

CHAPTER 21.04: ZONING DISTRICTS

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CHAPTER 21.04: ZONING DISTRICTS

21.04.010 GENERAL PROVISIONS

This chapter establishes the zoning districts and contains basic information pertaining to zoning districts, including statements of purpose and district-specific regulations. The following chapters 21.05 and 21.06 set forth the uses allowed within the districts and the dimensional standards applying to development in the districts, respectively.

A. Districts Established; Zoning Map

1. Purpose

The municipality is divided into zoning districts in order to achieve the purposes of this title established in chapter 21.01, which include implementation of the comprehensive plan, and its land use plan map.

2. Zoning Districts Established

The following zoning districts are established:

TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED		
District Type	Abbreviation	District Name
Residential Districts	R-1	Single-Family Residential
	R-1A	Single-Family Residential (larger lot)
	R-2A	Two-Family Residential (larger lot)
	R-2D	Two-Family Residential
	R-2M	Mixed Residential
	R-3	Mixed Residential
	R-3A	Residential Mixed-Use
	R-4	Multifamily Residential
	R-4A	Multifamily Residential Mixed-Use
	R-5	Low-Density Residential
	R-6	Low-Density Residential (1 acre)
	R-7	Single-Family Residential (20K)
	R-8	Low-Density Residential (4 acres)
	R-9	Low-Density Residential (2 acres)
R-10	Low-Density Residential, Alpine/Slope	
Commercial Districts	B-1A	Local and Neighborhood Business
	B-1B	Community Business
	B-3	General Business
	RO	Residential Office
	MC	Marine Commercial
Industrial Districts	I-1	Light Industrial
	I-2	Heavy Industrial
	MI	Marine Industrial

TABLE 21.04-1: ZONING DISTRICTS ESTABLISHED		
District Type	Abbreviation	District Name
Other Districts	A	Airport
	AF	Antenna Farm
	DR	Development Reserve
	PCD	Planned Community Development
	PLI	Public Lands and Institutions
	PR	Parks and Recreation
	TA	Turnagain Arm
	TR	Transition
	WS	Watershed
Overlay Zoning Districts	CCO	Commercial Center Overlay
Girdwood Districts	Girdwood districts are set forth in chapter 21.09, <i>Girdwood</i> .	
Chugiak-Eagle River Districts	Chugiak-Eagle River districts are set forth in chapter 21.10, <i>Chugiak-Eagle River</i> .	
Downtown Districts	Downtown (DT) districts are set forth in chapter 21.11, <i>Downtown</i> .	

3. Zoning Map

The zoning districts are shown on the official zoning map (see section 21.01.050). Procedures for amending the zoning map are in section 21.03.160, *Rezoning (Zoning Map Amendments)*.

B. Relationship to Overlay Districts

All lands within the municipality shall be designated as one of the base zoning districts set forth in sections 21.04.020 through 21.04.060. In addition, some lands may be designated as one or more of the overlay districts set forth in section 21.04.070. Where the property is designated as an overlay district as well as a base zoning district, the regulations governing development in the overlay district shall apply in addition to the regulations governing development in the underlying base district. In the event of an express conflict between the two sets of standards, the standards for the overlay district shall control.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2017-176, 1-9-18; AO 2020-38, 4-28-20)

21.04.020 RESIDENTIAL DISTRICTS

A. General Purpose/Intent

The residential zoning districts established in this section generally are intended to:

1. Provide appropriately located areas for residential development that are consistent with the comprehensive plan and with standards established by this code;
2. Designate areas for residential living that offer a broad range of lot sizes, dwelling types, densities, and housing choices, and that offer a range of living environments;

3. Conserve residential lands for housing by limiting conversion of the residential land base to non-residential uses;
4. Allow for a variety of housing types that meet the diverse economic and social needs of residents;
5. Where appropriate protect the scale and character and unique appeal of existing residential neighborhoods and of community areas generally;
6. Promote new development that is compatible with surrounding development, and protect residential property from excessive noise, glare, and light pollution; traffic congestion; and other significant adverse effects of incompatible uses;
7. Protect residential areas from commercial and industrial hazards such as fires, explosions, and toxic fumes and substances;
8. Where appropriate, minimize the location of residences in high natural hazard areas, and mitigate the risk in those areas where development may be allowed;
9. Allow for appropriate public and institutional services and facilities, such as schools, parks and recreation uses, religious assembly, utility substations, and telecommunications and transportation infrastructure, while maintaining the residential character of the district; and
10. Designate areas for residential living that support neighborhood identity and economic vitality and thus give predictability to residential settings and encourage investments and enhancements.

B. R-1: Single-Family Residential District

1. Purpose

The R-1 district is intended primarily for detached single-family residential areas with gross densities up to five dwelling units per acre. These areas generally are intended to have well-developed infrastructure, and municipal services generally are intended to be provided.

C. R-1A: Single-Family Residential District (larger lot)

1. Purpose

The R-1A district is intended primarily for detached single-family residential areas with gross densities up to four dwelling units per acre. The minimum lot size is slightly larger than the R-1 district. These areas generally are intended to have well-developed infrastructure, and municipal services generally are intended to be provided.

D. R-2A: Two-Family Residential District (larger lot)

1. Purpose

The R-2A district is intended primarily for single- and two-family residential areas with gross densities between five and seven dwelling units per acre. The minimum lot size is slightly larger than the R-2D district. These areas generally are intended to have well-developed infrastructure, and municipal services generally are intended to be provided.

E. R-2D: Two-Family Residential District

1. Purpose

The R-2D district is intended primarily for single- and two-family residential areas with gross densities between five and eight dwelling units per acre. These areas generally are intended to have well-developed infrastructure, and municipal services generally are intended to be provided.

F. R-2M: Mixed Residential District

1. Purpose

The R-2M district is intended primarily for residential areas that allow for a variety of single-family, two-family, and multifamily dwellings, with gross densities between five and 15 dwelling units per acre. The R-2M district provides residential neighborhoods with a greater diversity of housing by allowing a mix of both detached and a variety of attached dwelling types in close proximity to each other, rather than separated into different zoning districts. The R-2M district is to be located in established or redeveloping residential neighborhoods or is to create a transition between single-family, two-family, and higher density multifamily and mixed-use areas. The design of new development, such as building scale and setbacks, parking facility size and location, and yard landscaping, should be complementary to the existing neighborhood and mix of dwelling types.

2. District-Specific Standards

- a. Residential buildings shall contain no more than eight dwelling units.
- b. The maximum length of a building elevation that is two and a half stories in height at any point shall be 150 feet. Otherwise the maximum length shall be 180 feet.

G. R-3: Mixed Residential District

1. Purpose

The R-3 district is a multifamily residential district with gross densities between 15 and 40 dwelling units per acre, provided, however, that housing allowed in the R-1, R-1A, R-2A, and R-2D are a permitted use. It is intended primarily for multifamily and townhouse dwellings characterized by low-rise multistory buildings. It allows a higher percentage of lot coverage than the R-2M zone, while also maintaining the residential living environment with landscaping, private/common open spaces, and other amenities for residents. This district provides greater housing opportunities and efficient use of residential land near commercial, community activity centers, town centers, and areas well served by transit.

2. District-Specific Standard

The maximum length of a townhouse-style building elevation shall be 250 feet.

H. R-3A: Residential Mixed-Use District

1. Purpose

The R-3A district is a medium density, mixed-use multi-family district with gross densities between 12 and 30 dwelling units per gross acre. The R-3A district is primarily residential, but allows a variety of compatible commercial, retail, services, or office uses, as identified in Table 21.05-1. To maintain and provide desired housing densities with the addition of other uses, the R-3A district allows greater building heights and greater lot coverage than the R-3 district, based on site-specific criteria, while maintaining a residential living environment with common open space, landscaping, and other features that benefit residents and the community. The R-3A district is typically located near designated city, regional, and town centers. The commercial aspects of this mixed-use district are intended to serve local neighborhood needs and promote pedestrian access to support local shopping.

2. District-Specific Standards

a. *Allowed Commercial Uses*

The R-3A District allows a maximum of 33% of gross floor area on the development site to be dedicated to non-residential uses such as commercial development. Allowed commercial uses are identified in Table 21.05-1. Commercial uses may be located in the same building as residential development or may be housed in a separate building from residential units.

- b. **Minimum Residential Density**
The development shall be built to a net density of at least 15 dwelling units per acre.
- c. **Timing of Residential and Non-Residential Development**
At any phase of the development, the non-residential portion of the development shall not receive a certificate of occupancy or conditional certificate of occupancy until the proportionate share of residential units that meet the requirements of 2.a. and 2.b. above have received a certificate of occupancy or conditional certificate of occupancy.
- d. **Mixed-Use Development Standards**
Purpose: The R-3A district is intended to create a mixed-use neighborhood development, with buildings addressing a “complete street” pedestrian environment with shops, entrances, and windows. Non-residential uses should be located along the street frontage and away from property lines that abut lower density residential areas.
- i. *Building placement relative to the street.* Non-residential use shall not be separated from abutting street ROWs by parking lots that are wider than one parking bay, or 90 feet of total distance. Where facing a street designated in the comprehensive plan as main street, mixed-use street, or transit street typology, at least one-third of the length of the street-facing commercial building elevation shall have a maximum setback of 40 feet, in compliance with the illustrated maximum setback provisions of subsection 21.06.030C.5. The maximum setback may be increased to 60 feet as provided in subsection 21.06.030C.5.c. of the maximum setback provisions. Sites that front on more than one frontage are required to meet these standards on at least one street, as established on 21.06.030C.5.a.ii., except that a second street frontage shall either meet the maximum setback or incorporate primary pedestrian walkways connecting to off-site destinations.
- ii. *Street-facing windows and entries.* Visual access windows or primary entrances shall comprise at least 15 percent of the non-residential wall area of the street-facing elevation. If there is more than one street frontage or building on the site, the street-facing wall areas may be combined for the purpose of this calculation. Building façade walls more than 150 feet away from, the facing-street ROW are exempt from this calculation. The following additional standards apply to this calculation on the ground floor:
- (A) Qualifying windows shall be no more than four feet above finished grade.
- (B) No single blank wall section between qualifying windows or entries on the longest building elevation shall be more than two-thirds of the total length of that elevation.
- iii. *Visible Primary Entrances*
- (A) Developments with non-residential uses shall provide at least one primary entrance that is connected by a walkway of 90 feet or less to the street ROW. The walkway shall meet the standards of primary pedestrian walkway if the walkway is more than 45 feet long.

- (B) The primary entrance in subsection iii.(A) above shall be accentuated by at least one of the following menu choices:
 - (1) Portico, overhang, canopy, or similar permanent feature projecting from the wall;
 - (2) Recessed and/or projected entrance wall plane;
 - (3) Arches, peaked roof forms, terracing parapets, or other change of building roofline;
 - (4) Changes in siding material, or detail features such as tilework, to signify the entrance, or
 - (5) Entrance plaza, patio, or similar common private space.
- iv. ***Street-facing structure parking.*** Structured parking is subject to subsection 21.07.090M.3.
- v. ***Outdoor commercial operations.*** All commercial and non-residential uses shall be conducted entirely within an enclosed building concept except for parking and loading facilities and restaurant seating.
- vi. ***Maintaining residential character.*** All floor area dedicated to height increases in the development beyond 40 feet shall be residential.
- e. ***Reduced Parking Ratios***
Development in the R-3A district shall be eligible for a reduction of the minimum number of parking spaces, as provided in subsection 21.07.090F.6.
- f. ***Enhanced Sidewalk Option***
An enhanced sidewalk environment may be provided in lieu of required sidewalks and site perimeter landscaping, as provided in subsection 21.07.060F.17.
- g. ***Building Height Increases***
Building height increases may exceed the maximum height established in table 21.06-1, up to a maximum height of 70 feet not to exceed 6 stories through the following bonuses. These provide for an incremental increase in height in exchange for features deemed of benefit to the community. Height increases are subject to the R-3A district building bulk and transition standards of subsection h. below to mitigate impacts on surrounding properties and support neighborhood compatibility. The maximum building height possible shall be limited to 50 feet not to exceed four stories on sites smaller than two acres. An increase in height may be achieved through the use of one or more of the following choices:
 - i. ***Increased housing density.*** One story of additional height is allowed where the housing density of the development site is at least 30 dwelling units per net acre.
 - ii. ***Below-grade parking.*** One story of additional height is allowed where at least one-third of the parking spaces of the development site are in a covered below-grade parking level. Another story of additional height is allowed where at least two-thirds of the parking spaces of the development site are in a covered below-grade parking level.

- iii. *Affordable housing units.* One story of additional height is allowed where at least 10 percent of the dwellings are affordable rental housing units consistent with the standards of subsection 21.07.110G., Affordable housing.
- iv. *Habitable floor area wrapping parking garages.* One story of additional height is allowed where the development features habitable floor area wrapped around a parking structure. The gross floor area of the wrap portion of the building shall be equal to at least half the gross floor area of additional height gained through this feature.
- v. *Additional/high-quality open space.* One story of additional heights is allowed where additional ground-level open space not to be used for snow storage and that meets the standards for high quality spaces in subsection 21.07.030D.4. is provided. The open space shall be in addition to any open space otherwise required by this title, and its area shall be equal to or greater than half the gross floor area of additional height gained through this feature.
- vi. *Transitions in building scale or housing type.* One story of additional height is allowed where the development provides a transition in building form and scale or housing type down to adjacent properties in lower density residential zoning districts along the entire length of at least one property line of the development.
- vii. *Higher-quality street-level mixed-use pedestrian environment.* One story of additional height is allowed where the development provides a pedestrian-interactive use meeting the standards of subsection 21.07.060F.16. and enhanced sidewalk meeting the standards of subsections 21.07.060F.4. or F.17., along the majority of the street-facing building elevations. Sites with more than two frontages are not required to meet this standard on more than two streets.

h. *Neighborhood Protections.*

In order for new developments in this district to maintain compatibility with adjacent residential areas, the following standards apply:

- i. *Height/bulk transitions.* Buildings are subject to the height transitions for neighborhood compatibility in subsection 21.06.030D.8.
- ii. *Northern climate weather protection and sunlight.* Buildings taller than 40 feet shall not cast shadows on residential properties, dedicated neighborhood use parks, or school properties between 9:00 AM and 3:00 PM, solar time on the March/September 21 equinoxes. Proposed buildings that would cast shadows on properties in an R-1 or R-2 district between 9:00 AM and 3:00 PM, solar time from September 21 to October 21, shall be subject to the major site plan review process to mitigate such shadow impacts.
- iii. *Building height increases.* Building height increases as provided for in subsection g. above shall be subject to administrative site plan review unless a major site plan review is required by other provisions. Neighborhood protection standards in section 21.07.070 apply as approval criteria. In cases where long-distance views from abutting streets or residential properties to the mountains, the inlet, nearby lakes, or bogs are impacted by proposed construction over 40 feet in height, the

importance of the view and the number of properties impacted may be considered by the decision-making body in establishing the allowed building height.

- iv. *Scale, proportion, and daylighting of street canyon.* Upper-floor portions of the structure shall be set back an additional foot from the street beyond the minimum 10-foot setback of the district, for each foot in building height above 40 feet.
- v. *Upper story size/width limits.* Portions of structures gained through an increase in allowed height above a height of 40 feet are limited to a maximum façade width of 130 feet. The average gross floor area of all stories above 40 feet in height shall be limited to 12,000 square feet. For each of the fourth through sixth stories, the total gross floor area of the floor plate(s) of the building(s) on the site is limited to a maximum of 25 percent of the lot area.
- vi. *Maximum building length.* The maximum length of a townhouse-style building elevation shall be 250 feet.
- vii. *Commercial gross floor area limitations.* The gross floor area of each allowed use in the commercial use category, except for grocery or food store, is limited to 10,000 square feet per use, without any review beyond that required by table 21.05-1. Gross floor area of more than 10,000 square feet for allowed commercial uses excepting grocery or food stores may be requested through the conditional use procedure. The maximum gross floor area of a grocery or food store is 20,000 square feet, without any review beyond that required by Table 21.05-1.

3. District location requirements.

a. Purpose.

It is essential that this district be limited in extent to particular locations that can accommodate residential growth with minimal impacts to the character of surrounding residential neighborhoods. Areas in this district should also include adequate and complete streets, public transit, water, sewer, electric, parks and open space infrastructure.

b. Requirements.

The minimum contiguous area for an R-3A district shall be 21,000 square feet or greater. In addition to meeting the general rezoning approval criteria, the new or enlarged R-3A districts shall:

- i. Locate in an area designated in the comprehensive plan, land use plan map, where the growth-supporting feature for residential mixed-use development overlays the compact mixed residential-medium, town center, or main street corridor designation, or a corresponding designation in a neighborhood or district plan; and
- ii. Be adjacent to one of the following land use designations or street classifications identified in the comprehensive plan:
 - (A) City Center;
 - (B) Regional Center;
 - (C) Town Center;

- (D) Main Street Corridor;
- (E) One-quarter mile of a transit route street ROW of a designated Transit-supportive Development Corridor; or
- (F) Intersection of an arterial street and another street classified in the Official Streets & Highways Plan as a collector or greater, with public transit on both streets.

I. R-4: Multifamily Residential District

1. Purpose

The R-4 district is a multifamily medium to high density residential district. It is intended primarily for multifamily and multi-story residential buildings, but also allows single-family, duplex, and townhouse residential development. For multi-story buildings, the maximum size of buildings and intensity of use is regulated by floor area ratio (FAR) and other site development standards. Multi-story development is intended to be applied in areas well served by transit and/or arterial streets, and by supportive commercial services near the major commercial and employment centers in downtown and midtown. Although some commercial development is allowed within a residential development, the district is intended to be primarily residential. For multi-story buildings, development is intended to be oriented to the sidewalk with windows, entrances, and walkways to provide strong pedestrian connections to nearby services.

2. District-Specific Standards

a. *Allowed Commercial Uses*

The commercial uses listed below are allowed through the approval process shown in table 21.05-1, shall only be developed in conjunction with multifamily or mixed use dwellings, and are limited to five percent of the gross floor area of the development on a site, or 1,500 square feet, whichever is less.

- i. Fitness and recreational sports center;
- ii. Restaurant;
- iii. Convenience store;
- iv. Grocery or food store.

b. *Alcohol Sales Prohibited*

Special land use permits for alcohol shall not be authorized for uses in the R-4 district.

c. *Floor Area Ratio (FAR)*

The maximum floor area ratio (FAR) in the R-4 district is 1.0, but may be increased through the bonus provisions in subsection 21.04.020I.2.d. below.

d. *Building Height Increase*

Buildings in the R-4 district may exceed the maximum height established in table 21.06-1, up to a maximum total height of 70 feet (or slightly more—see subsection 21.06.030D.7., *Height Adjustments*), subject to all of the following requirements to encourage the provision of light and air at the ground level, and active uses on the ground floor facing the street:

- i. The development shall participate in the FAR incentives provided in subsection 21.04.020J.2.c. below;

- ii. The ground floor of the building shall be residential or other permitted non-parking use, for at least 24 feet of depth facing the street for the full length of the street facing building elevation, except for vehicle entrances and exits. Where the site has two or more frontages, the standard shall be met on at least one frontage. The director may waive this requirement on arterials or greater classification streets;
- iii. The height increase shall adhere to the height transitions provisions of subsection 21.06.030D.8.; and
- iv. Development requesting the height increase shall be subject to administrative site plan review, unless a higher level of review is already required.

e. **Maximum Building Length**

The maximum length of a townhouse-style building elevation shall be 300 feet.

J. **R-4A: Multifamily Residential Mixed-Use District**

1. **Purpose**

The R-4A district is a primarily residential district intended for high-density multifamily dwellings, with gross densities intended to be greater than 35 dwelling units per acre. Commercial retail, services, and office uses are also allowed in combination with housing to create a truly mixed-use neighborhood environment, although a majority of the gross floor area of the development shall be a residential use. This district is to be applied in areas near downtown and midtown, in order to provide housing densities which support these city centers, efficient use of residential land, and residential living opportunities near employment and services. By providing the flexibility for integrated mixed-use site development, the R-4A district facilitates reinvestment and revitalization within areas in transition. New mixed-use development should facilitate strong pedestrian and bicycle connections with nearby neighborhoods and city centers.

2. **District-Specific Standards**

a. **Mixed-Use Development Standards**

Development in the R-4A district shall comply with the mixed-use development standards in subsection 21.04.030G.6. and G.7. regarding enhanced sidewalk option and building placement and orientation.

b. **Maintaining Residential Character**

Development shall be primarily residential. The following standards and exceptions apply:

- i. Non-residential uses allowed in the R-4A district shall be mixed with residential according to the provisions that follow. (The uses “park, public or private,” “community garden,” “utility substation,” telecommunications towers, “parking lot, principal use,” and “parking structure, principal use” are exempt from the mixed-use requirement.)

(A) If residential uses occupy at least 90 percent of the gross floor area depicted on a site plan, no review beyond that required by table 21.05-1 is required.

(B) A major site plan review is required for non-residential uses proposed to occupy greater than 10 and less than or equal to 20 percent of the gross floor area of the development as depicted on a site plan.

- (C) A conditional use permit is required for non-residential uses proposed to occupy greater than 20 and less than or equal to 49 percent of the gross floor area of the development as depicted on a site plan.
 - (D) Major site plan reviews or conditional use reviews under b.i.(B). and b.i.(C). shall meet the following criteria. This shall be in addition to the general site plan approval criteria (21.03.180F.) and conditional use approval criteria (21.03.080D.).
 - (1) The development shall result in a net increase in dwelling units over pre-development density, or shall be at least 20 dwelling units per acre, whichever is greater. The total gross floor area of household living uses shall be equal to or greater than any prior residential development.
 - (2) Stipulations may be imposed relating to building design, traffic, privacy, floor area restrictions, restrictions against commercial above the ground floor, and other conditions necessary to maintain a residential character and compatibility with adjacent residential districts.
 - ii. The non-residential portion of the development shall not be given a certificate of zoning compliance or a conditional certificate of zoning compliance until all of the residential portion of the development is given a certificate of zoning compliance.
 - iii. Ground floor building facades facing and within 100 feet of public streets, primary circulation drives, or primary pedestrian walkways shall meet the following window standards on those facades:
 - (A) Non-residential uses: At least 50 percent of the length and 25 percent of the area of ground-level walls shall be windows providing visual access to the interior of the building.
 - (B) Residential uses: At least 25 percent of the length and 12 percent of the area of ground-level walls shall be windows.
 - (C) All uses: Blank walls shall not exceed 30 feet in length.
 - iv. All commercial uses shall be conducted entirely within a completely enclosed building except for parking and loading facilities and outdoor restaurant seating. Outdoor storage of goods accessory to a commercial use is prohibited.
- c. ***Floor Area Ratio (FAR) Incentives for the R-4 and R-4A Districts***
The maximum floor area ratio (FAR) within the R-4 and R-4A districts is 1.5 and 2.0 FAR respectively, but may be increased up to a maximum total FAR of 2.0 in the R-4 district and 3.0 in the R-4A district through the following bonus provisions, subject to section 21.06.030E. These incentives provide for an incremental increase in the floor area of a development in exchange for incremental increases in any of the following special features deemed of benefit to the community. Increases in the FAR may be achieved through the use of one or more of the following:
- i. ***Bonus for Open Space***
One square foot of additional floor area is allowed per square foot of additional open space area. This space shall meet the standards of

- 21.07.030D. and be in addition to any open space required by section 21.07.030. The floor area bonus increases to two square feet for open space that meets the standards for high quality spaces in 21.07.030D.6.
- ii. ***Bonus for Below Grade Parking***
Two square feet of additional floor area is allowed per gross square foot of covered below grade parking floor area, up to a maximum increase of 1.0 FAR. The floor area bonus increases to four square feet on the second parking level below grade.
 - iii. ***Bonus for Affordable Rental Housing***
Four square feet of additional gross floor area is allowed per square foot of affordable rental housing unit floor area, up to a maximum increase of 1.0 FAR. The affordable housing units shall be consistent with the standards of 21.07.110H., *Affordable Housing*.
 - iv. ***Bonus for Enhanced Sidewalk/Walkway Widening***
Two square feet of additional floor area is allowed per square foot of area provided as part of a primary pedestrian walkway or enhanced sidewalk that meets the requirements of subsections 21.07.060F.4. or 21.07.060F.17.
 - v. ***Bonus for Upper Level Setbacks/Step Backs for Sunlight Access***
A floor area bonus is allowed equal to one-third of the sum of step back areas on each upper floor where the step back is at least 16 feet from the face of the building at the floor immediately below, such that the floor's existence does not increase the amount of shadowing on surrounding residences, private open spaces, sidewalks, schools, or parks on March/September 21, from 9:00 a.m. to 3:00 p.m. solar time.
 - vi. ***Bonus for Ambient Daylight for Residences***
A floor area bonus equal to 10 percent of the lot area (0.10 FAR) but not to exceed 4,000 square feet is allowed for preservation of daylight for all dwellings in the development and facing the development, using the standards of 21.07.110C.8.h.
 - vii. ***Bonus for Pedestrian-Interactive Use***
Three square feet of additional floor area is allowed per each square foot of ground-floor space which is to be occupied by a pedestrian-interactive use that meets the standards of 21.07.060F.16.
 - viii. ***Bonus for Wrapped Parking***
One square foot of additional floor area is allowed per each square foot of habitable floor area around a wrapped parking structure that conforms to subsection 21.06.030E.2.g., up to a maximum increase of 0.5 FAR.
- d. ***Reduced Parking Ratios***
Development in the R-4A district shall be eligible for a reduction of the minimum number of parking spaces, as provided in 21.07.090F.6.
 - e. ***Building Height Increase***
Buildings in the R-4A district may exceed the maximum height established in table 21.06-1, up to a maximum total height of 90 feet, subject to all of the following conditions. These conditions encourage slender towers with condensed floor plates, light and air at the pedestrian level, and active uses on the ground floor facing the street:

- i. The development shall participate in the FAR incentives provided for the R-4A district in subsection 21.04.020I.2.c. above;
- ii. The ground floor of the building shall be residential or other permitted non-parking use for at least 25 feet of depth facing the street for the full length of the building, except for vehicle entrances and exits. Where the site has two or more frontages, the standard shall be met on two frontages;
- iii. All floor area provided by the height increase shall be for residential uses;
- iv. The height increase shall adhere to the height transitions of subsection 21.06.030D.8.;
- v. The height increase shall adhere to the applicable design standards for tall buildings in subsection 21.07.120C.; and
- vi. Unless a major site plan review or a conditional use is required by other parts of this section, all developments requesting the height increase shall be subject to administrative site plan review.

3. District Location Requirement

It is essential that this district be limited in extent to particular strategic locations. The subject property shall be:

- a. In an area designated in the comprehensive plan for residential city center intensity or redevelopment/mixed-use, or similar designation in a neighborhood or district plan; and
- b. Adjacent to or within a designated major employment center or major city center, or on a designated transit supportive development corridor or transit route with 15-minute bus service headways; and
- c. Concentrated as a node near the intersection of an arterial street and another street of collector classification or greater, in a compact form limited in extent to no more than a quarter mile between any two points on the district boundary, unless specifically designated otherwise in an adopted neighborhood or district plan.

K. R-5: Low Density Residential District

1. Purpose

The R-5 district is intended primarily for single- and two-family residential areas with gross densities up to five dwelling units per acre. Mobile homes on individual lots are allowed in this district.

L. R-6: Low-Density Residential (1 acre) District

1. Purpose

The R-6 district is intended primarily for single- and two-family large-lot residential areas, with gross densities of up to one dwelling unit per acre. The R-6 is designed to encourage low-density residential development. This district is intended to protect and enhance those physical and environmental features that add to the desirability of large-lot residential living. The availability of infrastructure and municipal services is varied.

M. R-7: Single-Family Residential (20K) District

1. Purpose

The R-7 district is intended primarily for single- and two-family residential areas with gross densities between one and two dwelling units per acre. This district may also be applied to areas between larger lot districts and higher density districts.

N. R-8: Low-Density Residential (4 acres) District

1. Purpose

The R-8 district is intended primarily for single- and two-family large-lot residential areas with gross densities less than one dwelling unit per four acres, where topographic or other natural conditions are such that higher-density development would be unfeasible. In addition to topography, some of the natural conditions which could exist to render land desirable for the densities proposed in this zone are wind hazards, marginal soils, landslide susceptibility, potential for groundwater pollution, and groundwater availability.

O. R-9: Low-Density Residential (2 acres) District

1. Purpose

The R-9 district is intended primarily for single- and two-family large lot residential areas with gross densities less than one dwelling unit per two acres, where public sewer and water are unlikely to be provided or where topographic or other natural conditions are such that higher-density development would be unfeasible. Where public facilities may be provided in the distant future, the regulations are intended to ensure that development during the interim period does not exceed geological and hydrological capacities for safe and healthful maintenance of human habitation.

P. R-10: Low-Density Residential, Alpine/Slope District

1. Purpose

The R-10 district is intended for use in those areas where natural physical features and environmental factors such as slopes, alpine and forest vegetation, soils, slope stability, and geologic hazards require unique and creative design for development. Creative site design and site engineering are essential to ensure that the development of these lands will:

- a. Protect natural features such as ponds, streams, wetlands, and springs, and incorporate such features into the development of the site design;
- b. Ensure the use of site design techniques that take into consideration topographic constraints and other physical features;
- c. Avoid natural hazards including snow avalanche and mass wasting areas;
- d. Retain the natural flow and storage capacity of any watercourse and wetland, to minimize the possibility of flooding or alteration of water boundaries;
- e. Assure that soil and subsoil conditions are suitable for excavations, site preparation, and on-site waste water disposal;
- f. Provide adequate site drainage to avoid erosion and to control the surface runoff in compliance with the federal clean water act;
- g. Assure an adequate supply of potable water for the site development; and
- h. Minimize the grading operations, including cut and fill, consistent with the retention of the natural character of the site.

2. District-Specific Standards

a. *Lot and Site Requirements*

Table 21.04-2 provides the lot and site requirements for the R-10 district. This table applies in addition to the dimensional standards stated in table 21.06-1.

TABLE 21.04-2: LOT AND SITE REQUIREMENTS FOR R-10 DISTRICT				
Average Slope of Lot (percent)	Minimum Lot Area (acres)	Minimum Lot Width (feet)	Maximum Lot Coverage of All Buildings (percent)	Coverage Impervious Surfaces (percent)
More than 30.00	7.50	300	3	8
25.01--30.00	5.00	300	5	10
20.01--25.00	2.50	180	8	14
20.00 or less	1.25	100	10	20

Average slope is calculated by the following formula:

$$S = \frac{I * L}{A} * 0.0023$$

Where;
 S = Average slope of lot or tract in percent
 I = Contour interval (20 feet or less)
 L = Sum of length of all contours on lot or tract in feet
 A = Area of the lot or tract in acres

b. Bedrock

When one-third or more of required soils borings reveal bedrock at a depth of less than 16 feet on the lot or tract, lot and site requirements shall be determined as if the average slope were in the next steeper percentage range shown on the table in this subsection. Any required soil boring that does not extend to a depth of at least 16 feet shall be deemed for the purposes of this subsection to have encountered bedrock.

(AO 2012-124(S), 2-26-13; AO 2014-132, 11-5-14; AO 2015-100, 10-13-15; AO 2017-176, 1-9-18; AO 2019-58, 5-7-19)

21.04.030 COMMERCIAL DISTRICTS

A. General Purpose/Intent of Commercial Districts

The commercial and office zoning districts established in this section generally are intended to:

1. Provide appropriately located areas consistent with the comprehensive plan that provide a full range of retail and service establishments and convenience and office uses needed by the municipality, and protect such uses from the adverse effects of incompatible uses;
2. Provide adequate area to meet the needs of future commercial development;
3. Encourage the redevelopment, conversion, and reuse of underused commercial areas, and discourage further geographic expansion of commercial areas not designated in the comprehensive plan;
4. Minimize vehicle miles traveled and promote alternative transportation choices through the concentration of commercial areas as designated in the comprehensive plan;
5. Promote the location of higher intensity commercial uses and traffic into those areas of the municipality that are best developed for traffic and access;
6. Strengthen the municipality's economic base and provide employment opportunities;
7. Provide for commercial land uses that meet the needs of and attract regional and statewide populations, in addition to local residents;

8. Allow and encourage residential development in conjunction with commercial development in order to provide more housing choices and more efficient use of land;
9. Minimize land use impacts of commercial development on adjacent residential districts;
10. Protect stream corridors, wetlands, and other important natural resources from the adverse impacts of commercial development; and
11. Provide sites for public and semi-public uses such as utilities and telecommunications infrastructure needed to complement commercial development.

B. B-1A: Local and Neighborhood Business District

1. Purpose

The B-1A district is intended for small, compact commercial sites or areas within or surrounded by residential areas. The district is applied to encourage the provision of small-scale retail, office, and service uses compatible in scale and character with adjacent residential uses, and providing services to the surrounding neighborhood. B-1A centers are between one-half and two acres in size. Continuous retail frontages, largely uninterrupted by driveways and parking, are encouraged. Uses are to be limited in intensity to promote their local orientation, promote pedestrian access, reduce vehicle trips, and limit adverse impacts on the surrounding area. Upper story residential uses are also allowed.

2. District-Specific Standards

a. Prohibitions

- i. Drive-throughs are allowed only on those lots with frontage on and access to an arterial street.
- ii. Outdoor storage is prohibited in the B-1A district.
- iii. Nonresidential development that does not have access from a street of collector class or greater on the *Official Streets and Highways Plan* shall not be open to the public between 10:00 p.m. and 7:00 a.m.

b. Gross Floor Area Limitations

- i. The gross floor area of each allowed non-residential use is limited to 5,000 square feet per use, without any review beyond that required by table 21.05-1.
- ii. Gross floor area of allowed non-residential uses between 5,001 and 10,000 square feet may be requested through a major site plan review.
- iii. Notwithstanding c.i. and c.ii., the maximum gross floor area of grocery or food stores is 20,000 square feet without any review beyond that required by table 21.05-1, provided that the overall site has a floor area ratio of at least 0.35.

c. Mixed-Use Development

Mixed-use development in this district shall comply with the standards of subsection G. below.

3. District Location Requirements

In addition to the general rezoning criteria, the following requirements shall apply in the creation or expansion of the B-1A district:

- a. The minimum contiguous area for a B-1A district shall be 11,500 square feet.
- b. The maximum contiguous area for a B-1A district shall be 2.0 acres.

- c. The subject property shall be in an established neighborhood commercial area or an area designated in the comprehensive plan for neighborhood-scale commercial.

C. B-1B: Community Business District

1. Purpose

The B-1B district is intended for consumer-oriented business uses which serve the needs of the surrounding community. The district is intended for small, compact sites at or near the intersection of streets designated for collector (industrial-commercial), arterial, or greater capacity on the *Official Streets and Highways Plan*.

2. District-Specific Standards

a. Prohibitions

- i. Drive-throughs are allowed only on those lots with frontage on and access to an arterial street.
- ii. Outdoor storage is prohibited in the B-1B district.
- iii. Nonresidential development that does not have access from a street of collector class or greater on the *Official Streets and Highways Plan* shall not be open to the public between 10:00 p.m. and 7:00 a.m.

b. Gross Floor Area Limitations

- i. The gross floor area of each allowed nonresidential use is limited to 10,000 square feet per use, without any review beyond that required by table 21.05-1.
- ii. Gross floor area of allowed nonresidential uses between 5,001 and 20,000 square feet may be requested through an administrative site plan review.
- iii. Notwithstanding b.i. and b.ii., the maximum gross floor area of grocery or food stores is 40,000 square feet without any review beyond that required by table 21.05-1.

c. Mixed-Use Development

Mixed-use development in this district shall comply with the standards of subsection G. below.

d. Nursing Facilities

Nursing facilities with up to 16 residents are a permitted use in the B-1B district. Nursing facilities with more than 16 residents are allowed by conditional use approval in the B-1B district.

3. District Location Requirements

In addition to the general rezoning criteria, the following requirements shall apply in the creation or expansion of the B-1B district:

- a. The minimum contiguous area for a B-1B district shall be two acres.
- b. The maximum contiguous area for a B-1B district shall be 20 acres.

D. B-3: General Business District

1. Purpose

The B-3 district is intended primarily for general commercial uses in commercial centers and areas exposed to heavy traffic. These commercial uses are intended to be located on arterials, or within commercial centers of town, and to be provided with adequate public services and facilities. They are subject to the public view and should provide an attractive

appearance with landscaping, sufficient parking, and controlled traffic movement. Environmental impacts should be minimized. Abutting residential areas should be protected from potentially negative impacts associated with commercial activity. While B-3 district areas shall continue to meet the need for auto-related and other auto-oriented uses, it is the municipality's intent that the B-3 district also shall provide for safe and convenient personal mobility in other forms. Planning and design shall accommodate pedestrians and bicyclists. In addition to a wide range of commercial office, retail and commercial services, other use categories such as residential and community uses, and mixed-use projects, are allowed.

2. District-Specific Standards

a. Residential in B-3

Residential household living uses in the B-3 district shall be subject to the R-4 related FAR provisions in subsection 21.04.020I.2.c. The building height increase of subsection 21.04.020H.2.d. is available to residential household living uses in the B-3 district.

b. Height Increase Permitted

Buildings in the B-3 district may exceed the maximum height established for areas outside of Midtown in table 21.06-2, up to a maximum height of 60 feet, subject to the following:

- i. The development shall be within an area designated by the comprehensive plan as a commercial center or other type of urban center above the neighborhood scale.
- ii. The development shall be subject to administrative site plan review and section 21.07.070, *Neighborhood Protection*.

c. Conditional Height Increase

Buildings in the B-3 district may exceed the height increase permitted in subsection 2.b. above, up to a maximum height of 75 feet, subject to a conditional use review and the following additional approval criteria:

- i. The development is within an area designated by the comprehensive plan as a commercial center, town center, or other type of urban center above the neighborhood scale.
- ii. The building height, massing, and intensity of use is consistent with any applicable area-specific element of the comprehensive plan.
- iii. The building complies with subsections 21.04.030G.3. and 7., and any additional placement and orientation conditions determined by the conditional use review.

d. Mixed-use development in this district shall follow the standards of subsection H. below.

3. District Location Requirements

a. Establishment of the B-3 district or changes to existing B-3 district boundaries shall meet the general rezoning criteria of this code and shall not be expanded along street corridors or into surrounding neighborhoods unless consistent with the comprehensive plan.

b. Future rezonings to B-3 shall take into consideration the desirability of B-3 being located on arterials and being served with adequate public services and facilities.

E. RO: Residential Office District

1. Purpose

The RO district is intended to provide areas for professional, business, and medical service (outpatient) office uses, or areas with a compatible mix of office and residential uses. The district provides for small- to medium-sized office buildings, often in transition locations between residential areas and more intense commercial uses and road traffic, or in commercial locations inappropriate for auto-oriented retail uses or intense mixed-uses. The district allows multifamily residential, group living, and visitor accommodations.

2. District-Specific Standards

a. *Limitations on Retail Uses*

Any uses allowed by table 21.05-1 and categorized by this code as “entertainment and recreation,” “personal services, repair, and rental,” or “food and beverage service” may be located in the RO district only within a building that also contains office, health services, and/or residential uses, except that “food and beverage kiosk” may be located in a stand-alone building on those lots with frontage on a street of collector classification or higher. Such commercial uses shall be limited to 25 percent of the gross floor area of the building. No outdoor storage or merchandise display is allowed.

b. *Limitations on Visitor Accommodations*

Any uses categorized by this code as “visitor accommodations” and allowed by table 21.05-1 shall comply with the multifamily residential design standards set forth in subsection 21.07.110C.

c. *Residential in RO*

Residential household living uses in the RO district shall be subject to the R-4 related FAR provisions in subsection 21.04.020I.2.c. The building height increase of subsection 21.04.020I.2.d. is available to residential household living uses in the RO district.

d. *Conditional Building Height Increase*

Buildings with nonresidential or group living uses in the RO district may exceed the maximum height established in table 21.06-2, up to a maximum total height of 65 feet, not to exceed 4 stories of non-residential, subject to a conditional use review and the following additional approval criteria:

- i. The property is located in a major employment center designated in the comprehensive plan for Downtown, Midtown, or the U-Med District;
- ii. The proposed building height, massing, and intensity of use is consistent with the neighborhood- or district-specific comprehensive plan element applicable to the area;
- iii. The property is not adjacent to any residential district other than the R-4 or R-4A districts; and
- iv. The property is not adjacent to any property designated for medium density or lower density residential uses in the comprehensive plan.

3. District Location Requirements

In addition to the general rezoning approval criteria, the following requirements shall apply to the creation or expansion of the RO district:

- a. New RO zones shall be located in areas intended principally for low-intensity office uses, or in locations where the development buffers residential neighborhoods from heavy volumes of traffic or more intense commercial retail activity.

- b. Where a new or enlarged RO district is adjacent to existing residentially zoned areas, adequate area shall be provided for buffering or other site design requirements necessary to achieve compatibility.
- c. The RO district shall not be located in or expand into areas that are designated residential in the comprehensive plan.

F. MC: Marine Commercial District

1. Purpose

The MC district is intended primarily for commercial water-dependent uses and is located as designated in the comprehensive plan. Water-related uses may be allowed as conditional uses. Emphasis is on development flexibility of water-dependent and water-related commercial uses and on public access to the waterfront and Ship Creek.

2. District-Specific Standards

Applicants for allowed uses as listed in table 21.05-1 shall demonstrate, to the satisfaction of the director, that they are water-dependent and/or water-related, before applying for any required permits or entitlements.

G. Standards for Mixed-Use Development in the B-1A and B-1B Districts

1. Applicability

This section applies to developments that create a mix of residential with commercial or public/institutional primary uses in the B-1A and B-1B districts.

2. Maximum Residential Use

An administrative site plan review is required if residential uses occupy greater than 50 percent of the gross floor area of the development as depicted on a site plan. In no event shall the residential use occupy more than 65 percent in the B-1A district.

3. Floor Area Ratio (FAR) Incentives

Floor area ratio (FAR) incentives are offered to encourage residential development and other features of benefit to the public in mixed-use development. Mixed-use developments may have a floor area ratio of up to 0.5 in the B-1A and B-1B districts and up to 1.0 in the B-3 district by-right. This may be increased by up to two times through the following provisions, subject to section 21.06.030C. These incentives provide for an incremental increase in the floor area of a development in exchange for increases in one or more of the following special features:

a. Bonus for Housing

Two square feet of additional floor area is allowed per gross square foot of housing unit floor area, up to a maximum increase of 0.5 far.

b. Bonus for Open Space

One square foot of additional floor area is allowed per square foot of additional open space. This space shall meet the standards of subsection 21.07.030D. and be in addition to any open space required by section 21.07.030. The floor area bonus increases to two square feet for open space that meets the standards for high quality spaces in subsection 21.07.030D.6.

c. Bonus for Below Grade Parking

Two square feet of additional floor area is allowed per gross square foot of below grade parking floor area, up to a maximum increase of 0.75 FAR. The floor area bonus increases to four square feet on the second parking level below grade.

d. Bonus for Affordable Rental Housing

Four square feet of additional gross floor area is allowed per square foot of affordable rental housing unit floor area, up to a maximum increase of 1.0 FAR. The affordable housing units shall be consistent with the standards of 21.07.110H., *Affordable Housing*. A housing unit receives this affordable housing bonus instead of the housing bonus in subsection 3.a. above.

e. Bonus for Enhanced Sidewalk/Walkway Widening

Two square feet of additional floor area is allowed per square foot of area provided as part of a primary pedestrian walkway or enhanced sidewalk that meets the requirements of subsections 21.07.060F.4. or 21.07.060F.17.

f. Bonus for Pedestrian-Interactive Use

Three square feet of additional floor area is allowed per each square foot of ground-floor space which is to be occupied by a pedestrian-interactive use that meets the standards of subsection 21.07.060F.16.

g. Bonus for Upper Level Setbacks/Step Backs for Sunlight Access

A floor area bonus equal to one-third of the sum of step back areas on each upper floor where the step back is at least 16 feet from the face of the building at the floor immediately below, such that the floor's existence does not increase the amount of shadowing on surrounding residences, private open spaces, sidewalks, schools, or parks on March/September 21, from 9:00 a.m. to 3:00 p.m. solar time.

h. Bonus for Wrapped Parking

One square foot of additional floor area is allowed per each square foot of habitable floor area around a wrapped parking structure that conforms to subsection 21.06.030E.2.g., up to a maximum increase of 0.5 FAR.

4. Building Height Increase

Buildings may exceed the district height limits established in table 21.06-2, up to a maximum total height of 35 feet or three stories in the B-1A district and 45 feet or four stories in the B-1B district, subject to the following:

- a. The development shall participate in at least one of the FAR incentives provided in subsection G.3. above;
- b. The full length of the street facing building elevation shall be a residential or commercial use with habitable floor area, except for vehicle and pedestrian entrances and exits. If a site has more than two street frontages, this requirement shall apply to building elevations on only two frontages;
- c. The development shall be subject to administrative site plan review, unless a higher level of review is already required;
- d. All floor area provided by the height increase shall be for residential uses or for uses that only serve the residents of the building; and
- e. This height increase shall not be used in conjunction with section 21.06.030D., *Height Adjustments*, to achieve more than 35 feet of building height in the B-1A district.

5. Reduced Parking Ratios

The development is eligible for a reduction of up to five percent of the minimum number of parking spaces, as provided in section 21.07.090F.6.

6. Enhanced Sidewalk Option

An enhanced sidewalk environment may be provided in lieu of required sidewalks and site perimeter landscaping, as provided in 21.07.060F.17.

7. Building Placement and Orientation

Buildings should be placed and oriented to the street, lining sidewalks and public spaces with frequent shops, entrances, windows with interior views, and articulated ground-level facades. The following standards apply:

- a.** Buildings shall have visual access windows and/or primary entrances on street-facing building elevations (up to a maximum of two elevations) for at least 15 percent of the non-residential ground floor wall area. Qualifying windows shall be no more than four feet above finished grade. Windows shall comprise at least 10 percent of the wall area of the upper floor building elevation (above the ground floor). Exterior wall areas of building mechanical rooms are exempt. An elevation that is more than 150 feet away from the facing street shall be exempt, unless it is the only applicable elevation.
- b.** Either:
 - i.** Provide at least one primary entrance within 60 feet of a street sidewalk, or 90 feet for buildings over 25,000 square feet of gross floor area, and connected to the street by a clear and direct walkway; or
 - ii.** Provide a prominent and inviting primary entrance that is visible from the street, connected by a direct walkway to the street, and highlighted by two of the following:
 - (A)** Portico, overhang, canopy, or similar permanent feature projecting from the wall;
 - (B)** Recessed and/or projected entrance that covers at least 80 square feet;
 - (C)** Arches, peaked roof forms, terracing parapets, or other change of building roofline;
 - (D)** Changes in siding material, or detail features such as tilework, to signify the entrance; or
 - (E)** Entrance plaza, patio, or similar common private open space.
- c.** Buildings shall comply with the maximum setbacks established in section 21.06.020, *Tables of Dimensional Standards*, and subsection 21.06.030C.5. The maximum setback may be reduced or eliminated with the concurrence of the director.

H. Standards for Mixed-Use Development in the B-3 District

1. Applicability

This section applies to developments that create a mix of residential with commercial or public/institutional primary uses in the B-3 district.

2. Floor Area Ratio (FAR) Incentives

- a.** The floor area ratio (FAR) and bonus provisions set out in subsection G.3. above apply.
- b.** In addition to the bonus features available in subsection G.3. above, a floor area bonus equal to ten percent of the lot area (0.10 FAR), but in no case to exceed 10,000 square feet, is allowed if a wind tunnel test is performed and the wind speed criteria meeting the specifications of subsection 21.07.120C. are incorporated into

the design of a multistory building development to improve microclimatic conditions.

3. Building Placement and Orientation

Buildings are subject to the building placement and orientation standards for mixed-use development in the B-1A/B-1B districts in section 21.04.030G.7. above.

4. Reduced Parking Ratios

The development is eligible for a reduction of up to five percent of the minimum number of parking spaces, as provided in section 21.07.090F.6.

5. Enhanced Sidewalk Option

An enhanced sidewalk environment may be provided in lieu of required sidewalks and site perimeter landscaping, as provided in 21.07.060F.17.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-132, 11-5-14; AO 2017-58, 4-11-2017; 2019-11, 2-12-19)

21.04.040 (REPEALED)

(AO 2012-124(S), 2-26-13; AO 2020-38, 4-28-20)

21.04.050 INDUSTRIAL DISTRICTS

A. General Purpose/Intent

The industrial zoning districts established in this section generally are intended to:

1. Create suitable environments for various types of industrial uses;
2. Reserve appropriately located areas for industrial purposes, and limit non-industrial uses that may erode the supply of industrial lands;
3. Provide adequate space to meet the needs of future industrial development, including off-street parking and loading;
4. Strengthen and diversify the municipality's economic industrial base and provide employment opportunities;
5. Minimize land use impacts of industrial development on abutting non-industrial districts; and
6. Protect stream corridors, wetlands, and other important natural resources from the adverse impacts of industrial development.

B. I-1: Light Industrial District

1. Purpose

The I-1 district is intended primarily for public and private light and general manufacturing, processing, service, storage, wholesale, and distribution operations along with other uses that support and/or are compatible with industrial uses. Business-industrial parks and single-commodity bulk retail sales and building supply stores and services are allowed. Many commercial uses are also permitted and/or conditionally allowed, with some limitations on the more intensive customer retail, community service, and commercial employment establishments, to reduce land use and traffic conflicts, promote efficient use of industrial lands, and encourage the location of intensive commercial activities in commercial centers. This district is applied in areas designated as industrial/commercial by the comprehensive plan.

C. I-2: Heavy Industrial District

1. Purpose

The I-2 district is intended primarily as an industrial activity area and reserve for public and private heavy manufacturing, warehousing and distribution, equipment and materials storage, vehicle and equipment repair, major freight terminals, waste and salvage, resource extraction and processing, and other related uses. Some commercial uses, that support or are compatible with industrial uses, are also permitted or conditionally allowed. Non-industrial uses are more limited than in other districts, to prevent land use and traffic conflicts, retain a preserve of activities that is supportive of industrial establishments, and to maintain and protect the supply of industrial lands within the municipality. This district is applied to areas designated as industrial/industrial reserve by the comprehensive plan.

2. District-Specific Standards

- a. I-2 zoned lands along the C Street corridor right-of-way south of 100th Avenue which are located in the Action 9-2 “targeted area rezone” area on Map 3-1: Actions Map, in the Anchorage 2040 Land Use Plan, shall remain, with regard to what uses are allowed, subject to the title 21 land use regulations that existed prior to the implementation of the Title 21 Rewrite Project (2002-2012) and were current as of December 31, 2013, until either Action 9-2 targeted area rezone is completed for the area or until December 31, 2022, whichever comes earlier.
- b. I-2 zoned lands along the C Street corridor right-of-way north of 100th Avenue which are located in the Action 9-2 “targeted area rezone” area on Map 3-1: Actions Map, in the Anchorage 2040 Land Use Plan shall remain, with regard to what uses are allowed, subject to the title 21 land use regulations that existed prior to the implementation of the Title 21 Rewrite Project (2002-2012) and were current as of December 31, 2013 until a Planned Community District rezone is completed for the area or until December 31, 2022. In the event that no permits for phase 1 development of the Planned Community Development have been obtained by that date, the area shall revert to a zoning of I-2.

D. MI: Marine Industrial District

1. Purpose

The MI district is intended primarily for a mix of marine commercial and industrial manufacturing, processing, storage, wholesale, and distribution operations that are water-dependent and/or water-related.

2. District-Specific Standards

Applicants for allowed uses as listed in table 21.05-1 shall demonstrate, to the satisfaction of the director, that they are water-dependent and/or water-related, before applying for any required permits or entitlements.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2016-95, 8-23-16; AO 2017-116, as amended, 9-26-17; AO 2019-144, 12-17-19)

21.04.060 OTHER DISTRICTS

A. A: Airport District

An airport zoning district will be adopted separately through the preparation of updated land use regulations specific to airport lands and development, as indicated in the *West Anchorage District Plan*. Until an airport district is implemented and airport lands rezoned, all areas within the property boundaries of the Ted Stevens Anchorage International Airport shall remain subject to the title 21 land use regulations that existed prior to the implementation of the Title 21 Rewrite Project (2002-2012) and were current as of December 31, 2013.

B. AF: Antenna Farm District

1. Purpose

The AF district is intended to create areas dedicated to the erection and maintenance of communication equipment at reasonable cost and to encourage the concentration of such equipment in a few sites throughout the municipality.

2. District-Specific Standards

The planning and zoning commission and the assembly shall consider the following factors when deciding on a request to rezone to the AF district:

- a. Compatibility with surrounding land uses;
- b. Potential adverse impacts on environmentally sensitive areas and wildlife corridors;
- c. Visual impacts on views, particularly with regard to ridgelines;
- d. Availability of alternative sites and alternative towers (collocation); and
- e. Potential noise impacts on neighboring uses.

C. DR: Development Reserve District

1. Purpose

The DR district may be applied to lands intended for future development, undesignated municipally owned lands, municipal and state tidelands and waters, and military lands. Large-lot single-family residential is allowed by-right, along with limited public and institutional uses; see the use tables in chapter 21.05 for specific allowed uses. Joint Base Elmendorf-Richardson uses, activities, and developments are not subject to the municipal land use regulations including the DR district use limitations.

D. PCD: Planned Community Development District

1. Purpose

The planned community development district (PCD) is intended to accommodate large-scale acreage for residential, commercial, industrial, or other land use developments and activities, including combinations of uses. It allows for flexibility under controlled conditions not possible with the other defined districts. The flexibility permitted must demonstrate that the final development will be compatible with the intents and purposes of this title and the goals and policies of the comprehensive plan, and do not compromise public health, safety, and welfare. A PCD should include design features to ensure that the PCD is integrated with the surrounding neighborhood through features such as transition densities, external boundary buffering, and pedestrian and street connectivity. The PCD district is limited to unified, comprehensive planned developments which are of substantial public benefit, consistent with the holding capacity of the land, and conform with and enhance the policies of the comprehensive plan.

2. Application

The PCD district may be applied as described in subsection 21.03.160I. or, shall be restricted to the uses and regulations as specified in the R-8 district.

3. Record-Keeping

The regulatory zoning provisions for each PCD district shall be kept on file in the department.

E. PLI: Public Lands and Institutions District

1. Purpose

The PLI district is intended to include major public and quasi-public civic, administrative, and institutional uses and activities.

F. PR: Parks and Recreation District

1. Purpose

The PR district is intended to include municipal lands dedicated by the assembly as parks in accordance with AMC 25.10.080.

2. District-Specific Standards

Recreational areas developed for spectator sports, such as soccer and softball fields, shall have L2 buffer landscaping between such areas and abutting residential uses.

G. TA: Turnagain Arm District

1. Purpose

The TA district is intended to govern the land uses for the area known as Turnagain Arm south of Potter Marsh, including but not limited to Rainbow, Indian, Bird Creek, and Portage/Twenty Mile River. Areas within Girdwood are not included in the TA district and are covered by chapter 21.09, *Girdwood*. The permitted uses and densities within the TA district are to conform to the land use plan map, policies, land use definitions, and residential densities of the adopted *Turnagain Arm Comprehensive Plan*. The TA district regulations employ the conditional use process to provide review for major development activities. By providing a public review process and by requiring submission of detailed site plans, greater compatibility between the proposed uses and adjacent existing uses can be obtained.

2. District-Specific Standards

a. Permitted Uses

- i. Residential and accessory uses and structures that conform to the *Turnagain Arm Comprehensive Plan*.
- ii. Commercial structures under 4,000 square feet in gross building area in areas designated "Turnagain mixed use" in the *Turnagain Arm Comprehensive Plan*.
- iii. Non-structural commercial uses occupying an area of 14,400 square feet or less in areas designated "Turnagain mixed use" in the *Turnagain Arm Comprehensive Area Plan*.
- iv. Industrial uses and structures in areas designated "industrial" in the *Turnagain Arm Comprehensive Plan*.
- v. Institutional uses and structures under 4,000 square feet in gross building area in areas designated "community facility" in the *Turnagain Arm Comprehensive Plan*.
- vi. Traditional homestead uses and activities in areas designated "rural homestead" in the *Turnagain Arm Comprehensive Plan*.

b. Conditional Uses

Any use or structure that does not meet the requirements for a permitted use above, may be allowed through the issuance of a conditional use approval subject to the requirements of section 21.03.080, *Conditional Uses*, and the following additional approval criteria:

- i. Conforms to the goals and policies of the *Turnagain Arm Comprehensive Plan*;

- ii. Protects the unique scenic and environmental features of the area; and
- iii. Minimizes impacts to adjacent properties, particularly those adjacent properties in a different land use category.

c. Commercial Marijuana Establishments

- i. Any commercial marijuana establishment allowed in a commercial district in table 21.05-1 may be allowed on a parcel designated “commercial” or “mixed use” in the *Turnagain Arm Comprehensive Plan*, through the special land use permit for marijuana process in section 21.03.105 and in accordance with all applicable use-specific standards in section 21.05.055.
- ii. Any commercial marijuana establishment allowed in an industrial district in table 21.05-1 may be allowed on a parcel designated “industrial” in the *Turnagain Arm Comprehensive Plan*, through the special land use permit for marijuana process in section 21.03.105 and in accordance with all applicable use-specific standards in section 21.05.055.

d. Number of Structures Allowed

Only one principal structure is allowed per lot, unless a conditional use approval is obtained for additional principal structures.

H. TR: Transition District

The transition district, developed in the 1960s as the unrestricted district (U), was originally intended for areas that were not expected to develop in the immediate future, and as development patterns occurred, were intended to be rezoned to more restrictive zoning classifications.

Parcels zoned transition (T) as of January 1, 2014 shall continue under the transition zoning provisions of the title 21 land use regulations that existed prior to the implementation of the Title 21 Rewrite Project (2002-2012) and were current as of December 31, 2013, until such time as they are rezoned to a more appropriate classification.

Where the transition-zoned areas are identified in the comprehensive plan as “Development Reserve” or some similar holding classification, the intent of this code is that such areas be rezoned into the development reserve district (DR).

I. WS: Watershed District

1. Purpose

The WS district is intended to preserve and protect the potable water reserves available to the municipality in the Chugach range. The major responsibility in the management of watershed areas is the control of factors that may contaminate or pollute the water. Agricultural, residential, commercial, industrial, or other urban land uses are incompatible with the concept of watershed conservation.

2. District-Specific Standard

All uses of land within the watershed district permitted by table 21.05-1 shall be subject to the provisions of section 21.07.040, *Drainage, Storm Water Treatment, Erosion Control, and Prohibited Discharges*.

(AO 2012-124(S), 2-26-13; AO 2016-3(S), 2-23-16; AO 2017-108, 8-8-17)

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 impose regulations and standards for specific areas in addition to what is required by the base districts. The requirements of an overlay district shall apply whenever they are in conflict with those in the base district. The following overlay district is established:

1. Commercial center overlay district.

B. Creation, Alteration, or Elimination of Overlay Districts

The creation, alteration, or elimination of an overlay district is a rezoning and is governed by the provisions of section 21.03.160H., *Rezoning to Create, Alter, or Eliminate Overlay Districts*.

C. Commercial Center Overlay

1. Purpose

This is a zoning tool to make the provisions and incentives of sections 21.04.030G. and H. available to all uses and establishments within a participating commercial area in the B-1A, B-1B, and B-3 districts. This tool increases the variety of development opportunities by enabling different uses, functions, and scales of development to interact together, through a shared set of standards that encourage improvements towards a more vibrant, cohesive center.

This overlay is to be applied only in commercial centers identified in the comprehensive plan, such as in a neighborhood or district plan identifying a neighborhood center or larger center. An organization or group of property owners may choose to take advantage of these provisions.

Making these incentives available to all uses within a defined area strengthens the city's economic base by encouraging more commercial growth and efficient use of existing infrastructure and land supply, in specified urban centers. It provides employment opportunities and services closer to home and reduces vehicle miles travelled in the surrounding area; and encourages enhanced connections and access among different uses and to adjacent neighborhoods.

2. Applicability

- a. This section applies to all uses in a B-1A, B-1B, or B-3 district that are within boundaries of the commercial center overlay.
- b. Uses in the I-1 or I-2 district located in commercial centers identified in the comprehensive plan may also be a part of a commercial center overlay, under the conditions that apply to the B-3 district. I-1 and I-2 properties in the commercial center overlay are subject to the land use regulations applicable to the B-3 district, including for example allowed uses and dimensional and development standards, except where in conflict with the provisions of this overlay.

3. Provisions of Sections 21.04.030G. and H. Apply Generally

The commercial center overlay district does not require developments to be mixed-use or include residences. The provisions of sections 21.04.030G. and H. apply generally to all uses in their respective B-1A, B-1B, or B-3 districts, except as provided otherwise below.

4. Reduced Parking Ratios

Instead of the five percent reduction provided in sections 21.04.030G. and H., any use is eligible for a reduction of up to 10 percent of the minimum number of parking spaces, as provided in section 21.07.090F.6.

5. Uses Prohibited

Notwithstanding table 21.05-1, the following uses are prohibited: self-storage facilities, vehicle sales and rentals, major vehicle service and repair, data processing facilities; commercial food production, and snow disposal sites.

6. Dimensional Standards

- a. The minimum front setback is reduced to five feet for building elevations that comply with 21.04.030G.7., *Building Placement and Orientation*.
- b. Uses in the B-1B district are exempt from the gross floor area limitations of section 21.04.030C.2.b., provided that an individual use occupies no more than 60,000 square feet of gross floor area.

7. Building Entrances

- a. Buildings located at or within the maximum setback line shall have at least one primary entrance located within 20 feet of the maximum setback line.
- b. Buildings not located at the maximum setback line shall have at least one primary entrance located within 20 feet of a public right-of-way, a primary circulation drive, or a primary pedestrian walkway.

8. Sidewalks and Walkways

Sidewalks and walkways extending along public streets, primary circulation drives, or commercial building storefronts shall have an unobstructed clear width of at least six feet.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)