

# TITLE 21 REWRITE

## CHAPTER 21.14

Showing annotated technical edits and changes proposed by  
the Administration, the Planning and Zoning Commission,  
and the Assembly Title 21 Committee.

December 18, 2012

# Page 748 ANNOTATION

General note: Chapter 21.14 was never provisionally adopted by the Assembly. Many of the yellow-highlighted additions and gray-highlighted deletions reflect staff work over the years since the public hearing draft of chapter 21.14 was released in 2007.

To clarify that the purpose/intent statements are not meant to be regulatory.

To better organize the concepts.

To clarify the relationship of illustrations to the code text.

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

# CHAPTER 21.14: RULES OF CONSTRUCTION AND DEFINITIONS

## 21.14.010 INTERPRETATIONS

### A. General

The director has final authority to determine the interpretation or usage of terms used in this title, pursuant to this section. Any person may request an interpretation of any term by submitting a written request to the director, who shall respond in writing within 30 days. The director's interpretation shall be binding on all officers and departments of the municipality.

### B. Record of Interpretations

The director shall maintain a file of all interpretations made pursuant to this subsection.

### C. Appeal

Any person may appeal an interpretation by the director regarding a term used in this title to the zoning board of examiners and appeals in accordance with section 21.03.050B.

## 21.14.020 RULES OF CONSTRUCTION AND INTERPRETATION

The following rules shall apply for construing or interpreting the terms and provisions of this chapter.

### A. Meanings and Intent

All provisions, terms, phrases, and expressions contained in this title [CHAPTER] shall be construed according to the general purposes set forth in section 21.01.030 and the specific purpose statements set forth throughout this title [CHAPTER]. When, in a specific section of this title [CHAPTER], a different meaning is given for a term defined for general purposes in this chapter 21.14, the specific section's meaning and application of the term shall control.

### B. Purpose Statements

Statements of purpose or intent in this title are provided to guide interpretation and understanding of the legislative intent behind the substantive regulations of this title. Purpose and intent statements are not substantive requirements, but rather provide a context whereby the provisions of this title are understood.

### C. Headings, Text, and Illustrations, AND TEXT

#### 1. Headings and Text

In the event of a conflict or inconsistency between the text of this title [CHAPTER] and any heading, caption, figure, illustration, table, or map, the text shall control.

#### 2. Illustrations

Unless otherwise indicated, illustrations in this title are provided for purposes of describing, clarifying, or providing examples. Such illustrations are not to scale and do not replace, limit, or expand the meaning of the text.

### D. Lists and Examples

Unless otherwise specifically indicated, lists of items or examples that use terms such as "for example," "including," and "such as," or similar language are intended to provide examples and are not exhaustive lists of all possibilities. Unless stated otherwise, a list does not imply a priority or chronological order.

# Page 749 ANNOTATION

For clarity.

PZC recommended clarifying how to interpret the word “should.”

Administration Addition

[ADMINISTRATION DELETION]

PZC Addition

[PZC DELETION]

Assy Cmte Addition

[ASSY CMTE DELETION]

Tech Edit Addition

[TECH EDIT DELETION]

1 **E. Computation of Time**

2 The time in which an act is to be done shall be computed by excluding the first day and including  
3 the last day. If a deadline or required date of action falls on a Saturday, Sunday, or holiday  
4 observed by the municipality, the deadline or required date of action shall be the next day that is  
5 not a Saturday, Sunday, or holiday observed by the municipality. References to days are  
6 calendar days unless otherwise stated.

7 **F. References to Other Regulations/Publications**

8 Whenever reference is made to a resolution, ordinance, statute, regulation, or document, it shall  
9 be construed as a reference to the most recent edition of such regulation, resolution, ordinance,  
10 statute, regulation, or document, unless otherwise specifically stated.

11 **G. Delegation of Authority**

12 Any act authorized by this chapter to be carried out by a specific official of the municipality may  
13 be carried out by a designee of such official.

14 **H. Technical and Non-Technical Terms**

15 Words and phrases shall be construed according to the common and approved usage of the  
16 language, but technical words and phrases that have acquired a peculiar and appropriate  
17 meaning in law or practice shall be construed and understood according to such meaning.

18 **I. Public Officials and Agencies**

19 All public officials, bodies, and agencies to which references are made are those of the  
20 municipality, unless otherwise indicated.

21 **J. Mandatory and Permissive Terms**

22 The word “shall” is mandatory in nature, establishing an obligation or duty to comply with the  
23 particular provision. The word “may” is permissive, indicating compliance is optional. The word  
24 “should” indicates that compliance is highly recommended and encouraged, but not mandatory.

25 **K. Conjunctions**

26 Unless the context clearly suggests the contrary, conjunctions shall be interpreted as follows:

- 27 1. “And” indicates that all connected items, conditions, provisions or events apply; and  
28 2. “Or” indicates that one or more of the connected items, conditions, provisions or events  
29 apply.

30 **L. Tenses, Plurals, and Gender**

31 Words used in the present tense include the future tense. Words used in the singular number  
32 include the plural number and the plural number includes the singular number, unless the context  
33 of the particular usage clearly indicates otherwise. Words used in the masculine gender include  
34 the feminine gender, and vice versa.

35 **M. Measurement of Distances For Separation of Land Uses**

36 Except where stated otherwise, whenever this title requires measurement of distance between  
37 use types, development sites, or lots, such measurement shall be made from the nearest  
38 property line of the first reference point to the nearest property line of the second reference point.

# Page 750 ANNOTATION

The Assembly Title 21 Committee requested a list of common acronyms and abbreviations.

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
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Assy Cmte Addition  
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**N. Fractions**

**1. Generally**

Except where stated otherwise, when any calculation for determining a number of items (such as parking spaces, trees, etc.) results in a fraction, any fraction less than one-half (0.5) shall be rounded down to the preceding whole number, and any fraction of one-half (0.5) or greater [ANY CALCULATION WITH A FRACTIONAL RESULT] shall be rounded up to the next consecutive whole number. Where the calculation results in a fraction less than one, the fraction shall be rounded up to one.

**2. Dimensions**

When any calculation for determining required minimum or allowed maximum dimensions (such as height, lot coverage, open space, etc.) results in a fraction, the dimension shall be measured to the nearest inch. Any fraction of an inch shall be rounded as provided in M.1. above.

**3. Floor Area Ratio**

Any calculation for determining required minimum or allowed maximum floor area ratio shall be rounded to two numbers past the decimal point. For example, 2.4287 is rounded to 2.43, and 4.5324 is rounded to 4.53.

**21.14.030 COMMON ACRONYMS AND ABBREVIATIONS**

AAC	Alaska administrative code	gfa	Gross floor area
AC	Asphalt concrete	HLB	Heritage Land Bank
ADA	Americans with Disabilities Act	HUD	US department of housing and urban development
ADT	Average daily trips	HVAC	Heating, ventilation, and air conditioning
ADU	Accessory dwelling unit	LED	Light emitting diode
AIM	Assembly informational memorandum	MHC	Manufactured home community
AMC	Anchorage municipal code	NESC	National Electrical Safety Code
AMCR	Anchorage municipal code of regulations	NFPA	National Fire Protection Act
AO	Assembly ordinance	NPDES	National Pollutant Discharge Elimination System
AR	Assembly resolution	OSHP	Official Streets and Highways Plan
AS	Alaska statute	OV	Overlay district
ATV	All terrain vehicle	PB	Platting board
BLM	Bureau of land management	PCC	Portland cement concrete
BOA	Board of adjustment	PUD	Planned unit development
CATV	Community Access Television (cable TV)	PZC	Planning and zoning commission
CCRC	Community correctional residential center	RAP	Recycled Asphaltic ?
CFR	Code of federal regulations	RFP	Request for proposals
CMU	Concrete masonry unit	ROW	Right-of-way
CRI	Color rendering index	RV	Recreational vehicle
dBA	Decibel adjusted	sf	Square feet
DBH	Diameter at breast height	SL	Special limitation
du	Dwelling unit	TDU	Thermal desorption unit
EPA	Environmental Protection Agency	TIA	Traffic impact analysis
FAR (in 21.04.080C.)	Federal aviation regulations	UDC	Urban design commission
FAR	Floor area ratio	USC	United States code
FEMA	Federal Emergency Management Administration	WECS	Wind energy conversion system
GAAB	Greater Anchorage area borough	ZBEA	Zoning board of examiners and appeals

# Page 751 ANNOTATION

Administration Addition  
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**21.14.040 DEFINITIONS**

When used in this title, the following words and terms shall have the meaning set forth in this section, unless other provisions of this title specifically indicate otherwise.

**Abutting**

Touching or bordering. (See illustration under "adjacent")

**Abutting Lots**

Two lots abut when they share a common lot line.

**Access**

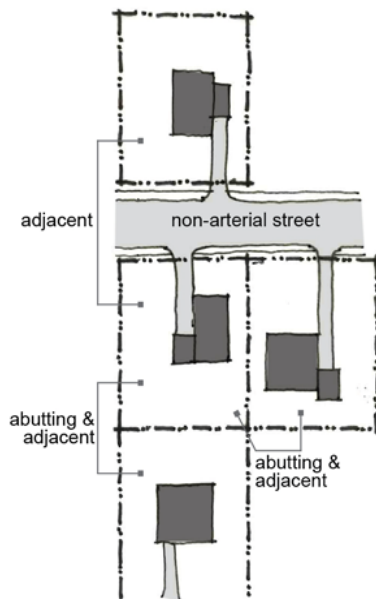
A way or means of approach to provide vehicular or pedestrian physical entrance to a property.

**[ACCESSIBILITY**

**THE EXTENT TO WHICH A PROPERTY IS EASILY ACCESSED OR APPROACHED.]**

**Adjacent**

Abutting or across an alley, a [OR A LOCAL OR PRIVATE] street (public or private, local and collector classification on the Official Streets and Highways Plan), or pedestrian right-of-way. **ILLUSTRATION RECOMMENDED**



**Adjacent Lots**

Two lots are adjacent where they have a common lot line (abutting) or where they are separated only by an alley or a local or private street or pedestrian right-of-way.

**Affordable Housing**

See **Housing, Affordable**.

**Airport Elevation**

The highest point of an airport's usable landing area, measured in feet above mean sea level.

# Page 752 ANNOTATION

Administration Addition  
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1 **Aisle, Circulation**

2 A private travel way within a parking facility, providing motor vehicle access to parking bays.

3 **Aisle, Parking**

4 A circulation aisle that abuts parking spaces, providing automobile access and permitting maneuvering of  
5 automobiles entering and leaving such spaces.

6 **Alley**

7 A permanent service right-of-way providing a secondary means of access to abutting properties.

8 **AMC**

9 Anchorage Municipal Code.

10 **Amortization**

11 A process where a nonconformity is required to be brought into compliance with the requirements of this  
12 title after a specified [OVER A] period of time. Amortization allows the owner of a legal nonconformity to  
13 recoup the value of the nonconformity within the particular time period. After that time, the municipality  
14 may require the owner to come into compliance without the payment of compensation. [WITH  
15 SUFFICIENT LENGTH TO ALLOW THE OWNER OF THE LEGAL NONCONFORMITY TO REALIZE  
16 ANY REASONABLE INVESTMENT-BACKED EXPECTATIONS REGARDING THE LEGAL  
17 NONCONFORMITY.]

18 **Antenna or Antenna Array**

19 Any exterior transmitting or receiving device mounted on a tower, building, or structure and used in  
20 communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio  
21 frequencies (excluding radar signals), amplitude modulation arrays, wireless telecommunications signals,  
22 or other communications signals.

23 **Approach, Transitional, Horizontal, and Conical**

24 Surfaces or zones that are airspace zones defined as set forth in FAR part 77, subpart C, paragraph  
25 77.25.

26 **Appurtenance**

27 The visible, functional, or ornamental objects accessory to, and part of, building or structures.

28 **Architectural Feature** (as used in chapter 21.11, *Signs*)

29 Any construction attendant to, but not an integral part of the sign, which may consist of landscape,  
30 building, or structural forms that enhance the site in general; also, graphic stripes and other architectural  
31 painting techniques applied to a structure that serves a functional purpose, or when the stripes or other  
32 painting techniques are applied to a building provided such treatment does not include lettering, logos or  
33 pictures.

34 **Architectural Feature**

35 A part, portion, or projection that contributes to the aesthetic quality of a building or structure, exclusive of  
36 signs, that is not necessary for the structural integrity of the building structure or to make the building or  
37 structure habitable.

38 **Architectural Bay**

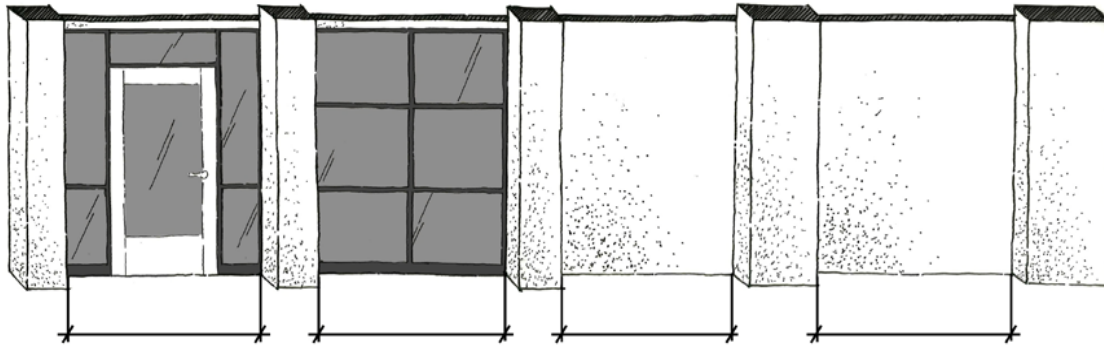
39 A spatial division of a wall, roof, or other part of a building. It is usually repeated at intervals as part of a  
40 series, and is defined as the zone or wall plane between the outside edges of engaged columns,  
41 pilasters, posts, or projecting vertical wall areas. In an exterior building façade, a bay is often simply an  
42 opening in a wall, usually occupied by windows or a doorway. [MARKED OFF BY VERTICAL  
43 SUPPORTS OF A STRUCTURE.] (ILLUSTRATE)

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four architectural bays

1

2 **Area, Building**

3 The total of areas taken on a horizontal plane in plan view of the principal building and all accessory  
4 buildings or structures exclusive of exterior steps.

5 **Area Lighting**

6 Lighting located on public or private property that is designed to light outdoor spaces. Area lighting does  
7 not include façade or landscape lighting.

8 **Assembly**

9 The assembly of the municipality.

10 **Attendant Parking (also Valet Parking)**

11 A parking facility that relies on attendants (or valets) to park and retrieve vehicles rather than on drivers to  
12 park and retrieve their own vehicles.

13 **Average**

14 The [EQUALING OF AN] arithmetic mean.

15 **Average Slope**

16 Average slope is calculated by the following formula:

17  $S = (I \times L \times 0.0023) / A$

18 Where:

19 S = Average slope of lot or tract in percent.

20 I = Contour interval (20 feet or less).

21 L = Sum of the length of all contours on lot or tract in feet.

22 A = Area of the lot or tract in acres.

23 **Backlight**

24 For an exterior luminaire, flux radiated in the quarter-sphere below horizontal and in the opposite direction  
25 of the intended orientation of the luminaire. For luminaires with symmetric distribution, backlight will be  
26 the same as frontlight.

# Page 754 ANNOTATION

Administration Addition

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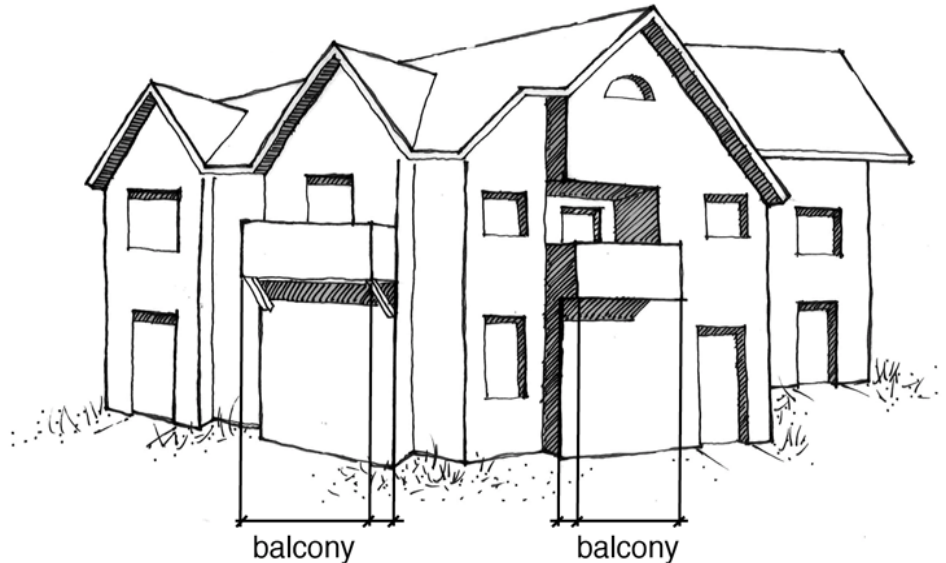
Assy Cmte Addition

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- 1 **Balcony**  
2 An elevated platform projecting from the wall of a building, enclosed by a railing or parapet, and  
3 supported entirely by the building without support on the ground by posts, columns, or similar structural  
4 members. For the purposes of this title, common access passageways are not balconies. **[ILLUSTRATE]**



5 **Base Flood (100-Year)**

6 The flood having a one percent chance of being equaled or exceeded in any given year.

7 **Basement**

8 See **Story Below Grade Plane**

9 **Bay Window**

10 A window or series of windows projecting outward from the wall plane of a building and forming a  
11 habitable space such as a bay or alcove in a room within.

12 **Billboard**

13 A sign structure advertising an establishment, merchandise, event, service or entertainment that is not  
14 sold, produced, manufactured or furnished at the property on which the sign is located. Any other  
15 outdoor advertising prohibited by the provisions of Alaska statutes sections 19.25.075 – 19.25.180 shall  
16 also be considered billboards.

17 **Blank Wall**

18 Any portion of a wall that is not a window or a primary entrance.

19 **Block**

20 A block is defined by an area of land bounded by streets, or a combination of streets, railroad utility  
21 corridor, shorelines of waterways, or municipal boundary lines.

22 **Block Length**

23 The distance between intersections of through streets, such distance being measured along the longest  
24 street bounding the block and from right-of-way line to right-of-way line of the two intersecting streets.

25 **[BOARD OF ADJUSTMENT]**

# Page 755 ANNOTATION

Building Interface Zone: To define the parts of an enhanced sidewalk used in the code.

Administration Addition

[ADMINISTRATION DELETION]

PZC Addition

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Assy Cmte Addition

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Tech Edit Addition

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1 THE BOARD OF ADJUSTMENT OF THE MUNICIPALITY.

2 **BOARD OF EXAMINERS AND APPEALS**

3 THE ZONING BOARD OF EXAMINERS AND APPEALS OF THE MUNICIPALITY.]

4 **Brightness**

5 The human perception of luminance. See **Luminance** and **Candela**

6 **Buffer, Perimeter**

7 A unit of land and any plants and structures (i.e., walls, fences) thereon that is used to separate land uses  
8 from each other.

9 **BUG**

10 A luminaire classification system that evaluates backlight (B), uplight (U), and glare (G).

11 **Building**

12 Any structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any  
13 kind.

14 **Building, Accessory**

15 A building [OR STRUCTURE] that is on the same lot as, and of a nature customarily incidental and  
16 subordinate to, a principal building or structure, and the use of which is clearly incidental and subordinate  
17 to that of the principal building or structure.

18 **Building Code**

19 The building code which is adopted in the AMC title 23.

20 **Building Envelope**

21 The three-dimensional space within which a structure is permitted to be built on a lot and which is defined  
22 by regulations governing setbacks, maximum height and bulk; by other regulations; or any combination  
23 thereof.

24 **Building Interface Zone**

25 The space located between the pedestrian movement zone of an enhanced sidewalk and the street-  
26 facing building façade. The building interface zone protects pedestrians walking on the sidewalk from  
27 opening doors and objects protruding from buildings. It can accommodate window shopping and building  
28 egress and ingress. It may also provide space for features along the building wall such as seating,  
29 foundation landscaping, or residential front stoops.

30 **Building, Principal**

31 A structure in which is conducted the main use of the lot on which the structure is situated.

32 **Building Permit**

33 See **Permit, Building**

34 **Building Wall** (as used in chapter 21.11, *Signs*)

35 Any vertical surface of a building or structure (other than a pitched roof) that is integral to and could  
36 reasonably be constructed as part of the architecture of the building when a sign(s) is not being  
37 contemplated. Examples of building walls include but are not limited to: awnings, canopies, marquees,  
38 the vertical portion of gable roofs, parapets, mechanical penthouses, etc.

39 **Business**

40 An enterprise that for consideration will provide for the sale or the rental of any article, substance, or  
41 commodity, including but not limited to business services and personal services.

# Page 756 ANNOTATION

Certificate of Zoning Compliance, Conditional: New definition requested by the Assembly Title 21 Committee.

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
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1 **Caliper**

2 The diameter of a tree trunk measured at six inches above the ground, unless this dimension exceeds  
3 four inches; then the diameter is measured at four and one-half feet above the ground.

4 **Camper**

5 A portable structure mounted on a truck or truck chassis or a converted hearse, bus, station wagon or  
6 panel truck designed for use as a temporary travel dwelling.

7 **Candela**

8 A unit measuring luminous intensity of a lighting source. An ordinary candle has a luminous intensity of  
9 one candela. See **Luminance**

10 **Canopy**

11 A **fixed and** permanent **roof-like structure; either an** architectural element projecting out from **the wall of** a  
12 building [FAÇADE] **or a freestanding cover that shelters an outdoor area from precipitation or wind** [OVER  
13 A SIDEWALK OR WALKWAY].

14 **CATV**

15 A utility that operates non-broadcast facilities that distribute to subscribers the signals of one or more  
16 television broadcast stations.

17 **Certificate to Plat**

18 A certificate prepared by a title company authorized by the laws of the state to write the title, showing the  
19 names of all persons having any record title interest in the land to be platted, together with the nature of  
20 their respective interests therein.

21 **Certificate of Occupancy**

22 A certificate of zoning compliance issued by the municipality allowing the occupancy or use of a building  
23 in the building safety service area, and certifying that the structure or use has been constructed **and** [OR]  
24 will be used in compliance with all applicable municipal codes and ordinances.

25 **Certificate of On-Site Systems Approval**

26 A written confirmation signed by an engineer and the development services department certifying that the  
27 on-site sewer and water system serving a single-family dwelling is functional and complies with all state  
28 and local regulations and codes.

29 **Certificate of Zoning Compliance**

30 A document issued by the municipality indicating that a structure or use meets the applicable zoning  
31 requirements at the time of issuance. A certificate of occupancy is considered a certificate of zoning  
32 compliance.

33 **Certificate of Zoning Compliance, Conditional**

34 **A temporary certificate of zoning compliance, issued before the completion of the entire work covered by**  
35 **the land use permit, providing that the building or portions of the building may be occupied safely.**

36 **Certified Lighting Professional**

37 A professional who is Lighting Certified (LC) by the National Council on Qualifications for the Lighting  
38 Professions.

39 **Change of Use**

40 A change of use occurs when the type of use is not the same as the immediate prior use type, as  
41 determined by tables 21.05-1 and -2, *Tables of Allowed Uses*, or tables 21.05-3 and -4, *Tables of*  
42 *Accessory Uses*.

# Page 757 ANNOTATION

Administration Addition  
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1 **Characteristic of Use**

2 Improvements or amenities required by this title in relation to specified uses of land, water areas,  
3 structures, or premises such as parking, lighting, landscaping, or other such features.

4 **Civil Penalty**

5 A fine levied by the municipality for a violation of this title.

6 **Class A Districts**

7 A group of zoning districts where more dense population and/or intensive development exists or is  
8 allowed, requiring a more urbanized level of improvements. See subsection 21.08.050B.

9 **Class B Districts**

10 A group of zoning districts that are less densely populated and/or intensively developed, requiring a less  
11 urbanized level of improvements. See subsection 21.08.050B.

12 **Clear Width, Walkway**

13 See **Walkway Clear Width**

14 **Clearing**

15 The removal of woody plants over six inches above the ground[,] using any method that does not  
16 [WITHOUT] disturb[ING] the vegetative mat[, USING ANY METHOD].

17 **Collocation**

18 The location of antennae on existing structures, including but not limited to towers occupied by another  
19 provider, buildings, water towers, utility substations, utility poles, and church steeples.

20 **Color Rendering Index (of a light source) (CRI)**

21 A measure of the degree of color shift that objects undergo when illuminated by the light source as  
22 compared with those same objects when illuminated by a reference source of comparable color  
23 temperature.

24 **Commercial**

25 An enterprise involved in the production, processing, or merchandising of a commodity for, usually[,] but  
26 not necessarily, a profit. Generally, wholesale, retail trade, and services are considered commercial.

27 **[COMMERCIAL PARKING**

28 **SEE PARKING, COMMERCIAL]**

29 **[COMMERCIAL TRACT SITE PLAN**

30 A MAP OF A COMMERCIAL TRACT DEPICTING BUILDING FOOTPRINTS, PARKING AREAS,  
31 LANDSCAPING, DRIVEWAY ACCESS POINTS TO THE PROPERTY, SITE DRAINAGE AND ANY  
32 FRAGMENT LOTS TO BE CONTAINED WITHIN THE COMMERCIAL TRACT.]

33 **[COMMON AREAS AND FACILITIES**

34 THOSE AREAS OF A SUBDIVISION, BUILDING, PLANNED UNIT DEVELOPMENT OR  
35 CONDOMINIUM, INCLUDING THE PROPERTY UPON WHICH IT IS LOCATED, THAT ARE FOR THE  
36 COMMON USE AND ENJOYMENT OF THE OWNERS AND OCCUPANTS OF THE SUBDIVISION,  
37 BUILDING, PLANNED UNIT DEVELOPMENT OR CONDOMINIUM. THE AREAS MAY INCLUDE THE  
38 LAND, ROOFS, MAIN WALLS, ELEVATORS, STAIRCASES, LOBBIES, HALLS, PARKING SPACE,  
39 OPEN SPACE, AND COMMUNAL FACILITIES.]

40 **Community Council**

41 Established as part of Anchorage municipal government in Anchorage Charter Article VIII to 'afford  
42 citizens the opportunity for maximum community involvement and self determination', community councils  
43 are n[N]onprofit, voluntary, self-governing associations composed of residents, property owners, business  
44 owners, and representatives from nonprofit associations and other entities located within geographical

# Page 758 ANNOTATION

Administration Addition  
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Tech Edit Addition  
[TECH EDIT DELETION]

1 areas designated as districts by the assembly. [RESIDENTS, FOR THE PURPOSE OF THIS CHAPTER,  
2 ARE DEFINED AS RESIDENTS, PROPERTY OWNERS, AND REPRESENTATIVES FROM  
3 NONPROFIT ASSOCIATIONS AND OTHER ENTITIES LOCATED WITHIN GEOGRAPHICAL AREAS  
4 DESIGNATED AS DISTRICTS BY THE ASSEMBLY.]

5 **Compatible (or Compatibility)**

6 The characteristics of different uses, activities, or designs which allow them to be located near or next to  
7 each other in harmony. Some elements affecting compatibility include the height, scale, mass, bulk, and  
8 setbacks of structures. [THAT, IN TERMS OF DEVELOPMENT INTENSITY, BUILDING COVERAGE,  
9 ARCHITECTURAL ELEMENTS, BULK AND OCCUPANCY,] Other characteristics include traffic  
10 [GENERATION], parking [REQUIREMENTS], access and circulation, landscaping and buffering, drainage  
11 and storm water runoff, exterior lighting, dust, noise, hours of operation [SITE IMPROVEMENT], and  
12 demand on public facilities and services [DEMANDS, IS CONSISTENT WITH, MAINTAINS THE  
13 CHARACTER OF, AND DOES NOT CREATE ADVERSE IMPACTS ON NEIGHBORING USES.]  
14 Compatible does not necessarily mean "the same as." Rather, compatibility refers to the sensitivity of  
15 development proposals in maintaining the character of the surrounding context and avoiding adverse  
16 impacts on neighboring uses.

17 **Comprehensive Plan**

18 The adopted official statement(s) of the municipal assembly that sets forth (in words, maps, illustrations,  
19 and/or tables) a collection of goals, objectives, policies, and strategies to [LONG-RANGE MUNICIPAL  
20 PLANNING DOCUMENTS AND MAPS THAT SERVES AS THE OFFICIAL POLICY] guide [FOR] the  
21 [LONG-RANGE] physical, social, and economic development of the municipality, including the provision  
22 of its public infrastructure and services. The comprehensive plan is comprised of a series of distinct plans  
23 adopted by the assembly as comprehensive plan elements [OF THE COMPREHENSIVE PLAN], each of  
24 which address specific geographic management areas or specific functional [THAT EACH DEAL WITH  
25 SEPARATE] aspects of community planning. [THE TERM "COMPREHENSIVE PLAN" AS USED IN  
26 THIS TITLE REFERS TO ANY OR ALL OF THESE LONG-RANGE PLANS THAT TAKEN TOGETHER  
27 CONSTITUTE THE COMPREHENSIVE PLAN FOR THE MUNICIPALITY.] When practically applied to  
28 decision-making, the term is intended to mean those comprehensive plan elements that are applicable  
29 and pertinent to the decision at hand, in terms of specific geographic area and/or functional topic.

30 **Comprehensive Plan Amendment, Cosmetic**

31 An amendment that affects the appearance, style, wording, or presentation of the comprehensive plan,  
32 but does not alter its meaning, interpretation, or recommendations. Examples of cosmetic amendments  
33 include, but are not limited to: revising map or document style, format, or layout to enhance clarity;  
34 revising map or text content to accurately reflect additions to municipal facilities or revisions to adjoining  
35 jurisdictions' adopted plans; adding explanatory text or labels; and correcting spelling or grammar.

36 **Comprehensive Plan Amendment, Substantive**

37 An amendment that affects the intent of the comprehensive plan. Examples of substantive amendments  
38 include, but are not limited to: revising text to address a new policy direction or the addition of a new  
39 zoning district.

40 **Comprehensive Plan Map**

41 An element of the Anchorage Comprehensive Plan, comprised of one or more land use plan maps,  
42 residential intensity maps, and other maps, as well as supporting text and tables. The comprehensive  
43 plan map provides a geographically explicit statement of the adopted plan's policies for future land use  
44 and growth. It designates the ultimate future location, density, and general character of land uses in the  
45 community. It also serves as a guide for the official zoning map.

46 **Construction**

47 On-site fabrication, installation, alteration, erection, or placement of materials in a permanent fashion for  
48 an improvement.

# Page 759 ANNOTATION

Daylight Plane: To remove a substantive requirement from the definition of this term.

Dedication: At the request of the Assembly Title 21 Committee, staff worked with the municipal surveyor to improve this definition.

Administration Addition

[ADMINISTRATION DELETION]

PZC Addition

[PZC DELETION]

Assy Cmte Addition

[ASSY CMTE DELETION]

Tech Edit Addition

[TECH EDIT DELETION]

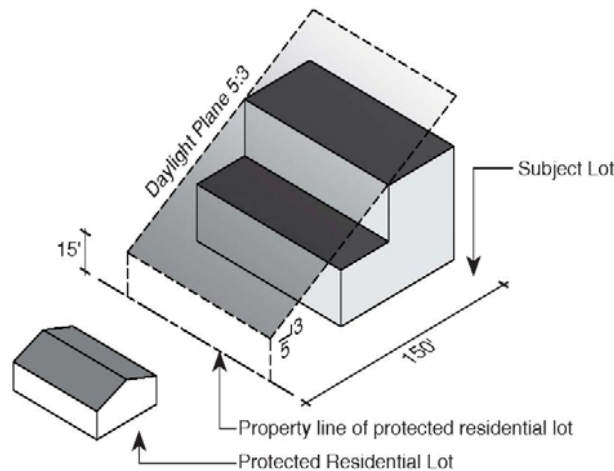
1 **CRI**  
2 See **Color Rendering Index**

3 **Cupola**  
4 A small roof tower, usually rising from the roof ridge.

5 **Date of Service**  
6 The date that the secretary mails or otherwise distributes the summary of action or approved resolution to  
7 the applicant.

8 **Daylight Plane**  
9 A virtual sloping plane that begins at a specified height and rises inward over a site at a specified ratio of  
10 vertical distance to horizontal distance. It is designed to provide light, air and openness to the sky at  
11 ground floor level, AND SHALL NOT BE PENETRATED BY A BUILDING AS SET FORTH IN THIS  
12 TITLE. IT MAY LIMIT THE HEIGHT OR HORIZONTAL EXTENT OF STRUCTURES AT ANY SPECIFIC  
13 POINT ON THE SITE WHERE THE DAYLIGHT PLANE IS MORE RESTRICTIVE THAN THE HEIGHT  
14 LIMIT OR THE MINIMUM SETBACK APPLICABLE AT SUCH POINT ON THE SITE].

15



16  
17  
18 **Decision-Making Body**  
19 The person, board, or commission with the authority to approve, modify, or deny an entitlement  
20 application, as stated in section 21.02.020 and elsewhere in this title.

21 **Deck**  
22 A platform, either freestanding or attached to a building, and supported on the ground by pillars, posts,  
23 columns, or similar structural members.

24 **Dedication**  
25 The devotion of land or an interest in land by the owner to a public use, which is accepted and used  
26 presently or in the future for such public purpose. [THE DEVOTION OF LAND TO A PUBLIC USE BY  
27 THE OWNER MANIFESTING THE INTENTION THAT IT SHALL BE ACCEPTED AND USED  
28 PRESENTLY OR IN THE FUTURE FOR SUCH PUBLIC PURPOSE. A DEDICATION BY THE OWNER  
29 UNDER THE TERMS OF THIS SUBSECTION IS A CONVEYANCE OF AN INTEREST IN PROPERTY,  
30 WHICH SHALL BE DEEMED TO INCLUDE THE WARRANTIES OF TITLE LISTED IN AS 34.15.030.  
31 THE DEDICATION OF STREETS, ALLEYS, SIDEWALKS, OR PUBLIC OPEN SPACE SHALL CONVEY  
32 A FEE INTEREST IN THE AREA DEDICATED. THE DEDICATION OF ALL OTHER PUBLIC RIGHTS-  
33 OF-WAY, INCLUDING UTILITY RIGHTS-OF-WAY, SHALL BE DEEMED TO CREATE AN EASEMENT  
34 IN GROSS TO PERFORM THE INDICATED FUNCTION IN THE AREA DEPICTED.]

# Page 760 ANNOTATION

Depth: Terms that have a commonly understood meaning are proposed for deletion.

Development: Changes agreed upon with the Assembly Title 21 Committee.

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

1 **Defined Bank**

2 The usual boundaries, not the flood boundaries, of a stream channel.

3 **Density, Gross**

4 The total number of dwelling units per acre within any defined geographic area.

5 **Density, Net**

6 The total number of dwelling units per acre on a particular tract or parcel of land, not taking into account  
7 portions of the tract or parcel that contain rights-of-way for streets, water bodies, wetlands, or other areas  
8 restricted from develop~~ment~~[ED].

9 **Department**

10 Unless otherwise indicated in the text of this code, the planning department ~~(or successor organization)~~ of  
11 the municipality.

12 **[DEPTH**

13 ~~WHEN VIEWED FROM THE FRONT OF AN OBJECT OR A THREE-DIMENSIONAL SPACE, THE~~  
14 ~~MEASUREMENT FROM A FORWARD PLANE TO A REARWARD PLANE.]~~

15 **Developer**

16 That person or entity improving or developing land, who may or may not be the owner of the property.

17 **Development**

18 The initiation, construction, change, or enlargement of any use or structure, the disturbance of land, or the  
19 division of land into two or more parcels. "Development" shall include, but not be limited to, the following:

- 20 • Construction or enlargement of a building or structure;
- 21 • Change in the type of use of a building, structure, or land;
- 22 • Material increase in the intensity of use of land, such as an increase in the number of businesses,  
23 offices, manufacturing establishments, or dwelling units located in a building or structure or on the  
24 land;
- 25 • Commencement or expansion of resource extraction, agricultural, horticultural, or forestry activities on  
26 a parcel of land;
- 27 • Demolition of a structure or the ~~clearing~~ [REMOVAL] of vegetation from a parcel of land;
- 28 • Deposition of refuse, solid or liquid waste, or fill on a parcel of land;
- 29 • Alteration~~;~~ ~~[EITHER PHYSICALLY OR CHEMICALLY,]~~ of the shore, bank, or channel of any stream,  
30 lake, or other body of water or alteration of any wetland; and
- 31 • Any land-disturbing activity that adds to or changes the amount of impervious or partially impervious  
32 cover on a land area or which otherwise decreases the infiltration of precipitation into the soil.

33 **Director**

34 Unless otherwise indicated in the text of this code, the director of the planning department or designee.

35 **Double-Frontage Lot**

36 See **Lot, Double-Frontage**

37 **Drainageway**

38 A watercourse that does, or under developed conditions is likely to, convey storm water flows for short  
39 durations. Drainageways include constructed channels and conduits (including storm drain pipes),  
40 ephemeral ~~channels~~ [STREAMS], and non-channelized drainage paths along topographic flow lines  
41 whether constructed or natural, vegetated, or non vegetated.

# Page 761 ANNOTATION

Driveway Throat Width: New definition requested by the Assembly Title 21 Committee with review by the Traffic Engineer.

Dwelling: This definition combined with Dwelling Unit.

Easement: Definition revised with the assistance of the municipal surveyor.

Elevation, Building: Revised for clarity.

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

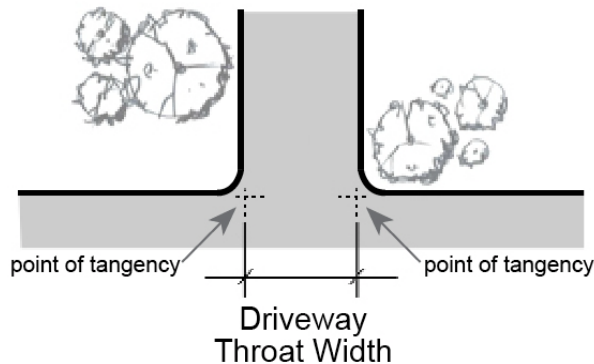
Tech Edit Addition  
[TECH EDIT DELETION]

1 **Driveway**

2 A private travel way providing motor vehicle access from a parking space or parking facility to a street. A  
3 driveway is not a street. It does not provide primary frontage or address for buildings, nor is it primarily  
4 designed for non-motorized pedestrian access.

5 **Driveway Throat Width**

6 The width of a driveway at the property line or street curb, measured from face of curb to face of curb (or,  
7 where there are no curbs, between the edges of the driveway travel way surface), at the point of  
8 tangency. The measurement does not include any medians contained in the driveway. For driveways  
9 with a curb return design at the opening of the street curb, the measurement does not include additional  
10 width at the driveway opening created by the curb return radii.



11  
12 **[DWELLING]**

13 [A BUILDING OR PORTION OF A BUILDING DESIGNED OR USED EXCLUSIVELY AS THE LIVING  
14 QUARTERS FOR ONE FAMILY.]

15 **Dwelling or Dwelling Unit**

16 A building [STRUCTURE] or portion thereof designed or used exclusively as the separate residence for  
17 one household and providing independent and complete living facilities, generally including provisions for  
18 sleeping, eating, cooking, and sanitation. [COOKING, LIVING, SLEEPING AND TOILET FACILITIES  
19 FOR ONE FAMILY.]

20 **Easement**

21 A [N] non-possessory interest in land owned by another that entitles the easement holder to a specified  
22 limited use or enjoyment.

23 **Efficiency Dwelling**

24 A dwelling unit that has only one combined living and sleeping room. The dwelling may have a separate  
25 room containing only kitchen facilities, and a separate room containing only sanitary facilities.

26 **Elevation, Building**

27 A [FLAT] scale drawing of one side or view angle of a building, such as the front, rear, or side [OF A  
28 BUILDING].

29 **Encroachment**

30 The projection or intrusion of a building, structure, or other land-disturbing activity into an area where  
31 such projections or intrusions are typically prohibited.

32 **[ENGINEER]**

33 A REGISTERED PROFESSIONAL CIVIL ENGINEER AUTHORIZED TO PRACTICE ENGINEERING IN  
34 THE STATE OF ALASKA.]

# Page 762 ANNOTATION

Facade, Building: Revised for clarity.

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

1 **Entitlement**

2 Any permit or approval granted under this title, including, but not limited to zoning map amendments,  
3 conditional use permits, preliminary or final plat approval, site plan approval, and variances. For  
4 purposes of administering and enforcing this title, the term also includes building and land use permits.

5 **Entrance, Primary**

6 A principal entry through which people, including customers, residents, or members of the public enter a  
7 building. For any commercial or institutional establishment which serves the visiting public, a primary  
8 entrance is open to the public during all **regular** business hours and directly accesses lobby, reception,  
9 retail, or other interior areas designed to receive the public. Fire exits, service doors, **vehicle entrances,**  
10 **doors leading directly into a garage or storage space accessory to the use,** and employee entrances are  
11 not primary entrances. A building or establishment may have more than one primary entrance.

12 **Ephemeral Channel [STREAM]**

13 A natural drainageway that is channelized over part or all of its length **and conveys surface water flows for**  
14 **short durations only.** Ephemeral **channels [STREAMS]** are transitional to streams but lack the overall  
15 geomorphic, hydrologic, and biologic characteristics commonly associated with stream features.  
16 Prolonged flow may occur along very short and isolated segments of an ephemeral channel [BUT TAKEN  
17 AS A WHOLE EPHEMERAL CHANNELS CONVEY SURFACE WATER FLOWS FOR SHORT  
18 DURATIONS ONLY].

19 **Erosion**

20 The wearing away of land surface by the action of wind, water, gravity, or any combination thereof.

21 **Erosion Control**

22 A measure, structure, or device that controls the soil material within the land area under responsible  
23 control of the person conducting a land-disturbing activity.

24 **Existing Vegetation**

25 Vegetation that predates a development application by at least two years.

26 **Extent Reasonably Feasible**

27 **Feasible in light of overall project purposes after considering cost, existing technology, and logistics of**  
28 **compliance with the standard.** Under the circumstances, reasonable efforts have been undertaken to  
29 comply with the regulation[, THAT] the costs of **full** compliance clearly outweigh the potential benefits to  
30 the public **and[, OR]** would unreasonably burden the proposed project **based on the percentage of total**  
31 **project costs;[,]** and reasonable steps have been undertaken to minimize any potential harm or adverse  
32 impacts resulting from noncompliance with the regulation.

33 **Façade, Building**

34 A vertical **wall** plane of a **building [STRUCTURE]**.

35 **Family**

36 One or more persons occupying premises and living as a single housekeeping unit, as distinguished from  
37 a group occupying a roominghouse, club, fraternity house, or hotel.

38 **FAR**

39 See **Floor Area Ratio**

40 **Feature, Architectural**

41 See **Architectural Feature**

42 **Fence**

43 A constructed barrier which is erected to enclose, screen, buffer, enhance, or separate areas.

# Page 763 ANNOTATION

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

1 **Fence, Open**

2 A fence constructed with openings between materials used in its construction, such that **THREE-**  
3 **FOURTHS** ([75 **percent**[%)]) or more of a visual image or light source may be seen through the fence.

4 **Fence, Ornamental**

5 A fence that utilizes wood, metal, or other permanent materials and is primarily designed for its beauty, or  
6 for decorative purposes, although it may also serve other purposes, such as a screening structure.  
7 Ornamental fences do not include chain link fences.

8 **Fence, Screening (Opaque)**

9 A fence, including any gates, constructed of solid material, typically consisting of wood, through which no  
10 visual images or light sources may be seen.

11 **Fence, Semi-Open**

12 A fence constructed with openings between materials used in its construction, such that less than 75  
13 **percent**[%] of a visual image or light source may be seen through the fence.

14 **Fence, Sight Obscuring**

15 A fence constructed such that less than 25 percent of a visual image or light source may be seen through  
16 the fence. Openings in such fence shall not exceed 25 percent in any one square foot of vertical surface  
17 area that is more than eight inches above grade.

18 **Final Acceptance**

19 Acceptance by the municipality, at the successful completion of the warranty period, of a public  
20 improvement, constructed under terms of a subdivision agreement or development agreement.

21 **Flag**

22 Any fabric, banner or bunting containing distinctive colors, patterns or symbols, used as a symbol of a  
23 government, political subdivision, corporate or commercial entity, or institution. A corporate or  
24 commercial, or institutional flag may only display the name, trademark, or logo of the business or  
25 institution on the parcel and such flag may not be used for other business or advertising purposes.

26 **Flag Lot**

27 See **Lot, Flag**

28 **Fleet Vehicle**

29 A group of vehicles owned or operated as a unit, used for operation of an establishment, and often  
30 parked and/or maintained on the premises. Examples include tow trucks, taxis, buses, limousines,  
31 commercial trucks or vans, and police and fire vehicles.

32 **Flood and Flooding**

33 A general and temporary condition of partial or complete inundation of normally dry land areas from:

- 34 • The overflow of inland or tidal waters.
- 35 • The unusual or rapid accumulation or runoff of surface waters from any source.
- 36 • Mudslides that are proximately caused or precipitated by accumulations of water on or under the  
37 ground.
- 38 • The collapse or subsidence of land along the shore of a lake or other body of water as a result of  
39 erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or  
40 suddenly caused by an unusually high water level in a natural body of water, accompanied by a  
41 severe storm, or by an unanticipated force of nature, such as a flash flood or an abnormal tide surge,  
42 or by some similarly unusual or unforeseeable event which results in flooding as defined in this  
43 subsection.

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

1 **Flood Insurance Rate Map (FIRM)**

2 The official map on which the Federal Insurance Administration has delineated both areas of special flood  
3 hazards and the risk premium zones applicable to the community.

4 **Flood Insurance Study**

5 The official report provided by the Federal Insurance Administration that includes flood profiles, the flood  
6 boundary/floodway map, and the water surface elevation of the base flood.

7 **Flood Hazard Area**

8 Land adjacent to a watercourse that includes the streambed, floodway, flood fringe, and the floodplain.

9 **Floodplain**

10 That area of land adjoining the channel of a river, stream or other similar body of water which may be  
11 inundated by a flood that can reasonably be expected to occur. The floodplain, shall include all the land  
12 within the limits of the 100-year flood, and the floodway within it if such floodway is delineated.

13 **Floodproofing**

14 Any combination of structural and nonstructural additions, changes or adjustments to structures which  
15 reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities,  
16 structures and their contents.

17 **Floodway, Regulatory**

18 The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to  
19 discharge the base flood without cumulatively increasing the water surface elevation more than one foot.  
20 The boundaries of this area shall be established on the basis of the maps and reports adopted by section  
21 21.04.060D., *Flood Hazard Overlay District*.

22 **Floodway Fringe**

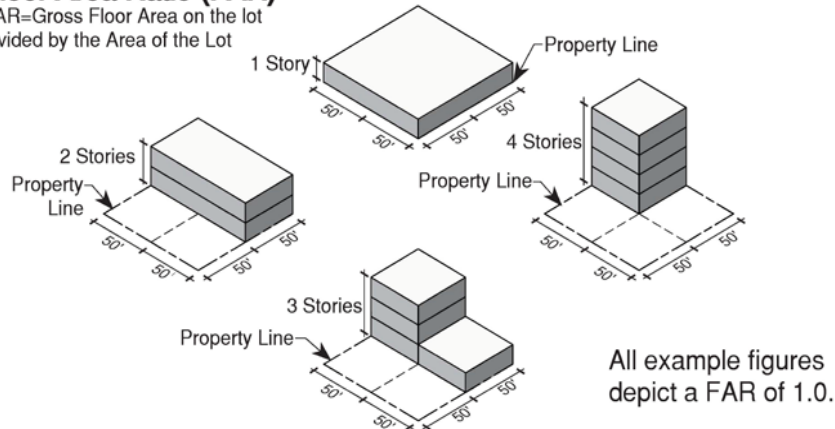
23 That area of land lying between the outer limit of the regulatory floodway and the outer limit of the base  
24 flood elevation. The boundaries of this area shall be established on the basis of the maps and reports  
25 adopted by section 21.04.060D., *Flood Hazard Overlay District*.

26 **Floor Area Ratio (FAR)**

27 The ratio of the total [BUILDING] gross floor area of all building(s) on a lot, to the area of the [ITS] lot.  
28 Floor area ratio [AR] is calculated by dividing the total gross floor area of all buildings on a lot [OR  
29 PARCEL] by the area of the lot [OR PARCEL]. For example, a floor area ratio of 1.0 yields 12,000  
30 square feet of building gross floor area on a lot with an area of 12,000 square feet. A floor area ratio of  
31 2.0 on the same lot would yield 24,000 square feet of building gross floor area.

**Floor Area Ratio (FAR)**

FAR=Gross Floor Area on the lot  
divided by the Area of the Lot



32

# Page 765 ANNOTATION

Frontage, Lot: Moved from “Lot Frontage” and revised for accuracy.

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

1 **Floor Plate**

2 The total indoor and outdoor horizontal floor area of any given story of a building, measured to the  
3 exterior of the wall, terrace, or balcony, and including the horizontal area of any open air interior space  
4 such as a multistory atrium that is open to the floor(s) below.

5 **Footcandle**

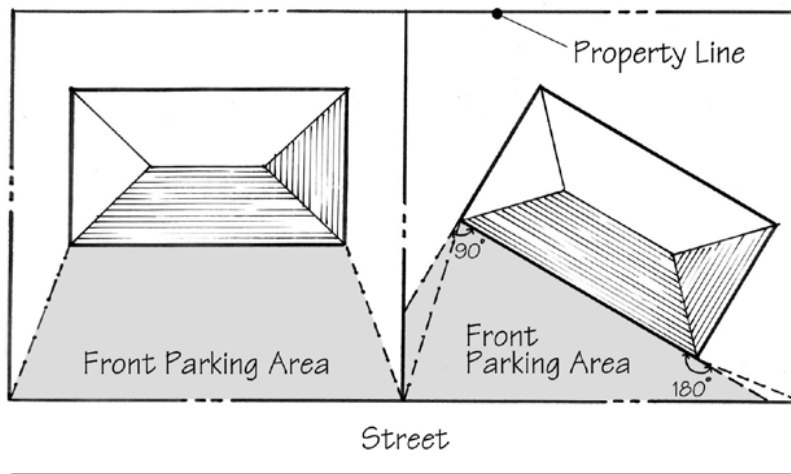
6 A unit of measure of the intensity of light falling on a surface, equal to one lumen per square foot and  
7 originally defined with reference to a standardized candle burning at one foot from a given surface.

8 **Fragment Lot**

9 A division of a commercial tract for purposes of facilitating construction or financing of a commercial  
10 development requiring multiple phases of construction. The term "fragment lot" does not include  
11 properties outside of the boundaries of an approved commercial tract. Fragment lots may be described in  
12 metes and bounds descriptions.

13 **Front Parking Lot [AREA]**

14 The portion of a site's parking lot [AREAS] that is [ARE] between the façade of the principal building and  
15 an abutting street. The front parking lot [AREA] shall be determined by drawing a line from the front  
16 corners of the building to the nearest property corners. If any such line, when connected to the plane of  
17 the front façade of the building, creates an angle that is greater than 180 degrees, then the line shall be  
18 adjusted to create an angle of 180 degrees. If any such line, when connected to the plane of the front  
19 façade of the building, creates an angle that is less than 90 degrees, then the line shall be adjusted to  
20 create an angle of 90 degrees when connected to the plane of the front façade of the building. The front  
21 parking lot [AREA] includes all parking spaces that fall at least halfway into the boundaries of the front  
22 parking lot [AREA], and all parking spaces associated with any pad sites located within the front parking  
23 lot [AREA] boundaries.



41 **Frontage**

42 The edge of something, usually a lot, building, or parking lot, that abuts a street. Also see **Frontage, Lot.**

43 **Frontage, Lot**

44 All property abutting a street or road easement, measured as the uninterrupted length of the lot line along  
45 the right-of-way between the side lot lines of a lot. The measurement of lot frontage in the case of a  
46 corner lot shall extend to the point of intersection of the front lot lines abutting the rights-of-way. In no  
47 case shall the line along an alley be considered as frontage.

48 **Frontage Road**

49 A street adjacent to an arterial or higher order street that is intended to serve lots adjacent to the arterial.

# Page 766 ANNOTATION

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

1 **Frontage, Street**  
2 **See Frontage, Lot**

3 **Full Cutoff**  
4 See **Luminaire, Full Cutoff**

5 **Full Membership**  
6 The total number of seats on a board or commission.

7 **[GEOTECHNICAL ADVISORY COMMISSION**  
8 **THE GEOTECHNICAL ADVISORY COMMISSION OF THE MUNICIPALITY.]**

9 **Glare**  
10 Lighting that causes visual discomfort or reduced visibility.

11 **Grade**  
12 The elevation of the surface of the ground, paving, or sidewalk around a building or structure.

13 **Grade, Existing**  
14 **The elevation of the surface of the ground or paving around a building or structure, prior to land-disturbing**  
15 **activity or grading.**

16 **Grade, Finished**  
17 **The final elevation of the surface of the ground or paving around a building or structure, after grading or**  
18 **completion of a development.**

19 **Grade Plane**  
20 **The reference plane representing the average grade around a structure, as measured in subsection**  
21 **21.06.030D., which is used to determine the height of the structure. [ELEVATION OF THE HIGHEST**  
22 **ADJOINING SIDEWALK OR GROUND SURFACE WITHIN A FIVE-FOOT HORIZONTAL DISTANCE**  
23 **FROM THE EXTERIOR WALL OF THE BUILDING, WHEN SUCH SIDEWALK OR GROUND SURFACE**  
24 **IS NOT MORE THAN TEN FEET ABOVE LOWEST GRADE WITHIN A FIVE-FOOT HORIZONTAL**  
25 **DISTANCE FROM THE EXTERIOR WALL OF THE BUILDING OR;**

26 **AN ELEVATION TEN FEET HIGHER THAN THE LOWEST GRADE WHEN THE SIDEWALK OR**  
27 **GROUND DESCRIBED ABOVE, IS MORE THAN TEN FEET ABOVE THE LOWEST GRADE.**  
28 **(ILLUSTRATION)]**

29 **Grading**  
30 **Any stripping, cutting, excavation, filling, or stockpiling of earth or land, including the land in its cut or filled**  
31 **conditions, to create a new grade.**

32 **[GREENBELT**  
33 **A LINEAR OPEN SPACE ESTABLISHED ALONG EITHER A NATURAL CORRIDOR, SUCH AS A**  
34 **RIVERFRONT, STREAM VALLEY, OR RIDGE LINE, OR OVER LAND ALONG A RAILROAD UTILITY**  
35 **CORRIDOR CONVERTED TO RECREATIONAL USE, A CANAL, A SCENIC ROAD, OR OTHER**  
36 **ROUTE.]**

37 **Grid**  
38 The 100-scale grid designation as established by the municipality.

39 **Gross Floor Area**  
40 **The total horizontal area of all of the floors of a building, measured [FROM EXTERIOR] to the exterior of**  
41 **the wall, including [INTERIOR BALCONIES,] mezzanines, stairwells, hallways, elevator shafts, and**  
42 **ventilation shafts, etc.**

# Page 767 ANNOTATION

Hard Surfaced: Assembly Title 21 Committee requested the addition of “recycled asphalt”.

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

- 1 **Ground Cover**  
2 Grasses or other low-growing plants and landscaping.
- 3 **Ground Floor [LEVEL]**  
4 That portion of a building that is the first story above grade plane.
- 5 **Ground Floor [LEVEL] Wall Area**  
6 Exterior wall areas up to the ceiling height of the first floor, or 10[9] feet above finished grade, whichever  
7 is less.
- 8 **Grubbing**  
9 Removal, by any method, of stumps, roots, and vegetative matter from the ground surface [AFTER  
10 CLEARING], exposing bare soil.
- 11 **Guest**  
12 Any person hiring or occupying a room for living or sleeping purposes.
- 13 **Guest Parking Space**  
14 See Parking Space, Guest
- 15 **Guestroom**  
16 A room intended or designed to be used for sleeping purposes.
- 17 **Habitable Floor Area**  
18 In the case of residential uses, habitable floor area means floor area designed and used for living,  
19 sleeping, eating or cooking, or combinations thereof. Bathrooms, closets, storage rooms, unfinished  
20 attics, utility spaces and similar areas are not considered habitable floor area. In the case of non-  
21 residential uses, habitable floor area means building space, such as office, industrial or retail floor space,  
22 which use involves human presence, excluding parking garages, storage facilities, utility rooms,  
23 bathrooms, or display windows separated from retail activity.
- 24 **Hard Surfaced**  
25 Covered with a material that provides a flat and stable surface. Concrete, asphalt, brick pavers, large  
26 stone pavers, and wood pavers are examples of hard surfacing. Gravel, river rock, mulch, and bare dirt  
27 are not hard surfacing.
- 28 **Hardscape**  
29 For the purposes of the exterior lighting section in 21.07.100, paved areas of a site, including but not  
30 limited to parking lots, driveways, plazas, sidewalks, steps, and similar construction.
- 31 **Hardscape Area**  
32 For the purposes of the exterior lighting section in 21.07.100, area in square feet of all hardscape  
33 including any medians, walkways, and landscape areas 10 feet or less in width within the hardscape  
34 area, which is used to calculate allowed lumens for the complete site method.
- 35 **Hardscape Perimeter**  
36 For the purposes of the exterior lighting section in 21.07.100, perimeter in linear feet of all site hardscape  
37 plus perimeter of landscape areas, buildings, and structures that are greater than 10 feet in width, which  
38 is used to calculate allowed lumens for the complete site method.
- 39 **Height** (as used in section 21.04.060C., *Airport Height Overlay District*)  
40 For the purpose of the airport height map, the distance above mean sea level, unless otherwise specified.
- 41 **Height**  
42 When viewed from the front of an object or a three-dimensional space, the measurement of the vertical  
43 distance from a horizontal plane to another horizontal plane.

# Page 768 ANNOTATION

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

1 **Height, Building**

2 The height of a building as measured in subsection 21.06.030D. [VERTICAL DISTANCE ABOVE A  
3 GRADE PLANE MEASURED TO THE HIGHEST POINT OF A FLAT ROOF, NOT INCLUDING A  
4 PARAPET, OR TO THE DECK LINE OF A MANSARD ROOF, OR TO THE MIDPOINT OF THE  
5 HIGHEST GABLE OF A PITCHED OR HIPPED ROOF.]

6 **High Rise**

7 A building or portion of a building that exceeds 75 feet in building height.

8 **Household**

9 A domestic unit consisting of a person or group of people who share living arrangements. Members of a  
10 household have [THE MEMBERS OF A FAMILY WHO LIVE TOGETHER ALONG WITH ANY NON-  
11 RELATIVES AND HAVING] common access to, and common use of, all living areas and all [AREAS  
12 AND] facilities [FOR THE PREPARATION AND STORAGE OF FOOD] within the dwelling unit. A  
13 household occupies a single dwelling unit, so that its members live and eat separately from any other  
14 persons in the building, and have access to the outside of the building either directly or through a  
15 common hall.

16 **Housing, Affordable**

17 Housing that has a sales price or rental amount that is within the means of a household with a low or  
18 moderate income as defined by federal code. In the case of dwelling units for rent, affordable housing  
19 means housing for which the rent and utilities constitute no more than 30 percent of the gross annual  
20 income of households earning less than 80 percent of the median annual income adjusted for household  
21 size, as determined by the Federal Department of Housing and Urban Development. In the case of  
22 dwelling units for sale, affordable housing means housing for which principal, interest, taxes, insurance,  
23 homeowners association fees, and assessments are no more than 30 percent of the gross annual income  
24 of households earning less than 80 percent of the median annual income, adjusted for household size, as  
25 determined by the Federal Department of Housing and Urban Development. [HOUSING RENTING FOR  
26 A MONTHLY RENT OF NOT MORE THAN 30% OF THE TOTAL MONTHLY HOUSEHOLD INCOME OF  
27 LOW-INCOME HOUSEHOLDS OR HOUSING THAT MAY BE PURCHASED WITH MONTHLY  
28 PAYMENTS INCLUDING: PRINCIPAL, INTEREST, TAXES, INSURANCE, HOMEOWNERS  
29 ASSOCIATION FEES, AND ASSESSMENTS THAT DO NOT ADD UP TO MORE THAN 30% OF THE  
30 TOTAL MONTHLY HOUSEHOLD INCOME OF LOW INCOME HOUSEHOLDS. LOW INCOME  
31 HOUSEHOLDS ARE DEFINED TO BE A HOUSEHOLD EARNING LESS THAN 80% OF THE MEDIAN  
32 ANNUAL INCOME FOR THE ANCHORAGE METROPOLITAN STATISTICAL AREA (MSA), ADJUSTED  
33 FOR HOUSEHOLD SIZE, AS DETERMINED BY THE UNITED STATES DEPARTMENT OF HOUSING  
34 AND URBAN DEVELOPMENT. A DEED RESTRICTION ENSURES THE PRESERVATION OF THE  
35 AFFORDABLE HOUSING UNIT AS AN OBLIGATION THAT RUNS WITH THE LAND AND IS BINDING  
36 ON SUBSEQUENT OWNERS FOR THE LIFETIME OF THE UNIT OR BUILDING.]

37 **Housing, Senior**

38 Senior housing is defined as follows, or according to successor portions of the federal code of definitions  
39 as adopted by the planning department. Housing that is (a) provided under any State or Federal program  
40 that the Federal Department of Housing and Urban Development determines is specifically designed and  
41 operated to assist elderly persons (as defined in the State or Federal programs); or (b) intended for and  
42 solely occupied by persons 62 years of age or older; or (c) intended and operated for occupancy by  
43 persons 55 years of age or older and at least 80 percent of the occupied units are occupied by at least  
44 one person who is 55 years of age or older. A housing facility or community meets the definition of  
45 category (c) only if it publishes and adheres to policies and procedures that demonstrate the intent of  
46 category (c), and complies with rules issued by the Federal Department of Housing and Urban  
47 Development for verification of occupancy (which shall provide for verification by reliable surveys and  
48 affidavits) and includes examples of the types of policies and procedures relevant to a determination of  
49 compliance with such rules issued by the Federal Department of Housing and Urban Development.  
50 [HOUSING DESIGNED FOR, AND OCCUPIED BY AT LEAST ONE PERSON 62 YEARS OF AGE OR  
51 OLDER PER DWELLING UNIT, AND WHICH HAS SIGNIFICANT FACILITIES AND SERVICES

# Page 769 ANNOTATION

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

1 SPECIFICALLY DESIGNED TO MEET THE PHYSICAL OR SOCIAL NEEDS OF OLDER PERSONS AS  
2 DESCRIBED IN §100.306, "SIGNIFICANT FACILITIES AND SERVICES SPECIFICALLY DESIGNED  
3 FOR OLDER PERSONS," 24 C.F.R. PART 100 (DEPARTMENT OF HOUSING AND URBAN  
4 DEVELOPMENT – HOUSING FOR OLDER PERSONS) OR ANY AMENDMENTS THERETO.]

5 **IESNA**

6 Illuminating Engineering Society of North America.

7 **Illuminance**

8 The measure of light intensity striking a surface, measured in footcandles.

9 **Impervious (or Impermeable) Surface**

10 A surface that permits insignificant or no infiltration of runoff water over the duration of a single rainfall or  
11 water runoff event; any surface with little or no capacity to transmit water. [AN AREA OF GROUND THAT,  
12 BY REASON OF ITS PHYSICAL CHARACTERISTICS OR THE CHARACTERISTICS OF MATERIALS  
13 COVERING IT, DOES NOT ABSORB RAIN OR SURFACE WATER. ALL PARKING AREAS,  
14 DRIVEWAYS, ROADS, SIDEWALKS, AND WALKWAYS, WHETHER PAVED OR NOT, AND ANY  
15 AREAS COVERED BY BUILDINGS OR STRUCTURES, CONCRETE, ASPHALT, BRICK, STONE,  
16 WOOD, CERAMIC TILE, OR METAL, SHALL BE CONSIDERED TO BE IMPERVIOUS SURFACES.]

17 **Improvement Areas**

18 Portions of the municipality divided up into geographic areas for the purposes of determining public  
19 improvement requirements and providing public services.

20 **Improvements**

21 Any construction incident to servicing or furnishing facilities for a subdivision, such as grading, street  
22 surfacing, curb and gutter, driveway approaches, sidewalks, crosswalks, water mains and lines, sanitary  
23 sewers, storm sewers, culverts, bridges, utilities, waterways, lakes, bays and other appropriate items with  
24 an appurtenant construction.

25 **Industrial**

26 An activity which may involve [INCLUDING] manufacturing, processing, warehousing, storage,  
27 distribution, shipping, and/or other related or similar uses.

28 **[INDUSTRIAL DEVELOPMENT]**

29 A PLANNED INDUSTRIAL AREA DESIGNED SPECIFICALLY FOR INDUSTRIAL USE.]

30 **Initial Lamp Lumens**

31 Lumen rating of a lamp when the lamp is new and has not depreciated in light output (rated lamp  
32 lumens). Light loss factor equals 1.0.

33 **Inside Dimension**

34 The minimum [INSIDE] dimensions of an area or space such as a private open space or parking space,  
35 [DO] not including [INCLUDE] the width of walls, fences, railings, or other physical boundaries defining  
36 the perimeter of the area. For example, a private open space with a minimum inside dimension of 15 feet  
37 is such that a 15 by 15 foot square will fit entirely within it.

38 **Joint Trench**

39 A trench excavated for the underground placement of utility distribution lines owned or operated by two or  
40 more utilities.

41 **Junk**

42 Any worn-out, wrecked, scrapped, partially or fully dismantled, discarded tangible material, or  
43 combination of materials or items, including junk vehicles as defined in section 15.20.010. Also included  
44 are machinery, metal, rags, rubber, paper, plastics, chemicals, and building materials which cannot,  
45 without further alteration and reconditioning, be used for their original purpose.

# Page 770 ANNOTATION

Legal Access: Revised for accuracy.

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

1 **LED**  
2 See **Light Emitting Diode**

3 **Land-Disturbing Activity**

4 Any use of the land by any person for any activity that results in a change in the natural cover or  
5 topography and that may cause or contribute to sedimentation or other forms of environmental  
6 degradation. [WITHIN WATERSHED MANAGEMENT AREAS, LAND-DISTURBING ACTIVITY SHALL  
7 INCLUDE THE CLEAR CUTTING OF TREES UNLESS SPECIFICALLY EXEMPTED BY THIS TITLE.]

8 **Landowner**

9 Any owner of a legal or equitable interest in real property, including the heirs, devisees, successors,  
10 assigns, and agent or personal representative of the owner. The person shown on the records at the  
11 Anchorage recording district shall be presumed to be the person in control of the property.

12 **Landscaping**

13 Trees, shrubs, ground covers, and related improvements, including furniture and other facilities intended  
14 to enhance public activity spaces both within and outside the affected development. This definition shall  
15 include spaces of varying degrees of enclosure from interior spaces to transitional spaces and outdoor  
16 spaces.

17 **[LANDSCAPING MAINTENANCE**

18 INCLUDES BUT IS NOT LIMITED TO APPROPRIATE WATERING, PRUNING, WEEDING,  
19 INSECTICIDE SPRAYING, FERTILIZING, PLANT REPLACEMENT, AND OTHER NECESSARY  
20 FUNCTIONS AS REQUIRED TO KEEP ALL PLANT MATERIALS IN A VIGOROUS HEALTHY  
21 GROWING CONDITION.]

22 **Large Domestic Animal**

23 Domestic or semi-domestic animals such as horses, ponies, miniature ponies, cows, pigs, llamas, musk  
24 oxen, and other similar animals of similar size, but not dogs (canis familiaris).

25 **Legal Access**

26 Having legal access means abutting a vehicular right-of-way **[BEING CONTIGUOUS TO A ROADWAY**  
27 **AS DESCRIBED IN AMC SECTION 9.04.010].**

28 **Legal Nonconforming Status**

29 A state or condition where a documented nonconforming use, structure, lot, or sign, is allowed to remain  
30 and be maintained pursuant to chapter 21.12, *Nonconformities*.

31 **Light Emitting Diode (LED)**

32 A semiconductor device that emits visible light when an electric current passes through it.

33 **Light Trespass**

34 Unwanted light that falls on neighboring properties or produces glare or distraction for observers away  
35 from the area for which the light is intended (also called "nuisance glare").

36 **Loading Space, Off-Street**

37 A space located on premises for pickup and delivery at the premises.

38 **Lot**

39 A unit of land within a subdivision, bounded by streets and/or other lots, that is described and fixed  
40 [PARCEL OF LAND SHOWN AS AN INDIVIDUAL UNIT] on the most recent plat of record. [THE TERM  
41 "LOT" INCLUDES "PLOT," "PARCEL," OR "TRACT."]

42 **Lot Area**

43 The amount of horizontal land area contained inside the lot lines of a lot or site.

# Page 771 ANNOTATION

Lot Line, Front: Revised for accuracy.

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

1 **Lot Coverage**

2 That percentage of the total lot area covered by buildings, except as provided in subsection  
3 21.06.030B.2., *Structures Not Considered in Measuring Lot Coverage*.

4 **Lot, Corner**

5 A lot located at the intersection of two or more streets. A lot abutting on a curved street shall be  
6 considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost  
7 point of the lot meet at an interior angle of less than 135 degrees.

8 **Lot, Depth of**

9 The mean horizontal distance between the front and rear property lines of a lot, measured in the general  
10 direction of its side property lines between the midpoint of such lines, except that such measurement shall  
11 not extend outside the lot lines of the lot being measured.

12 **Lot, Flag**

13 An irregularly shaped lot in which the buildable section typically has no street frontage, but has an arm  
14 that provides street access, called the “flag pole.” The width of the arm does not meet the minimum lot  
15 width standards in the zoning district in which it is located.

16 **[LOT, FRONT**

17 THE FRONT OF A LOT SHALL BE CONSTRUED TO BE THE PORTION NEAREST THE STREET.]

18 **Lot Frontage**

19 **See Frontage, Lot**

20 ALL PROPERTY ABUTTING THE RIGHT-OF-WAY OF A DEDICATED STREET, PRIVATE STREET,  
21 OR ROAD EASEMENT, MEASURED ALONG THE RIGHT-OF-WAY BETWEEN SIDE LOT LINES OF A  
22 LOT. IN NO CASE SHALL THE LINE ALONG AN ALLEY BE CONSIDERED AS LOT FRONTAGE.]

23 **Lot, Interior**

24 A lot other than a corner lot, with frontage only on one street.

25 **Lot Line**

26 The fixed boundaries or property lines of a lot described by survey located on a plat filed for record.

27 **Lot Line, Front**

28 **Any [THAT] boundary line of a lot [MEASURED] along the edge of a [THE] right-of-way of a dedicated**  
29 **street, private street or road easement that abuts that line. [IN THE CASE OF A CORNER LOT, ALL**  
30 **LINES THAT MEET THIS DESCRIPTION ARE FRONT LOT LINES.]**

31 **Lot Line, Rear**

32 That boundary of a lot that is most parallel to the front lot line and does not intersect the front lot line.

33 **Lot Line, Side**

34 That boundary of a lot that is neither a front or rear lot line.

35 **Lot Line, Street**

36 **A lot line abutting a street.**

37 **Lot, Nonconforming**

38 A lot that met all legal requirements when it was platted or otherwise recorded but that does not comply  
39 with the minimum lot area or minimum lot dimensions of this title, or a subsequent amendment hereto, for  
40 the zoning district in which it is located.

41 **Lot of Record**

42 A lot that is recorded by the district recorder’s office.

# Page 772 ANNOTATION

Lowest Floor: Error correction.

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

1 **Lot, Double-Frontage**

2 A lot other than a corner lot with frontage on more than one street.

3 **Lot, Townhouse**

4 A lot subdivided for a townhouse use [THE PURPOSES OF ACCOMMODATING TOWNHOUSE-STYLE  
5 ATTACHED SINGLE-FAMILY RESIDENTIAL DWELLING UNITS].

6 **Lot Width**

7 The distance between straight lines connecting the front and rear lot lines at each side of the lot,  
8 measured between the midpoints of such lines, provided that such measurement shall extend to the side  
9 property lines and shall not extend beyond the lot lines of the lot being measured. Flag-shaped lot width  
10 shall be measured at the midpoint of the lot excluding the flagpole area of the lot.

11 **Lowest Floor**

12 The lowest floor of the lowest enclosed area, including basement or crawl space. An unfinished or flood  
13 resistant enclosure, usable solely for parking of vehicles, building access or storage, in any area other  
14 than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built  
15 so as to render the structure in violation of the applicable [APPLICATION] nonelevation design  
16 requirements of section 21.04.080D.

17 **Lumen**

18 The unit of luminous flux (radiant energy): a measure of the amount of light emitted by a lamp. See also  
19 **Illuminance**

20 **Luminaire**

21 A complete lighting unit consisting of one or more electric lamps, the lamp holder, reflector, lens, ballast,  
22 and/or other components and accessories.

23 **Luminaire, Full Cutoff**

24 A luminaire emitting a light distribution where zero candela intensity occurs at or above an angle of 90  
25 degrees above nadir. Additionally, the candela per 1,000 lamp lumens does not numerically exceed 100  
26 (10 percent[%]) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the  
27 luminaire.

28 **Luminance**

29 The luminous intensity (photometric brightness) of a light source or reflecting surface, measured in  
30 candelas per square meter.

31 **M.A.S.S.**

32 An abbreviation for the "Municipality of Anchorage Standard Specifications," which is a manual that  
33 identifies the approved common construction practices associated with subdivision development and  
34 public works projects.

35 **Maintenance Easement**

36 An easement on [APPURTENANT TO] a lot or parcel permitting entry to that [UPON ANOTHER] lot or  
37 parcel for the purpose of maintaining, repairing, or reconstructing a structure or other feature on the  
38 [FORMER] lot or parcel, or an abutting lot or parcel.

39 **Major Drainageway**

40 That portion of any drainageway, constructed or natural, that either does, or will under full development,  
41 carry a significant peak flow; all ephemeral channels are major drainageways; [STREAMS AND] all  
42 constructed or natural drainageways with total contributing areas larger than 40 acres are major  
43 drainageways.

# Page 773 ANNOTATION

Manufactured Home Community: Revised to allow two mobile homes on a lot—a manufactured home community would start at three.

Administration Addition

[ADMINISTRATION DELETION]

PZC Addition

[PZC DELETION]

Assy Cmte Addition

[ASSY CMTE DELETION]

Tech Edit Addition

[TECH EDIT DELETION]

1 **Manual of Uniform Traffic Control Devices (MUTCD)**

2 The most current manual or successor document(s) addressing the design and use of traffic control  
3 devices, as published, amended and/or interpreted by the U.S. Department of Transportation.

4 **Manufactured Home**

5 A transportable, factory-built dwelling unit constructed after June 15, 1976, in conformance with the  
6 [ENTIRELY IN A CONTROLLED FACTORY ENVIRONMENT, BUILT TO THE] federal Manufactured  
7 Home Construction and Safety Standards, as evidenced by an affixed certification label in accordance  
8 with 24 CFR 3280.11 [(AKA HUD CODE)].

9 **Manufactured Home Community**

10 A parcel, or contiguous parcels, of land which is used for occupancy by more than two [DIVIDED INTO  
11 TWO OR MORE] mobile homes or manufactured homes [LOTS FOR RENT OR SALE].

12 **Maximum Extent Feasible**

13 That no feasible and prudent alternative exists, and all possible efforts to comply with the regulation or  
14 minimize potential harm or adverse impacts have been undertaken. "Feasible and prudent" means  
15 consistent with sound engineering practice and not causing environmental, social, or economic problems  
16 that outweigh the public benefit to be derived from compliance with the standard which is modified by the  
17 term "feasible and prudent."

18 **Mean Sea Level**

19 The average height of the sea for all states of the tide. Datum is Greater Anchorage Area Borough, Post  
20 Quake, U.S. Geodetic Survey of 1972.

21 **Mechanical Penthouse**

22 An enclosed structure above the roof of a building used exclusively for the shelter of mechanical  
23 equipment or shelter of vertical shaft openings in the roof.

24 **Minor Amendment**

25 An amendment to an approved permit or other form of approval granted under this title that involves a  
26 relatively small[ER] amount of change from the original approval. Specific rules for granting minor  
27 amendments are set forth in chapter 21.03, *Review and Approval Procedures*.

28 **Minor Modification**

29 A minor deviation from otherwise applicable standards of this title approved under section 21.03.120.

30 **Mixed-Use**

31 A single building containing more than one classification of land use (residential, office, retail, institutional,  
32 etc.) or a single development of more than one building and use, where the uses of different  
33 classifications (residential, office, retail, institutional, etc.) are in a compact urban form, planned as a  
34 unified complementary whole, and functionally integrated to facilitate the use of shared vehicular and  
35 pedestrian access and parking lots.

36 **Modify Fuels**

37 Reduce the amount of non-fire-resistant vegetation or alter the type of vegetation to reduce the fire risk.

38 **Monument**

39 A permanent survey control point.

40 **Mounting Height**

41 The height of a luminaire above grade.

42 **Multimodal**

43 Having or involving more than one mode of transportation.

# Page 774 ANNOTATION

National Electrical Safety Code: New definition for clarity.

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

1 **Municipal Attorney**

2 The official legal representative for the municipality.

3 **Municipal Engineer**

4 The chief engineer of the municipality; often the director of the public works department.

5 **Municipality**

6 The municipality of Anchorage.

7 **National Electrical Safety Code**

8 The most current national electrical safety code or successor code, as published, amended, and/or  
9 interpreted by the federal government.

10 **New Structures** (as used in section 21.04.060D., *FHO: Flood Hazard Overlay District*)

11 Structures for which the start of construction commenced on or after September 25, 1979. The start of  
12 construction means the first placement of a permanent foundation and appropriate structural framing.

13 **Nonconforming Lot**

14 A lot, the area and/or dimensions of which were lawful prior to the adoption, revision, or amendment of  
15 the zoning ordinance but that fail by reason of such adoption, revision, or amendment to conform to the  
16 present requirements of the zoning district.

17 **Nonconforming Structure**

18 A structure or building, the size, dimensions, and/or location of which were lawful prior to the adoption,  
19 revision, or amendment of the zoning ordinance but that fail by reason of such adoption, revision, or  
20 amendment to conform to the present requirements of the zoning ordinance.

21 **Nonconforming Use**

22 A use or activity that was lawful prior to the adoption, revision, or amendment of the zoning ordinance but  
23 that fails by reason of such adoption, revision, or amendment to conform to the present requirements of  
24 the zoning district.

25 **Nonconformity**

26 Any legally approved structure, lot, sign, or use of land that no longer conforms with the requirements of  
27 this title.

28 **Nursing Facility**

29 Has the same meaning as set forth in Alaska Statutes chapter 18.20.

30 **OS&HP**

31 *Official Streets and Highways Plan.*

32 **Obstruction** (as used in section 21.04.060D., *FHO: Flood Hazard Overlay District*)

33 Any dam, wall, embankment, levee, dike, pile, abutment, projection, excavation, channel modification,  
34 bridge, conduit, culvert, building, wire, fence, rock, gravel, refuse, fill, structure or matter in, along, across  
35 or projecting into any channel, watercourse or regulatory flood hazard area which may impede, retard or  
36 change the direction of the flow of water, either in itself or by catching or collecting debris carried by such  
37 water, or that is placed where the flow of water might carry the material downstream to the damage of life  
38 or property.

39 **Off-Street**

40 Located outside the street or the right-of-way of a street.

41 **On-Site Remediation**

42 Removal of volatile and semi-volatile contaminants from soils, sediments, slurries and filter cakes within  
43 300 feet of the location where the material was originally contaminated.

# Page 775 ANNOTATION

Owner: Revised for accuracy.

Parcel: Revised for accuracy.

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

1 **Open Space, Common**

2 Open space for the common use and enjoyment of the owners and occupants of the subdivision, building,  
3 planned unit development or condominium. Common means shared by all tenants and is distinguished  
4 from space designated for private use.

5 **Ordinary High Water Mark (OHWM)**

6 The line on a shore or bank of a body of water established by the normal fluctuations of water and  
7 indicated by a relatively abrupt change in observable physical, hydrologic, and biologic characteristics  
8 above and below the line. For a stream or lake the OHWM is approximately equivalent to the 'bank.' For  
9 a marine shoreline, the OHWM is approximately equivalent to the 'mean high water line.' In all cases, an  
10 appropriate mix of indicators used to establish the OHWM at a particular location are selected using  
11 means and methods that consider the type of water body and the characteristics of the surrounding area.

12 **Outdoor Trash Container**

13 A container used for the temporary storage of rubbish, pending collection, that is stored outside of a  
14 walled structure for one or more nights per week.

15 **Overlay District**

16 A unique set of zoning regulations that are superimposed on one or more established zoning districts and  
17 shown on the zoning map, and subsequently impose additional or replacement [IN ADDITION TO OR IN  
18 PLACE OF THE] regulations to those of the underlying district. The overlay district may be used to  
19 impose supplemental restrictions on uses in these districts, permit uses otherwise disallowed, or  
20 implement some form of site or architectural design program. Developments within an overlay district  
21 must conform to the requirements of the underlying district as modified by the overlay district and as set  
22 forth in the enacting ordinance.

23 **Owner**

24 Any person, agent, firm, corporation, or partnership that alone, jointly, or severally with others:

- 25 1) Has legal or equitable title to any parcel, premises, dwelling, or dwelling unit, with or without  
26 accompanying actual possession thereof; or
- 27 2) Has charge, care, or control of any parcel, premises, dwelling, or dwelling unit, as agent of  
28 the owner or as executor, administrator, trustee, or guardian of the estate of the beneficial  
29 owner. The person shown on the records of the district recorder's office of the state of Alaska  
30 to be the owner of a particular property shall be presumed to be the person in control of that  
31 property.

32 **Parapet**

33 A low, protective wall at the edge of a roof that is part of an exterior wall, fire wall, or party wall that rises  
34 above the roof.

35 **Parcel**

36 A generic descriptive term used to refer to a lot, a tract, a group of lots and/or tracts, or a contiguous  
37 quantity of land, under the same ownership. [SEE LOT]

38 **Parking Angle**

39 The angle formed by a parking space and the wall or centerline of the facility, ranging from ninety degrees  
40 (perpendicular) to zero [THIRTY] degrees (parallel).

41 **Parking Bay**

42 A [THE] section or module of a parking facility that consists of [CONTAINING] a parking [DRIVING] aisle  
43 and a [ONE OR TWO] row[S] of parking spaces on one or both sides of the aisle. Parking bays are not  
44 loading berths.

# Page 776 ANNOTATION

Parking, On Street: Revised to standardize the terminology.

Parking Space, Guest: To remove a substantive requirement from the definition of this term which is used in the parking requirements section.

Administration Addition

[ADMINISTRATION DELETION]

PZC Addition

[PZC DELETION]

Assy Cmte Addition

[ASSY CMTE DELETION]

Tech Edit Addition

[TECH EDIT DELETION]

1 **Parking Cash Out**

2 Allowing commuters to choose cash instead of a free parking space. For example, a commuter who is  
3 offered a parking cash-out might be able to choose to receive \$50 per month in cash if they use an  
4 alternative mode besides a single-occupancy vehicle.

5 **[PARKING, COMMERCIAL**

6 **PARKING OPERATED AS A COMMERCIAL ENTERPRISE FOR WHICH USERS PAY A DIRECT FEE.]**

7 **Parking District, Municipally Recognized**

8 **An area recognized or designated by the municipal Assembly in which a central authority such as an area**  
9 **improvement district or a parking authority supplies one or more centralized parking facilities, manages**  
10 **the parking supply and/or implements other parking management strategies to serve the area, rather than**  
11 **each individual development site having to supply all of its own parking.**

12 **Parking Facility**

13 **An area for off-street parking of motor vehicles, either a surface parking lot or structured parking, and**  
14 **including associated driveways, circulation and parking aisles, parking spaces, queuing lanes, and**  
15 **passenger loading areas.**

16 **Parking Lot**

17 **An at-grade, surface parking facility built directly on the ground.** [AREA FOR PARKING MOTOR  
18 **VEHICLES.]**

19 **Parking, On Street [CURB]**

20 **Parking spaces within the street or street right-of-way and abutting the curb of a street.**

21 **Parking, Shared**

22 **A parking facility that serves multiple uses or destinations.**

23 **Parking Space**

24 **A space for the parking of one automobile.**

25 **Parking Space, Bicycle**

26 **An area and facility such as a rack or locker used for parking and securing one bicycle.**

27 **Parking Space, Guest**

28 **A parking space that is intended for use by guests in a residential development, and not exclusive to or**  
29 **physically associated with any individual dwelling.**

30 **Parking, Stacked**

31 **Vehicles parked one above the other using a mechanical car stacker.**

32 **Parking Structure, Automated**

33 **A parking structure operated by automatic mechanical parking equipment such as automobile elevator or**  
34 **lift systems.**

35 **Parking, Structured**

36 **A parking facility that is a multistory building or structure, under a building or structure, or a portion of a**  
37 **building, such as occupying a story within a multifamily building. Structured parking may be either on,**  
38 **above, or below grade.**

39 **[PARKING, SURFACE (OR PARKING LOT)**

40 **A PARKING FACILITY BUILT DIRECTLY ON THE GROUND.]**

41 **Parking, Tandem**

42 **One vehicle parked behind another.**

# Page 777 ANNOTATION

Pedestrian Feature: To standardize the definition providing in one place the various types of objects which are considered a pedestrian feature. Pedestrian features count as optional menu choices and bonus incentives used in the title 21 rewrite. By providing this list of features here, it does not have to be repeated every time “pedestrian feature” appears as a menu choice or bonus incentive.

Pedestrian Movement Zone: To define the parts of an enhanced sidewalk used in the code.

Pedestrian Oriented: The first wording change in the paragraph is to avoid confusion with the term “pedestrian feature” defined above, which has its own distinct meaning and usage in the code.

The second wording change is to intentionally refer to the term “pedestrian feature” defined above.

Administration Addition

[ADMINISTRATION DELETION]

PZC Addition

[PZC DELETION]

Assy Cmte Addition

[ASSY CMTE DELETION]

Tech Edit Addition

[TECH EDIT DELETION]

1 **Parking, Unbundled**

2 Parking rented and sold separately from building space, so occupants only pay for the amount of parking  
3 they want.

4 **Party of Interest**

5 The applicant, the owner of the subject property, the owner of property within the notification area for the  
6 subject application, and anyone that presented oral testimony at a public hearing or written testimony on  
7 the application.

8 **Pathway**

9 A stable surface, usually paved, located along a roadway, for multiple pedestrian and non-motorized uses  
10 and purposes.

11 **Pedestrian Feature**

12 A permanent object that provides pedestrians with increased convenience, comfort, and utility, and which  
13 is publicly accessible and not limited to a tenant or establishment such as seating for a restaurant.  
14 Pedestrian features include:

- 15 • Seating such as benches accommodating several people;
- 16 • Secondary/informal seating opportunities such as steps, pedestals, low walls, or edges of fountains,  
17 accommodating several people;
- 18 • A space for standing with objects to lean against, such as bollards, short fences, or irregular building  
19 facades, accommodating several people;
- 20 • A tree or raised planter;
- 21 • A work of art such as a water feature, sculpture, cultural exhibit, or clock feature;
- 22 • A winter city feature such as a wind screen, or outdoor stove or space heater; or
- 23 • Other object supporting pedestrian utility, such as a gazebo or kiosk.

24 **Pedestrian Movement Zone**

25 The middle portion of an enhanced sidewalk, located between the sidewalk's street interface and building  
26 interface zones. The pedestrian zone provides for the primary function of sidewalks, and is kept clear of  
27 any obstructions to pedestrian movement.

28 **Pedestrian Oriented**

29 A characteristic of a development or district that emphasizes the street sidewalk and/or connecting  
30 pedestrian access to the site and building(s), such that a person can comfortably walk from one location  
31 to another, and optional pedestrian activities such as strolling, window shopping, or relaxing can take  
32 place. Pedestrian oriented characteristics include: buildings placed within a short setback distance from  
33 the sidewalk; primary entrances and windows on building facades which face the street; a mix of civic,  
34 commercial, and/or residential uses; shared open spaces and plazas; architectural details and visual  
35 interest at the pedestrian scale; pedestrian features such as wide walkways, seating, bicycle facilities,  
36 public art, landscaping, lighting, and wayfinding signs; and northern climate features such as atriums,  
37 canopies, transit shelters, wind protection, and orientation for sunlight access.

38 **[PERMEABLE SURFACE**

39 AN AREA OF GROUND THAT, BY REASON OF ITS PHYSICAL CHARACTERISTICS AND THE  
40 CHARACTERISTICS OF MATERIALS COVERING IT, IS ABLE TO ABSORB RAIN OR SURFACE  
41 WATER AT A RATE EQUAL OR GREATER THAN THAT OF LAWN TURF. EXAMPLES INCLUDE  
42 NATURAL VEGETATION, LAWN TURF, LANDSCAPE BEDS, GARDENS, MULCH, DECORATIVE  
43 GRAVEL, AND SOME TYPES OF POROUS PAVEMENTS.]

# Page 778 ANNOTATION

Pharmacy: New definition requested by the Assembly Title 21 Committee

Physical Access: Revised for accuracy.

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

1 **Permit, Building**

2 A land use permit issued by the municipality pursuant to the municipal code and the [STATE] building  
3 code authorizing the erection, construction, reconstruction, restoration, alteration, enlargement,  
4 conversion, remodeling, demolition, moving, or repair of a building or structure within the building safety  
5 service area.

6 **Permit, Land Use**

7 An official document issued by the municipality pursuant to this title required for the erection, construction,  
8 establishment, moving, alteration, enlargement, repair, placement, or conversion of any building,  
9 structure, or land in any district established under this title.

10 **Permit, Sign**

11 An official document issued by the municipality pursuant to this title required for the construction,  
12 installation, maintenance, and operation of signs within the municipality.

13 **Permit, Flood Hazard**

14 An official document issued by the municipality pursuant to this title for uses, structures, or activities listed  
15 in the floodplain regulations.

16 **Person**

17 Any individual, lessee, firm, partnership, association, joint venture, corporation, or agent of the  
18 aforementioned groups, or the state of Alaska or any agency or political subdivision thereof.

19 **Pharmacy**

20 An establishment offering only to prepare, preserve, compound, and dispense prescribed and  
21 nonprescribed medication and drugs, medical supplies, and health care items.

22 **Physical Access**

23 For the purposes of chapter 21.08, having physical access means being adjacent to a **street** [ROAD]  
24 suitable for travel by passenger automobiles that is connected to the publicly dedicated and improved  
25 transportation network of the municipality.

26 **Pillow**

27 A sleeping accommodation for one person.

28 **Plan, Landscape**

29 A plan, drawn to scale, showing dimensions and details of the portion of a site devoted to planting  
30 materials and their maintenance.

31 **Plan, Master**

32 The maps, illustrations, and supporting text associated with a planned development which conveys the  
33 allowable uses, densities, non-residential intensities, and arrangement of uses within the boundaries of  
34 the planned development along with any associated conditions, phasing schedules, and other  
35 agreements.

36 **Plan, Site**

37 A plan depicting the proposed development of a property, in terms of the location, scale, and  
38 configuration of buildings, uses, and other features containing all the information required by this title. A  
39 site plan may include but is not limited to lot lines, adjacent lots and streets, building sites, **required**  
40 **[RESERVED]** open space, buildings, interior vehicular, **[AND]** pedestrian, **and bicycle** access, parking lot  
41 design (calculations and layout), signage, lighting, **[AND]** screening devices, existing and proposed  
42 landscaping, topography, drainage, and, depending on requirements, floor plans, building elevations and  
43 locations of proposed utility services and lines, and any other information that reasonably may be  
44 required in order that an informed decision can be made by the approving authority.

# Page 779 ANNOTATION

Primary Pedestrian Walkway: Definition requested by the Assembly Title 21 Committee.

Administration Addition

[ADMINISTRATION DELETION]

PZC Addition

[PZC DELETION]

Assy Cmte Addition

[ASSY CMTE DELETION]

Tech Edit Addition

[TECH EDIT DELETION]

1 **Plan, Subdivision**

2 A proposed plan of development to establish a subdivision that contains all information such as lot lines,  
3 streets, easements, and other features required by this title.

4 **Planning Commission**

5 The planning and zoning commission of the municipality.

6 **Plat**

7 A map **and associated text** [DOCUMENT] prepared by a registered surveyor **that delineates property lines**  
8 **and related information, prepared in compliance with the regulations of this title.** [REPRESENTING A  
9 TRACT OF LAND SHOWING THE BOUNDARIES AND LOCATION OF INDIVIDUAL PROPERTIES,  
10 STREETS, AND OTHER RELATED ITEMS FOR IDENTIFYING PROPERTY.]

11 **Plat, Final**

12 A map **and associated text** of a subdivision of land, **meeting all the requirements of this code, and** [MADE  
13 UP IN FINAL FORM] ready for approval and recording.

14 **Plat, Preliminary**

15 A map **and associated text prepared by a registered surveyor** showing the **required** [SALIENT] features of  
16 a proposed subdivision of land **and** submitted to the platting authority for purposes of preliminary  
17 consideration and approval.

18 **Platting Authority**

19 The **platting officer,** municipal platting board, [DIRECTOR,] or any other board so designated by the  
20 assembly.

21 **[PLOT**  
22 **SEE LOT]**

23 **Porch**

24 **A covered or partially enclosed exterior entrance space projecting from the façade of a building, having a**  
25 **floor and roof, and forming a covered approach or vestibule to an entrance doorway. The front of the**  
26 **porch is open, with only supporting posts, railings, and roof, or partially enclosed with solid walls or**  
27 **railings up to 36 inches high measured from the floor of the porch.**

28 **Pre-Application Conference**

29 A meeting between an applicant and the municipal staff intended to familiarize both parties with  
30 conceptual plans or proposals presented by the applicant **and applicable code provisions.**

31 **Primary Pedestrian Walkway**

32 **A walkway meeting the standards of subsection 21.07.060F.4.**

33 **Principal Building/Structure**

34 **A building/structure in which is conducted the main use of the lot on which the building/structure is**  
35 **located.**

36 **Prisoner**

37 The same meaning as defined in AS 33.30.901 as to state prisoners, and includes persons convicted of a  
38 felony described in AS 11.41, *Offenses Against the Person*, in Alaska or of an offense with the same or  
39 substantially similar elements in another jurisdiction until they have successfully completed all conditions  
40 of parole and probation and are no longer under the supervision of the court, the Alaska department of  
41 corrections, another state or municipal agency, or contractor to those entities. The term "prisoner" also  
42 includes federal offenders in the custody, control or under the care of supervision of the United States  
43 attorney general or the bureau of prisons.

# Page 780 ANNOTATION

Public Use Easement: This concept is covered by the definition of “easement”. The various definitions involving easements, dedications, and rights-of-way were revised with the help of the municipal surveyor.

Quonset Hut: PZC recommended defining this term less broadly.

Administration Addition

[ADMINISTRATION DELETION]

PZC Addition

[PZC DELETION]

Assy Cmte Addition

[ASSY CMTE DELETION]

Tech Edit Addition

[TECH EDIT DELETION]

1 **Private Enforcement Action**

2 A process by which a private individual, homeowner’s association, or community council can request that  
3 the administrative hearings officer hear and investigate charges that another person or owner of land has  
4 violated the requirements of this title.

5 **Profession**

6 An occupation, such as law, medicine, or engineering, which requires considerable training and  
7 specialized study.

8 **Projection, Wall Plane**

9 A portion of a building wall—i.e., a wall plane or façade wall—that extends outward beyond the face of the  
10 adjacent wall plane or façade wall on the building, so as to create articulation of the building wall.

11 **Property Line**

12 A demarcation limit of a lot dividing it from right-of-way, or other lots or parcels of land.

13 **Public Enforcement Action**

14 An action brought by the municipality against owners or users of land for violating the provisions of this  
15 title.

16 **Public Facility**

17 Any buildings and structures (including streets and highways) owned or leased by a government agency  
18 not exempt by law from municipal land use regulation

19 **[PUBLIC USE EASEMENT]**

20 A RIGHT OF USE OVER PORTION(S) OF REAL PROPERTY GRANTED BY A PROPERTY OWNER  
21 FOR SPECIFIC PRESENT OR FUTURE USES OF LAND BY THE PUBLIC, OR GOVERNMENTAL  
22 ENTITY, THAT IS RESERVED, CONVEYED, OR DEDICATED THROUGH THE RECORDING OF A  
23 PLAT, DEED, OR EASEMENT DOCUMENT.]

24 **Public Utility**

25 Any person or organization subject to regulation under AS 42.05.

26 **Publicly Accessible**

27 Open to the general public during regular business hours.

28 **Quonset Hut**

29 A prefabricated structure usually made of corrugated metal, in the shape of a longitudinal half cylinder.

30 **Recess, Wall Plane**

31 A portion of a building wall—i.e., a wall plane or façade wall—which is set back from the adjacent wall  
32 plane or façade wall on the building, creating articulation of the building wall.

33 **Record of Survey Map**

34 A map prepared by a professional land surveyor that reestablishes survey controls, boundaries, locations  
35 of improvements, or the alignment of right-of-ways for recording.

36 **Recreational Vehicle**

37 A vehicle [VEHICULAR TYPE UNIT] primarily designed as temporary living quarters for travel, camping,  
38 recreational, or vacation usage, which either has its own motive power or is mounted on or drawn by  
39 another vehicle. The basic entities are travel trailer, camping trailer, pickup truck camper, fifth-wheel, and  
40 motor home.

41 **Redevelopment**

42 The [REMOVAL AND REPLACEMENT,] rehabilitation, [OR] adaptive reuse, or removal and replacement  
43 of an existing structure or structures, or of land from which previous improvements have been removed.

# Page 781 ANNOTATION

Right-of-Way: Revised for accuracy with the assistance of the municipal surveyor.

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

1 **Reflectance**

2 The fraction of solar radiation reflected by a material.

3 **Regulatory Floodway**

4 See **Floodway, Regulatory**

5 **Reinforcement**

6 Repair, replacement, or addition of a crossarm, guy, pole, stub, or conductor for a utility distribution  
7 facility.

8 **Relocation** (as used in section 21.07.050, *Utility Distribution Facilities*)

9 A change in alignment of more than six spans.

10 **Reserve Strips**

11 Narrow strips of privately-owned land adjacent and parallel to a street.

12 **Residential**

13 Activity involving the occupation of buildings for living, cooking, sleeping, and recreation.

14 **Residential Subdivision**

15 A subdivision, or that part of a subdivision, **in a residential** [THAT IS WITHIN AN R-1, R-1A, R-2A, R-2D,  
16 R-2F, R-2M, R-3, R-4, R-4A, R-5, R-6, R-7, R-8, R-9, R-10 OR TA] zoning district.

17 **Restoration**

18 **Putting or bringing back into a former, normal, or unimpaired state or condition.**

19 **Rezoning (Zoning Map Amendments)**

20 An amendment to the **official zoning** map [AND/OR TEXT OF THIS TITLE] to effect a change in the  
21 boundaries of any zoning district or the zone classification of any parcel of land in the municipality.

22 **Right-of-Way**

23 **A defined area of land, reserved or dedicated for a street, alley, walkway, trail, utility, or other public**  
24 **purpose. [STREETS, AVENUES, WAYS, BOULEVARDS, DRIVES, CIRCLES, COURTS, ALLEYS,**  
25 **SIDEWALKS, WALKWAYS, TRAILS, AND OTHER SUCH AREAS GRANTED OR DEDICATED FOR**  
26 **THE USE OF THE PUBLIC FOR THE PLACEMENT OF UTILITIES AND/OR FOR THE PASSAGE OF**  
27 **VEHICLES AND/OR PEDESTRIANS, INCLUDING THE SPACE ABOVE AND BENEATH SUCH**  
28 **AREAS.]**

29 **Roof**

30 **The cover of any building or structure, including the eaves and similar projections.**

31 **Runway**

32 A defined area on land or water **intended** [PREPARED] for use for landing and takeoff of aircraft.

33 **Salvageable Improvements**

34 As used in section 21.08.060, *Subdivision Agreements*, and describes those portions of street  
35 improvements constructed within a dedicated right-of-way that are usable as a part of the finally  
36 constructed street. Salvageable improvements include such items of work as clearing and grubbing,  
37 removal of unsuitable material and placement of classified backfill, but do not include temporary surfacing  
38 and other work that would not be usable or beneficial to final street construction. This definition applies  
39 only to those streets that are not, during their initial construction, improved to the final paved standard of  
40 the municipality.

41 **[SECONDARY BUILDING**

42 **A BUILDING DETACHED FROM A PRINCIPAL BUILDING LOCATED ON THE SAME LOT AND**  
43 **CUSTOMARILY INCIDENTAL AND SUBORDINATE TO THE PRINCIPAL BUILDING OR USE.]**

# Page 782 ANNOTATION

Setback: Revised for accuracy.

Setback, Front: Revised for accuracy.

Shrub: Terms that have a commonly understood meaning are proposed for deletion.

Sidewalk: Revised to be consistent with the pedestrian facility terms used in the code.

Administration Addition

[ADMINISTRATION DELETION]

PZC Addition

[PZC DELETION]

Assy Cmte Addition

[ASSY CMTE DELETION]

Tech Edit Addition

[TECH EDIT DELETION]

1 **Senior Housing**  
2 See **Housing, Senior**

3 **Setback**

4 The **horizontal** [MINIMUM] distance [REQUIRED] between any [BUILDING OR] structure and a [STREET  
5 RIGHT-OF-WAY OR] lot line, or [FROM] some other feature or object [FROM WHICH A SEPARATION  
6 DISTANCE IS REQUIRED]. **A required setback establishes a minimum required separation distance with  
7 the exception that a required maximum setback establishes a maximum allowed separation distance.**

8 **Setback, Front**

9 A setback that extends across the [FULL] frontage of a lot or tract on a **right-of-way of a [PUBLIC OR  
10 PRIVATE] street. [THE FRONT SETBACK IS DEFINED BY THE FRONT LOT LINE.]**

11 **Setback, Rear**

12 A setback that extends across the full rear of a lot or tract. The rear setback is defined by the rear lot  
13 line. **Lots with two or more frontages** [CORNER LOTS, DOUBLE-FRONTAGE LOTS, AND THREE-  
14 SIDED LOTS] do not have rear setbacks.

15 **Setback, Side**

16 Any setback that is not a front or rear setback. Generally, side setbacks extend from the inner boundary  
17 of the front setback (or from the front property line of the lot or tract where no front setback is required) to  
18 the inner boundary of the rear setback (or to the rear property line of the lot or tract where no rear setback  
19 is required.) For **lots with two or more frontages** [CORNER AND DOUBLE-FRONTAGE LOTS], setbacks  
20 remaining after front setbacks have been established shall be considered side setbacks.

21 **Service Connection**

22 Conductors transmitting utility service from a utility distribution line to a customer's riser or service  
23 entrance.

24 **[SHRUB]**

25 **A WOODY PERENNIAL PLANT HAVING MORE THAN ONE MAIN STEM AT THE GROUND, USUALLY  
26 ATTAINING A HEIGHT OF LESS THAN 15 FEET.]**

27 **Sidewalk**

28 **A concrete surface within a vehicular right-of-way, aligned with a road and constructed either adjacent to  
29 the curb or separated from the curb, for multiple pedestrian and non-motorized uses and purposes.  
30 Sidewalks are generally found in class A zoning districts. [AN IMPROVED RIGHT-OF-WAY FOR  
31 PEDESTRIAN CIRCULATION THAT IS PART OF THE STREET RIGHT-OF-WAY.]**

32 **Sight Distance Triangle**

33 **The land area regulated to ensure unobstructed visibility for motorists entering or leaving an intersection  
34 or driveway. [A TRIANGULAR SHAPED PORTION OF LAND ESTABLISHED AT STREET, DRIVEWAY,  
35 OR ALLEY INTERSECTIONS WHICH IS REGULATED SO THAT THE VISIBILITY OF MOTORISTS  
36 ENTERING OR LEAVING THE INTERSECTION IS NOT OBSTRUCTED.]**

37 **Sight Obscuring**

38 **As applied to landscaping, sight obscuring means that within three years of installation, the landscaping  
39 shall visually obscure the target to the extent that the majority of the field of view is plant material, rather  
40 than the target.**

41 **Sign**

42 Any visual communication display, object, device, graphic, structure or part, situated indoors or outdoors,  
43 or attached to, painted on or displayed from a building or structure, in order to direct or attract attention to,  
44 or to announce or promote, an object, product, place, activity, person, institution, organization, or  
45 business or the like, by means of letters, words, model, banner, flag, pennant, insignia, device, designs,

# Page 783 ANNOTATION

Administration Addition

[ADMINISTRATION DELETION]

PZC Addition

[PZC DELETION]

Assy Cmte Addition

[ASSY CMTE DELETION]

Tech Edit Addition

[TECH EDIT DELETION]

1 colors, symbols, fixtures, images, illuminations or representation used as, or which is in the nature of an  
2 announcement, direction, or advertisement.

3 **Sign, Animated**

4 A sign that contains animation or animated effects, changeable copy, flashing, or moving parts.

5 **Sign, Banner**

6 A sign made of lightweight fabric or similar material with no enclosing framework that is mounted to a  
7 building or other structure at one or more edges.

8 **Sign, Building**

9 Any sign attached to any part of a building and including wall, awning, canopy, and projecting signs. A  
10 wall sign is a building sign that is parallel to and does not extend from the wall more than 12 inches.

11 **Sign, Changeable Copy**

12 A portion of a sign with letters, characters, or graphics that are not permanently affixed to the structure,  
13 framing, or background allowing the letters, characters or graphics to be modified from time to time  
14 manually or by electronic or mechanical devices, such as a bulletin board or electronic message board.  
15 [CHANGEABLE COPY SIGNS MAY NOT BE USED TO DISPLAY COMMERCIAL MESSAGES  
16 RELATING TO PRODUCTS OR SERVICES THAT ARE NOT OFFERED ON THE PROPERTY.]

17 **Sign, Construction**

18 A temporary sign identifying a project or facility during the time of construction. Such signs typically  
19 include the name of an architect, engineer, and/or contractor for a building or project located on the  
20 parcel.

21 **Sign, Entrance or Exit**

22 A sign located at the driveway entrance or exit and intended to provide for safe ingress and egress.

23 **Sign, Freestanding**

24 A sign supported from the ground and not attached to any building. A freestanding sign may be  
25 supported by one or more poles or a solid base. Pole signs are considered freestanding signs.

26 **Sign, Historic**

27 Any sign that has been designated as historic by the urban design commission.

28 **Sign, Ideological or Political**

29 Any temporary sign displaying or advocating an idea, opinion, or position on any social, cultural, religious,  
30 or political issue and containing no commercial message.

31 **Sign, Illuminated**

32 Any sign which is partially or entirely illuminated internally or externally so as to make the sign more  
33 visible.

34 **Sign, Inflatable**

35 Any inflatable shape or figure designed or used to attract attention to a business event or location.  
36 Inflatable promotional devices shall be considered to be temporary signs under the terms of this chapter  
37 and, where applicable, subject to the regulations thereof.

38 **Sign, Instructional**

39 A sign that has a purpose secondary to the use on the lot and that is intended to instruct employees,  
40 customers, or users as to matters of public safety or necessity such as specific parking requirements, the  
41 location or regulations pertaining to specific activities on the site or in the building, and including a sign  
42 erected by a public authority, utility, public service organization, or private industry that is intended to  
43 control traffic; direct, identify or inform the public; or provide needed public service as determined by the  
44 rules and regulations of governmental agencies or through public policy.

# Page 784 ANNOTATION

Administration Addition

[ADMINISTRATION DELETION]

PZC Addition

[PZC DELETION]

Assy Cmte Addition

[ASSY CMTE DELETION]

Tech Edit Addition

[TECH EDIT DELETION]

1 **Sign, Nonconforming**

2 A sign which was legally erected, but which is no longer in compliance with the requirements of this title.

3 **Sign, Off-Premises**

4 See **Billboard**

5 **Sign Plate**

6 A building sign which does not exceed two square feet indicating the street number, the name of the  
7 person, business, profession or activity occupying the lot, building, or part thereof; or other information  
8 pertaining to the use on the lot.

9 **Sign, Portable**

10 Any sign that is not permanently attached to the ground or other permanent structure, or a sign designed  
11 to be transported on wheels, skids, a bench, runners, brackets, or has a frame to which wheels, skids,  
12 runners, brackets, or similar mechanical devices can be attached to or support the sign. A portable sign  
13 also includes inflatable devices and mobile signs such as parked trailers or vehicles, which include signs  
14 which are visible from the public right-of-way unless such vehicle is used in the normal day-to-day  
15 operations of the business.

16 **Sign, Pole**

17 A sign that is mounted on a freestanding pole or poles, or other support structure that is visible.

18 **Sign, Projecting**

19 A sign that is attached to a building wall and extending perpendicular to (or approximately perpendicular  
20 to) the building wall and 12 inches or more beyond the face of the wall.

21 **Sign, Roof**

22 A sign, or any portion thereof, erected, constructed, painted, placed, or projecting upon or extending  
23 above the roof or parapet wall of any building whether the principal support for the sign is on the roof, wall  
24 or any other structural element of the building.

25 **Sign, Temporary**

26 A sign that is designed to be used only temporarily and is not intended to be permanently attached to a  
27 building, structure or permanently installed in the ground. These include, but are not limited to, political  
28 signs, special event signs, and for sale or leasing signs. Mobile and portable signs are temporary signs.  
29 Temporary signs may be displayed as window signs.

30 **Sign, Traffic**

31 A sign indicating federal, state, or municipal regulations for automobile, truck, bicycle, and/or pedestrian  
32 movement.

33 **Sign, Window**

34 A sign that is applied or attached to a window or door, or a sign located near a window within a building  
35 for the purpose of being visible to and read from the outside of the building except for signs that are not  
36 legible from a distance of more than three feet beyond the building in which such sign is located.

37 **Single-Family Style Structure**

38 A residential building containing one dwelling unit for one household and not attached to any other  
39 dwelling by any means—i.e., a house.

40 **Site**

41 A lot or group of contiguous lots that is proposed for development and is in single ownership or has  
42 multiple owners, all of whom join in an application for development.

43 **Site Plan**

44 See **Plan, Site**

# Page 785 ANNOTATION

Slope: Revised at the request of the Assembly committee for clarity.

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

1 **Site Plan Review**

2 The review of a site plan of a project, public or private, to ensure compliance with the development and  
3 design standards and provisions of this title, to ensure consistency with previous approvals, to minimize  
4 or mitigate negative impacts on adjacent properties, and to encourage quality development reflective of  
5 the goals, policies, and objectives of the comprehensive plan. [THE PROCESS WHEREBY THE  
6 REVIEWING AUTHORITY REVIEWS THE SITE PLANS AND MAPS OF A DEVELOPER TO ENSURE  
7 THAT THEY MEET THE STATED PURPOSES AND STANDARDS OF THE ZONE, PROVIDE FOR THE  
8 NECESSARY PUBLIC FACILITIES SUCH AS ROADS AND SCHOOLS, AND PROTECT AND  
9 PRESERVE TOPOGRAPHIC FEATURES AND ADJACENT PROPERTIES THROUGH APPROPRIATE  
10 SITING OF STRUCTURES AND LANDSCAPING.]

11 **Site Selection**

12 The process by which the municipality shall review and decide the selection of a site for specified public  
13 facilities.

14 **Skylight**

15 An opening in a roof or ceiling, glazed with a transparent or translucent material, for admitting daylight.

16 **Soil Management**

17 Maintenance of the soil to preserve and enhance the capacity of soil to function within ecosystem  
18 boundaries to sustain biological productivity, maintain environmental health, and promote plant and  
19 animal health.

20 **Slope**

21 The change in vertical elevation of a land area between two points, divided by the horizontal distance  
22 between those points, and multiplied by 100 to be expressed as a percentage.

23 **Solar Access (Sunlight Access)**

24 The availability of, or access to, unobstructed direct sunlight.

25 **Solar Orientation**

26 A south facing orientation of a property line, street frontage, right-of-way, fence, building wall, or window  
27 surface where the line, frontage, wall, or window faces within 30 degrees of south. This orientation of a  
28 surface in relation to the path of the sun may be used to maximize the amount of sunlight and heat gained  
29 from solar radiation.

30 **Solar Reflector**

31 An appurtenance designed to reflect the light and heat of the sun so that it augments the amount of solar  
32 radiation entering an interior habitable space, solar collector, or outdoor open space.

33 **Space** (as used in section 21.05.030A.8., *Manufactured Home Community*)

34 A defined land area in a manufactured home community on which a mobile home or manufactured home  
35 may be placed and which is described by boundary lines measured in terms of:

- 36 • Its depth expressed as a mean distance between the front and rear of the space, measured in the  
37 general direction of the side space lines.
- 38 • Its width expressed as a mean distance between the side lines of the space, measured in the general  
39 direction of the front and rear space lines.

40 **Space, Reverse-Frontage** (as used in section 21.05.030A.8., *Manufactured Home Community*)

41 A space which abuts a local street on one side and a street of Class I or greater classification on the  
42 opposite side.

43 **[SPECIAL HAZARD AREA**

44 AN AREA HAVING SPECIAL FLOOD, MUDSLIDE, OR FLOOD-RELATED EROSION HAZARDS.]

# Page 786 ANNOTATION

Administration Addition

[ADMINISTRATION DELETION]

PZC Addition

[PZC DELETION]

Assy Cmte Addition

[ASSY CMTE DELETION]

Tech Edit Addition

[TECH EDIT DELETION]

1 **Special Limitation**

2 A provision of a rezoning [ADOPTED BY] ordinance which restricts some aspects of development to a  
3 greater degree than otherwise allowed by the applied zoning district. [THE PERMITTED PRINCIPAL  
4 USES AND STRUCTURES OTHERWISE ALLOWED IN A ZONING DISTRICT OR WHICH REQUIRES  
5 COMPLIANCE WITH DESIGN STANDARDS NOT OTHERWISE REQUIRED BY ZONING DISTRICT  
6 REGULATIONS OR OTHER SECTIONS OF THIS TITLE.]

7 **Start of Construction**

8 Includes substantial improvement, and means [THE DATE THE BUILDING PERMIT WAS ISSUED,  
9 PROVIDED THE ACTUAL START OF CONSTRUCTION, REPAIR, RECONSTRUCTION, PLACEMENT  
10 OR OTHER IMPROVEMENT WAS WITHIN 180 DAYS OF THE PERMIT DATE. THE ACTUAL START  
11 MEANS] either the first placement of permanent construction of a structure on a site, such as the pouring  
12 of slab or footings, the installation of piles, the construction of columns or any work beyond the stage of  
13 excavation; or the placement of a manufactured home on a foundation. Permanent construction does not  
14 include land preparation, such as clearing, grading and filling; nor does it include the installation of streets  
15 or walkways; nor does it include excavation for a basement, footings, piers or foundation, or the erection  
16 of temporary forms; nor does it include the installation on the property of accessory buildings, such as  
17 garages or sheds not occupied as dwelling units or not part of the main structure.

18 **Step-Back**

19 A terrace in the vertical rise of a building form such that the upper mass or wall plane of the building is set  
20 back or recessed from the lower building mass or wall plane.

21 **Storage**

22 Temporary or permanent containment, holding, leaving, stockpiling, or placement of products, goods, or  
23 materials, usually with the intention of retrieving them at a later time; overnight parking of commercial  
24 vehicles.

25 **Storm Water**

26 Surface water runoff originating from surface water, rain, snowmelt, wash waters, street wash, subsurface  
27 drainage, or other drainage but excludes wastewater as defined in AMC title 15.

28 **Story**

29 That portion of a building included between the upper surface of a floor and the upper surface of the next  
30 floor or roof above.

31 **Story Above Grade Plane**

32 Any story having its finished floor surface entirely above finished grade plane, except that a basement  
33 shall be considered as a story above grade plane where the finished surface of the floor above the  
34 basement is:

- 35 a. More than six feet above grade plane; or  
36 b. More than 12 feet above the finished grade at any point.

37 **Story Below Grade Plane**

38 Any story having its finished floor surface below finished grade plane, unless it meets the definition of  
39 story above grade plane. [THAT PORTION OF A BUILDING THAT IS A STORY BELOW GRADE  
40 PLANE.]

41 **Story, One-Half**

42 A story under a gable, shed, or hipped roof that contains habitable floor area, including floor area under  
43 dormers, not exceeding 50 percent of the floor area of the floor below.

Street: Revised to include the phrase “or intended to be improved” in the first part of the definition, to address instances in which the street improvements are planned to occur but not yet finished.

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

## 1 Stream

2 A watercourse [PERENNIAL OR INTERMITTENTLY] conveying perennial or intermittent surface  
3 waters not solely the result of constructed subsurface drainage. When a stream does flow it conveys  
4 more water than that contributed from a single storm runoff event and includes natural ground water  
5 discharge as a component in its flow. A stream may be intermittent in time or space. [BUT WHEN  
6 FLOWS DO OCCUR A PROLONGED, HYDRAULIC CONNECTION MUST EXIST CONTINUOUSLY  
7 EITHER ALONG THE SURFACE OR AT SHALLOW DEPTHS. A STREAM SHALL] However it must  
8 generally retain its identity as a hydraulically [SINGLE] continuous drainage feature along [OVER] its  
9 whole length, [ACROSS PERENNIAL AND INTERMITTENT REACHES, THROUGH UNDERGROUND  
10 PASSAGES, OR ACROSS OTHER SURFACE WATER BODIES,] even though its surface flow may  
11 periodically break up or disappear along its alignment[, EITHER IN TIME OR IN SPACE].

12 [THOUGH SOME OF THESE FEATURES MAY NOT BE PRESENT LOCALLY WHERE FLOW IS  
13 SPATIALLY OR TEMPORALLY INTERMITTENT, OR WHERE THE STREAM HAS BEEN PIPED OR  
14 OTHERWISE SUBSTANTIALLY MODIFIED, O]Overall a stream displays a distinctive combination of  
15 geomorphic, hydrologic, and biologic characteristics, though some of these features may be absent  
16 where flow is intermittent or where the stream has been piped or otherwise modified. Principal [THE  
17 CORE] defining characteristics include:

- 18 • Unique geometric, [CHANNEL,] sedimentary, and other physical characteristics,  
19 including bed and banks, along part or all of the stream's alignment;
- 20 • Prolonged flow from natural sources conveyed along continuous surface [OR PERIODIC  
21 OPEN] channels [SEGMENTS], or along a discontinuous but hydraulically connected  
22 series of surface channels; [AND HYDRAULIC CONTINUITY ALONG THE STREAM'S  
23 ENTIRE LENGTH;] and
- 24 • [OVERALL B]Biologic characteristics representative of prolonged surface flows along the  
25 open channel segments of the stream.

## 26 Stream Bed

27 That portion of a stream utilized for water flow during nonflood periods, normally extending from the  
28 thalweg (low point) to each bank.

## 29 Street

30 A thoroughfare [RIGHT-OF-WAY] improved or intended to be improved for vehicular and pedestrian travel  
31 permanently open to general public use, that affords the principal means of access, frontage and address  
32 to individual buildings, lots and blocks. [ABUTTING PROPERTY, SUCH AS AN] Streets include a road,  
33 avenue, place, drive, boulevard, highway or any other similar means of public thoroughfare, except an  
34 alley. A street is not a driveway. Unless otherwise indicated, the term street shall refer to both public and  
35 private streets. A street may be located on private property and not be publicly owned or maintained, if it  
36 performs the roles of a public street.

## 37 Street, Access

38 A street constructed to provide physical access to a subdivision.

## 39 Street, Arterial

40 Higher order streets with controlled access that are intended for through or regional traffic moving  
41 between urban centers and not intended for local or residential neighborhood traffic. These streets have  
42 multiple travel lanes, provide access to regional travelways, and carry high volumes of traffic. Arterials  
43 are either "major arterials" or "minor arterials," as designated in the Official Streets and Highways Plan.

## 44 Street, Collector

45 Streets that penetrate various land use classifications to provide both land access and mobility within  
46 neighborhoods and commercial areas. Their primary function is traffic service, collecting traffic from  
47 intersecting streets and funneling it to major thoroughfares. A major collector roadway/street has limited

# Page 788 ANNOTATION

Street Interface Zone: To define the parts of an enhanced sidewalk used in the code.

Street, Private: Provides a definition to accompany the Assembly Title 21 Committee's clarification of the variance process to allow for private streets in the subdivision standards.

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

1 direct access from individual lots/parcels. A minor collector roadway/street allows direct access of  
2 individual lots/parcels.

3 **Street, Cul-de-Sac**

4 A street having only one outlet, with provision for a turnaround at its termination, and which is not  
5 intended to be extended or continued to serve future subdivisions or adjacent land.

6 **Street, Dead End**

7 A right-of-way that terminates without a cul-de-sac or a temporary turnaround and the terminus of which  
8 has the same width as the width of the right-of-way.

9 **Street Facing Building Elevation**

10 The building elevation facing upon the street, comprised of all façade walls that are oriented toward the  
11 street at an angle of less than 90 degrees, and not separated from the street by another principal  
12 structure or site.

13 **Street, Half**

14 A portion of a right of way, including the street pavement that is directly adjacent to a lot's frontage as  
15 measured from the ultimate street centerline.

16 **Street Interface Zone**

17 The portion of an enhanced sidewalk that lies between the street curb and the pedestrian movement  
18 zone, providing a buffer between vehicular traffic and pedestrians. The street interface zone  
19 accommodates streetscape objects to be kept out of the movement zone portion of the sidewalk, such as  
20 street trees, landscaping, street furniture, street signs, light poles, and/or utility boxes.

21 **Street, Interior**

22 A street contained entirely within the boundaries of a subdivision.

23 **Street, Local**

24 A[N INTERIOR] street whose primary function and design is to provide access to abutting property. [IN A  
25 SUBDIVISION DESIGNED AND INTENDED TO SERVE LOCAL AREAS.] Local streets feed traffic into  
26 collector and arterial street systems.

27 **Street, Loop**

28 A street that originates and terminates at intersections with the same street.

29 **Street Lot Line**

30 **See Lot Line, Street**

31 **Street, Peripheral**

32 A street parallel to the boundary of a subdivision and whose right-of-way abuts that boundary.

33 **Street, Private**

34 A street located on privately owned real property, whether owned by an individual or subject to Horizontal  
35 Property Regimes and Common Ownership Acts, and absent dedication of an overlapping public use  
36 easement. A private street is often memorialized by plat note.

37 **Street, Stub**

38 A dead-end interior street provided for eventual extension onto unplatted land.

39 **Street Typology**

40 A street classification system that augments the functional classifications (arterials, collectors, local  
41 streets) with designations that relate the street design to the adjacent land use, development pattern, and  
42 its functions for users in addition to automobile traffic—pedestrians, bicyclists, and transit riders.

# Page 789 ANNOTATION

Surveyor: Deletion requested by the Assembly Title 21 Committee.

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

1 Examples of street typology designations include residential street, main street, transit street, commercial  
2 street, and mixed-use street.

3 **Structure**

4 Anything that is constructed or erected and located on or under the ground, or attached to something  
5 fixed to the ground, including a walled and roofed building, and/or a gas or liquid storage tank that is  
6 principally above ground.

7 **Structure, Accessory**

8 A structure that is on the same lot as, and of a nature customarily incidental and subordinate to a principal  
9 building or structure, and the use of which is clearly incidental and subordinate to that of the principal  
10 building or structure.

11 **Subdivider**

12 A person, firm, association, partnership, corporation, governmental unit, or combination of any of these  
13 that may hold any recorded or equitable ownership interest in land being subdivided. The terms shall  
14 also include all heirs, assigns, or successors in interest, or representatives of the subdivider, owner,  
15 proprietor, or developer.

16 **Subdivision**

17 The division of a tract or parcel of land into two or more lots, sites or other divisions for the purpose,  
18 whether immediate or future, of sale, lease or building development, including any combining or  
19 resubdivision, and, when appropriate to the context, the process of subdividing or the land subdivided.

20 **Subdivision Agreement**

21 A document which is approved by the department of public works [PROJECT AND ENGINEERING]  
22 which specifies the tentative location, construction schedule, and estimated costs of public improvements  
23 to be constructed as part of subdivision development.

24 **Survey, As-Built**

25 A plan prepared by a professional land surveyor in such a manner as to accurately identify and depict the  
26 location of all on-site improvements. [SHOWING THE TRUE AND ACTUAL LOCATION AND NATURE  
27 OF BUILDINGS, STRUCTURES, PLANT MATERIALS, UTILITY EASEMENTS, AND OTHER  
28 FEATURES OR IMPROVEMENTS THAT HAVE BEEN INSTALLED ON OR OFF THE PROPERTY  
29 PURSUANT TO A SITE AND/OR SUBDIVISION PLAN APPROVED UNDER THIS TITLE, TO BE USED  
30 TO DETERMINE COMPLIANCE WITH THE REQUIREMENTS OF THIS TITLE.]

31 **[SURVEYOR**

32 **A LAND SURVEYOR WHO IS REGISTERED IN THE STATE.]**

33 **Substantial Improvement**

34 Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50  
35 percent[%] of the market value of the structure either:

- 36
- Before the improvement or repair is started; or
  - If the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either:
    1. Any project for improvement of a structure to comply with existing state or local health, sanitary or safety code specifications which are solely necessary to ensure safe living conditions; or
- 37  
38  
39  
40  
41  
42  
43  
44

# Page 790 ANNOTATION

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

- 1 2. Any alteration of a structure listed on the National Register of Historic Places or a state  
2 inventory of historic places.

3 **Surrounding Development**

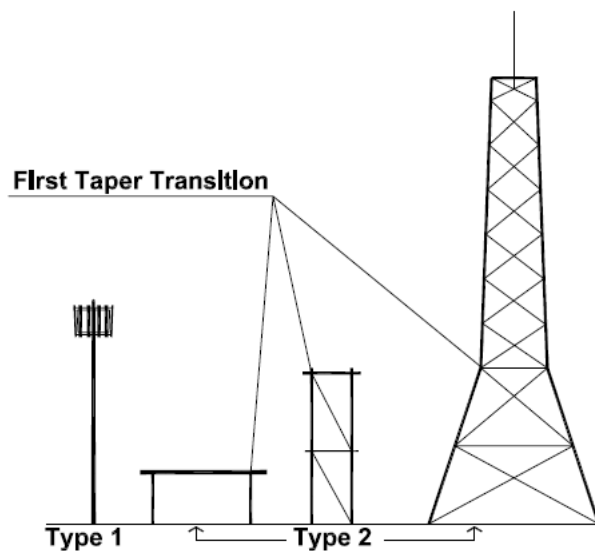
4 Immediately adjacent development on the same block face or on facing blocks as the subject site, as well  
5 as prevalent patterns established in the existing neighborhood located within one-quarter mile of the  
6 subject development site.

7 **Take Action**

8 To approve, approve with conditions, deny, refer to another body, or postpone a decision on an  
9 application for entitlement.

10 **Taper Transition**

11 A point on a telecommunication tower where the angle of the structure form changes, or the top of the  
12 tower, whichever point is lower.



13  
14 **Target Area**

15 An area designated under section 21.07.050 as a location in which overhead distribution lines are to be  
16 placed underground as provided in this chapter.

17 **Topographic Flow Line**

18 A topographically-defined surface drainage path; a line of continuous fall in elevation across a land  
19 surface that will tend to accumulate and concentrate overland runoff from an area; the local flow path  
20 likely to be taken across a land surface by surface runoff as it integrates into a concentrated flow; any  
21 actual line of major surface flow conveyance. A topographic flow line is present solely as a result of the  
22 topography of the land surface itself and exists independent of the infiltration characteristics of the land  
23 surface or the presence or absence of vegetation along the flow line.

24 **Topographic Map**

25 A map showing the landform by the use of contour lines.

26 **Tower, Amateur Radio**

27 An antenna and structure of any type used exclusively by an [LICENSED] amateur radio operator  
28 licensed by the Federal Communications Commission. [WHICH IS PART OF FEDERALLY LICENSED

# Page 791 ANNOTATION

Townhouse Style Structure: Makes the townhouse-style structure definition broader, so that residential development standards tailored for townhouses (rather than multifamily apartment standards) will apply to structures that appear and function as townhouses, even if the individual units are attached somewhat more than just the sidewall.

Traffic Engineer: Revised to reflect the permit center reorganization in 2010.

Trail: Revised to be consistent with the pedestrian facility terms used in the code.

Tree: Terms that have a commonly understood meaning are proposed for deletion.

Administration Addition

[ADMINISTRATION DELETION]

PZC Addition

[PZC DELETION]

Assy Cmte Addition

[ASSY CMTE DELETION]

Tech Edit Addition

[TECH EDIT DELETION]

1 AMATEUR RADIO STATION FOR RADIO COMMUNICATION FOR THE PURPOSE OF SELF-  
2 TRAINING, INTERCOMMUNICATION, AND TECHNICAL INVESTIGATIONS CARRIED OUT BY  
3 AMATEURS SOLELY WITH A PERSONAL AIM AND WITHOUT PECUNIARY INTEREST.]

4 **Tower, Community Interest**

5 Any structure principally designed to support an antenna(e) where the height of the structure (not  
6 including any building height, if installed on top of a building) exceeds 100 feet, measured to the top of  
7 any antennae.

8 **Tower, Local Interest**

9 Any structure principally designed to support antennae and not meeting the definition of a community  
10 interest tower.

11 **Tower Site**

12 A lot, tract, or aggregate of abutting lots or tracts that has been planned and coordinated for development  
13 with separate community interest towers and/or local interest towers in any combination, including  
14 subordinate and related equipment and buildings in accordance with the applicable zoning district.

15 **Townhouse Style Structure**

16 A residential building with two or more dwelling units in a row attached primarily at the sidewall or  
17 rearwall, in which each dwelling unit has its own primary entrance to the outside, its own ground-floor and  
18 roof, and is separated from the other units by common fire-resistant walls.

19 **[TOWNHOUSE UNIT**

20 ONE OF THREE OR MORE ATTACHED DWELLING UNITS WHERE EACH UNIT IS ON ITS OWN  
21 LOT.]

22 **Tract**

23 A parcel of land which has been reserved for future development, future subdivision, or protection of open  
24 space or a specific natural feature(s). [A UNIT, OR CONTIGUOUS UNITS, OF LAND UNDER SINGLE  
25 OWNERSHIP.]

26 **Traffic Control Device**

27 Includes all physical, mechanical and electrical equipment that directs, channelizes, commands or  
28 controls traffic movement. These devices include but are not limited to signs (including street name  
29 signs), channelization, signals, and striping.

30 **Traffic Engineer**

31 The municipal official and practicing engineer responsible for the duties established in AMC title 9.

32 **Trail**

33 A stable surface, often either paved or consisting of compacted granular fill, for the purposes of  
34 pedestrian and nonmotorized use (unless specifically designated for motorized use). A trail is not aligned  
35 with a road. [A WAY DESIGNED AND USED FOR EQUESTRIAN, PEDESTRIAN, CROSS COUNTRY  
36 SKIING, AND /OR CYCLING, OR OTHER SIMILAR FORMS OF NON-MOTORIZED TRANSPORT.]

37 **Trailer**

38 Has the same meaning as set forth in AMC title 9.

39 **Travel Trailer**

40 A motor vehicle, or portable vehicular structure capable of being towed on the highways by a motor  
41 vehicle, designed and intended for casual or short-term human occupancy for travel, recreational and  
42 vacation uses, identified by a model number, serial number and vehicle registration number, equipped  
43 with limited water storage and other self-contained living facilities.

44 **[TREE**

Administration Addition

[ADMINISTRATION DELETION]

PZC Addition

[PZC DELETION]

Assy Cmte Addition

[ASSY CMTE DELETION]

Tech Edit Addition

[TECH EDIT DELETION]

1 **A WOODY PERENNIAL PLANT HAVING A SINGLE MAIN STEM.**

2 **Tree, Deciduous**

3 A tree that loses its leaves annually.

4 **Tree, Evergreen**

5 A tree that retains its foliage [LEAVES] throughout the year.

6 **Tree, Landmark**

7 A healthy tree with at least a 12 inch caliper; or a tree that has significant historical or cultural value.

8 **Tree Protection Zone**

9 The area around a tree or grouping of trees in which no grading or construction activity may occur,  
10 including the storage of materials. The minimum tree protection zone is measured as a radius around the  
11 tree or grouping of trees which is a minimum of 1.5 feet from the trunk of a tree for every one inch of tree  
12 caliper.

13 **Tributary**

14 Any branch, fork, or channel that flows into and connects to a stream and also meets the basic definition  
15 of a stream.

16 **Unified Sign Plan**

17 A comprehensive site plan where contiguous lots and or tracts are considered as a single site for the  
18 purposes of determining the size, number, and placement of freestanding signs.

19 **Uplight**

20 For an exterior luminaire, flux radiated in the hemisphere at or above a horizontal plane.

21 **[URBAN DESIGN COMMISSION**

22 **THE URBAN DESIGN COMMISSION OF THE MUNICIPALITY.]**

23 **Use, Accessory**

24 As applied to a use, building, or structure, customarily subordinate or incidental to and located on the  
25 same lot with a principal use, building, or structure.

26 **Use, Conditional**

27 A use or occupancy of a structure, or a use of land, permitted only upon issuance of a conditional use  
28 permit and subject to the limitations and conditions specified therein.

29 **Use, Principal**

30 Any main activity permitted by this title.

31 **Use, Temporary**

32 Those land uses and structures that are needed or are in place for only short periods of time.

33 **Use District**

34 See **Zoning District**

35 **Utility**

36 A public utility as defined in Alaska Statutes title 42.

37 **Utility Distribution Line**

38 All or any part of a conductor and supports owned or operated by a utility and used:

- 39 • To transmit electrical power from a main source substation to consumers, at a voltage of 34.5 kV  
40 or less [NO MORE THAN 69 KILOVOLTS OF ENERGY]; or

# Page 793 ANNOTATION

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

- To transmit messages, impressions, pictures, or signals by means of electricity or electromagnetic waves; between a distribution substation or central office and the lot line of a customer's premises, excluding auxiliary equipment such as aboveground transformers, switching devices, pad-mounted distribution facilities, and CATV power supplies.

#### **Utility Transmission Line**

A line used for electrical power transmission between utility substations and switching yards, usually at a voltage of 34.5 kV or greater.

#### **Vacation**

The act of making legally void any right-of-way, easement, public area, or other public interest.

#### **Variance**

A grant of relief from the requirements, or a relaxation of the strict application of the terms of this chapter that permits construction in a manner that would otherwise be prohibited by this title [CHAPTER]. This definition shall not be construed to permit a use in any district which use is prohibited therein.

#### **Verification of Nonconforming Status**

A document issued by the municipality confirming the legal nonconforming status of a use, structure, or characteristic of use.

#### **Violator**

A violator of this title is a person who:

- Occupies, maintains, alters, constructs, or establishes a structure, or use of land or a structure, in violation of this title;
- Owns, controls, or has the right to control land or a structure where a structure, or use of land or a structure, is occupied, maintained, altered, constructed, or established in violation of this title; or
- As principal or agent, violates this title under section 21.13.030, *Violations*.

#### **Walkway**

A stable surface, usually either paved or consisting of compacted granular fill [IMPROVED OR NOT], for the purpose of pedestrian and other non-motorized use. A walkway[, WHICH] connects two points and is not aligned along a vehicular public right-of-way. A walkway may be in a dedicated pedestrian easement. Examples include pedestrian linkages within one site, mid-block, between subdivisions, and leading from roads to public amenities such as schools or parks.

#### **Walkway[, ] Clear Width**

That portion of the total width of a walkway, trail, pathway, or sidewalk cross-section which is unobstructed and kept clear for pedestrian movement.

#### **Walkway, Primary Pedestrian**

See Primary Pedestrian Walkway [A WALKWAY DESIGNED FOR PEDESTRIANS TO ACCESS A PRIMARY ENTRANCE TO A BUILDING FROM A RIGHT-OF-WAY.]

#### **Wall**

The vertical exterior surface of a building or structure, or a constructed barrier typically consisting of masonry or stone, which is also used to enclose, screen, buffer, enhance, or separate areas.

#### **Wall, Ornamental**

A freestanding wall that is primarily designed for its beauty or decorative purposes, although it may also serve other purposes such as a screening structure. Ornamental walls do not include smooth-faced concrete masonry units.

# Page 794 ANNOTATION

Wall Plane: Revised for clarity.

Width: Terms that have a commonly understood meaning are proposed for deletion.

Administration Addition

[ADMINISTRATION DELETION]

PZC Addition

[PZC DELETION]

Assy Cmte Addition

[ASSY CMTE DELETION]

Tech Edit Addition

[TECH EDIT DELETION]

1 **Wall Plane**

2 A flat wall surface that is within a single two-dimensional plane.

3 **Wall Plane Projection**

4 See Projection, Wall Plane

5 **Wall Plane Recess**

6 See Recess, Wall Plane

7 **Warranty Acceptance**

8 Agreement by the municipality, at the completion of construction of a public improvement, constructed  
9 under terms of a subdivision agreement or development agreement, that the project is ready to be placed  
10 on warranty.

11 **Warranty Period**

12 The period for which a subdivider's warranty remains in effect under section 21.08.060, *Subdivision*  
13 *Agreements*.

14 **Water Body**

15 Any area of water with a permanent minimum surface area measured at ordinary high water of 2,500  
16 square feet, that is not actively maintained for, or constrained to, a single specific human use (e.g.,  
17 wastewater treatment pond or flood detention pond). [A POND, LAKE, OR OTHER NATURAL OR  
18 ARTIFICIAL COLLECTION OF WATER, WHETHER PERMANENT OR TEMPORARY, NOT INCLUDING  
19 WETLANDS OR WATERCOURSES.]

20 **Watercourse**

21 A natural channel or other surface pathway produced wholly or in part by the flow of surface water or that  
22 is likely to carry flows of surface water [AT OR VERY NEAR THE SURFACE], or any artificial channel or  
23 surface pathway constructed for the conveyance of surface water. Also any topographic flow line that  
24 either does, or under developed conditions is likely to, accumulate and convey storm water runoff as a  
25 concentrated flow. Also any conveyance, whether an open channel or closed conduit, constructed wholly  
26 or in part for the transport of storm water runoff. Watercourses include all surface water conveyance  
27 features and are further classified as either "streams" or "drainageways".

28 **Water-Dependent**

29 Any use or activity which can be carried out only on, in, or adjacent to water areas because the use  
30 [WHOSE PRIMARY PURPOSE] requires direct access to a water body[, OR WHICH CAN BE CARRIED  
31 OUT ON, IN OR ADJACENT TO A WATER BODY ONLY. THE ACTIVITY OR USE WOULD NOT BE  
32 POSSIBLE IF LOCATED AWAY FROM WATER SITES OR WITHOUT DIRECT WATER ACCESS].

33 **Water-Related**

34 Any use or activity which is not directly dependent upon access to a water body, but which provides  
35 goods or services that are directly associated with water dependence [OR PROVIDE DIRECT PHYSICAL  
36 OR VISUAL PUBLIC ACCESS OR USE OF THE MUNICIPAL WATERFRONT,] and which, if not located  
37 adjacent to [A] water [BODY], would result in a public loss of quality in goods or services offered [OR  
38 PUBLIC ACCESS TO THE WATERFRONT].

39 **WIDTH**

40 WHEN VIEWED FROM THE FRONT OF AN OBJECT OR A THREE-DIMENSIONAL SPACE, THE  
41 MEASUREMENT FROM A VERTICAL PLANE TO ANOTHER VERTICAL PLANE.]

42 **Window**

43 An opening in the wall of a building for admitting light to the interior, usually fitted with a frame containing  
44 panes of transparent or translucent material. A display case on an exterior wall is not a window.

# Page 795 ANNOTATION

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

1 **Window Area**

2 The exterior area of a window on a building elevation, including the window pane, muntins, sash and  
3 frame, but excluding shutters, trim (including sill, molding, and dressing), flower boxes, or other  
4 architectural features beyond the window frame and trim itself. This definition is used in provisions such  
5 as those requiring a certain percentage of the building wall area to consist of windows, or requiring a  
6 maximum portion of the window area that may be covered by a sign.

7 **Window, Providing Visual Access (or Visual Access Window)**

8 Windows that allow views between the outdoors and interior habitable space such as [INTO] working  
9 areas, lobbies, entrances, sales areas, or other public areas[, OR INDOOR MERCHANDISE DISPLAYS  
10 OR ART]. The window is transparent enough to permit [THE] views between [of] activities within a  
11 building and public space such as [FROM] nearby streets and sidewalks, and so that objects beyond or  
12 behind the window can be distinctly seen. [DISPLAY CASES LESS THAN THREE FEET DEEP AND/OR  
13 ATTACHED TO THE OUTSIDE WALL ARE NOT WINDOWS PROVIDING VISUAL ACCESS.]

14 **[ZONING BOARD OF EXAMINERS AND APPEALS**

15 THE ZONING BOARD OF EXAMINERS AND APPEALS OF THE MUNICIPALITY.]

16 **Zoning District**

17 A specifically delineated area or district within which uniform standards govern the use, placement,  
18 spacing, size, and form of land and buildings.

19 **Zoning Map**

20 The map or maps that are a part of this title and that delineate the boundaries of all mapped zoning  
21 districts within the physical boundaries of the municipality.

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