

# TITLE 21 REWRITE

## CHAPTER 21.06

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 276 ANNOTATION

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

# CHAPTER 21.06: DIMENSIONAL STANDARDS AND MEASUREMENTS

## 21.06.010 PURPOSE

### A. Purpose

Specific purposes of this chapter include:

1. Preserving light and air, and avoiding congestion in residential zoning districts;
2. Promoting fire protection through appropriate separation of structures;
3. Ensuring setbacks which promote a reasonable relationship between residences and a consistent residential streetscape;
4. Promoting streetscapes that are consistent with the intended character of different commercial and mixed-use zones;
5. Promoting buildings close to the sidewalk in mixed-use districts, to reinforce a pedestrian oriented streetscape;
6. Controlling the overall building bulk and lot coverage to help define the character of different zones;
7. Promoting a reasonable building scale that is consistent with the function of local commercial areas and the character of surrounding neighborhoods; and
8. Promoting the efficient use of service capacity in areas with the highest levels of public services and intended development.

### B. Applicability

This chapter applies to all development within the municipality.

## 21.06.020 DIMENSIONAL STANDARDS TABLES

A. This section contains tables that list the requirements for lot dimensions, [AND] building bulk, density, location, and height for all types of development. All primary and accessory structures are subject to the dimensional standards set forth in the following tables. <sup>Superscript</sup> [BRACKETED] numbers refer to notes at the bottom of each table. General rules for measurement and exceptions are set forth in section 21.06.030.

B. These general standards may be further limited or modified by other applicable sections of this title. In particular, some uses have use-specific standards in chapter 21.05 that impose stricter requirements than set forth in these tables.

# Page 277 ANNOTATION

R-1 and R-1A, Residential Uses, Lot Coverage:

A new footnote #3 is added to the 30 percent maximum lot coverage for single-family houses in the R-1 and R-1A districts. The proposed footnote, located at the end of the table (on page 282), refers to a new amendment that proposes to allow an increase in lot coverage in R-1 and R-1A to 40% for one-storey houses on small to medium sized lots. See page 289.

Administration Addition

[ADMINISTRATION DELETION]

PZC Addition

[PZC DELETION]

Assy Cmte Addition

[ASSY CMTE DELETION]

Tech Edit Addition

[TECH EDIT DELETION]

**A. Table of Dimensional Standards: Residential Districts**

TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS (Additional standards may apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)									
Use	Minimum lot dimensions <sup>1</sup>		Max lot coverage (%)	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract <sup>2</sup>	Maximum height of structures (ft)	
	Area (sq ft)	Width (ft)		Front	Side	Rear			
<b>R-1: Single-Family Residential District</b>									
Residential uses	6,000	50	30 <sup>3</sup>	20	5	10	1	Principal: 30 Accessory garages/carports: 20 Other accessory: 12	
All other uses	6,000	50	30	20	5	10	N/A		
<b>R-1A: Single-Family Residential District (larger lot)</b>									
Residential uses	8,400	70	30 <sup>3</sup>	20	5	10	1	Principal: 30 Accessory garages/carports: 20 Other accessory: 12	
All other uses	8,400	70	30	20	5	10	N/A		
<b>R-2A: Two-Family Residential District (larger lot)</b>									
Dwelling, single-family detached	7,200	60	40	20	5	10	1	Principal: 30, not to exceed two and one-half stories Accessory garages/carports: 25 Other accessory: 12	
Dwelling, two-family	8,400	70	40	20	5	10	1		
Dwelling, single-family attached	3,500	35 (40 on corner lots)	40	20	N/A on common lot line; otherwise 5	10	1		
All other uses	7,200	60	40	20	5	10	N/A		
<b>R-2D: Two-Family Residential District</b>									
Dwelling, single-family detached	6,000	50	40	20	5	10	1	Principal: 30, not to exceed two and one-half stories Accessory garages/carports: 25 Other accessory: 12	
Dwelling, two-family	6,000	50	40	20	5	10	1		
Dwelling, single-family attached	3,500	35 (40 on corner lots)	40	20	N/A on common lot line; otherwise 5	10	1		

# Page 278 ANNOTATION

R-2M, Dwelling, single-family detached, Area:

The provisionally adopted R-2M district limited the maximum lot size allowed for a single-family house, in order to promote efficient use of multifamily zoned lands. The PZC recommends deleting all limitations on single-family houses in multifamily districts, to provide more flexibility for single-family housing development.

R-2M, Dwelling, multifamily, Max number of principal structures per lot or tract:

This amendment reflects that the review process for approving multiple residential structures on a lot is determined in section 21.07.110G.2., and in some cases will be a major site plan review if the development is large enough.

Administration Addition

[ADMINISTRATION DELETION]

PZC Addition

[PZC DELETION]

Assy Cmte Addition

[ASSY CMTE DELETION]

Tech Edit Addition

[TECH EDIT DELETION]

**TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS**  
 (Additional standards may apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)

Use	Minimum lot dimensions <sup>1</sup>		Max lot Coverage (%)	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract <sup>2</sup>	Maximum height of structures (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear		
All other uses	6,000	50	40	20	5	10	N/A	
<b>R-2F: MIXED RESIDENTIAL DISTRICT 1</b>								
DWELLING SINGLE-FAMILY DETACHED	6,000 MIN. 12,000 MAX.	50	40	20	5	10	1	PRINCIPAL: 30, NOT TO EXCEED TWO AND ONE-HALF STORIES  ACCESSORY GARAGES/CARPORTS: 25  OTHER ACCESSORY: 12
DWELLING TWO-FAMILY	6,000	50	40	20	5	10	1	
DWELLING SINGLE-FAMILY ATTACHED	3,000	35 (40 ON CORNER LOTS)	40	20	N/A ON COMMON LOT LINE; OTHERWISE 5	10	1	
DWELLING TOWNHOUSE	2,400	24 (30 ON CORNER LOTS)	60	20		10	1	
DWELLING MULTIPLE-FAMILY (UP TO 4 UNITS PERMITTED)	8,500 FOR 3 UNITS; 11,000 FOR 4 UNITS	50	40	20	10	10	1	
ALL OTHER USES	6,000	50	40	20	5	10	N/A	
<b>R-2M: Mixed Residential District 2</b>								
Dwelling, single-family detached	6,000 min. 12,000 MAX.	50	40	20	5	10	1	Principal: 30, not to exceed two and one-half stories  Accessory garages/carports: 25  Other accessory: 12
Dwelling, two-family	6,000	50	40	20	5	10	1	
Dwelling, single-family attached	3,000	35 (40 on corner lots)	40	20	N/A on common lot line; otherwise 5	10	1	
Dwelling, townhouse	2,400	24 (30 on corner lots)	60	20		10	1	
Dwelling, multi-family (up to 8 units permitted per building)	8,500 + 2,300 for every unit over 3	50	40	20	10	10	More than one principal structure may be allowed on any lot or tract in accordance with subsection 21.07.110G.2.BY	

# Page 279 ANNOTATION

## R-3, Dwelling, single-family:

The provisionally adopted code did not allow single-family houses in the R-3 medium density multifamily district. The Administration proposed to allow single-family dwellings in certain parts of the R-3, subject to a maximum lot size requirement to ensure minimum density and a height limit of 30 feet for houses as provided in other urban districts. The Assembly Title 21 Committee supports allowing single-family houses without maximum lot size restrictions. PZC provided a rationale that any limitations on single-family housing in R-3 could be an impediment to the creation of certain kinds of affordable single-family housing products. PZC proposes allowing 35 foot tall houses in R-3.

## R-3, Dwelling, multifamily:

The proposed changes to the minimum lot sizes for multifamily dwellings in the R-3 district would restore the current code's neighborhood protections against large apartment structures on small lots up to 8,500 square feet. Such lots typically have a 60-foot or narrower street frontage in neighborhoods such as Fairview. The proposed changes are an interim measure supported by the Assembly Title 21 Committee pending the preparation of a separate code amendment to be completed before the new title 21 becomes effective, which will create a new design option for more efficient multifamily site development. The process to prepare the amendment will explore whether it could be made appropriate or practical to allow up to one dwelling per 1,000 sf of lot area, subject to a site plan review and development standards to for neighborhood protection.

## R-3, Dwelling, multifamily, Max number of principal structures per lot or tract:

This amendment reflects that the review process for approving multiple residential structures on a lot in R-3 is determined in section 21.07.110G.2., and in some cases will be a major site plan review if the development is large enough.

Administration Addition

[ADMINISTRATION DELETION]

PZC Addition

[PZC DELETION]

Assy Cmte Addition

[ASSY CMTE DELETION]

Tech Edit Addition

[TECH EDIT DELETION]

**TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS**  
 (Additional standards may apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)

Use	Minimum lot dimensions <sup>1</sup>		Max lot Coverage (%)	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract <sup>2</sup>	Maximum height of structures (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear		
Dwelling, multiple-family, with single- or two-family style construction of multiple buildings on a lot	3,000 per unit	50	40	20	10	10	1	35
All other uses	6,000	50	40	20	5	10		
<b>R-3: Multifamily Residential District [1]</b>								
Dwelling, single-family attached	3,000	35 (40 on corner lots)	40	20	N/A on common lot line; otherwise 5	10	1	35
Dwelling, single-family detached	6,000	50	40	20	5	10	1	35
Dwelling, townhouse	2,000	20 (30 on corner lots)	60	20	N/A on common lot line; otherwise 5	10	1	
Dwelling, two-family	6,000	50	40	20	5	10	1	
Dwelling, multi-family, three or four units	6,000 <sup>3</sup> +1,000 FOR EVERY UNIT OVER 4 UNITS <sup>4</sup>						More than one principal structure may be allowed on any lot or tract in accordance with subsection 21.07.110G.2.1; NO PORTION OF ANY STRUCTURE MAY BE CLOSER THAN 10 FEET TO ANY OTHER STRUCTURE. <sup>5</sup>	35
Dwelling, multifamily, five or six units	8,500	50	40	20	10	20		
Dwelling, multifamily, seven or more units	9,000 +1,000 for every unit over 7 units							
All other uses	6,000	50	40	20	10	20		

# Page 280 ANNOTATION

R-4, Dwelling, single-family:

The provisionally adopted R-4 district, like the R-3, did not allow single-family houses, because it is the highest density multifamily district and has limited buildable land. The PZC proposes that R-4 be amended to allow single-family houses, to avoid an impediment to the creation of affordable single-family housing products such as small-lot “cottage” housing.

R-4 and R-4A, Max number of principal structures per lot or tract:

This amendment reflects that the review process for approving multiple residential structures on a lot in R-4 and R-4A is determined in section 21.07.110G.2., and in some cases will be a major site plan review if the development is large enough.

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

**TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS**  
 (Additional standards may apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)

Use	Minimum lot dimensions <sup>1</sup>		Max lot Coverage (%)	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract <sup>2</sup>	Maximum height of structures (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear		
<b>R-4: Multifamily Residential District 2</b>								
Dwelling, single-family, attached	3,000	35 (40 on corner lots)	40	20	N/A on common lot line; otherwise 5	10	1	35
Dwelling, single-family detached	6,000	50	40		5	10		
Dwelling, townhouse	2,000	20 (30 on corner lots)	60		N/A on common lot line; otherwise 5	10	More than one principal structure may be allowed on any lot or tract in accordance with subsection 21.07.110G.2. [; NO PORTION OF ANY STRUCTURE MAY BE CLOSER THAN 10 FEET TO ANY PORTION OF ANY OTHER STRUCTURE.]	35
Dwelling, multi-family	6,000	50	50	10	5 plus one foot for each 5 feet in height exceeding 35 feet	10		45
All other uses	6,000	50	50			10		45
<b>R-4A: Multifamily Residential Mixed-Use District</b>								
Dwelling, townhouse	2,000	20 (30 on corner lots)	60	Min: 10 [F.T.] Max: 20 [F.T.] <sup>5</sup> A minimum of 50% of the front building elevation shall be within the maximum front setback (see 21.06.030A.5.)	N/A on common lot line; otherwise 5	15 if adjacent to a residential district (except R-4 or R-4A); otherwise 10	More than one principal structure may be allowed on any lot or tract in accordance with subsection 21.07.110G.2. [; NO PORTION OF ANY STRUCTURE MAY BE CLOSER THAN 10 FEET TO ANY PORTION OF ANY OTHER STRUCTURE.]	35
Dwelling, mixed-use	6,000	50	65		10 if adjacent to a residential district (except for R-4 or R-4A); otherwise 5			45
Dwelling, multi-family	6,000	50	65					
All other uses	6,000	50	65					45
<b>R-5: Low-Density Residential District</b>								
Dwelling, single-family, or one mobile home	7,000	50	30	20	5	10	1	Principal: 30 Accessory

# Page 281 ANNOTATION

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

**TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS**  
*(Additional standards may apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)*

Use	Minimum lot dimensions <sup>1</sup>		Max lot Coverage (%)	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract <sup>2</sup>	Maximum height of structures (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear		
Dwelling, two-family	13,000	100	30	20	5	10	1	garages/carports: 25 Other accessory: 12
All other uses	7,000	50	30	20	5	10	N/A	
<b>R-6: Low-Density Residential District (1 acre)</b>								
Dwelling, single-family	43,560	150	30	50	25	50	1	Principal: 35
Dwelling, two-family	87,120	200	30	50	25	50	1	Accessory garages/carports: 30
All other uses	43,560	150	30	50	25	50	N/A	Other accessory: 25
<b>R-7: Single-Family Residential District (20K)</b>								
Dwelling, single-family	20,000	120	30	25	10	20	1	Principal: 35
Dwelling, two-family	40,000	120	30	25	10	20	1	Accessory garages/carports: 30
All other uses	20,000	120	30	25	10	20	N/A	Other accessory: 25
<b>R-8: Low-Density Residential District (4 acres)</b>								
Dwelling, single-family	174,240	300	5	25	15	25	1	Principal: 35
Dwelling, two-family	261,360	300	5	25	15	25	1	Accessory garages/carports: 30
All other uses	174,240	300	5	25	15	25	N/A	Other accessory: 25

# Page 282 ANNOTATION

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

**TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS**  
*(Additional standards may apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)*

Use	Minimum lot dimensions <sup>1</sup>		Max lot Coverage (%)	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract <sup>2</sup>	Maximum height of structures (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear		
<b>R-9: Low-Density Residential District (2 acres)</b>								
Dwelling, single-family	87,120	180	5	25	15	25	1	Principal: 35 Accessory garages/carpools: 30 Other accessory: 25
Dwelling, two-family	130,680	180	5	25	15	25	1	Accessory garages/carpools: 30 Other accessory: 25
All other uses	87,120	180	5	25	15	25	N/A	
<b>R-10: Low-Density Residential Alpine/Slope District</b>								
All uses	(See section 21.04.020P.2.)			10	25 feet; 50 feet if average slope exceeds 30 percent	10	1	Principal: 30 Accessory garages/carpools: 25 Other accessory: 18

<sup>1</sup> For other lot dimensional standards, see section 21.08.030K.

<sup>2</sup> For those residential uses where only one principal structure is allowed on a lot, no additional nonresidential principal structures are allowed.

<sup>3</sup> On lots less than 10,000 square feet, lot coverage may be increased to 40% when the entire principal structure is less than 16 feet in height, measured in accordance with subsection 21.06.030D.3.

<sup>4</sup> See subsection 21.04.020H.2.d. for information regarding possible height increases.

<sup>5</sup> See subsection 21.06.030C.5. for information regarding possible increases and exceptions to the maximum front setback.

<sup>6</sup> See subsection 21.04.020J.2.d. for information regarding possible height increases.

B-1A, B-1B, B-3, Mixed-use development:

The Assembly Title 21 Committee supports a recommendation by the PZC to insert the development standards from the mixed-use districts into the existing B-1A, B-1B, and B-3 districts, to be applied only to mixed-use projects. PZC intended this include the maximum front setbacks of the mixed-use districts.

B-1B district:

The PZC recommends retaining the existing B-1B Community Business district, by inserting the provisions for the B-1B from current code (with some changes) into the title 21 rewrite. Reinstatement of the B-1B is part of a general approach proposed by PZC to retain existing districts and address individual mixed-use projects under current zoning.

B-3, Residential household living uses:

This restores the current code requirement for residential uses in the B-3 district to follow the R-4 district dimensional standards. Carrying forward this existing protection is to ensure adequate setbacks, light, air, and appropriate limits to multifamily building bulk in the B-3.

B-3, Maximum height:

The PZC and Assembly Title 21 Committee support an amendment proposed by the Administration to allow unlimited building heights in Midtown, and apply building height limits elsewhere outside of Midtown to ensure a compatible scale of development for the outlying parts of town.

B-3, Mixed-use development, Front setback:

In carrying out a recommendation by the PZC to insert the maximum front setbacks from the deleted mixed-use districts into the existing B-3 districts, a higher percentage of the street-facing building elevation (50%) is proposed to be required to follow the maximum setback, than in the B-1B district, based on the Commercial Mixed-use district, which B-3 largely replaces.

Administration Addition

[ADMINISTRATION DELETION]

PZC Addition

[PZC DELETION]

Assy Cmte Addition

[ASSY CMTE DELETION]

Tech Edit Addition

[TECH EDIT DELETION]

**B. Table of Dimensional Standards: Commercial and Industrial Districts**

Use	Minimum lot dimensions <sup>9</sup>			Minimum setback requirement (ft)			Maximum height (ft)
	Area (sq ft)	Width (ft)	Max lot coverage (%)	Front	Side	Rear	
<b>B-1A: Local and Neighborhood Business</b>							
Mixed-use development	6,000	50	50	Min.: 0 Max.: 20 <sup>6</sup> A minimum of 30% of the street-facing building elevation shall be within the maximum front setback	10 if adjacent to a residential district; otherwise 0 or at least 5	15 if abutting a residential district; otherwise 10	30 <sup>7</sup>
All other uses	∞			10			30
<b>B-1B: Community Business</b>							
Mixed-use development	6,000	50	50	Min.: 0 Max.: 20 <sup>6</sup> A minimum of 30% of the street-facing building elevation shall be within the maximum front setback	15 if adjacent to a residential district; otherwise 0 or at least 5	15 if abutting a residential district; otherwise 10	35 <sup>7</sup>
All other uses				10			35
<b>B-3: General Business</b>							
Residential household living uses	6,000	50	50	10	5 plus one foot for each 5 feet in height exceeding 35 feet	10	45 <sup>8</sup>
Mixed-use development	6,000	50	Unrestricted	Min.: 0 Max.: 20 <sup>6</sup> A minimum of 50% of the street-facing building elevation shall be within the maximum front setback	15 if adjacent to a residential district; otherwise 0 or at least 10	15 if adjacent to a residential district; otherwise 0 or at least 5	45, except in the Midtown area bounded by the Seward Highway, Tudor Road, Arctic Boulevard, and Fireweed Lane where there is no maximum height
All other uses				10			
<b>DT-1, DT-2, and DT-3: Downtown Districts (RESERVED TO BE DETERMINED THROUGH DOWNTOWN PLAN PROCESS)</b>							

# Page 284 ANNOTATION

RO district:

This restores the current code requirement for residential uses in the RO district to follow the R-4 district dimensional standards. Carrying forward this existing protection is to ensure adequate setbacks, light, air, and appropriate limits to multifamily building bulk in the RO.

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

**TABLE 21.06-2: TABLE OF DIMENSIONAL STANDARDS - COMMERCIAL AND INDUSTRIAL DISTRICTS**  
*(Additional Standards May Apply. See district specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)*

Use	Minimum lot dimensions <sup>9</sup>			Minimum setback requirement (ft)			Maximum height (ft)
	Area (sq ft)	Width (ft)	Max lot coverage (%)	Front	Side	Rear	
<b>RO: Residential Office District</b>							
Allowed residential household living uses	6,000	50	50	10	5 plus one foot for each 5 feet in height exceeding 35 feet	10	45 <sup>8</sup>
All other uses	6,000	50	50	10	10 if adjacent to a residential district; otherwise 5	15 if adjacent to a residential district, otherwise 10	45, not to exceed three stories of nonresidential use <sup>8</sup>
<b>MC: Marine Commercial District</b>							
All uses	6,000	50	N/A	10	0 or at least 5	0 or at least 5	90 feet above mean sea level
<b>I-1: Light Industrial District</b>							
All uses	6,000	50	N/A	10	20 if adjacent to a residential district; otherwise 0 or at least 5		50 <sup>10</sup> <sup>9</sup>
<b>I-2: Heavy Industrial District</b>							
All uses	6,000	50	N/A	10	40 if adjacent to a residential district; otherwise 0 or at least 5		none
<b>MI: Marine Industrial</b>							
All uses	6,000	50	N/A	10	0 or at least 5		Within 50 feet of a residential district, no portion of any structure shall exceed the height limit of that district; otherwise none

# Page 285 ANNOTATION

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

**TABLE 21.06-2: TABLE OF DIMENSIONAL STANDARDS - COMMERCIAL AND INDUSTRIAL DISTRICTS**  
*(Additional Standards May Apply. See district specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)*

Use	Minimum lot dimensions <sup>5</sup>			Minimum setback requirement (ft)			Maximum height (ft)
	Area (sq ft)	Width (ft)	Max lot coverage (%)	Front	Side	Rear	
	<sup>5</sup> For other lot dimensional standards, see section 21.08.030K.						
	<sup>6</sup> See subsection 21.06.050C.5. for information regarding possible increase and exceptions to the maximum front setback.						
	<sup>7</sup> See subsection 21.04.030G.4. for information regarding possible height increases for mixed-use development.						
	<sup>8</sup> See subsection 21.04.020H.2.d. for information regarding possible height increases.						
	<sup>9</sup> See subsection 21.04.030E.2.d. for information regarding possible height increases.						
	<sup>10</sup> Non-building industrial structures and industrial appurtenances are exempt from the maximum allowed height.						

# Page 286 ANNOTATION

The Assembly Title 21 Committee supports a recommendation by the PZC to delete the three mixed-use zoning districts. In their place, select development standards and incentives from the mixed-use districts are proposed to be inserted into the existing commercial zones, to be applied only to mixed-use projects.

The Assembly Title 21 Committee supports a recommendation by the Administration to delete the placeholders for MT (Midtown) districts.

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

**TABLE OF DIMENSIONAL STANDARDS: MIXED-USE DISTRICTS**

[TABLE 21.06-3: TABLE OF DIMENSIONAL STANDARDS - MIXED-USE DISTRICTS (ADDITIONAL STANDARDS MAY APPLY. SEE DISTRICT-SPECIFIC STANDARDS IN CHAPTER 21.04 AND USE-SPECIFIC STANDARDS IN CHAPTER 21.05.)							
USES	MINIMUM LOT DIMENSIONS		SETBACKS			MAX HEIGHT (FT)	MAX FLOOR AREA RATIO (FAR) <sup>8</sup>
	AREA (SQ FT)	WIDTH (FT)	FRONT	SIDE	REAR		
<b>NMU: NEIGHBORHOOD MIXED-USE DISTRICT</b>							
DWELLING TOWNHOUSE	2,000	20 (30 ON CORNER LOTS)	MIN: 10 FT. MAX: 20 FT.	N/A ON COMMON LOT LINE; OTHERWISE 5	15 ADJACENT TO A RESIDENTIAL DISTRICT (EXCEPT R-4 OR R-4A); OTHERWISE 10	35	N/A
ALL OTHER USES	6,000	50	MIN: 0 FT. MAX: 20 FT. A MINIMUM OF 30% OF THE STREET-FACING BUILDING ELEVATION SHALL BE WITHIN THE MAXIMUM FRONT SETBACK. <sup>9</sup>	15 ADJACENT TO A RESIDENTIAL DISTRICT; OTHERWISE 0 OR AT LEAST 5	15 ADJACENT TO A RESIDENTIAL DISTRICT; OTHERWISE 0 OR AT LEAST 5	45	0.5
<b>CMU: COMMUNITY MIXED-USE DISTRICT</b>							
DWELLING TOWNHOUSE	2,000	20 (30 ON CORNER LOTS)	MIN: 10 FT. MAX: 20 FT.	N/A ON COMMON LOT LINE; OTHERWISE 5	15 ADJACENT TO A RESIDENTIAL DISTRICT (EXCEPT R-4 OR R-4A); OTHERWISE 10	35	N/A
ALL OTHER USES	6,000	50	MIN: 0 FT. MAX: 20 FT. A MINIMUM OF 50% OF THE STREET-FACING BUILDING ELEVATION SHALL BE WITHIN THE MAXIMUM FRONT SETBACK. <sup>9</sup>	15 ADJACENT TO A RESIDENTIAL DISTRICT; OTHERWISE 0 OR AT LEAST 5	15 ADJACENT TO A RESIDENTIAL DISTRICT; OTHERWISE 0 OR AT LEAST 5	60	1
<b>RMU: REGIONAL MIXED-USE DISTRICT</b>							
DWELLING TOWNHOUSE	2,000	20 (30 ON CORNER LOTS)	MIN: 10 FT. MAX: 20 FT.	N/A ON COMMON LOT LINE; OTHERWISE 5	15 ADJACENT TO A RESIDENTIAL DISTRICT (EXCEPT R-4 OR R-4A); OTHERWISE 10	35	N/A
ALL OTHER USES	6,000	50	MIN: 0 FT. MAX: 20 FT. A MINIMUM OF 30% OF THE STREET-FACING BUILDING ELEVATION SHALL BE WITHIN THE MAXIMUM FRONT SETBACK. <sup>9</sup>	20 ADJACENT TO A RESIDENTIAL DISTRICT; OTHERWISE 0 OR AT LEAST 5	20 ADJACENT TO A RESIDENTIAL DISTRICT; OTHERWISE 0 OR AT LEAST 5	60	1
<b>MT-1: MIDTOWN DISTRICT CORE</b>							
<b>MT-2: MIDTOWN DISTRICT GENERAL</b>							

# Page 287 ANNOTATION

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]



A height limit is proposed for the PLI district, in order to be consistent with other districts, and to protect neighboring areas. Additional height is possible for the university and hospital campuses of the U-MED District through the institutional master plan process.

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

1 C. Table of Dimensional Standards: Other Districts

<b>TABLE 21.06-3[4]: TABLE OF DIMENSIONAL STANDARDS - OTHER DISTRICTS</b> <i>(Additional Standards May Apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05. See section 21.04.070 for AM district standards.)</i>							
Uses	Minimum lot dimensions <sup>10</sup>		Max lot coverage (%)	Minimum setback requirements (ft)			Maximum height (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear	
<b>AF: Antenna Farm District</b>							
All	87,120	120	50	50	25	25	Unlimited, except that structures shall not interfere with FAA regulations on airport approaches
<b>DR: Development Reserve District</b>							
All	5 acres	100	20	Front, side, and rear setbacks shall be 25 feet when the abutting district is PR, PLI, or residential; otherwise, the setbacks shall be equal to the analogous minimum setback in the abutting district.			35
<b>PR and PLI: Parks and Recreation, and Public Lands and Institutions Districts</b>							
All	6,000	50	45	Front, side, and rear setbacks shall be 25 feet when the abutting district is DR, PR, PLI or residential; otherwise, the setbacks shall be equal to the analogous minimum setback in the abutting district.			<b>75 feet, unless greater height is approved by conditional use or through an institutional master plan [NO MAXIMUM, EXCEPT THAT THE HEIGHT TRANSITION PROVISIONS OF SUBSECTION 21.06.030D.7. SHALL APPLY]</b>
<b>TA: Turnagain Arm District</b>							
Residential (with sewers)	10,400	70	30	20	5	10	35, unless a conditional use permit is obtained for greater height
Residential (without sewers) (Bird Creek, Indian Valley, Portage inholdings)	108,150	100	20	25	15	25	
Residential (without sewers) (Rainbow Valley inholdings)	216,300	100	20	25	15	25	
Commercial (with sewers)	8,400	50	70	10	10 if adjacent to a residential district, otherwise 5	15 if adjacent to a residential district, otherwise 10	
Commercial (without sewers)	50,000	100	25	25	15	25	
Industrial (with sewers)	8,400	50	100	10	If abutting to a residential use, the setback shall be equal to that required by the residential use; otherwise None		
Industrial (without sewers)	50,000	100	25	25	15	25	
Institutional (with sewers)	8,400	50	30	25	10	15	
Institutional (without sewers)	50,000	100	25	25	15	25	
<b>W: Watershed District</b>							
All	N/A	N/A	5	N/A	N/A	N/A	50

<sup>10</sup> For other lot dimensional standards, see section 21.08.030K.

# Page 289 ANNOTATION

The Assembly Title 21 Committee supports a recommendation by PZC to allow single-family houses to have an increase in allowed lot coverage, from 30% to 40%, if they are limited to one-storey. The change would enable medium-sized, ADA accessible houses on small to medium sized urban lots.

This amendment clarifies where the measurement of the setback begins when a public use easement or a road reservation exists instead of publicly dedicated right-of-way.

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

**21.06.030 MEASUREMENTS AND EXCEPTIONS**

**A. Lot Area, Width, and Depth**

1. Minimum lot area shall be provided as indicated in section 21.06.020, unless otherwise stated in this title.
2. Lot width and depth shall be measured as shown in the lot width and lot depth illustrations at the end of the chapter.

**B. Lot Coverage**

**1. Lot Coverage Requirement Generally**

- a. No building, structure, or lot shall be developed, used, or occupied unless it meets the lot coverage requirements set forth in this chapter or in chapter 21.04, for the zoning district in which it is located.
- b. In the R-1 and R-1A districts for residential uses on lots less than 10,000 square feet, lot coverage may be increased to 40 percent when the entire principal structure is less than 16 feet in height, measured in accordance with subsection 21.06.030D.3.

**2. Structures Not Considered in Measuring Lot Coverage**

Unless otherwise provided in this title, all structures shall be considered in determining lot coverage except for the following:

- a. Structures less than 30 inches above the finished grade level (such as paved terraces or ground-level decks);
- b. Windowsills, bay windows, fireplace chases, belt courses, cornices, eaves, and similar incidental architectural features;
- c. Accessibility ramps;
- d. Fences, trellises, poles, posts, ornaments, lawn furniture, and similar and customary yard accessories; and
- e. Covered stairways and walkways as described in subsection C.2.j. below.

**C. Setbacks**

**1. Required Setbacks**

- a. Setbacks shall be located as shown in the illustrations at the end of the chapter. Where a road reservation or public use easement exists in place of dedicated street, the setback required by table 21.06-1 shall start at the edge of the setback from projected right-of-way required in subsection 21.06.030C.7. below.
- b. A building, structure, or lot shall not be developed, used, or occupied unless it meets the setback requirements set forth in section 21.06.020 for the zoning district in which it is located, except as otherwise established in this title for particular uses, or unless a variance or minor modification has been granted.
- c. Setbacks shall be unoccupied and unobstructed by any structure, except as provided in subsection C.2. below, and except that fences, walls, trellises, poles, posts, ornaments, furniture, and other customary yard accessories may be permitted in any setback subject to height limitations and requirements limiting obstruction of visibility.
- d. A setback required by this title shall not be included as part of a setback required by this title for another building or structure or lot.

## Page 290 ANNOTATION

Resolves an inconsistency with the building code where a 0 foot setback may be required by title 21, but a seismic deflection setback may be required by title 23 (building code).

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

- 1 e. The entire “pole” portion of a flag lot shall be considered a front setback.
- 2 f. Where a setback is allowed to be zero feet, the setback shall be any inelastic  
3 response displacement distance required by title 23 to accommodate seismic  
4 deflection. A parapet cap, trim, or other similar cover shall cover any gap  
5 between buildings, in accordance with title 23.

6 **2. Projections into Required Setbacks**

7 The following structures or features may project into required front, side, or rear setbacks  
8 as specified in this subsection:

- 9 a. ***Paved Terraces***  
10 Paved terraces may project into any required setback, provided that no  
11 structures placed there shall violate other requirements of this title.
- 12 b. ***Unroofed Landings, Decks, and Stairs***  
13 Except as provided in subsection 2.c. below, unroofed landings, decks, and stairs  
14 may project into required front and rear setbacks only, provided that no portion  
15 other than a handrail shall extend higher than 30 inches above the finished grade  
16 level.
- 17 c. ***Roofs Over Porches and Other Exterior Approaches***  
18 Roofs over porches, stairways, landings, terraces, or other exterior approaches  
19 to pedestrian doorways may encroach up to five feet into a front setback,  
20 provided that, where such roof projections encroach within the setback, the roof  
21 projections shall comprise no more than 50 percent of the total length of a  
22 building’s front elevation. The covered porch or entrance area encroaching into  
23 the setback shall remain exterior to the building, and unenclosed or only partly  
24 enclosed, as by a handrail.
- 25 d. ***Incidental Architectural Features***  
26 Windowsills, fireplace chases, belt courses, cornices, eaves, and similar  
27 incidental architectural features may project up to two feet into any required  
28 setback.
- 29 e. ***Bay Windows***  
30 Bay windows, measuring no more than eight feet in width where the projection  
31 breaks the plane of the wall, may project up to two feet into any required setback,  
32 so long as there is a minimum of eight feet between the bay window and any  
33 opposing encroachment on an adjacent lot.
- 34 f. ***Private Garage or Carport***  
35 A private garage or carport may project into a required side or rear setback  
36 abutting an alley.
- 37 g. ***Accessory Structures***  
38 Accessory structures may encroach into a required setback a[A]s allowed in  
39 subsection 21.05.070B.3.b. Refuse collection receptacles and their enclosures  
40 that are less than 150 square feet may encroach in any side or rear setback.
- 41 h. ***Accessibility Ramps***  
42 The director may allow the installation of accessibility ramps with handrails in any  
43 required setback if they meet the following criteria:
- 44 i. The ramp is neither roofed nor enclosed;
- 45 ii. There are no switchbacks over 30 inches in height; and

# Page 291 ANNOTATION

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

- 1                                   iii.       The width of the ramp does not exceed 48 inches.
- 2                                   i.       **Fire Exits**
- 3                                   For buildings existing on [effective date], open fire exits may project not more
- 4                                   than four feet six inches into any required setback [YARD].
- 5                                   j.       **Covered Stairways and Walkways**
- 6                                   Stairways and walkways that are roofed but not fully enclosed, and are installed
- 7                                   to provide public access between grade-separated areas, but are not intended to
- 8                                   provide access to the entrance of any particular structure, may encroach into
- 9                                   required setbacks.
- 10                                3.       **Construction on Adjoining Lots**
- 11                                In determining minimum setback requirements, each lot shall be determined individually
- 12                                and minimum setback requirements may not be calculated on the basis of two or more
- 13                                combined lots. In all instances where a building may be constructed immediately
- 14                                adjacent to a lot line, the building may be constructed upon or over such lot line, provided
- 15                                that the portion of the building on each individual lot is otherwise permitted on each lot.
- 16                                4.       **Corner Lots with Two or More Frontages and Double-Frontage Lots**
- 17                                a.       In the case of corner lots with two or more frontages and double-frontage lots,
- 18                                the director shall determine the setback requirements (except as provided in 4.b.
- 19                                below) subject to the following limitations:
- 20                                   i.       At least one front setback shall be provided having the full depth required
- 21                                   generally in the district.
- 22                                   ii.      No other front setback on such lot shall have less than half the depth
- 23                                   required generally for front setbacks in the district.
- 24                                   iii.     For residential lots of less than one acre in area and for non-residential
- 25                                   lots, setbacks shall be consistent with surrounding properties, with more
- 26                                   weight given to abutting properties oriented in the same pattern.
- 27                                b.       For residential lots of one acre or greater in area, the property owner, with the
- 28                                concurrence of the traffic engineer, has discretion over which frontage shall be
- 29                                the primary front setback.
- 30                                5.       **Maximum Setbacks**
- 31                                Maximum setbacks are intended to help create an environment that is inviting to
- 32                                pedestrians and transit users, and a more active streetscape. Maximum setbacks
- 33                                promote buildings closer to the sidewalk and a stronger interface between buildings and
- 34                                adjoining streets, improving connectivity and making walking more convenient. The
- 35                                requirements of this subsection provide for flexibility and creativity, and allow
- 36                                improvements to existing developments that do not meet the standard.
- 37                                a.       **Measurement and Applicability**
- 38                                   i.       The maximum setback applies to the ground-floor, street-facing elevation
- 39                                   of the building, as depicted below.

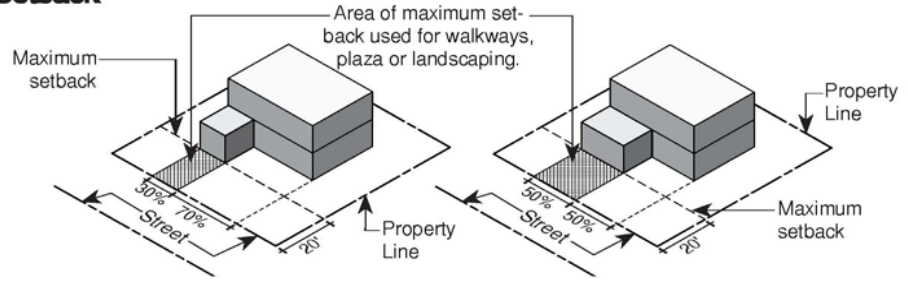
Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

**Application of Maximum Setback**



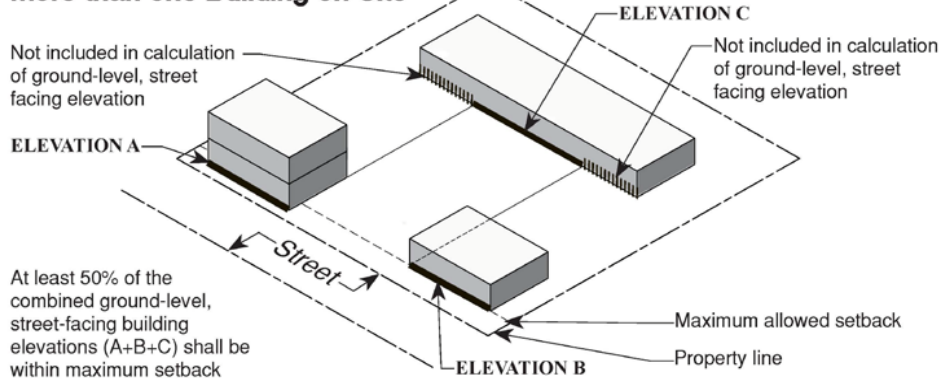
Example of Application of Maximum Setback for 30% of the front building elevation

Example of Application of Maximum Setback for 50% of the front building elevation

1  
2  
3  
4  
5  
6  
7  
8  
9

- ii. On lots with two or more street frontages, the maximum setback shall apply only on the primary front setback. When the site abuts a street designated in the comprehensive plan as a "main street", a "transit street", a "mixed-use street", or a derivation of these street typologies, the location of the maximum setback may be changed to such street with the concurrence of the director.
- iii. Where there is more than one building on the site, the maximum setback standard applies to the combined ground-floor, street-facing elevations of all the buildings, as depicted below.

**Maximum Building Setback with more than one Building on Site**



10  
11  
12

- iv. The maximum setbacks shall apply only to new buildings and any building addition that increases the length of the building elevation facing the applicable street, as depicted below.

# Page 293 ANNOTATION

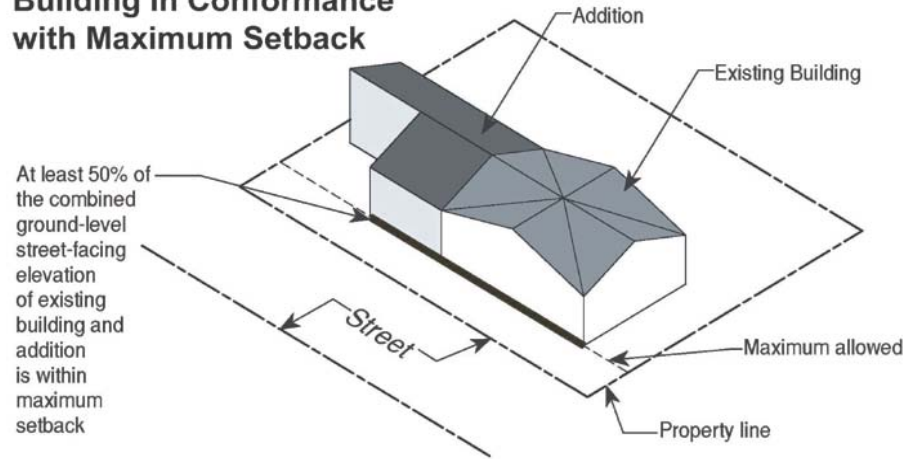
Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

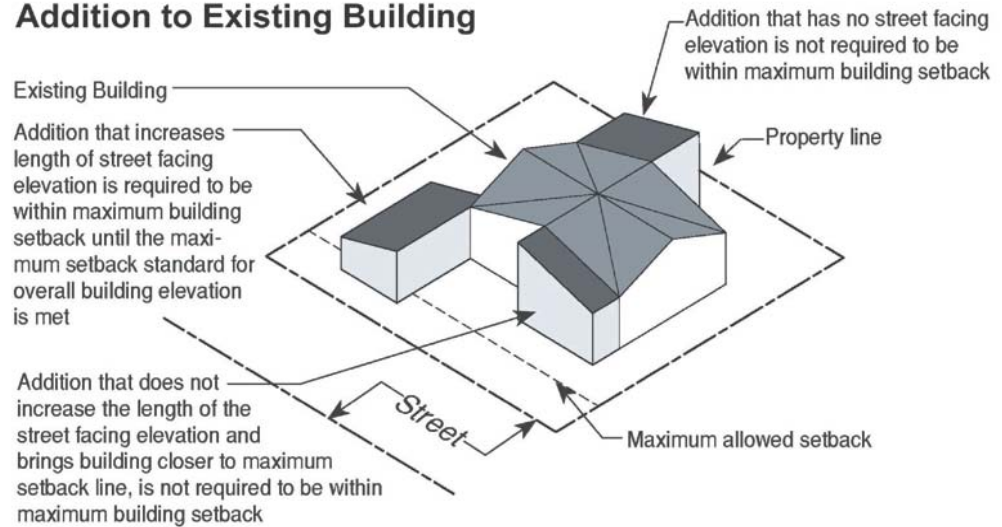
Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

**Addition to Existing Building In Conformance with Maximum Setback**



**Addition to Existing Building**



- 1 v. For all multi-building sites except those which fall under the large
- 2 commercial establishment regulations in subsection 21.07.130A, the
- 3 order of construction shall ensure that this standard is met at all times.
  
- 4 vi. Where the required setback from a projected right-of-way is equal to or
- 5 greater than the maximum setback, the maximum setback shall be
- 6 measured from the projected right-of-way setback line.
  
- 7 b. **Use of Maximum Setback Area**
- 8 i. Motor vehicle parking and circulation is not permitted in between the
- 9 street and the portion of the building that is used to comply with the
- 10 maximum setback, except as provided in subsection 5.d. below THIS
- 11 SUBSECTION.
  
- 12 ii. The area between the street lot line and the portion of the building that is
- 13 used to comply with this subsection shall be designed to be sidewalk or
- 14 walkway, building entrance plaza, pedestrian plaza, open space,
- 15 landscaping, and/or courtyard areas. Where landscaping is provided,
- 16 the area shall meet the specifications for site enhancement landscaping.

The Assembly Title 21 Committee took a close look at the maximum setback requirements, which are now proposed to apply mainly to mixed-use projects. For most parts of town, where buildings are expected to be lower-rise and spaced further apart than in Midtown, the maximum setback provisions were found to provide adequate flexibility, by allowing greater distances than 20-feet, and practicable based on reviews of existing developments in Anchorage.

However, in areas where mid-rise and high-rise buildings are expected (primarily in Midtown), tall buildings set right to the street could create the shadowed urban canyon effect. The Assembly Title 21 Committee proposes to allow mid- to high-rise buildings in Midtown to have a bay of parking and vehicle circulation across the front of the building, in lieu of the required maximum setback area, subject to site plan review and enhanced pedestrian connections.

1 One pedestrian **feature** [AMENITY] as defined by this title is required for  
2 every 300 square feet of maximum setback area. **Parking facilities**  
3 **allowed under subsection 5.d. below are exempted.**

4 c. **General Exceptions to Maximum Setback**

5 i. The maximum front setback may be exceeded by up to 20 additional feet  
6 (or more through administrative site plan review) if the additional area  
7 between the building and the property line is used to provide common  
8 open space that conforms to the standards of section 21.07.030,  
9 contains site enhancement landscaping, and/or contains pedestrian  
10 amenities as described in subsection 21.07.060F. The additional area  
11 shall not be developed for motor vehicle parking or driveways, loading or  
12 refuse collection, or ground-mounted utilities.

13 ii. For buildings where all the floor area is in residential use, the street-  
14 facing façade of a covered porch qualifies for meeting this standard. The  
15 porch shall have at least one entrance accessible from the street.

16 d. **Specific Exceptions to Maximum Setback—Midrise and High-Rise**  
17 **Buildings**

18 For buildings in Midtown that exceed 60 feet in height and include five or more  
19 floors, the maximum front setback may be increased to a total distance of 90 feet  
20 and incorporate up to one vehicle circulation aisle and/or parking bay between  
21 the building and the street, subject to the following requirements and limitations,  
22 in order to reduce shadowing and allow for light, air, and views along urban  
23 corridors while also retaining pedestrian connections:

24 i. Development requesting the maximum setback increase shall be subject  
25 to administrative site plan review, unless a higher level of review is  
26 already required.

27 ii. Where an area or street has been designated for more restrictive  
28 setbacks in the comprehensive plan, such as in the *Anchorage*  
29 *Downtown Comprehensive Plan*, the more restrictive policies or  
30 standards shall govern.

31 iii. The building shall provide at least one primary entrance within 90 feet of  
32 the street or right-of-way, and connected to the street by a walkway that  
33 meets subsection 21.07.060F.4., *Primary Pedestrian Walkway*.

34 iv. A walkway or pedestrian areas shall be provided along the length of the  
35 street-facing building elevation fronting the parking and vehicle  
36 circulation area. Perimeter landscaping and sidewalk facilities meeting  
37 the requirements of this title shall be provided along the length of the  
38 street frontage between the street and the parking lot.

39 e. **Exemptions**

40 The following uses are exempt from the maximum setback requirement:

41 i. Food and beverage kiosks;

42 ii. Fueling stations; and

43 iii. Vehicle service and repair, major or minor.

44 6. **Setback from Planned Utility Transmission Facilities**

45 a. No new structural or land development activity requiring a building or land use  
46 permit shall be permitted within the minimum area stated in the *Utility Corridor*

# Page 295 ANNOTATION

This amendment reflects the fact that local roads in Class B districts are required to have 50 foot rights-of-way, instead of 60 foot.

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

- 1 *Plan* for planned electrical or telecommunication transmission facilities for which  
 2 there is a projected easement or right-of-way, except as allowed under  
 3 [PARAGRAPH] 6.b., below.
- 4 b. The following uses and activities are permitted, with written acknowledgement of  
 5 coordination with the affected utilities, within the setbacks described in  
 6 [PARAGRAPH] 6.a., above:
- 7 i. Sidewalks, walkways, pathways, and trails;
- 8 ii. Bus shelters and bus turnouts;
- 9 iii. Kiosks and seating units;
- 10 iv. Utilities, utility easements and utility-related structures;
- 11 v. Landscaping required by section 21.07.080, *Landscaping, Screening,*  
 12 *and Fences*, and consisting of ground cover, shrubs and understory  
 13 trees whose maximum height does not exceed 30 feet;
- 14 vi. Surface parking required by section 21.07.090, *Off-Street Parking and*  
 15 *Loading*;
- 16 vii. Temporary parking as described in section 21.05.080;
- 17 viii. Additional parking to that required by this title;
- 18 ix. Open space;
- 19 x. Fences and signs;
- 20 xi. Retaining walls;
- 21 xii. Remodeling of or addition to structures existing as of February 27, 1990,  
 22 so long as it does not further intrude within the setback area after that  
 23 date; and
- 24 xiii. Driveways and vehicular access points.
- 25 c. Applicable setback requirements stated elsewhere in this title may include the  
 26 area of setback for electrical transmission facilities.

27 **7. Setbacks from Projected Rights-of-Way**

28 a. **Minimum Setback**

29 Except as allowed under subsection 7.b. below, no new structural or land  
 30 development activity requiring a building or land use permit shall be permitted  
 31 within the minimum setback set forth in the table below from the existing or  
 32 projected centerline of a street designated on the *Official Streets and Highways*  
 33 *Plan* (OSHP), or within 30 feet (25 feet in class B districts) from the centerline of  
 34 a road reservation or public use easement not so designated on the OSHP.

TABLE 21.06-5: SETBACKS FROM PROJECTED RIGHTS-OF-WAY CENTERLINE		
Street Class in [ON]	Official Streets and Highways Plan	Setback from Centerline (feet)
IC	Neighborhood Collector	30

# Page 296 ANNOTATION

Technical edits in table 21.06-5 reflect terminology changes made to the Official Streets and Highways Plan in 2005.

Administration Addition

[ADMINISTRATION DELETION]

PZC Addition

[PZC DELETION]

Assy Cmte Addition

[ASSY CMTE DELETION]

Tech Edit Addition

[TECH EDIT DELETION]

TABLE 21.06-5: SETBACKS FROM PROJECTED RIGHTS-OF-WAY CENTERLINE		
	Street Class in <b>[ON]</b> <i>Official Streets and Highways Plan</i>	Setback from Centerline (feet)
<b>IIA</b>	Minor Arterial	
<b>IIIC</b>	<b>[UNDIVIDED]</b> Major Arterial	
<b>IB</b>	Neighborhood Collector	35
<b>I</b>	<b>[RESIDENTIAL]</b> Collector	40
<b>IA</b>	Industrial Commercial Collector	
<b>II</b>	Minor Arterial	
<b>III</b>	<b>[DIVIDED]</b> Major Arterial	50
<b>[IIIB]</b>	<b>[UNDIVIDED MAJOR ARTERIAL]</b>	
<b>IIIA</b>	<b>[DIVIDED]</b> Major Arterial	65
<b>IV</b>	Expressway	
<b>V</b>	Freeway	75

**b. Permitted Uses Within Setback**

The following uses and activities are permitted within the setbacks described in paragraph 7.a., above:

- i. Sidewalks, walkways, **pathways**, and trails;
- ii. Bus shelters and bus turnouts;
- iii. Kiosks, seating units, and skywalks;
- iv. Canopies, awnings, incidental architectural features, and public art;
- v. Utilities and utility easements;
- vi. Temporary parking, temporary fences and signs, or temporary retaining walls, as described in paragraph 7.d., below;
- vii. Additional parking to that required by this title;
- viii. Landscaping, but not required landscaping, except that required landscaping is permitted if an alternate site plan is submitted that shows how all the required site elements, including the required landscaping, would be accommodated on the lot if the projected setback is acquired for public right-of-way;
- ix. Approved grading activities;
- x. Remodeling of or addition to structures existing as of May 19, 1987, so long as such remodeling or addition does not further intrude within the setback area or increase the floor area of the structure within the setback area; and
- xi. Driveways and vehicular access.

# Page 297 ANNOTATION

The MOA Traffic Engineer establishes sight distance triangle requirements in the Municipal Driveway Standards, a stand-alone policy document.

Administration Addition

[ADMINISTRATION DELETION]

PZC Addition

[PZC DELETION]

Assy Cmte Addition

[ASSY CMTE DELETION]

Tech Edit Addition

[TECH EDIT DELETION]

- 1  
2  
3
- c. **Additional Setback Requirements**  
Applicable setback requirements stated elsewhere in this chapter shall be in addition to those stated in this subsection 21.06.030C.7.
- 4  
5  
6  
7  
8  
9  
10  
11  
12
- d. **Temporary Features**  
As used in this subsection 21.06.030C.7.d., the term "temporary" or "temporarily" means that period of time between the issuance of a building or land use permit and the right of entry conveyed to the municipality or other government entity for a road project that affects the setback area required by this subsection 21.06.030C.7.d. Parking, fences and signs, and retaining walls required by this title may be provided temporarily within a setback area described in this subsection 21.06.030C.7.d. only if the director and the traffic engineer first find that:
- 13  
14
- i. The temporary features to be used on the lot conform to all other applicable requirements of this title;
- 15  
16  
17  
18
- ii. An alternate site plan has been submitted with an application for a building or land use permit for permanent required features on the lot, excluding all setback areas thereon, in conformance with all applicable requirements of this title; and
- 19  
20  
21  
22  
23
- iii. An agreement between the owner of the lot and the municipality has been executed and recorded so as to give notice of the temporary requirements to be applied to the lot and of the date or event by which the temporary features shall be abandoned in favor of the permanent configuration stated in the alternate site plan.
- 24  
25  
26
8. **Sight Distance Triangles**  
Sight distance triangles shall be unobstructed as required by **the traffic engineer** [TITLE 9].
- 27 **D. Height**
- 28  
29  
30  
31
1. **Allowable Height**  
The maximum allowable height for buildings and structures in each district shall be as provided in section 21.06.020, *Dimensional Standards Tables*, except where specifically modified by this subsection D. and/or other provisions of this title.
- 32  
33  
34
2. **Airport Height Overlay District**  
Nothing in this section allows a building, structure, or appurtenance to exceed the height limitations of the airport height overlay district (21.04.080C.).
- 35  
36  
37  
38  
39
3. **Rules for Measuring Height**
- a. Building height for most building types shall be measured as the vertical distance from grade plane to the midpoint (median height) of the highest roof surface, as shown in the illustration at the end of the chapter, subject to D.4. and D.5. below. Exceptions for curved roof surfaces are illustrated at the end of the chapter.
- 40  
41  
42
- b. Structures that are not buildings shall be measured as the vertical distance from grade plane to the highest point of the structure. Fences on top of retaining walls shall be measured from grade plane on the highest side of the retaining wall.
- 43  
44  
45
- c. Where tables 21.06-1 and 21.06-2 measure maximum height in terms of stories, any story below grade plane shall be excluded from calculation of the number of stories for determining building height.

# Page 298 ANNOTATION

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

- 1           **4.     Grade Plane**  
2           The grade plane for determination of structure height shall be the average of existing or  
3           finished grade, whichever is lower, abutting the structure at exterior walls. Where the  
4           grade slopes away from the exterior walls, the grade plane shall be established by the  
5           lowest points within the area between the building and the lot line, or, where the lot line is  
6           more than six feet from the building, between the building and a point six feet from the  
7           building.
- 8           **5.     Establishment of Grade**  
9           The grade plane shall be calculated using the more restrictive of either the existing grade  
10          or the finished grade.
- 11          **a.     Existing Grade**  
12          In no case shall the existing grade be altered by grading, such as an artificial  
13          embankment or where the ground has been built up to increase the grade around  
14          the building, to obtain a higher structure than is otherwise permitted in the district.
- 15          **b.     Adjustments to Establishment of Grade**  
16          In a case where existing grade or finished grade is, in the judgment of the  
17          director, inappropriate or unworkable for the purpose of measuring height, the  
18          director shall establish grade in such a way as to be consistent with this section.  
19          The proposed grade being requested by the applicant shall be, in the judgment of  
20          the director, reasonable and comparable with the grades of surrounding  
21          properties and streets; not detrimental to the general health, safety, and welfare;  
22          not result in the loss of any public views; consistent with the existing character of  
23          the neighborhood; and necessary for the preservation and enjoyment of  
24          substantial property rights of the applicant.
- 25          **6.     Height Exceptions**  
26          **a.     Free-standing flag poles shall conform to the height restrictions of the principal**  
27          **structure, rather than an accessory structure.**
- 28          **b.     Window wells, light wells, cellar or basement access walkways serving a dwelling**  
29          **unit, and similar appurtenances installed below grade with an inside dimension of**  
30          **120 square feet or less (including stairs) and that do not exceed in length 25**  
31          **percent of the building elevation wall shall be excluded from calculation of grade**  
32          **plane for determining building height.**
- 33          **c.     Except as specifically provided elsewhere in this title, the height limitations**  
34          **contained in this chapter do not apply to appurtenances on buildings, such as**  
35          **spires and similar religious appurtenances, belfries, cupolas, flagpoles,**  
36          **chimneys, antennas, rooftop mechanical equipment and its screening, stairwell**  
37          **towers, elevator penthouses, parapets, firewalls, open or transparent railings,**  
38          **solar reflectors, photovoltaic panels, skylights, or similar appurtenances;**  
39          **provided, however, the following:**
- 40                  **i.     The appurtenance does not interfere with Federal Aviation Regulations,**  
41                  **Part 77, Objects Affecting Navigable Airspace;**
- 42                  **ii.    The appurtenances cumulatively cover no more than one-third of the roof**  
43                  **area of the building, except that when it has been demonstrated to the**  
44                  **director and the building official that building HVAC requirements**  
45                  **necessitate a larger mechanical penthouse, the appurtenances may**  
46                  **cumulatively cover up to one-half of the roof area;**
- 47                  **iii.   The appurtenance is not constructed for the purpose of providing**  
48                  **additional floor area, usable space, or storage room for the building,**  
49                  **except that a storage room of 60 square feet or less, combined with a**

The Assembly Title 21 Committee supports the height transitions for neighborhood compatibility, with amendments proposed by the administration to clarify alternative methods available for complying, and gives applicants more discretion as to how to meet the section's objectives.

The Administration's amendments also deleted a provisionally adopted illustration which was found to be potentially confusing. Its diagram seemed to imply that step-backs in building form would be required, when in fact the section avoids affecting building form or size, and instead seeks an appropriate placement of taller buildings on the lot, relative to adjacent residential.

Administration Addition

[ADMINISTRATION DELETION]

PZC Addition

[PZC DELETION]

Assy Cmte Addition

[ASSY CMTE DELETION]

Tech Edit Addition

[TECH EDIT DELETION]

1 stairwell tower or elevator housing, and directly related to a rooftop use  
2 (such as tool storage for a rooftop garden), is allowed; and

3 iv. The appurtenance does not exceed the height limit of the district by more  
4 than 15 feet, with the following exceptions:

5 (A) The allowed height of antennas and other telecommunications  
6 infrastructure is addressed in subsection 21.05.040K.;

7 (B) Flagpoles and spires and similar religious appurtenances may  
8 exceed up to 30 feet in residential districts and up to 50 feet in  
9 nonresidential districts;

10 (C) Elevator penthouses may exceed up to 25 feet;

11 (D) Parapets, firewalls, and skylights may exceed up to four feet.

12 7. **Height Adjustments**

13 Commercial buildings sometimes feature a greater ceiling height on the first floor to  
14 enhance the building's aesthetic appeal and openness of ground-floor retail spaces.  
15 Building height shall be allowed to be increased by up to five feet above the height limit  
16 for the district, provided that the increase is only to allow a greater first story height for  
17 ground level commercial use, and the increase in height does not result in a greater  
18 number of stories than would otherwise be constructed.

19 8. **Height Transitions for Neighborhood Compatibility**

20 a. **Purpose**

21 The objective of the height transition standard is to help ensure compatibility  
22 between higher intensity development and adjacent lower density residential  
23 districts, in terms of building bulk and scale, a degree of sunlight access and  
24 ambient daylighting, and the potential for privacy and visual buffering. The  
25 standard is not designed to reduce the gross floor area development potential of  
26 a subject lot; instead, it is intended to encourage thoughtful positioning of building  
27 massing and height on the subject lot with respect to adjacent neighborhoods.

28 b. **Applicability**

29 This standard shall apply to structures located in any non-residential district  
30 (except for the DT districts), the R-4 district, or the R-4A district, **that is [AND]**  
31 within 200 feet of any lot zoned R-1, R-1A, R-2A, R-2D, R-2M, **[R-2F,]** R-3, R-5,  
32 R-6, R-7, R-8, R-9, or R-10.

33 c. **Standard**

34 Structures on the subject lot shall not penetrate a daylight plane that rises inward  
35 over the subject lot at an angle of five feet of run for every three feet of rise, and  
36 starting from a height of 15 feet above existing grade at the nearest lot line of the  
37 residential (protected) lot. **The standard may be met using one or more of the**  
38 **following options:**

39 i. **Compatible placement of a tall building on the subject lot with respect to**  
40 **the residential neighborhood, by shifting the location of the building to be**  
41 **further away from the adjacent residential property, and providing space**  
42 **for parking facilities or other site elements in the space in-between;**

43 ii. **Compatible massing of a tall building, such as a step-back in building**  
44 **form, by arranging the building mass so that the lower part is closer and**  
45 **the taller part is further away from the adjacent residential property;**  
46 **and/or**

# Page 300 ANNOTATION

Administration Addition

[ADMINISTRATION DELETION]

PZC Addition

[PZC DELETION]

Assy Cmte Addition

[ASSY CMTE DELETION]

Tech Edit Addition

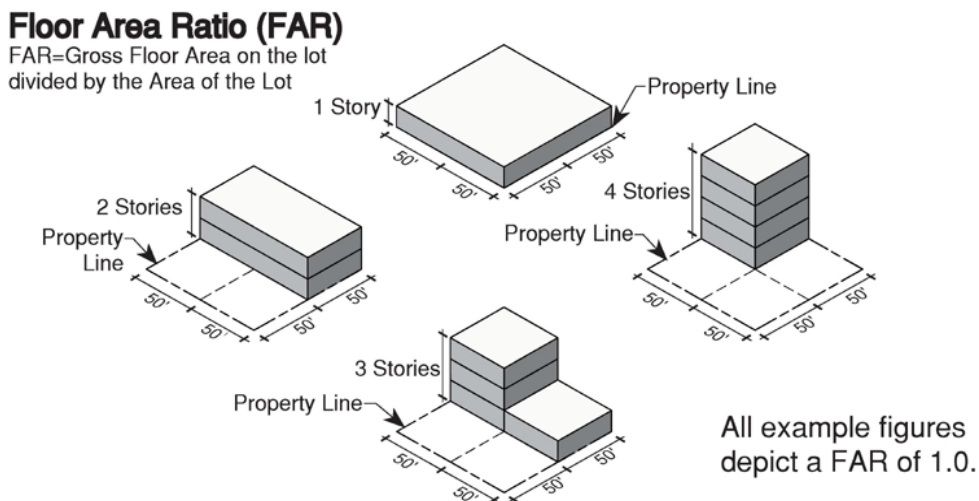
[TECH EDIT DELETION]

- 1                   iii.    Compatible height transition that meets the intent of the section through  
2                   an alternative design and/or placement, using the procedure and criteria  
3                   of section 21.07.010D., *Alternative Equivalent Compliance*.
  
- 4                   d.    **Exceptions**
  - 5                   i.    Height exceptions in subsection D.5. above that have a width of 20 feet  
6                   or less facing the residential lot are not subject to the height transitions  
7                   standard.
  
  - 8                   ii.   The director may exempt any portion of a proposed development which,  
9                   being already completely blocked from the protected property by existing  
10                  permanent structures or topography, will have no additional impact.
  
  - 11               iii.   The director may exempt a proposed development if, because of  
12               topography or lot dimensions or configuration, the height transitions  
13               provisions would unduly restrict permissible development, and  
14               reasonable use cannot otherwise be made of the site of the proposed  
15               development.
  
  - 16               iv.   Exceptions shall be the minimal action that would afford relief and shall  
17               cause the least interference possible with the intended protections for the  
18               residential lots.

19   E.    **Floor Area Ratio (FAR)**

- 20           1.    **Purpose**

21           Floor area ratio (FAR) establishes the amount of use (the intensity) on a site. FAR  
22           provides a means to match the potential amount of uses with the intended functions and  
23           character of the area and the provision of public infrastructure and services. FARs also  
24           work with the height, setback, and lot coverage standards to ensure the overall bulk of  
25           development is compatible with the area. It is also the purpose of this title to provide floor  
26           area ratio bonuses to encourage development characteristics that advance community  
27           objectives, such as affordable housing, below grade parking, and open space.



- 28           2.    **Areas Not Considered in Measuring Floor Area Ratio [(FAR)]**

29           Unless otherwise provided in this title, all gross floor area shall be considered in  
30           determining FAR except for the following:

# Page 301 ANNOTATION

Since the mixed-use districts are proposed to be deleted, lines 9–13 are no longer necessary.

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

- 1 a. Uninhabitable attics;
- 2 b. Residential space in an attic under a roof slope of between 8:12 and 12:12,
- 3 provided the residential space is limited to one story;
- 4 c. Crawl spaces less than five feet from floor to ceiling;
- 5 d. Floor area in stories below grade plane that is devoted to parking or loading;
- 6 e. Detached accessory structures; and
- 7 f. Private open space that meets the standards of 21.07.030.

8 3. **Maximum Floor Area Ratios**

9 **[MIXED-USE DISTRICTS**  
10 **FOR THE NMU, CMU, RMU, MT-1 AND MT-2 ZONING DISTRICTS, TABLE**  
11 **21.06-3 ESTABLISHES THE MAXIMUM FAR FOR EACH DISTRICT.**  
12 **INCREASES IN ALLOWABLE FAR ARE AVAILABLE THROUGH INCENTIVES**  
13 **PROVIDED IN THE MIXED-USE DISTRICT STANDARDS AT 21.04.0300.]**

- 14 a. ***Downtown and Other Districts***  
15 Maximum FAR in the DT-1, DT-2, DT-3, R-4, R-4A, and other districts in which  
16 FARs may apply are established within the district-specific standards in chapter  
17 21.04. Increases in allowable FAR are available through incentives also  
18 provided in the district-specific standards.
- 19 b. ***FAR Bonus Review***  
20 An administrative site plan review shall be conducted on all developments  
21 proposed for a floor area ratio bonus, unless exempted in writing by the director.
- 22 c. ***FAR Bonus Agreement***  
23 Where a special feature is to be provided in order to receive an FAR bonus, the  
24 owner shall enter into a written agreement with the municipality ensuring the  
25 continued provision of the special feature for as long as the development uses  
26 the FAR bonus. The municipality shall record the agreement at the district  
27 recorder's office as a covenant running with the land, binding upon the owner  
28 and all successors and assigns, and enforceable by the municipality.  
29 Recordation of the agreement shall take place prior to the issuance of any  
30 entitlement for the development.

31

32

# Page 302 ANNOTATION

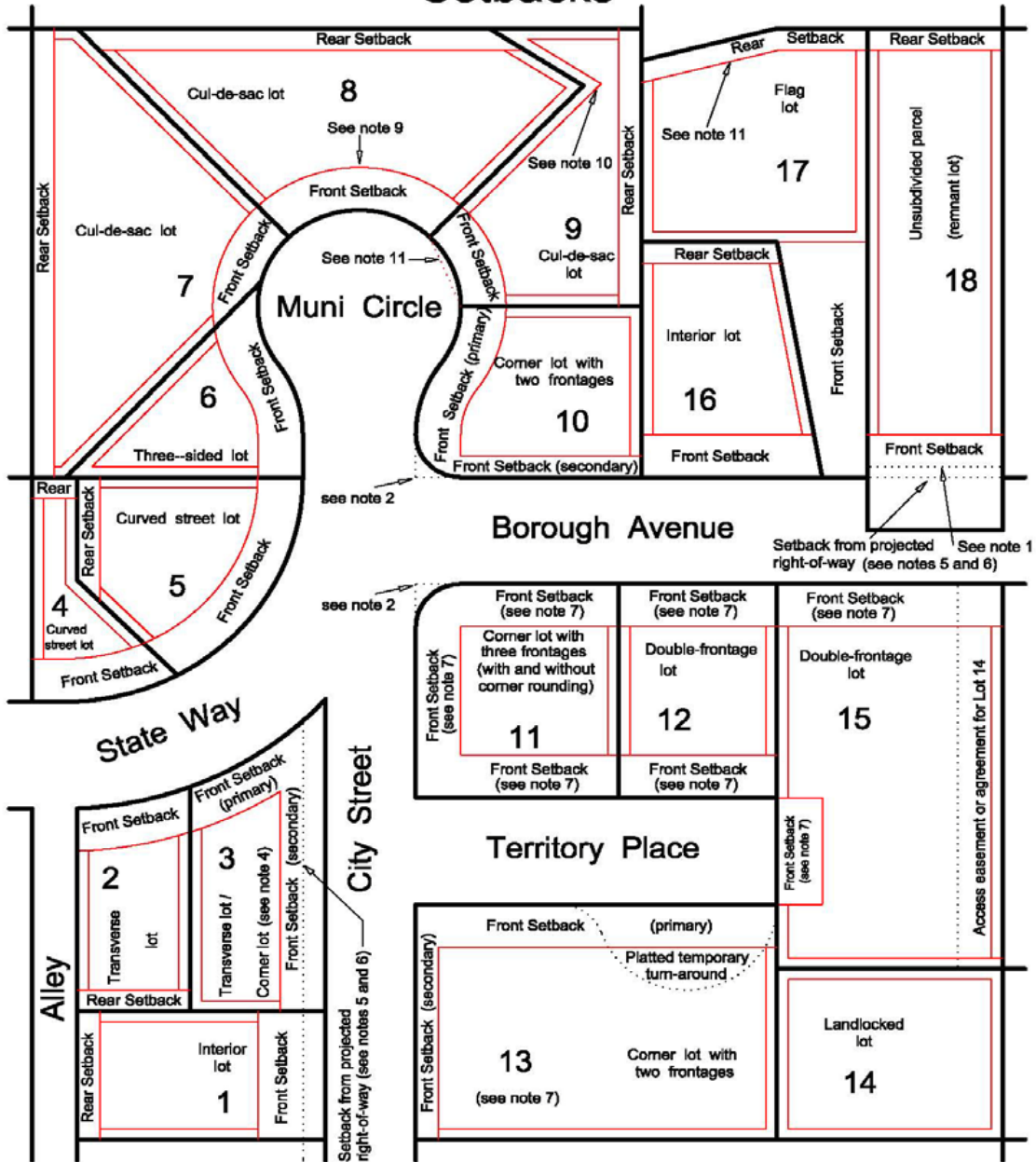
Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

# Setbacks



**Notes:**

All setbacks not called out in the illustration are side setbacks.

1. Section line easement, BLM road reservation, road or public use easement.
2. Front property lines intersect by extrapolation.
4. On corner, double-frontage, and three-sided lots, there are no rear setbacks, but only front and side setbacks.
5. The area between the property line and the setback from projected right-of-way is subject to the same regulations as a front setback.
6. The front setback line is measured from the setback from projected right-of-way. See subsection 21.06.030C.7.c.
7. Front setbacks shall be determined pursuant to subsection 21.06.030C.4. Until such determination, full-depth setbacks apply on all frontages.
9. The setback follows the curve of the lot line.
10. Side setbacks are extended to intersect.
11. The rear property line is the line (or lines intersecting at an interior angle of not less than 135 degrees) most parallel to the chord of the front property line.

# Page 303 ANNOTATION

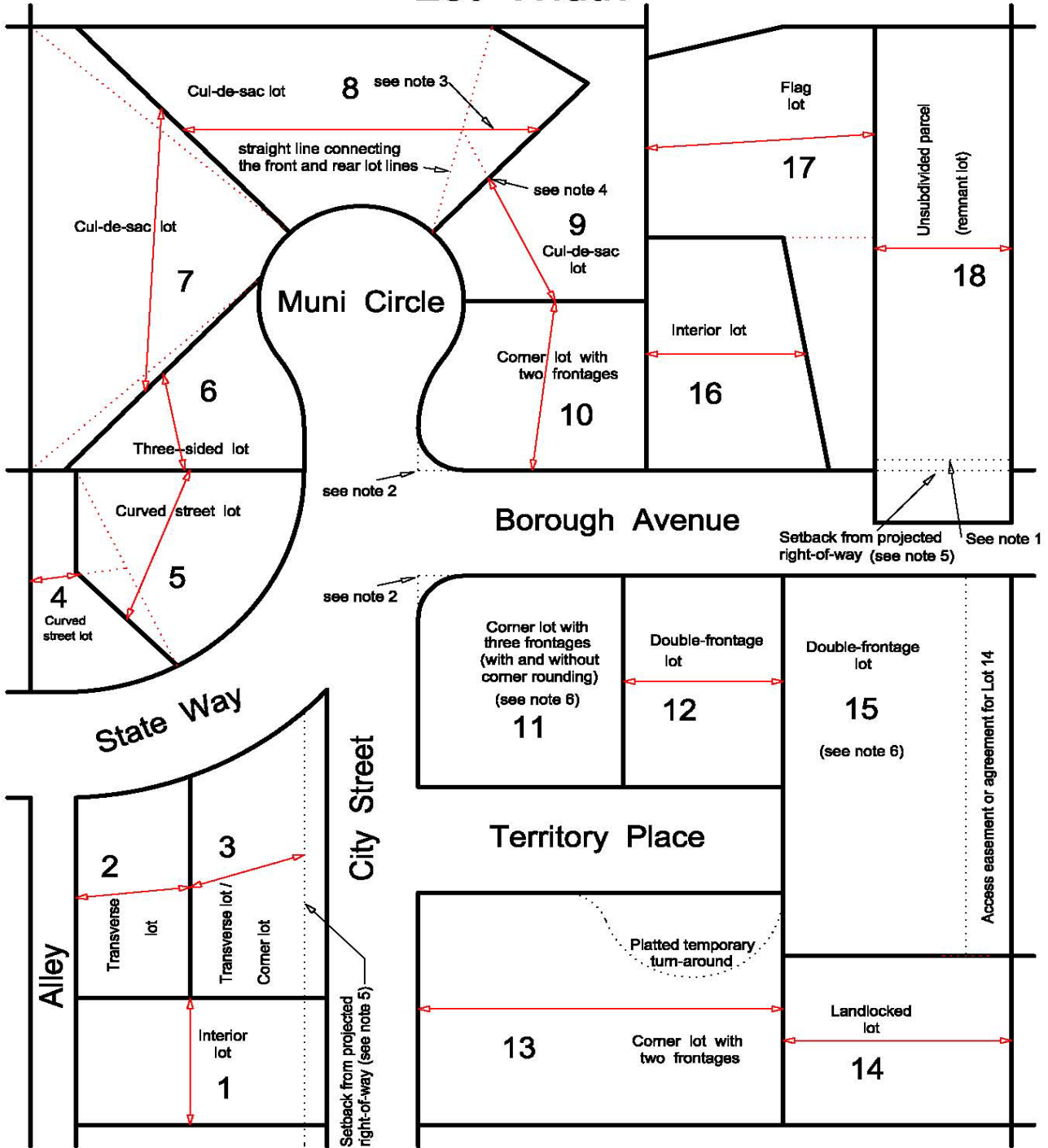
Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

## Lot Width



Notes:

1. Section line easement, BLM road reservation, road or public use easement.
2. Front property lines intersect by extrapolation.
3. The measurement extends to the side property line.
4. The measurement does not extend beyond the property lines.
5. The setback from projected right-of-way is considered the front property line for computing lot width.
6. When the definitions do not unambiguously identify the lot width, the director shall determine the lot width.

# Page 304 ANNOTATION

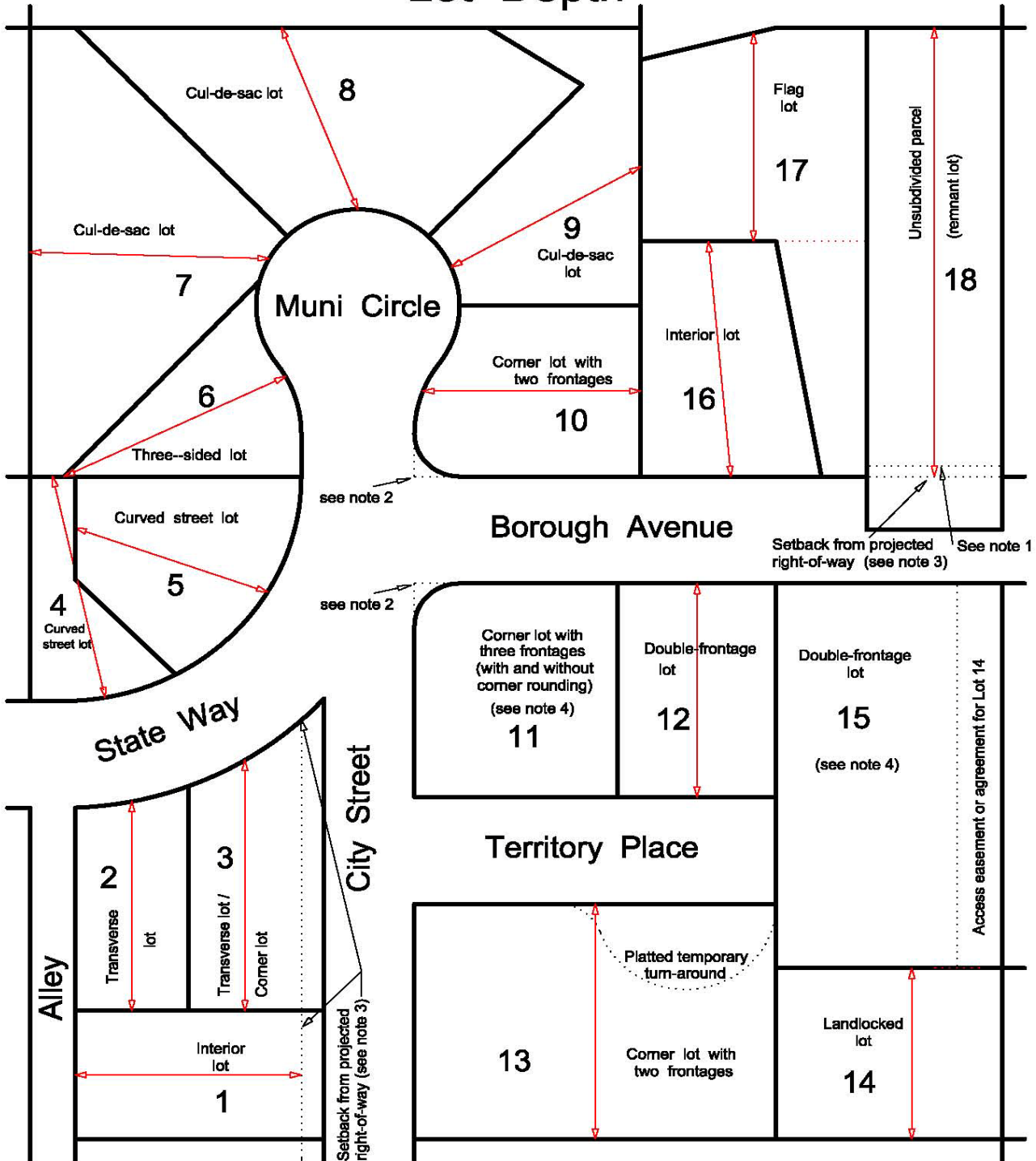
Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

# Lot Depth



Notes:

- Section line easement, BLM road reservation, road or public use easement.
- Front property lines intersect by extrapolation.
- The setback from projected right-of-way is considered a property line for computing lot depth.
- When the definitions do not unambiguously identify the lot depth, the director shall determine the lot depth.

# Page 305 ANNOTATION

Administration Addition

[ADMINISTRATION DELETION]

PZC Addition

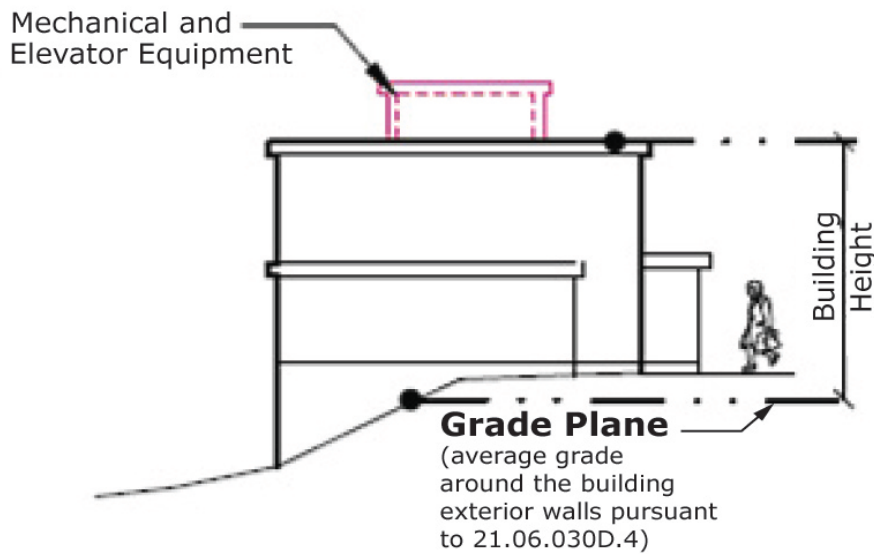
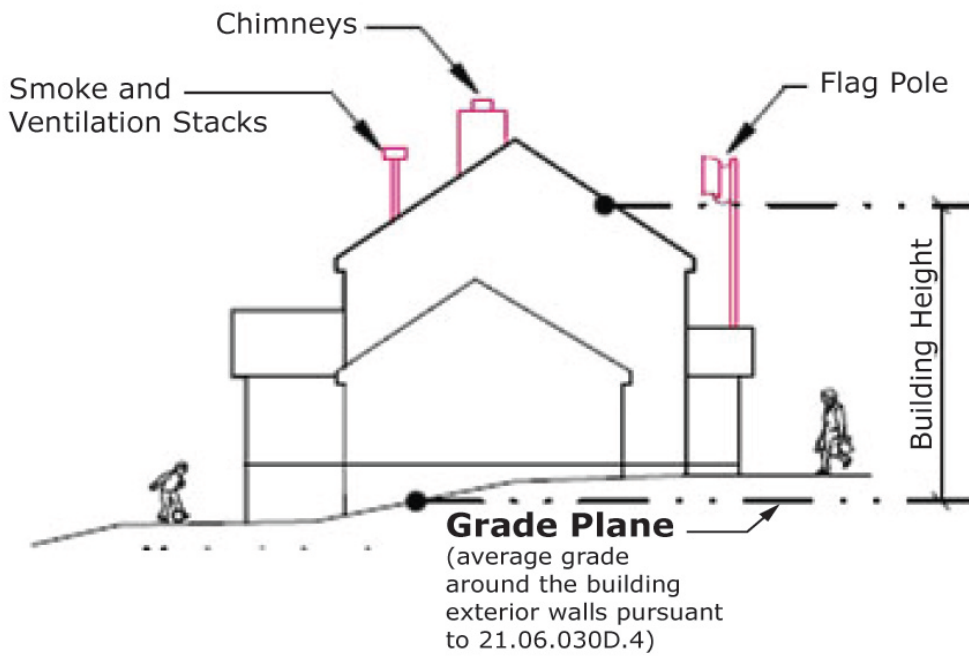
[PZC DELETION]

Assy Cmte Addition

[ASSY CMTE DELETION]

Tech Edit Addition

[TECH EDIT DELETION]



## Grade Plane for Measurement of Building Height

# Page 306 ANNOTATION

Administration Addition  
[ADMINISTRATION DELETION]

PZC Addition  
[PZC DELETION]

Assy Cmte Addition  
[ASSY CMTE DELETION]

Tech Edit Addition  
[TECH EDIT DELETION]

