	P					21.05.060D.1
	Impound yard																							P	P				C		21.05.060D.2
	Motor freight terminal																							P	P	P					21.05.060D.3
	Outdoor storage associated with a community use																											M	M		21.05.060D.8
	Outdoor storage of vehicles and/or equipment associated with a community use																											M	M		21.05.060D.9
	Self-storage facility																			P/C	P			P	P	P					21.05.060D.4
	Storage yard																					P	P	P	P						21.05.060D.5
	Warehouse or wholesale establishment, general	P																						P	P	P				C	

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	Warehouse or wholesale establishment, light	D																		S / C		P	P	P	P				C		21.05.060D.7	
Waste and Salvage	Composting facility																							P					C		21.05.060E.1.	
	Hazardous Waste Treatment Facility																						P / C	P	P						21.05.060E.2.	
	Incinerator or thermal desorption unit																							C					C		21.05.060E.3.	
	Junkyard or salvage yard																							C							21.05.060E.4.	
	Land reclamation	S / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / C	P / S	P / S	P / S	P / C	P / C	P / C	P / C	P / C	21.05.060E.5.	
	Landfill																							C					C		21.05.060E.6.	
	Recycling drop-off																		P	P	P			P	P					P		21.05.060E.7.
	Snow disposal site		C	C	C	C	C	C					C	C	C						C			S	S	S				C		21.05.060E.8.
	Solid waste transfer facility																							C	S					C		21.05.060E.9.
	Stormwater sediment management facility												C	C	C						C			S	S					C		21.05.060E.10.

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	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., <i>Large Commercial Establishments</i>. 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.																													