

TITLE 21 REWRITE

CHAPTER 21.07

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 307 ANNOTATION

The Planning and Zoning Commission (PZC) recommended to delete purpose statements, and the Assembly Title 21 Committee agreed on the some of statements as shown. PZC gave the following written rationale: “Provide simplification.”

Administration Addition

[ADMINISTRATION DELETION]

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CHAPTER 21.07: DEVELOPMENT AND DESIGN STANDARDS

21.07.010 GENERAL PROVISIONS

A. Purpose

The development and design standards set forth in this chapter shall apply to the physical layout and design of development in the municipality. These provisions address the physical relationship between development and adjacent properties, public streets, neighborhoods, and the natural environment, in order to implement the comprehensive plan vision for a more attractive, efficient, and livable community. The specific purposes of this chapter include:

1. To encourage the proper use of the land by promoting an appropriate balance between the built environment and the preservation and protection of open space and natural resources;
2. To provide standards that reasonably balance community goals, economic growth, quality of life, and development costs;

[TO PROTECT PUBLIC AND PRIVATE INVESTMENT THROUGH PRESERVATION OF OPEN SPACES, PROTECTION OF NATURAL RESOURCES INCLUDING EXISTING TREES, PROVIDING BUFFERS BETWEEN INCOMPATIBLE USES AND ALONG ROADWAYS, AND ENCOURAGING THE PLANTING OF NEW TREES AND VEGETATION AS DEEMED APPROPRIATE;

TO PROMOTE SOUND MANAGEMENT OF WATER QUALITY AND QUANTITY THROUGH PRESERVATION OF NATURAL AREAS AND THEIR HYDROLOGICAL FUNCTIONS AND BY ENCOURAGING SOIL MANAGEMENT AND THE USE OF NATIVE PLANT MATERIALS;

TO PROVIDE A HEALTHY, SUSTAINABLE LIVING AND WORKING ENVIRONMENT BY ENCOURAGING DESIGN AND DEVELOPMENT THAT REDUCES ENERGY USE AND COSTS; MINIMIZES POLLUTION; PROVIDES NATURAL, CULTURAL, AND RECREATIONAL AMENITIES; AND USES LAND AND OTHER RESOURCES EFFICIENTLY AND SUSTAINABLY;]

3. To provide appropriate standards to ensure a high quality appearance for the municipality and promote good design while also allowing flexibility, individuality, creativity, and artistic expression;
4. To provide development and design standards that address and are tailored to the municipality's northern climate and winter city character;

[TO STRENGTHEN AND PROTECT THE IMAGE, IDENTITY, AND UNIQUE CHARACTER OF THE MUNICIPALITY AND THEREBY TO ENHANCE ITS BUSINESS ECONOMY;]

5. To protect and enhance residential neighborhoods, commercial districts, and other areas by encouraging physical development that is of high quality and is compatible with the character, scale, and function of the surrounding area; AND
6. To encourage developments that relate to adjoining public streets, open spaces, and neighborhoods with building orientation and physical connections that contribute to the surrounding network of streets, walkways, pathways, and trails; AND

Page 308 ANNOTATION

PZC states: “Shorten and simplify.”

PZC states: “Deletes the example.”

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1 TO PROVIDE MULTIMODAL CONNECTIVITY FOR THE SAFE AND EFFICIENT
2 MOVEMENT OF PEOPLE, GOODS, AND SERVICES, INCLUDING ROADS, TRANSIT,
3 AND PEDESTRIAN FACILITIES].

4 **B. Buildings to Have Access**

5 Every building shall be on a lot abutting on a constructed public street with principal access to
6 such street, or with access to a constructed private street approved by the appropriate fire
7 authority, public works [PROJECT MANAGEMENT AND ENGINEERING] department,
8 development services department, traffic department, and planning department. This standard
9 may be waived by approval of the municipal engineer, traffic engineer, and the director.

10 **C. Addresses**

11 It is the responsibility of the property owner to affix street address numbers assigned by the
12 municipality to the affected building(s) or on another structure (natural or otherwise) nearer to the
13 street, to be plainly visible and legible from the street named in the address. Sub-addresses shall
14 [MUST] also be visible when approaching the building and on each applicable entrance.

15 **D. Alternative Equivalent Compliance**

16 **1. Purpose**

17 Alternative equivalent compliance is a procedure that allows development to meet the
18 intent of [THE DESIGN-RELATED PROVISIONS OF] this chapter through an alternative
19 design. [IT IS NOT A GENERAL WAIVER OR WEAKENING OF REGULATIONS.
20 RATHER, T]The procedure permits a site-specific plan that is equal to or better than the
21 strict application of a design standard specified in this title. This procedure is not
22 intended as a substitute for a variance or administrative modification or as a vehicle for
23 relief from standards in this chapter.

24 **2. Applicability**

25 The alternative equivalent compliance procedure shall be available only for the following
26 sections of this chapter:

27 a. Section 21.07.100, *Residential Design Standards*;

28 b. Section 21.07.110, *Community Use* [PUBLIC/INSTITUTIONAL] and *Commercial*
29 *Design Standards*;

30 c. Section 21.07.120, *Large Commercial Establishments*; and[.]

31 d. Subsection 21.09.080, *Building Design Standards (Girdwood)*.

32 **3. Pre-Application Conference Required**

33 An applicant proposing to use alternative equivalent compliance under this section shall
34 request and attend a pre-application conference prior to submitting the site plan for the
35 development, to determine the preliminary response from the director. Based on that
36 response, the site plan application shall include sufficient explanation and justification, in
37 both written and graphic form, for the alternative compliance requested.

38 **4. Decision-Making Responsibility**

39 Final approval of alternative equivalent compliance under this section shall be the
40 responsibility of the decision-making body responsible for deciding upon the application.
41 [FOR EXAMPLE, PROPOSED ALTERNATIVE EQUIVALENT COMPLIANCE ON A
42 MAJOR SITE PLAN APPLICATION SHALL BE CONSIDERED AND DECIDED UPON
43 BY THE URBAN DESIGN COMMISSION.] By-right projects that would not ordinarily

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The Assembly committee reduced the amount of time for staff to review and decide on this process, after hearing concerns from the development community.

PZC states: "Simplifies."

Administration Addition
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1 require review under this title, yet which are proposing alternative equivalent compliance,
2 shall receive written approval of the alternative equivalent compliance from the director.

3 **5. Timing of Decision**

4 If the director is the decision-making body, the director shall render a written decision
5 within 21 [30] days of receipt of an application for alternative compliance. Should a
6 decision not be rendered within 30 [40] days, the application shall stand as approved.

7 **6. Criteria**

8 To grant a request for alternative equivalent compliance, the decision-making body shall
9 find that all of the following criteria are met:

- 10 a. The proposed alternative design achieves the intent of the subject design
11 standard to the same or better degree than the subject standard.
- 12 b. The proposed alternative design achieves the goals and policies of the
13 comprehensive plan to the same or better degree than the subject standard.
- 14 c. The proposed alternative design results in benefits to the community that are
15 equivalent to or better than compliance with the subject design standard.

16 **7. Effect of Approval**

17 Alternative compliance shall apply only to the specific site for which it is requested and
18 does not establish a precedent for assured approval of other requests.

19 **21.07.020 NATURAL RESOURCE PROTECTION**

20 **A. Purpose**

21 The municipality contains many natural amenities that [, INCLUDING STREAMS, NATURAL
22 DRAINAGES, WILDLIFE HABITAT AREAS, WATER BODIES, SCENIC FEATURES SUCH AS
23 MOUNTAINS AND COASTAL AREAS, WETLANDS, AND HILLSIDES, AS WELL AS
24 SIGNIFICANT AMOUNTS OF NATIVE FOREST, TREE COVER, AND OPEN SPACE, ALL OF
25 WHICH] contribute to the municipality's character, public health, quality of life, and property
26 values. The requirements of this section are intended to ensure that the natural character of the
27 municipality is reflected in patterns of development and redevelopment, where feasible and
28 appropriate [AND SIGNIFICANT NATURAL FEATURES ARE INCORPORATED INTO OPEN
29 SPACE AREAS].

30 **B. Stream, Water Body, and Wetland Protection**

31 **1. Purpose**

32 The following requirements are intended to promote, preserve, and enhance the
33 important hydrologic, biological, ecological, aesthetic, recreational, and educational
34 functions provided by streams, associated riparian areas, water bodies, and wetlands,
35 particularly by minimizing impervious surface and by reducing erosion and the
36 contamination of streams, wetlands, and water bodies by pollutants or invasive plants.

37 **2. Applicability**

38 This subsection 21.07.020B. shall apply to new development, except for the following
39 development or activities:

- 40 a. Maintenance and repair of existing public roads, utilities, and other public
41 facilities within an existing right-of-way or easement, or otherwise within a
42 setback;

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PZC states: “If all permits have to be obtained before final approval was granted, there would be time delays. Granting approval conditioned on permits being obtained puts pressure on the government to act on the permit request.”

The Administration proposed to return stream setback widths to their current code widths, with the exception of the R-10 district, which is proposed to be half of its current code width. The Assembly committee, in accordance with the Hillside District Plan (HDP), recommends that stream setbacks within the HDP area be 50 feet wide.

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- 1 b. Flood prevention or rehabilitation work carried out by a government agency or
2 approved by a government agency;
- 3 c. Maintenance and repair of flood control structures and activities in response to a
4 flood emergency; and
- 5 d. Wetland, stream channel, and wildlife habitat restoration, construction, and/or
6 enhancement that improves or restores the wetland or stream functions, provided
7 that the proposed activity is approved by the appropriate agency such as the
8 U.S. Corps of Engineers or the Alaska department of fish and game.

9 **3. Relationship to Other Regulations**

- 10 a. This subsection 21.07.020B. does not repeal or supersede any existing federal,
11 state, or local laws, easements, covenants, or deed restrictions. When this
12 subsection imposes a higher or more restrictive standard than found in another
13 applicable ordinance, statute, or regulation, this subsection shall apply.
- 14 b. No person shall engage in any activity that will disturb, remove, drain, fill, dredge,
15 clear, destroy, or alter any area, including vegetation, within a wetland that falls in
16 the jurisdiction of the federal government and its agencies, except as may be
17 expressly allowed under a permit issued by the appropriate federal agency.
- 18 c. The decision-making body may **[SHALL NOT]** grant final approval to any
19 development or activity, including subdivisions and rezonings, in a wetland that
20 falls within the federal government's jurisdiction conditioned upon **[UNTIL]** all
21 necessary federal approvals and permits having **[HAVE]** been obtained.

22 **4. Buffer/Setback Requirements**

- 23 a. **Water Courses**
- 24 i. In all zoning districts except for the R-10 district and the area covered by
25 the Hillside District Plan, buildings, accessory structures, and parking lots
26 shall be set back at least **25 [50]** feet horizontally from the ordinary high-
27 water mark on each side of streams or, if not readily discernible, from
28 each side of the defined bank of the stream. In the R-10 district and in
29 the area covered by the Hillside District Plan, the setback shall be **50**
30 **feet**. Except as provided in B.6. below, no disturbance is permitted in the
31 **[50-FOOT]** setback area.
- 32 ii. In all zoning districts, buildings, accessory structures, and parking lots
33 shall be set back at least 10 feet horizontally from the edge of each side
34 of drainageways and ephemeral channels defined or verified by the
35 **public works** **[PROJECT MANAGEMENT AND ENGINEERING]**
36 department. Except as provided in B.6. below, no disturbance is
37 permitted in the 10-foot setback area. The **public works** **[PROJECT**
38 **MANAGEMENT AND ENGINEERING]** department may require a greater
39 setback, if in their professional judgment, the additional setback is
40 necessary to provide for groundwater discharge zones or infiltration
41 areas, the disturbance of which would alter natural flow characteristics.
- 42 iii. Segments of streams or tributaries that are contained underground in
43 pipes or culverts have no setback.
- 44 iv. For parcels where there are wetlands contiguous with a stream, setback
45 requirements are listed in table 2 of the *Anchorage Wetlands*
46 *Management Plan*.

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Amendments for clarity.

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b. Alternate Setback Option for Stream Corridor

- i. A stream channel alteration or restoration project may create [DEVELOP] a “stream corridor” containing appropriate meander widths [DISTRIBUTED] based on topographic conditions and hydraulic design. Where established, the “stream corridor” shall be the stream setback for the purposes of municipal code.
- ii. The stream corridor width shall be subject to public works [PROJECT MANAGEMENT AND ENGINEERING] department approval.
- iii. Stream corridor widths shall be based on appropriate reference stream reaches, considering slope, soils, discharge, elevation, and channel pattern and function and shall not be less than 100 feet wide.
- iv. The design of the new stream channel [ALTERATION] may meander within this corridor. Channel alteration design shall comply with subsections 6.c. and 6.d. below. The ordinary high water mark of the designed channel shall not come within 25 feet of the edge of the corridor, and not more than 20 percent of its length shall be within 25 to 35 feet of the edge of the corridor.
- v. Before site work begins, the stream corridor shall be established by a recorded survey or an approved plat.

c. Wetlands

- i. To the maximum extent feasible, class A and those class B wetlands which, as a result of a U.S. Corps of Engineers decision or permit condition, are not authorized for development, shall be platted into separate tracts and not included as part of a development lot. Wetland classes are defined and delineated in the *Anchorage Wetlands Management Plan*.
- ii. Except as provided in B.6. below, all buildings, accessory structures, fills and other storage of materials, and parking lots shall be set back at least 15 feet horizontally from the delineated edge of all class A wetlands, and all portions of class B and C wetlands not authorized for development; no disturbance is permitted in the 15-foot setback area.

d. Water Bodies

In all districts, buildings, accessory structures, and parking lots shall be set back at least 25 feet horizontally from the edge of water bodies. The setback shall be vegetated, except for minimal areas to allow for access to those uses such as docks, boathouses, and floatplane storage that require direct access to a water body by their very nature or function.

e. Credit for Other Requirements of this Title

Stream, water body, and wetland setback areas shall be credited toward any applicable private open space requirements or landscaping requirements only if such setback areas serve the purposes of those requirements as set forth in this title.

5. Boundary Delineation

a. Official Definitions and Standards

- i. In cases where water courses or water bodies are not mapped and recorded in official plans or other documents, delineation of such features shall be made according to public works [PROJECT

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Administration Addition
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1 [MANAGEMENT AND ENGINEERING] department procedures, and shall
2 be subject to formal verification by the public works [PROJECT
3 MANAGEMENT AND ENGINEERING] department.

- 4 ii. In cases where wetlands are not mapped and recorded in official plans
5 or other documents, including the *Anchorage Wetlands Management*
6 *Plan*, delineation of such features shall be performed using procedures
7 as described by the U.S. Corps of Engineers. Delineations shall be
8 subject to formal verification by [THE DEPARTMENT AND/OR] the U.S.
9 Corps of Engineers.

10 b. **Water Course Boundaries**

11 Water course boundaries shall be delineated at the ordinary high-water mark or,
12 if not readily discernible, the defined bank of the stream, as those terms are
13 defined in chapter 21.14. In those instances where the defined bank of the water
14 course is not readily discernable, the public works [PROJECT MANAGEMENT
15 AND ENGINEERING] department shall establish the effective ordinary high-
16 water mark. The public works [PROJECT MANAGEMENT AND ENGINEERING]
17 department shall maintain the official record of all water course boundaries.

18 c. **Wetland Boundaries**

19 i. *Mapped Wetlands*

20 Boundary delineation of wetlands shall be established by reference to
21 the *Anchorage Wetlands Management Plan*, which is available for
22 reference in the department and which is hereby adopted and
23 incorporated into this title by reference. Plats shall depict class A and B
24 wetland boundaries, and boundaries of class C wetlands that are not
25 authorized for development.

26 ii. *Unmapped Wetlands*

27 The review of a development proposal may discover a potential wetland
28 that has not been mapped or for which the boundaries have not been
29 clearly established. In such instances, the boundaries of the wetland
30 shall be delineated according to subsection 5.a.ii. above. Any new
31 wetland boundaries delineated herein shall be submitted to the U.S.
32 corps of engineers for approval.

33 6. **Development Standards**

34 a. **Activities, Uses, and Structures Allowed in a Required Water Course or**
35 **Wetland Setback With Prior Approval, As Noted**

- 36 i. With the appropriate approvals and/or permits and in accordance with
37 the conditions of subsection 6.c. below, maintenance, including
38 placement of riprap, debris removal, glaciation control, sediment
39 removal, protection of adjacent or downstream property from flooding,
40 soil stabilization, and erosion control, may be performed within the water
41 course and/or the setbacks described in B.4. above. Appropriate
42 approvals and/or permits may include a U.S. Corps of Engineers permit,
43 a municipal flood hazard permit, or a storm water treatment plan
44 approval.

- 45 ii. Channel alteration, including restoration and relocation projects, with
46 appropriate state and federal permits and in accordance with the
47 conditions of 6.c. below, are allowed.

- 48 iii. Culvertization of water courses, with any appropriate permits, is allowed.

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These amendments retain current code allowances for use of the stream setback area, but make changes to those allowances for the increased setback width in the Hillside District Plan area.

Administration Addition
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- 1 iv. Redevelopment of structures or uses existing on [effective date] is
2 allowed in the setback where:
- 3 (A) The director determines there is no practical or feasible
4 alternative to encroaching into the setback; and
- 5 (B) The redevelopment does not increase the encroachment over
6 the existing situation.
- 7 v. On undeveloped platted lots existing before [effective date] where the
8 director determines the setback precludes practical or feasible
9 development of the lot, the director shall approve a site plan that allows
10 but minimizes encroachment into the setback.
- 11 b. **Activities, Uses, and Structures Allowed in a Required Water Course or**
12 **Wetland Setback Without Prior Approval, Unless Specifically Noted**
- 13 i. The following structures and uses of land or structures are permitted
14 generally perpendicular to the setback or stream edge within the stream,
15 drainageway, ephemeral channel, wetland, and water body setback,
16 where it is necessary in order to cross or enter the feature:
- 17 (A) Roads, driveways, trails, and other transportation and public
18 recreation facilities;
- 19 (B) Utility facilities pursuant to 6.d. below;
- 20 (C) Drainage facilities, in accordance with subsection 21.07.040 and
21 approved by the public works [PROJECT MANAGEMENT AND
22 ENGINEERING] department.
- 23 ii. The following structures and uses of land or structures are permitted
24 parallel to the stream within the outer 10 [15] feet (15 feet in the R-10
25 district and in the area covered by the Hillside District Plan) of the
26 setback:
- 27 (A) Public recreation facilities such as [OTHER THAN] trails;
- 28 (B) Utility facilities pursuant to 6.d. below;
- 29 (C) On-site snow storage piles in accordance with subsection
30 21.07.040F., Snow Storage and Disposal;
- 31 (D) Drainage facilities, in accordance with subsection 21.07.040 and
32 approved by the public works [PROJECT MANAGEMENT AND
33 ENGINEERING] department; and
- 34 (E) Only in the area covered by the Hillside District Plan, I[L]awns,
35 landscaping, play equipment, fences, pervious decks, unpaved
36 patios, and other similar features that are based on a pervious
37 surface.[.]
- 38 The structures and uses listed in subsections ii.(A)-(D) above are
39 allowed provided that utility facilities and applicable drainage facilities are
40 buried, and provided that all disturbed areas shall be revegetated with
41 trees, shrubs, and ground cover similar to natural vegetation in the area.

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Administration Addition

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Assy Cmte Addition

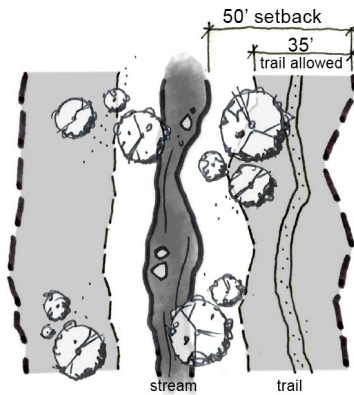
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1 Revegetation is to occur during the same growing season, except as
2 otherwise permitted by the director.

- 3 iii. Only in the area covered by the Hillside District Plan, t trails are
4 permitted parallel to the stream within the outer 35 feet of the setback.
5 Through the design and permitting process, trails may be located closer
6 to the stream for a justified reason, such as overcoming a physical,
7 topographical, or land ownership constraint, or taking advantage of a
8 viewpoint.



- 9
10 iv. All disturbed areas associated with permitted activities shall be
11 revegetated with landscaping similar to the natural vegetation of the
12 area. Revegetation shall occur during the same growing season as the
13 permitted activity, unless otherwise permitted by the director.

14 c. **Conditions**

15 All work within a water course or water course setback, whether permitted by-
16 right or allowed through a specific approval process, shall meet the following
17 conditions, along with any other required permits:

- 18 i. Materials used or the removal of ground cover shall not create turbidity
19 or other water quality problems;
- 20 ii. There shall be no increase in flooding or erosion problems upstream or
21 downstream;
- 22 iii. If applicable, flow lines of the altered section of the water course shall
23 match those in the existing water course at the endpoints of the
24 alteration;
- 25 iv. If applicable, the gradient/meander balance, grade control, and bed
26 stability shall be adequate to maintain the natural stream function of
27 water conveyance and sediment transport, in accordance with the
28 judgment of the **public works** [PROJECT MANAGEMENT AND
29 ENGINEERING] department; and
- 30 v. If applicable, the alteration shall have no negative effect on fish habitat.

31 d. **Prohibited Activities**

- 32 i. No person shall engage in any activity that will disturb, remove, fill, drain,
33 dredge, clear, destroy, or alter an area, including vegetation, within water

Page 315 ANNOTATION

PZC states: “The Anchorage Wetlands management Plan controls and if there are changes to it, Title 21 should not have to be amended.”

Administration Addition
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- 1 courses, water body edges, wetlands, or their associated setback areas,
2 except as may be expressly allowed in this section or title.
- 3 ii. Except as allowed in 6.a. and 6.b. above, channel alteration is prohibited
4 unless required in emergency situations. In emergency situations, the
5 municipal engineer shall be notified on the next business day after
6 channel alteration has begun. After inspection, the municipal engineer
7 shall prescribe any measures necessary to meet the conditions of 6.c.
8 above. For the purposes of this standard, an "emergency" is a situation
9 which would result in an unacceptable hazard to life, a significant loss of
10 property, or an immediate, unforeseen, and significant economic
11 hardship if corrective action requiring a permit is not undertaken
12 immediately.
- 13 iii. No storage or processing of hazardous materials or other substances
14 that would constitute a violation of AMC chapter 15.40 is permitted.
- 15 e. **Utilities**
16 Utilities and potable water wells, may be allowed in a setback area only if the
17 decision-making body determines that there is no practical alternative. Any
18 disturbance of the setback area shall be reclaimed by regrading to original
19 contours and revegetation with native species. Provisions for reclamation of the
20 disturbed area shall be included in any development or improvements agreement
21 for the project, with adequate collateral to guarantee the reclamation will be
22 completed. Utility corridors in setback areas shall be located at the outside edge
23 of the area or if crossing the setback laterally shall disturb only the minimum area
24 necessary to install the utility. Access roads for maintenance of utilities shall be
25 located outside the setback area to the maximum extent feasible. Access for
26 maintenance of utilities in setback areas shall be at specific points rather than
27 parallel to the utility corridor whenever possible.
- 28 f. **Recreation, Education, or Scientific Activities**
29 Structures and improvements for recreational, educational, or scientific activities
30 such as trails, swimming beaches, docks, fishing access, and wildlife
31 management and viewing may be permitted in a setback area by the appropriate
32 government agency.
- 33 7. **Preservation and Restoration of Vegetation**
34 All existing vegetation within the stream or wetland setback area shall be preserved and,
35 where necessary to repair damaged riparian areas, supplemented with additional native
36 planting and landscaping. The removal of trees or vegetation that are a threat to the
37 public health, safety, or welfare; the removal of species identified as invasive by the state
38 of Alaska; or the removal of dead or naturally fallen trees or vegetation, shall be exempt
39 from this requirement.
- 40 8. **Implementation of Anchorage Wetlands Management Plan**
41 a. **Zoning and Platting Actions**
42 Zoning and platting actions taken under this title shall be consistent with the
43 *Anchorage Wetlands Management Plan*. **AND THE APPLICABLE STANDARDS**
44 **DESCRIBED BELOW.**
- 45 i. **"A" WETLANDS**
46 **WETLANDS DESIGNATED "A" IN THE ANCHORAGE WETLANDS**
47 **MANAGEMENT PLAN AND IN TABLE 2 OF THAT PLAN SHALL BE**

Page 316 ANNOTATION

Administration Addition
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PZC Addition
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1 PROTECTED AS INDICATED IN THAT TABLE AND IN CHAPTER 4 OF
2 THE ANCHORAGE WETLANDS MANAGEMENT PLAN.

3 ii. **"B" WETLANDS**

4 NEW DEVELOPMENT PLANS IN "B" WETLANDS SHALL OBTAIN A
5 U.S. CORPS OF ENGINEERS PERMIT, CONCURRENT WITH OR
6 PRIOR TO NECESSARY APPROVAL BY THE PLATTING BOARD
7 AND/OR THE PLANNING AND ZONING COMMISSION. IN ORDER TO
8 MAXIMIZE PROTECTION OF WETLANDS DESIGNATED "B," IN
9 ADDITION TO THE CRITERIA NORMALLY CONSIDERED IN
10 SUBDIVISION, SITE PLAN, AND CONDITIONAL USE APPLICATIONS,
11 THE PLATTING AUTHORITY OR THE PLANNING AND ZONING
12 COMMISSION SHALL, PRIOR TO APPROVAL, MAKE EXPLICIT
13 FINDINGS THAT, OR THE APPLICANT SHALL CERTIFY WITH THEIR
14 U.S. CORPS OF ENGINEERS PERMIT THAT:

15 (A) THE PROPOSED DESIGN AND PLACEMENT OF
16 ROADWAYS, UTILITY LINES, AND STRUCTURES WILL NOT
17 INTERFERE WITH THE NATURAL DRAINAGE FUNCTION
18 INDICATED IN THE REQUIRED HYDROLOGIC STUDIES OR
19 THAT SUCH INTERFERENCE CAN BE ADEQUATELY
20 MITIGATED TO MAINTAIN THE NATURAL DRAINAGE
21 FUNCTION;

22 (B) THE SOILS IN THE AREA PROPOSED FOR DEVELOPMENT
23 SHALL ADEQUATELY SUPPORT ROADWAYS AND
24 STRUCTURES, OR THAT PROPERLY DESIGNED ROADS
25 AND FOUNDATIONS WILL BE PROVIDED; AND

26 (C) HABITAT AREAS IDENTIFIED IN FEDERAL, STATE, OR
27 MUNICIPAL DOCUMENTS SHALL BE ADEQUATELY
28 PROTECTED.

29 MAINTENANCE OF OPEN SPACE IN ITS NATURAL STATE SHALL BE
30 REQUIRED WHERE THE PLATTING AUTHORITY OR THE PLANNING
31 AND ZONING COMMISSION DETERMINES THAT SUCH OPEN
32 SPACE IS NECESSARY TO PROTECT THE HYDROLOGIC AND
33 HABITAT VALUES OF WETLANDS ON THE PROPERTY BEING
34 DEVELOPED OR ON ADJACENT PROPERTY. AREAS WHERE OPEN
35 SPACE IS TO BE PRESERVED IN ITS NATURAL STATE SHALL BE
36 INDICATED ON THE PLAT OR APPROVED SITE PLAN. THE
37 PLATTING AUTHORITY AND PLANNING AND ZONING COMMISSION
38 MAY REQUIRE SUCH LAND DEVELOPMENT TECHNIQUES AND
39 SUCH ADDITIONAL CONDITIONS AS MAY BE APPROPRIATE TO
40 CARRY OUT THE INTENT OF THE ANCHORAGE WETLANDS
41 MANAGEMENT PLAN AND SUCH OTHER WETLANDS STUDIES AS
42 MAY BE RELEVANT.

43 iii. **"C" WETLANDS**

44 WHEN APPROVING PLATS OR CONDITIONAL USE PERMITS IN
45 WETLANDS DESIGNATED "C" UNDER THE PLAN, THE PLATTING
46 AUTHORITY OR THE PLANNING AND ZONING COMMISSION SHALL,
47 WHENEVER APPLICABLE, INCLUDE THE RECOMMENDED
48 CONSTRUCTION MITIGATION TECHNIQUES AND CONDITIONS AND

Page 317 ANNOTATION

PZC recommended deletion of some of the purpose statements with no explanation.

Administration Addition
[ADMINISTRATION DELETION]

PZC Addition
[PZC DELETION]

Assy Cmte Addition
[ASSY CMTE DELETION]

Tech Edit Addition
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ENFORCEABLE POLICIES IN TABLE 2 OF THE ANCHORAGE WETLANDS MANAGEMENT PLAN.]

b. Application of Plan to Approved Projects

Conditional uses and preliminary plats approved prior to March 12, 1996, the date of adoption of the revised *Anchorage Wetlands Management Plan*, shall not have additional conditions imposed upon them as a result of requirements of the plan except as follows:

- i. The "A" designation shall apply regardless of prior approvals.
- ii. Approved plats or conditional uses in wetlands that are returned to the platting authority or planning and zoning commission for major amendment may be examined for conformity with goals and enforceable policies of the *Anchorage Wetlands Management Plan*.
- iii. A new U.S. Corps of Engineers permit is required.

C. Step Slope Development

1. Purpose

The purpose of this subsection 21.07.020C. is to establish standards that help achieve the following objectives for development on steep slopes:

- a. Prevent soil erosion and landslides;
- b. Provide safe circulation of vehicular and pedestrian traffic to and within hillside areas and to provide access for emergency vehicles necessary to serve the hillside areas;
- c. Encourage only minimal grading that relates to the natural contour of the land and discourage mass grading of large pads and excessive terracing;
- d. Encourage building types, grading design, lot sizes, site design, density, arrangement, and spacing of buildings in developments in sloped areas that integrate into the natural terrain with minimal re-contouring, in accordance with adopted goals and policies;
- e. Encourage innovative architectural, landscaping, circulation, and site design;
- f. **[ENCOURAGE THE PROTECTION OF VISUALLY SIGNIFICANT AND/OR PROMINENT NATURAL FEATURES, SUCH AS RIDGELINES AND ROCK OUTCROPPINGS;]**
- f. Incorporate drainage design that does not adversely impact neighboring or nearby properties, downstream properties, receiving waters, and public infrastructure; and
- g. Encourage the retention of **[NATURAL, INDIGENOUS]** vegetation that **[PROVIDES WILDLIFE HABITAT,]** helps retain runoff, and maintains the area's visual character.

2. Applicability

- a. **Except as noted in subsection 2.b. below, a** **[A]**ny lot with an average slope of 20 percent or greater, or where adverse conditions associated with slope stability, erosion, or sedimentation are present as determined by the municipal engineer, shall comply with the standards of this subsection 21.07.020C. Lots being

Page 318 ANNOTATION

This amendment clarifies that the steep slope section applies to naturally occurring slopes, and not to situations, such as old gravel pits, where humans have created the steep slopes.

The Assembly committee requested more flexibility in marking the boundary of construction.

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 subdivided shall comply with chapter 21.08, including subsection 21.08.030H.,
2 *Subdivisions on Slopes*, if applicable.

3 b. This section applies to naturally occurring steep slopes and not to those that
4 result from human activities, such as gravel extraction.

5 **3. Standards**

6 Except as allowed in subsection C.4. below, all proposed development subject to this
7 section shall comply with the following standards.

8 a. ***Determination of Original/Natural Grade***

9 Original/natural grade shall be as defined in chapter 21.14. If there has been
10 previous development on the lot (e.g., gravel extraction), the director shall
11 determine original/natural grade, taking into account the previous development,
12 the existing grade of surrounding lots, the availability of information on pre-
13 development grade, and the feasibility of using pre-development grade.

14 b. ***Slopes Greater than 30 Percent***

15 That contiguous portion of any lot which is 5,000 square feet or larger with slopes
16 steeper than 30 percent shall remain undisturbed, except as allowed in
17 subsection C.4. below.

18 c. ***Site Disturbance Envelope***

19 i. There shall be a site disturbance envelope on each applicable lot. Earth
20 disturbance and vegetation clearing shall be limited to the site
21 disturbance envelope. Clearing, grubbing, or grading outside the site
22 disturbance envelope is prohibited except to modify fuels in order to
23 reduce fire risk, or to accommodate utility service connections.

24 ii. The size of the site disturbance envelope shall be as follows:

25 (A) Lots less than 40,000 square feet: 60 percent of the lot area
26 maximum.

27 (B) Lots 40,000 square feet to two acres in area: 20,000 square feet
28 maximum.

29 (C) Lots over two acres but less than five acres: 30,000 square feet
30 maximum.

31 (D) Lots five acres or greater: 40,000 square feet maximum.

32 iii. Areas outside the site disturbance envelope shall not be used for
33 stockpiling materials or excess fill, construction vehicle access, storage
34 of vehicles during construction, or similar uses. Temporary construction
35 fencing or some similar manner of demarcation approved by the director
36 shall be installed around the perimeter of the site disturbance envelope,
37 to be removed after the final certificate of zoning compliance is issued.

38 iv. The front setback of the lot may be reduced to 10 feet.

39 v. If the average slope of the site disturbance envelope is less than 20
40 percent, the development is exempt from subsections 3.e., 3.f., 3.g., 3.h.,
41 and 3.i.

Page 319 ANNOTATION

PZC states: “The additional square footage is needed for flexibility in building, especially a house with a walkout basement on the downhill side.”

Retaining wall heights in this section were adjusted to match the changes PZC made in subsection e. above.

Due to changes in the landscaping section that eliminated the landscaping units system, amendments were made throughout the code to translate the proposed units into a concrete number of trees and shrubs. An option is provided for planting between parallel retaining walls.

Administration Addition
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PZC Addition
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Assy Cmte Addition
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Tech Edit Addition
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- 1
2
3
- d. **Cutting, Grading, and Filling**
- i. Cutting and grading to create benches or pads for buildings or structures shall be limited to within the site disturbance envelope.
- 4
5
6
7
8
- ii. Cut and fill slopes shall be entirely contained within the site disturbance envelope. The toe of any fill slope not utilizing an engineered retaining structure, and any engineered retaining structure shall be a minimum of 15 feet from any property line, except for the property line abutting the street from which driveway access is taken.
- 9
10
- iii. Cut and fill slopes shall be designed to provide a natural transition into the existing terrain by feathering and rounding.
- 11
12
13
14
- e. **Raising or Lowering of Natural Grade**
- The original, natural grade of a lot shall not be raised or lowered more than ten **[FOUR]** feet at any point for construction of any structure or improvement, except:
- 15
16
17
18
- i. The site's original grade may be raised or lowered a maximum of ten **[SIX]** feet if retaining walls are used to reduce the steepness of constructed slopes, provided that the retaining walls comply with the requirements set forth in this subsection.
- 19
20
21
- ii. As necessary to construct a driveway from the street to a garage or parking lot **[AREA]**, grade changes or retaining walls up to ten **[SIX]** feet may be allowed.
- 22
23
24
- iii. For the purposes of this subsection 21.07.020C.3.e., basements and buildings set into a slope are not considered to lower the natural grade within their footprint.
- 25
26
27
28
29
30
31
32
- f. **Retaining Walls**
- Retaining walls may be used to maximize the usable area on a lot within the site disturbance envelope. Generally, a retaining wall shall be no higher than 10 **[SIX]** feet, except that a wall varied in height to accommodate a variable slope shall have an average height no greater than 10 **[SIX]** feet and a maximum height no greater than 15 **[EIGHT]** feet in any 100-foot length. Parallel retaining walls may be used to overcome steep slopes, provided the following standards are met:
- 33
34
35
36
37
38
- i. The minimum distance between walls shall be six feet;
- ii. The maximum allowable slope between walls shall be 3H:1V; and
- iii. The area between the walls shall be landscaped with one of the following per 20 linear feet, [TREES, SHRUBS, OR BOTH AT A RATE OF 0.5 LANDSCAPE UNITS PER LINEAR FOOT] measured along the length of the lower retaining wall:[.]
- 39
40
41
42
- (A) One tree and six shrubs; or
- (B) Three shrubs that are at least five feet high at the time of planting, and four other shrubs meeting the standards of 21.07.080.
- 43
- A higher wall is permitted:

Page 320 ANNOTATION

At the request of the Assembly committee, flexibility is proposed--a higher retaining wall is allowed through a review process.

Administration Addition
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Assy Cmte Addition
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- 1 i. Where used internally at the split between one- and two-story portions of
2 a building; **[AND]**
- 3 ii. Where substantially hidden from public view at the rear of a building,
4 where it may not exceed the eave height of the building; **[or.]**
- 5 iii. **Through an administrative site plan review that examines the drainage,**
6 **safety, and visual impacts.**
- 7 **g. Natural Drainage Patterns**
- 8 i. Site design shall not change natural drainage patterns, except as
9 provided below.
- 10 ii. All grading and drainage shall comply with section 21.07.040, title 23, the
11 *Design Criteria Manual* (current approved edition), and the municipality's
12 *Storm Water Treatment Plan Review Guidance Manual*.
- 13 iii. Except where otherwise provided in this section, development shall
14 preserve the natural surface drainage pattern unique to each site as a
15 result of topography and vegetation. Grading shall ensure that drainage
16 flows away from all structures. Natural on-site drainage patterns may be
17 modified on site only if the applicant shows that there will be no
18 significant adverse environmental impacts on site or on adjacent
19 properties. If natural drainage patterns are modified, appropriate
20 stabilization techniques shall be employed.
- 21 iv. Development shall not adversely impact adjacent and surrounding
22 drainage patterns.
- 23 **h. Ground Cover and Revegetation**
- 24 Ground cover and vegetation shall be maintained to control erosion and
25 sedimentation. All areas that are denuded for any purpose shall be revegetated
26 or the soils stabilized to prevent erosion and sedimentation prior to November 1
27 of the year of construction. No excavation shall be permitted after November 1
28 or before May 1 except under emergency conditions, as determined by the
29 building official.
- 30 **i. Building Design Standards**
- 31 The purpose of the building design standards is to minimize site disturbance,
32 avoid extreme grading required by large building pads on steep slopes, and
33 reduce the risk of damage from natural hazards.
- 34 i. All buildings and structures shall have a foundation which has been
35 designed by a professional engineer, architect, or other qualified
36 professional.
- 37 ii. At any given point, the height of the structure shall not exceed 25 feet
38 above the original (natural) grade.
- 39 **4. Slopes Greater Than 30 Percent**
- 40 **a. Purpose**
- 41 The requirements of this section are intended to allow consideration of
42 development on slopes up to 50 percent. In order to assure the safety and
43 stability of such development and to reduce offsite impacts, additional submittals
44 are required as described in this subsection. Nothing in this subsection
45 guarantees approval to disturb slopes greater than 30 percent.

Page 321 ANNOTATION

Administration Addition
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- 1 **b. *Applicability***
2 If the site disturbance envelope as defined in C.3.c. above contains slopes over
3 30 percent, the standards of this section shall apply.
- 4 **c. *Slopes Greater Than 50 Percent***
5 All slopes greater than 50 percent shall remain undisturbed.
- 6 **d. *Existing Lots***
7 Notwithstanding other standards of this section, lots existing on [effective date]
8 that, due to the prevalence and/or distribution of slopes over 50 percent, are not
9 able to meet these standards, are allowed a site disturbance envelope of 20,000
10 square feet. Within this site disturbance envelope, slopes over 50 percent are
11 allowed to be disturbed.
- 12 **e. *Administrative Site Plan Review Required***
13 Development on slopes greater than 30 percent but not exceeding 50 percent
14 requires an administrative site plan review. In addition to the site plan approval
15 criteria set forth in subsection 21.03.180E., the approval criteria in subsection
16 4.g. below shall apply.
- 17 **f. *Additional Submittal Requirements***
18 In addition to the submittal requirements for an administrative site plan review,
19 the following information is required:
- 20 **i.** A geotechnical engineering report, stamped by an engineer licensed in
21 the state of Alaska, to include the following:
- 22 **(A)** Nature, distribution, strength, and stability of soils; conclusions
23 and recommendations for grading procedures; recommendations
24 for frequency of soil compaction testing, design criteria for
25 corrective measures; and opinions and recommendations
26 covering the adequacy of the site to be developed.
- 27 **(B)** Slope stability analysis: conclusions and recommendations
28 concerning the effects on slope stability of excavation and fill,
29 introduction of water (both on and offsite), seismic activity, and
30 erosion.
- 31 **(C)** Foundation investigation: conclusions and recommendations
32 concerning the effects of soil conditions on foundation and
33 structural stability, including permeability, bearing capacity, and
34 shear strength of soils.
- 35 **(D)** Specific recommendations for cut and fill slope stability, seepage
36 and drainage control, or other design criteria to mitigate geologic
37 hazards, slope failure, and soil erosion.
- 38 **(E)** Depth to groundwater in the wettest seasonal conditions, and to
39 bedrock, if less than 15 feet.
- 40 **(F)** Complete description of the geology of the site, a complete
41 description of bedrock and subsurface conditions and materials,
42 including artificial fill, soil depth, avalanche and mass wasting
43 hazard areas, fractures, or other significant features.

- 1 (G) A summary of field exploration methods and tests on which the
2 report is based, such as probings, core drillings, borehole
3 photography, or test pits. The public works [PROJECT
4 MANAGEMENT AND ENGINEERING] department shall confirm
5 that the analysis methods and age of data are a reliable gauge of
6 the site conditions and the potential impacts.
- 7 ii. A site development plan showing the following:
- 8 (A) Site disturbance envelope as set forth in C.3.c. above.
- 9 (B) Location of all driveways, and utility lines and installations.
- 10 (C) Location of all structures.
- 11 (D) Elevation drawings of all structures.
- 12 iii. Grading and drainage plans that provide the following:
- 13 (A) Topographic survey of existing conditions depicting at a
14 minimum two foot contour intervals on a legible site map of one
15 inch equaling 50 feet, or better.
- 16 (B) Proposed grading plan indicating limits of disturbed area,
17 finished grade at minimum two foot contour intervals, proposed
18 elevations of improvements, driveway grading at minimum 10
19 foot intervals measured on centerline, delineation of cut and fill
20 areas, constructed slopes, proposed drainage features, and
21 related construction.
- 22 (C) Drainage plans showing approximate locations for all surface
23 and subsurface drainage devices, retaining walls, dams,
24 sediment basins, storage reservoirs, and other protective
25 devices to be constructed with, or as part of, the proposed work,
26 together with a map showing drainage area, how roof and other
27 impervious surface drainage will be disposed, the complete
28 drainage network, including outfall lines and natural drainage
29 ways which may be affected by the proposed development, and
30 the estimated volume and rate of runoff of the area served by the
31 drains.
- 32 (D) A plan for erosion control and other specific control practices to
33 be employed on the disturbed area where necessary.
- 34 iv. A revegetation plan that shows:
- 35 (A) The type, size, location, and grade of vegetation that will be used
36 to complete the development plan and restore areas disturbed
37 during construction, on a scaled plan of one inch equaling 30
38 feet, or better.
- 39 (B) Slope stabilization measures to be installed.
- 40 g. **Standards**
- 41 The following subsections apply to development under this subsection C.4.:

- 1 i. 21.07.020C.3.c., *Site Disturbance Envelope*;
- 2 ii. 21.07.020C.3.d., *Cutting, Grading, and Filling*;
- 3 iii. 21.07.020C.3.g., *Natural Drainage Patterns*;
- 4 iv. 21.07.020C.3.h., *Ground Cover and Revegetation*; and
- 5 v. 21.07.020C.3.i., *Building Design Standards*.
- 6 h. **Approval Criteria**
- 7 i. The proposed development minimizes disruption of the natural
- 8 topography and protects natural features on the site in their natural state
- 9 to the greatest degree possible.
- 10 ii. The principal and accessory structures have been sited in such a
- 11 manner as to protect natural features of the site, minimize grading,
- 12 preserve the appearance of scenic vistas, and minimize the risk of
- 13 property damage and personal injury from natural hazards.
- 14 iii. The design of the structures includes massing, roof lines, exterior
- 15 materials and colors, and decking that complements the terrain and
- 16 complies with the building design standards set forth in paragraph C.3.i.
- 17 above.
- 18 iv. Proposed landscaping preserves the natural character of the area while
- 19 minimizing erosion and fire hazard risks to persons and property.
- 20 v. The drainage design of the development will have no adverse impact on
- 21 neighboring or nearby properties.
- 22 vi. Areas not well suited for development due to soil stability characteristics,
- 23 geology, hydrology limitations, or wastewater disposal, have been
- 24 avoided.

25 **D. Wildlife Management Corridors**

- 26 1. **Intent**
- 27 The purpose of this section is to reduce wildlife-human conflicts by managing certain
- 28 linear stream corridors to minimize adverse human-wildlife interactions and to facilitate
- 29 more safely the movement of wildlife in those corridors identified in this section. It is not
- 30 the intent of this section to reduce density that is otherwise allowed.
- 31 2. **Applicability**
- 32 This subsection shall apply within 200 feet on either side of the ordinary high water **mark**
- 33 of the following streams: Peters Creek and its tributaries upstream of the Old Glenn
- 34 Highway, Eagle River, South Fork of Eagle River (below the falls), Ship Creek (upstream
- 35 from Reeve Blvd.), Campbell Creek (upstream from Lake Otis Parkway), North Fork of
- 36 Little Campbell Creek (upstream from Elmore Road), Rabbit Creek, Little Rabbit Creek,
- 37 Indian Creek, Bird Creek, Penguin Creek, California Creek, Glacier Creek, Virgin Creek
- 38 and Portage Creek.
- 39 3. **Standards**
- 40 Within the area identified in subsection D.2. above, the following mandatory standards
- 41 shall apply:

PZC recommends requiring a report from ADF&G, but gave no explanation for this amendment.

These changes by PZC are intended to simplify the Private Open Space purpose statement.

Administration Addition
[ADMINISTRATION DELETION]

PZC Addition
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Assy Cmte Addition
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Tech Edit Addition
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- a. No new landfills, solid waste transfer stations, schools, or campgrounds are allowed.
- b. All outdoor trash receptacles shall be bear-resistant, and food shall not be stored outside.
- c. Roads, driveways, or trails, including bridges, **[SHALL BE SUBJECT TO THE SETBACK REQUIREMENTS OF THIS TITLE AND]** shall be designed to facilitate wildlife passage along streams and to minimize wildlife-human conflicts.
- d. Trails shall be sited with direct consultation with the state department of fish and game.

4. Discretionary Approvals

- a. Within the area identified in subsection D.2. above, the following standards, if applicable according to the report provided in accordance with subsection D.5. below, may be imposed by the planning and zoning commission and/or the platting board, during approvals **[SHALL BE CONSIDERED BY DECISION-MAKING BODIES DURING ANY DISCRETIONARY APPROVAL]**:
 - i. Location of new buildings and permanent structures, **[TRAILS, AND FENCES]**.
 - ii. Long-term retention of natural vegetation and terrain in a landscape pattern that provides cover for wildlife movement and directs wildlife **[THAT MOVEMENT THROUGH THE AREA,]** away from residential structures or other structures occupied on a frequent basis **[CENTERS OF HUMAN ACTIVITY]**.
- b. All applicable discretionary approvals under this section shall be referred to the Alaska department of fish and game, wildlife division, for their review, comments, and recommendations, which shall be considered by the decision-making body.

5. Review Report

All applications affected by this section shall be referred to the Alaska Department of Fish and Game for its review, comments, and recommendations, which shall be considered by the decision-making body. Recommendations for approval shall be supported by evidence in the report submitted by that department.

21.07.030 PRIVATE OPEN SPACE

A. Purpose

- 1. In residential development, private open space is intended to provide residents with opportunities for active and passive outdoor recreation, relaxation, and enjoyment. **[OPEN SPACE ENHANCES THE QUALITY AND LIVABILITY OF NEW DEVELOPMENT AND CAN PRESERVE VEGETATION, ACCESS TO LIGHT AND AIR, AND SCENIC VIEWS.]**
- 2. In nonresidential development, private open space is intended for the **[TO CONTRIBUTE TO THE WALKABILITY AND]** general quality of the public domain **[REALM]**, and to provide employees and customers with space for active or passive recreation and relaxation.

Page 325 ANNOTATION

The second sentence of B. is deleted, as it is redundant to section 21.07.030C on the next page, which provides the exemptions for single-family and the other uses.

The R-2F district is proposed to be deleted.

The R-4 private open space area requirement for townhouse structures is proposed to be made the same as for multifamily structures. Consistency across building styles makes the requirements simpler and easier to administer. Some development projects actually mix the two building styles. This change also gives the townhouse designer the same flexibility as given to multifamily buildings.

The private open space area requirement in the R-4 district is proposed to be adjusted from 125 to 120 square feet as a technical amendment to improve ease of use and administration. It is proposed so that the 25 percent area reduction available in the “incentive for high quality spaces” in subsection 21.07.030D.6., will result in a whole number (90 square feet).

The Administration proposes that the amount of private open space required for all non-residential development be capped at 2,000 square feet. This is consistent with the provisionally adopted cap for large retail stores in 21.07.130A.

Exemptions for single-family houses and several uses are moved here from another subsection. All exemptions from the private open space requirement are now listed in one place in this subsection.

Additional uses, establishments and buildings are proposed to be exempted.

Administration Addition
[ADMINISTRATION DELETION]

PZC Addition
[PZC DELETION]

Assy Cmte Addition
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Tech Edit Addition
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B. Applicability and Open Space Requirement

Development shall be required to set aside private open space according to the following minimum requirements. [SINGLE-FAMILY, TWO-FAMILY, AND TOWNHOUSE RESIDENTIAL USES ARE EXEMPT.] For the purposes of this section, gross floor area shall not include floor area devoted to parking or loading, or indoor private open space that meets the standards of C.4. below.

1. R-2M [AND R-2F] districts: 480 square feet of private open space per dwelling unit, or an area equal to five percent of the gross floor area of group living uses or nonresidential development.
2. R-3 district: 400 square feet of private open space per dwelling unit. At least half of the private open space shall be shared in common among the units. Group living uses and nonresidential development shall provide an area equal to five percent of the gross floor area for open space.
3. R-4 and R-4A districts: [FOR A MULTIFAMILY USE WITH TOWNHOUSE-STYLE CONSTRUCTION, 225 SQUARE FEET OF PRIVATE OPEN SPACE PER DWELLING UNIT, TO BE PROVIDED FOR THE EXCLUSIVE USE OF EACH DWELLING UNIT PER C.2. BELOW; FOR NON-TOWNHOUSE-STYLE MULTIFAMILY USES,] 120 [125] square feet of private open space per dwelling unit, and at least half of the private open space shall be shared in common among the units. Group living uses and nonresidential development shall provide an area equal to five percent of the gross floor area for open space.
4. B-1A, B-1B, B-3, RO, [NMU, CMU, AND RMU,] and nonresidential development in residential districts:
 - a. Private open space equal to five percent of the gross floor area of the nonresidential portion of the development shall be provided, up to a maximum requirement of 2,000 square feet.
 - b. Where dwelling units are part of the development, an additional 120 square feet of private open space per dwelling unit shall be provided, which shall not be combined with private open space for the nonresidential portion of the development. For townhouse-style construction, the private open space may be provided for the exclusive use of each dwelling unit. For other building types, at least half of the private open space shall be shared in common among the units.
5. DT [AND MT] districts: [to be determined through Downtown Plan [AND MIDTOWN PLAN] and regulations processes]

C. Exemptions

The following are exempt from the private open space requirement:

1. Single-family, two-family, mobile home, and townhouse residential uses;
2. Parks [AND OPEN AREAS], Public Safety Facility, Transportation Facility, Utility Facility, Telecommunication Facility, Agricultural Uses, Animal Boarding, Large Domestic Animal Facility;
3. Vehicles and Equipment, Manufacturing and Production, Warehouse and Storage, and Waste and Salvage use categories;
4. Any building floor area devoted to parking and/or loading; [AND]

Page 326 ANNOTATION

The term “average” is deleted because it is too complicated to measure “average slope”. It would require the use of contour lines on all site plans. The change carries forward the current MOA land use review practice for how to measure slope, which is simpler, familiar, and more flexible for site planners.

Slopes below 10 percent are generally considered suitable for outdoor recreational uses. Slopes above 10 percent are typically unsuitable for most recreational activities. Such slopes are commonly found on drainage swales or in property setbacks at the edge of a graded development site.

After a review requested by the Assembly Title 21 Committee, a 10 percent slope was found to be more appropriate and flexible than a maximum 5 percent average slope. Areas in the 5 to 10 percent slope category are generally suitable for informal play.

This change will exempt non-residential plazas and courtyards serving commercial and community uses from the requirement for a physical delineation from abutting public streets. Unlike residential private open space, community plazas do not necessarily need boundary delineation, privacy, or separation from abutting public streets.

Administration Addition
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PZC Addition
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Assy Cmte Addition
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Tech Edit Addition
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1 5. Any building floor area provided as indoor private open space that meets the standards of
2 subsection D.5. below; and

3 6. Any nonresidential building with less than 5,000 [1,000] square feet of gross floor area.

4 **D. Standards**

5 1. **Areas Not Credited**

6 Lands within the following areas shall not be counted towards required private open
7 space areas:

8 a. Setbacks with [AVERAGE] slopes over 10 percent;

9 b. Swales with side slopes over 10 percent, and d[D]rainage [EASEMENTS,]
10 ditches[, SWALES, AND OTHER AREAS INTENDED TO COLLECT AND
11 CHANNEL WATER];

12 c. Required site perimeter and parking lot landscaping;

13 d. Public or private streets or street rights of way;

14 e. Parking facilities, driveways, other motor vehicle circulation areas, loading areas,
15 and refuse collection areas; and

16 f. Land covered by structures not intended solely for recreational uses.

17 2. **Use of Private Open Space Areas**

18 Required private open space may be private yard, garden, patio, deck, balcony, or other
19 open space reserved for the exclusive use of a single dwelling unit. It shall be designed
20 for the occupants of a specific dwelling, and provided immediately adjacent to, and with
21 direct access from the dwelling. The minimum inside dimension for such an area used to
22 meet the private open space requirement shall be no less than 15 feet for ground level
23 spaces such as yards, or six feet for above ground level spaces such as balconies.
24 Individual private open space for the exclusive use of each dwelling unit shall have a
25 slope of 10 percent or less [AN AVERAGE SLOPE OF LESS THAN FIVE PERCENT].

26 3. **Physical Delineation**

27 A fence, hedge, earth berm, railings on decks, and/or other continuous linear landscaping
28 features shall define and separate ground-level private open space from abutting streets
29 and rights-of-way. Such features may be incorporated as part of required perimeter
30 landscaping. A nonresidential private open space such as a plaza or outdoor seating
31 area shall be exempt from the physical delineation requirement where it abuts a sidewalk
32 or other public pedestrian space. Private open space shall be separated from refuse
33 collection areas by L1 [L2] visual enhancement landscaping.

34 4. **Common Private Open Space**

35 Private open space areas to be used in common by residents and/or associated with
36 nonresidential uses or mixed uses are intended to be usable spaces that incorporate user
37 amenities facilitating passive or active recreation and relaxation. These areas shall meet
38 the following standards:

39 a. At least half of the common private open space shall be contiguous.

40 b. Common private open space shall be conveniently accessible to residents or
41 users of the development. The nearest building façade to the open space, any
42 façade sharing a corner with the nearest building façade, or any façade directly

Page 327 ANNOTATION

The dimension for a non-residential “high quality” open space is reduced to 20-feet, in order to be five feet (or 25 percent) wider than the minimum dimension for non-residential open spaces required by Title 21. This is more consistent with the size relationship between “high quality” and required open spaces for residential uses.

Administration Addition

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PZC Addition

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- 1 facing the open space, shall have a primary entrance. A walkway shall connect
2 common private open space to primary building entrances.
- 3 c. The minimum inside dimension for an area used to meet the requirement shall be
4 18 [20] feet for residential uses and 15 feet for nonresidential uses.
- 5 d. Common private open space may include lawn areas; picnic areas; gardens;
6 natural vegetation; equipped recreation areas; sports courts; hard surfaced
7 pedestrian spaces such as patios, decks, courtyards, housing courtyards, or
8 plazas; indoor private open space pursuant to C.5. below; and/or roof tops or
9 terraces.
- 10 e. Up to 25 percent of the total required open space area may be developed for
11 active recreation, such as with play equipment or delineated sports field.
- 12 **5. Indoor Private Open Space Option**
13 Up to 25 percent of the total required private open space for residential uses, and up to
14 50 percent of the total required private open space for nonresidential uses, may be
15 indoors. Such space:
- 16 a. Shall be located and designed to maximize sunlight access by providing one
17 square foot of transparent window and/or skylight area for each two square feet
18 of floor area of the indoor private open space;
- 19 b. Shall be climate controlled and furnished with features and amenities that
20 encourage its use;
- 21 c. Shall be accessible to all residents, or to all employees and customers of the
22 development; and
- 23 d. Shall not be combined with some other function, such as laundry or storage.
- 24 **6. Incentive for High Quality Spaces**
25 The total open space area requirement may be reduced by 25 percent if the largest
26 common open space area meets all the other requirements of this section and the
27 following standards:
- 28 a. Has less than an average five percent slope;
- 29 b. Is well-drained and not wetlands;
- 30 c. Has a minimum inside dimension of 25 feet for residential uses, or 20 feet for
31 nonresidential uses; and
- 32 d. Receives sunlight access on the majority of the open space for at least four
33 hours per day between the spring and fall equinox.
- 34 **7. Ownership**
35 All private open space areas not reserved for the exclusive use of a single dwelling unit
36 shall be owned jointly or in common by the owners of the development or permanently
37 preserved through some other mechanism satisfactory to the director. While private
38 open space may be platted into separate tracts, those tracts which provide required
39 private open space shall not be sold separately from the development.

1 **8. Fee In Lieu Prohibited**

2 The payment of fees in lieu of the set-aside of land for private common open space is
3 prohibited.

4 **21.07.040 DRAINAGE, STORM WATER TREATMENT, EROSION CONTROL, AND PROHIBITED**
5 **DISCHARGES**

6 **A. Purpose**

7 1. Drainage plans and the requirements of this section and the *Design Criteria Manual* are
8 intended to implement the following principles of drainage planning:

9 a. The design of a drainage system shall not transfer a problem from one location to
10 another.

11 b. Adequate space shall be provided for drainage conveyance and storage.

12 c. Good drainage design incorporates the effectiveness of the natural systems,
13 rather than negating, replacing, redirecting, or ignoring them. The features,
14 capacity, and function of the existing natural system shall be considered and
15 utilized.

16 d. Drainage and storm water management facilities shall be designed with ease of
17 maintenance, long-term function, sub-arctic climate function, protection of public
18 safety, and accessibility as primary considerations.

19 2. Other purposes of this section include:

20 a. Regulating development preparation and land-disturbing activity in order to
21 control erosion and sedimentation and accordingly to prevent water pollution
22 from sedimentation, to prevent accelerated erosion and sedimentation of lakes
23 and natural watercourses; and to prevent damage to public and private property
24 by erosion and/or sedimentation during and after construction;

25 b. Regulating storm water discharge to improve the quality of the environment for
26 residents of the municipality, administer the Municipal Separate Storm Sewer
27 permit, and manage impacts to the watersheds in the municipality; and

28 c. Minimizing point and non-point source pollution into the water bodies of the
29 municipality.

30 **B. Guidance Documents**

31 The municipal engineer shall develop, implement, and maintain various guidance manuals which
32 shall provide standards and guidelines for this section 21.07.040. The *Design Criteria Manual*
33 and the *Storm Water Treatment Plan Review Guidance Manual* are examples of such manuals.

34 **C. Emergencies**

35 Where site work **[MUST]** deviate^s from approved plans due to an emergency, the municipal
36 engineer shall be notified on the next business day. Changes to an approved plan shall be
37 submitted within 14 days to the **public works [PROJECT MANAGEMENT AND ENGINEERING]**
38 department. For the purposes of this section, an “emergency” is a situation which would result in
39 an unacceptable hazard to life, a significant loss of property, or an immediate, unforeseen, and
40 significant economic hardship if corrective action requiring a permit is not undertaken
41 immediately.

1 **D. Drainage**

2 **1. Intent**

3 A drainage plan shall show the post-development drainage patterns of the site.

4 **2. Applicability**

5 This section applies to all development within the municipality.

6 **3. Drainage Plan Required**

7 **a.** Applications for the following entitlements shall include a drainage plan:

8 **i.** A permit from the development services department, for projects that
9 include land disturbance;

10 **ii.** Subdivision plat (both preliminary and abbreviated plats);

11 **iii.** Site plan review (administrative and major); and

12 **iv.** Conditional use.

13 The drainage plan submittal requirement may be waived by the director and the
14 municipal engineer if both agree that such a plan is not necessary.

15 **b.** The drainage plan shall show the area affected by the application, as well as
16 watercourses, drainage and water quality easements, appropriate drainage
17 outfall for surface water, roof drainage, and other impervious surfaces, and any
18 other pertinent information, and shall address surface and subsurface drainage.
19 The drainage plan shall also indicate impacts, if any, on adjacent, up-gradient,
20 and down-gradient properties.

21 **c.** An approved drainage plan is required before any site work commences.

22 **4. Standards**

23 Drainage plans shall comply with the requirements of municipal code and the guidance of
24 the *Design Criteria Manual*. Post-development drainage plans shall be designed in a
25 manner such that there will be no adverse off-site impacts. Any net increase of water
26 volumes shall [MUST] be mitigated and/or directed to an adjacent drainage system or
27 receiving water that has the demonstrated capability to handle the new flows. The
28 municipality may require a dedicated drainage easement(s) to ensure the drainage is
29 consistent and compatible with surrounding drainage patterns.

30 **5. When No Permit is Required**

31 **a.** In situations where a building or land use permit is not required, all design and
32 construction activities shall comply with municipal code.

33 **b.** If the municipal engineer reasonably believes that a project is significant in nature
34 or that it will have negative impacts on surrounding property, water quality,
35 drainage, or the roadways, the municipal engineer may require submittal of a
36 drainage plan and a full review of the project. The applicant shall pay the
37 appropriate review fees for the review. If the project is under construction, the
38 municipal engineer may issue a stop work order until the project has been
39 reviewed and approved.

40 **c.** If a project has been completed and there are negative impacts on surrounding
41 property, water quality, drainage, or the roadways, the municipal engineer may
42 pursue enforcement actions under chapter 21.13.

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6. Exposure of Subsurface Flows

If, during site work, unexpected subsurface flows are exposed, the municipality shall be informed immediately. If the subsurface flow cannot be contained within the site and has a significant off-site impact, work shall cease immediately and shall not be resumed until a temporary flow management plan has been submitted to and accepted by the municipality. In addition, the developer shall amend the drainage plan to address the exposed flows and potential for glaciation and shall submit it to the municipality and receive approval before resuming site work other than temporary flow management.

E. Storm Water Treatment and Erosion and Sediment Control**1. Intent**

A storm water treatment plan shall show both the controls put in place during construction and any needed post-development controls to prevent erosion and protect water quality.

2. Applicability

Storm water treatment plan approval is required prior to commencement of land clearing or ground disturbing activities; the discharge of surface water (including from snow disposal sites); the construction, alteration, installation, modification, or operation of a storm water treatment or disposal system; demolition or utility work; connection to the municipal separate storm sewer system; work in water bodies, wetlands, or watercourses; or dewatering activities, except as listed in E.3. below. All construction, development, and maintenance activities shall be in accordance with the approved storm water treatment plan.

3. Nonconformities

No nonconforming rights are granted for this section 21.07.040E.

4. Exceptions

A storm water treatment plan shall not be required for the following. An erosion control plan may still be required if the discharge is so concentrated as to cause soil disturbance. The municipal engineer may waive the requirement for a storm water treatment plan for other activities that, in his or her judgment, will not create erosion or impair water quality.

- a. Building improvements where no earth is disturbed;
- b. Any earth disturbance that is less than 500 square feet in area;
- c. Agricultural activities (not including site landscaping). Discharges from agricultural activities are still subject to water quality standards and potential enforcement for illicit discharges to watercourses or the storm sewer system;
- d. Discharges of the following into the municipal separate storm sewer system:
 - i. Uncontaminated water line flushing;
 - ii. Residential irrigation water;
 - iii. Rising ground waters;
 - iv. Uncontaminated ground water infiltration;
 - v. Uncontaminated discharges from potable water sources;
 - vi. Foundation drains;
 - vii. Air conditioning condensate;

This amendment is consistent with when a land use permit is required for land clearing.

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- 1 viii. Springs;
- 2 ix. Uncontaminated water;
- 3 x. Individual residential car washing;
- 4 xi. Flows from riparian habitats and wetlands;
- 5 xii. De-chlorinated swimming pool discharges;
- 6 xiii. Street wash waters; or
- 7 xiv. Flows from emergency fire fighting activity.

8 **5. Submittal Requirements and Review Procedure**

9 Storm water treatment plans shall be submitted to the **public works** [PROJECT
10 MANAGEMENT AND ENGINEERING] department on the form provided. The submittal
11 shall include plans for both temporary (during construction) and permanent storm water
12 treatment and erosion control, and any supplementary information required in the user's
13 guide or the *Design Criteria Manual*.

14 **a. Storm Water Treatment Plan Review Guidance Manual**

15 The *Storm Water Treatment Plan Review Guidance Manual* shall be used to
16 develop, review, and approve storm water treatment plans. Applicants
17 submitting plans under this subsection shall comply with the manual regarding
18 plan requirements and reviews, and if necessary shall gather data to confirm
19 storm water conditions.

20 **b. Changes to an Approved Storm Water Treatment Plan**

21 Any changes to permanent storm water controls from an approved storm water
22 treatment plan require approval by the municipal engineer. Changes in
23 temporary or construction storm water treatment controls or best management
24 practices necessary to maintain effective storm water treatment do not require
25 municipal approval but shall be documented.

26 **c. New Application Required**

27 If dewatering, land clearing, construction, alteration, installation, modification, or
28 operation has not begun within one year after issuance of a storm water
29 treatment plan approval, the approval is void, and a new application shall be
30 submitted to the **public works** [PROJECT MANAGEMENT AND ENGINEERING]
31 department for review and approval.

32 **d. Project-Wide Approval**

33 The municipal engineer may issue a project-wide approval to an applicant who
34 plans to conduct an operation with the same runoff characteristics at various
35 discharge locations. He or she may require the submittal of site-specific plans,
36 including a schedule and description of all planned discharge activities, for
37 approval, and may restrict that approval to certain proposed discharge activities.

38 **6. Land Clearing**

39 Mechanized land clearing **of one acre or greater** requires an approved storm water
40 treatment plan. Until a subsequent use is approved, a temporary native vegetation buffer
41 shall be retained on the perimeter of the lot being cleared, equal to or greater than the
42 specified minimum setback required in the zoning district. This buffer shall be at least 15
43 feet wide on the perimeter of lots in commercial and industrial zoning districts, except
44 where these are adjacent to PLI and/or residential zoning districts, where the temporary

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1 buffer shall be a minimum of 30 feet wide. Those areas of native vegetation in
2 commercial and industrial zoning districts not essential to the parcel's development and
3 situated on the perimeter of the site shall be retained and protected from disturbance as
4 specified in subsection 21.07.080G.3.

5 **7. Erosion and Sediment Control Administrator**

6 A qualified erosion and sediment control administrator, who shall be responsible for the
7 erosion, sedimentation, and best management practices during construction, shall be
8 identified in each storm water treatment plan submitted for approval, except for storm
9 water treatment plans for owner-built single- and two-family dwellings. Evidence of
10 contractual liability shall be provided when requested.

11 a. In order to be identified as a qualified administrator, a person shall successfully
12 complete a training course and associated test for certification from a training
13 program approved by the **public works** [PROJECT MANAGEMENT AND
14 ENGINEERING] department.

15 b. The qualified administrator shall maintain their certification in active status
16 throughout the length of the project. In the case where the qualified
17 administrator's certification becomes expired or revoked, a new qualified person
18 shall be selected to be the erosion and sediment control administrator and shall
19 be identified on the storm water treatment plan.

20 **8. Alternate Materials, Design, and Method of Construction**

21 a. The provisions of this section are not intended to prevent the use of any alternate
22 material, design, or method of construction not specifically prohibited by this
23 code, provided any alternate has been approved and its use authorized by the
24 municipal engineer.

25 b. The municipal engineer may approve any such alternate, provided that he or she
26 finds that the proposed design complies with the intent and purpose of this code,
27 and that the material, method, or work offered is, for the purpose intended, at
28 least the equivalent of that required in this code in suitability, effectiveness,
29 durability, safety, sanitation, and degree of structural integrity. The details of any
30 action granting modifications or the acceptance of a compliance alternative shall
31 be recorded and entered in the **public works** [PROJECT MANAGEMENT AND
32 ENGINEERING] department's files.

33 c. Whenever there is insufficient evidence of compliance with any of the provisions
34 of this code or evidence that any material or construction does not conform to the
35 requirements of this code, the municipal engineer may require tests as proof of
36 compliance to be made at no expense to the municipality. Test methods shall be
37 as specified by this code or by other recognized test standards. If there are no
38 recognized and accepted test methods for the proposed alternative, the
39 municipal engineer shall determine test procedures. All tests shall be made by
40 an approved agency. Reports of such tests shall be retained by the municipal
41 engineer for the period required for the retention of public records.

42 **9. Inspections**

43 a. ***Required Inspections***

44 Prior to the commencement of or during land clearing or ground disturbing
45 activities **of one acre or greater**, the discharge of surface water, or dewatering
46 activities subject to this section, an inspection of approved best management
47 practices associated with the storm water treatment plan shall be conducted.
48 Prior to the issuance of a certificate of zoning compliance, permanent site

The draft snow storage section was moved out of the off-street parking section in 2009, to be placed here in the drainage and stormwater treatment section. The draft provisions for snow storage underwent substantial revision by the Assembly Title 21 Committee in 2010.

The Committee's 2010 changes to the snow storage section, and some additional amendments from the Administration, were then reviewed by PZC in 2012. PZC forwarded its revised version to the Assembly Title 21 Committee in July 2012. The Assembly Title 21 Committee has reviewed and made further changes, and provides the section as shown.

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controls shall be verified by inspection or other means, as determined by the municipal engineer. The owner or contractor of record is responsible for requesting the required inspections at the appropriate times.

b. Other Inspections Authorized

i. A municipal official, upon presentation of proper identification, may enter the premises at reasonable times to inspect or perform duties imposed by this code, for the purpose of determining whether the owner or operator thereof is in compliance with the specific requirements of this section. If such premises are unoccupied, the official shall first make a reasonable effort to locate the owner or other person having charge or control of the premises and request entry. If entry is refused, any approvals issued under this section may be immediately suspended until an inspection is conducted, and the official shall have recourse to the remedies provided by law to secure entry. Permittees, owners, or operators shall immediately stop all work upon the site being posted with a stop work order for failure to allow inspection.

ii. A municipal official may inspect any property or facility suspected as the source of illicit discharges in violation of 33 USC 1342 (1987) as amended.

iii. No inspection for which a warrant would be required under the constitution of this state or the United States may be conducted under this section without the proper warrant.

c. Availability and Production of Plans and Records

Approved plans and specifications shall be available on site for review by municipal inspectors at the time of requested inspections. At the request of municipal officials and during normal working hours, owners or operators of facilities, construction sites, premises, or areas shall produce and make available for inspection or copying all records or information required to be maintained or reported under the provisions of this section.

F. Snow Storage and Disposal

1. Intent

This section addresses seasonal storage and management of plowed snow from on-site parking lots and other motor vehicle areas. It requires developments to provide space to accommodate plowed snow, and also allows alternative and innovative solutions. This section is not designed to increase the amount of area already used for snow storage by existing developed residential and commercial property; instead it is intended to clarify applicable regulations and encourage thoughtful site planning and snow management with respect to adjacent property and other requirements of this title. Its objectives are:

a. Ensure water quality treatment and drainage control of snow melt;

b. Maintain safe and convenient access and circulation; and

c. Protect adjacent landscaping, walkways, streets, and property.

2. Applicability

Except where stated otherwise, all existing and new uses with on-site surface areas to be plowed for motorized vehicle access or parking shall comply with this section. For example, this includes surface areas such as parking spaces, circulation and parking aisles, associated driveways, queuing lanes, emergency vehicle access lanes, loading

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The snow storage and disposal section addresses site developments, in terms of potential impacts on neighboring streets, properties, landscaping, and safe traffic circulation. This section does not apply to snow disposal sites, which are addressed as a use category with its own set of use-specific standards in Chapter 5.

Essentially, this section requires new development sites to show an adequate snow storage area on the site layout plan, or demonstrate there is a snow management plan to remove or dispose of the snow in an appropriate manner. Existing establishments are exempt from having to show a snow storage area or removal strategy. They are only subject to generally applicable operational standards for safety, protection of abutting streets and properties, and water drainage and treatment. Single-family homes and other smaller residential developments are exempt. Pedestrian walkways and heated paved areas are also exempt.

The requirement for a snow storage area applies only to new development sites, and only when such sites will store the piled snow on-site. If the snow will be removed off-site, then the snow storage area requirement is reduced or waived. Existing developments are exempt from this section. Renovations and expansions of existing buildings are also exempt—unless there is a significant enlargement of paved area.

Based on comments from the development community, the Assembly Title 21 Committee now recommends that this section avoid prescribing a minimum size of snow storage area relative to the size of the parking lot to be plowed. The draft has been changed to give the applicant the responsibility and flexibility to calculate how much snow storage area is needed, and demonstrate that will be adequate in an average snow year. This change from previous drafts is based on a comment that it is current practice for designers who site plan with snow in mind, to make these calculations while preparing a site plan. The amount of area needed for snow storage varies depending on the site and the proposed method of snow plowing, stacking, and disposal.

The Assembly Title 21 Committee in 2010 placed the standards of subsections d., e., and f. in this section, so that they will apply to new development sites only, not to existing properties.

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1 areas, tractor trailer areas, and vehicle sales and display areas. The following uses and
2 surfaces are exempt:

- 3 a. Single-family, two-family, three-unit multifamily, townhouse, and mobile home
4 dwellings on individual lots;
- 5 b. Snow disposal sites subject to subsection 21.05.060E.8.; and
- 6 c. Ice-free (snow-melting) surfaces and/or covered surfaces.

7 **3. Operational Standards**

8 For all applicable uses (including existing uses and new development):

- 9 a. Plowed snow shall not interfere with required pedestrian or vehicle circulation or
10 sight distance.
- 11 b. Snow storage shall not interfere with access to utility equipment or create a
12 hazard around utility equipment, in accordance with utility tariffs. For example,
13 snow piles shall not be placed underneath an overhead utility line such that the
14 snow pile reduces clearances to less than National Electrical Safety Code
15 (NESC) ground clearance requirements.
- 16 c. Plowed snow may be removed to an approved snow disposal site, or shared
17 among abutting or contiguous lots jointly managed for snow storage and disposal
18 purposes. Plowed snow shall not be otherwise removed from the property.
19 Snow shall not be moved to a right-of-way or other public place without a valid
20 right-of-way permit pursuant to title 24.
- 21 d. Winter trash accumulation from plowed snow shall be removed and paved snow
22 storage areas swept by June 1 (or as soon as snowmelt conditions permit).

23 **4. Snow Storage Areas on New Development Sites**

24 Developments involving the construction of new principal buildings and/or the removal
25 and replacement of existing principal buildings shall provide for snow storage and
26 disposal on the site plan, as provided below. Tenant improvements, renovations,
27 alterations, and enlargements of existing buildings are exempt, except that the addition or
28 expansion of parking lots or other areas for motorized vehicle parking and access by the
29 greater of either 10 parking spaces or 10 percent of the existing area shall comply.

- 30 a. If snow will be stored on-site, snow storage areas shall be designated on the site
31 plan. If snow will be removed off-site to a snow disposal facility or another
32 alternative snow management strategy is used as provided in subsection F.5.
33 below, then the snow storage areas may be reduced or eliminated from the site
34 plan.
- 35 b. The applicant shall provide a calculation stamped by a professional registered
36 with the Alaska State Board of Registration for Architects, Engineers, and Land
37 Surveyors, that indicates the proposed snow storage and disposal strategy will
38 be adequate to accommodate the plowed snow in an average snow year,
39 considering the site plan layout, the amount of surface area to be plowed for
40 motorized vehicles (as identified in subsection F.2.), and the proposed method(s)
41 of snow storage and disposal.
- 42 c. Snow storage areas shall be located to comply with the operation standards of
43 subsection F.3. above, and shall about the surface area to be plowed.

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This subsection provides an administrative procedure to allow for snow removal, melting, and other alternative snow disposal strategies—in lieu of having to designate an area on-site for snow storage. The requirement that the property owner enter into a recorded agreement that runs with the land is to protect future owners, neighboring properties, and the MOA. It is the primary means by which future owners and tenants are informed that the site is dependent on the alternative snow disposal strategy (e.g., hauling or melting), in lieu of providing a designated snow storage area. The language is such that the MOA will provide the format for a recorded agreement. The MOA already uses this method for parking agreements.

Subsections 6. through 8. essentially refer to other municipal, state, and federal requirements, as a reference for applicants.

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- 1 d. Snow storage areas shall have a minimum dimension of eight feet to
2 accommodate snow piling from a plow blade.
- 3 e. The site plan shall not, unless allowed through an administrative site plan review,
4 designate snow storage areas in required perimeter landscaping, required
5 residential private open space, or on required trees. Designation of required
6 residential private open space for snow storage shall be permitted only on the
7 conditional that the snow pile and trash accumulation from plowed snow be
8 removed and the space made usable by May 1.
- 9 f. Snow storage areas shall be planted with ground-cover (such as grass), or paved
10 subject to subsection 21.07.090H.14., *Paving*.

11 **5. Alternative Snow Management Strategies**
12 Alternative snow management strategies such as snow melters, underground storage, or
13 removal to an approved snow disposal site, may be approved by the municipal engineer
14 in lieu of a required snow storage area, subject to the following:

- 15 a. The owner shall either set aside the area that would otherwise be needed to
16 provide the required snow storage area on the site, or enter into an agreement
17 with the municipality, in conformance with the title 21 user's guide, which is
18 recorded, runs with the use of the land, and ensures continuation of the
19 alternative strategy and the future implementation of contingency measures if
20 such contingency measures are ordered by the municipal engineer.
- 21 b. Areas to be used for temporary storage of plowed snow awaiting removal or
22 disposal shall be depicted on the site plan.
- 23 c. The method of treatment and disposal shall comply with subsection F.7. below.

24 **6. Setbacks**
25 Plowed snow shall be set back from streams, watercourses, wetlands, and water bodies
26 as specified in section 21.07.020, and is prohibited within ten feet of storm water outfalls
27 and discharge points.

28 **7. Snow Melt Drainage**
29 Developments shall comply with subsection 21.07.040D., *Drainage*, to address drainage
30 of snow melt in areas of the site affected by the development.

31 **8. Snow Melt Treatment**
32 Detention and treatment practices and/or facilities for chloride, particulates, and other
33 pollutants shall be provided prior to discharge of snow melt from a site sufficient to
34 comply with subsection 21.07.040E., and shall be subject to review and approval by the
35 municipal engineer.

36 **G. Prohibited Discharges**

37 **1. Applicability**

38 This section applies throughout the municipality.

39 **2. Prohibited Discharges or Acts**

40 No person shall cause or permit illicit discharges:

- 41 a. Into any waters of the state, or waters of the United States, unless such is first
42 treated in a manner approved by the federal, state, or other agencies having
43 jurisdiction; or

- 1 **b.** Into a storm sewer of the municipality, other than pursuant to a dewatering
2 permit, an approved storm water treatment plan, a national pollutant discharge
3 elimination system permit, or a permit issued by a local, state, or other agency
4 having jurisdiction. Examples of discharges that are prohibited include:
- 5 **i.** Grease, fatty materials, offal, or garbage;
- 6 **ii.** Sand, sand dust, dirt, gravel, sawdust, metal filings, broken glass, or any
7 material which may cause or create an obstruction in the sewer;
- 8 **iii.** Gasoline, benzene, fuel oil, or a petroleum product or volatile liquid;
- 9 **iv.** Milk or any liquid milk waste product in quantities in excess of ten gallons
10 during any 24-hour period;
- 11 **v.** Wax, cyanide, phenols, or other chemical or substance that may cause
12 damage to materials of which the sewer system is constructed; or
- 13 **vi.** Wastewater, as defined in AMC section 15.20.010.

14 For the purposes of this section, "illicit discharges" means pollutants or any materials
15 other than storm water.

- 16 **3. Dumping in Watercourses and Water Bodies**
17 No person shall deposit, dump, abandon, throw, scatter, or transport solid waste,
18 garbage, rubbish, junk, fill, soil, dirt, snow, ice, vegetation, or other material in such a
19 manner as to obstruct, impound, or cause siltation of any river, stream, creek,
20 watercourse, water body, stream or water body or wetland setback, water quality
21 easement, storm sewer, ditch, drain, or gutter except as otherwise allowed by valid
22 federal, state, and other permits or licenses relative to water pollution, water
23 impoundment, or water quality control.

24 **H. Hazardous Sites**

- 25 **1.** For the purposes of this section, any site meeting any or all of the conditions and defects
26 described below shall be deemed to be hazardous, provided that such conditions or
27 defects exist to the extent that the health of the watershed, the requirements of the
28 Municipal Separate Storm Sewer System permit, or the safety of the public are
29 endangered, as determined by the municipal engineer.
- 30 **a.** Any site that causes sediment to be discharged in such a way that it may be
31 delivered directly or indirectly to the storm sewer or receiving waters;
- 32 **b.** Any site that causes pollution to be discharged in such a way that they may be
33 delivered to the watershed;
- 34 **c.** Any property for which the owner, manager, or tenant fails to install and/or
35 maintain properly permitted BMPs; or
- 36 **d.** Any site where actions are causing soil masses to be in danger of sloughing,
37 destabilizing, failing, or collapsing as a mass wasting event.
- 38 **2.** All sites which are determined after inspection by the municipal engineer to be a
39 hazardous shall be abated as determined by the municipal engineer.

1 **I. Violations and Penalties**

2 **1. Violations**

3 a. Any person who violates any provisions of this section shall report such violation
4 to the project management and engineering department and shall make available
5 any information or records related to the contents of the substance discharged.

6 b. In addition to any other remedy or penalty provided by this title, any person who
7 violates any provision of this title or regulations adopted there under shall be
8 subject to the civil penalties or injunctive relief, or both, as provided by AMC
9 section 1.45.010B.

10 c. In any action under this section, the municipality, if not a party, may intervene as
11 a matter of right.

12 **2. Penalties**

13 a. All sites operating without approval under this section may be immediately
14 posted with a stop work order and shall pay double fees for all required permits
15 or inspections under this section, as well as any fines which may be assessed.
16 In addition to any other remedy permitted by law, fines may be assessed for
17 failure to have a permit or approved plan, failure to allow inspections, or failure to
18 obey a properly issued stop work order. Violators of this section may also be
19 charged \$1,000 per day until the violation(s) is corrected.

20 b. Any person who negligently or intentionally permits or causes a discharge in
21 violation of this section shall, upon conviction, be subject to a civil fine penalty of
22 \$5,000 to \$10,000 per day, or injunctive relief to cease the violation, or both. In
23 addition to any fine assessed under this section, any person who violates any
24 provision of this section or any rule or regulation adopted pursuant to this section
25 shall be subject to a further civil penalty of up to double the cleanup and
26 remediation costs incurred as a result of the violation.

27 c. Any person who permits or causes a discharge in violation of this section shall be
28 strictly liable, regardless of intent, for the full amount of any fines or other
29 liquidated penalties incurred by the municipality for any violations of federal law
30 which are caused by the discharge.

31 d. No certificate of zoning compliance shall be issued until all fines levied under this
32 section have been paid.

33 **J. Appeals**

34 1. Appeals of orders, decisions, or determinations made by the municipal engineer shall be
35 heard by the zoning board of examiners and appeals, pursuant to subsection
36 21.03.050B.

37 2. The zoning board of examiners and appeals shall have no authority over the
38 interpretation of the administrative provisions of this section, nor shall the board be
39 empowered to waive requirements of this section.

40 **21.07.050 UTILITY DISTRIBUTION FACILITIES**

41 **A. Underground Placement Required for New or Relocated Lines**

42 1. Except as provided in subsection B. below, all newly installed or relocated utility
43 distribution lines (as defined in section 21.14.040) shall be placed underground.

1 2. Utility distribution lines owned or operated by utilities that are parties to a joint trench
2 agreement shall be placed underground in a joint trench.

3 3. Nothing in this section restricts the maintenance, repair, or reinforcement of existing
4 overhead utility distribution lines.

5 **B. Exceptions**

6 1. Except where an assessment district has been formed to convert overhead utility
7 distribution lines as provided in title 19.60, utility distribution lines need not be placed
8 underground in the class B improvement area defined in subsection 21.08.050B., or in
9 the I-2 zoning district. However, in the following areas newly installed or relocated utility
10 distribution lines shall be placed underground: Lower Hillside, between and including
11 Abbott Road, Rabbit Creek Road, Hillside Drive and the New Seward Highway.

12 2. Except where an assessment district has been formed to convert overhead utility
13 distribution lines as provided in AMC chapter 19.60, CATV utility distribution lines need
14 not be placed underground where there are other overhead utility distribution lines;
15 provided that, when all of the other overhead distribution lines are placed underground,
16 the CATV utility distribution line shall also be placed underground.

17 3. A new utility distribution line may be placed overhead when necessary immediately to
18 restore service interrupted by accident or damage by flood, fire, earthquake or weather;
19 provided that the utility distribution line shall be replaced by a utility distribution line
20 conforming to this chapter within 12 months of its placement.

21 4. A utility distribution line or service connection may be placed on the surface of frozen
22 ground, provided that it is placed underground within 12 months thereafter.

23 5. New facilities may be added to existing overhead utility distribution facilities located
24 outside target areas.

25 6. A temporary utility distribution line may be placed overhead in connection with new
26 construction if the utility's tariff approved by the state public utilities commission expressly
27 provides for removal of that line by a date certain, not to exceed 12 months thereafter.

28 **C. Variances**

29 1. The director may grant a variance from subsection A. above when any of the following is
30 found:

31 a. Placing a utility distribution line underground would cause an excessive adverse
32 environmental impact;

33 b. Placing a utility distribution line underground would threaten public health and
34 safety, because the placement cannot be shown to meet acceptable technical
35 standards for safety; or

36 c. Placing a utility distribution line underground in an environmentally sound and
37 safe manner would cost more than three times the cost of placing the line
38 overhead, where the applicant demonstrates the relative cost to the satisfaction
39 of the director.

40 2. The director may grant a variance from subsection A. above when he or she finds that
41 the utility distribution line is being placed overhead temporarily for one of the reasons
42 listed in this subsection:

- 1 a. The line is being placed to provide service when weather conditions do not allow
2 excavation for underground placement;
- 3 b. A permanent location for underground placement is not available because of
4 construction in progress; or
- 5 c. The line is being placed to provide service to a temporary use or structure.

6 A variance issued under this subsection C.2. shall expire within two years of its issuance.

7 **D. Relationship to Chapter 21.12, *Nonconformities***

8 Existing overhead utility distribution lines located where this title requires new or relocated utility
9 distribution lines to be placed underground are nonconforming utility distribution lines and are
10 subject to the provisions of this subsection. A utility distribution line is not a nonconforming
11 structure or use under chapter 21.12, *Nonconformities*, solely because it is a nonconforming
12 overhead line under this section.

13 **E. Designation of Target Areas**

- 14 1. An electric utility that owns poles that support nonconforming utility distribution lines shall
15 prepare or otherwise include as part of its annual capital improvement plan, a five-year
16 undergrounding program consistent with subsection F. below. This five-year program
17 shall be updated on an annual basis. Priorities shall be based on undergrounding in
18 conjunction with the electric utility's essential system improvements and then by target
19 area as set forth below in no particular order of priority. The director shall review and
20 provide comment for consideration by the electric utilities on these five-year programs.
21 When reviewing and commenting on these programs, the director shall consider the
22 following factors in no particular order of priority:
- 23 a. Whether undergrounding will avoid or eliminate an unusually heavy concentration
24 of overhead distribution facilities.
- 25 b. Whether the street or general area is extensively used by the general public and
26 carries a heavy volume of pedestrian or vehicular traffic.
- 27 c. Whether the appearance of grounds and structures adjacent to the roadway is
28 such that the removal of the overhead facilities will substantially improve the
29 general appearance of the area.
- 30 d. Whether the street or area affects a public recreation area or an area of scenic
31 interest.
- 32 e. Whether there is a significant opportunity to achieve economies due to the
33 anticipated relocation or replacement of overhead lines or the widening or
34 realignment of streets within a given area.
- 35 f. Whether the five-year program sufficiently addresses the objectives of subsection
36 F. below.
- 37 g. Whether the area under consideration is within a zone where new and relocated
38 distribution lines are required to be placed underground.
- 39 h. Whether the installation of underground distribution lines is economically,
40 technically and environmentally feasible, including the effect on the attached
41 utility.

- 1 **2.** The director shall confirm annually that the electric utilities have developed project
2 undergrounding implementation plans. The director shall consult with the utilities and
3 public agencies affected by any implementation plan. In reviewing implementation plans,
4 the director shall consider the factors stated in subsection E.1. above.
- 5 **3.** The following shall be target areas:
- 6 **a.** Central Business District: between and including Third Avenue and Tenth
7 Avenue and L Street and Ingra Street.
- 8 **b.** Midtown area: between and including New Seward Highway and Minnesota
9 Drive and International Airport Road and Fireweed Lane.
- 10 **c.** All municipal and state street improvement projects except for those which do not
11 require relocation of utility distribution facilities.
- 12 **d.** The following major traffic corridors:
- 13 **i.** Old Seward Highway.
- 14 **ii.** Ingra and Gambell Streets between and including Ninth Avenue and
15 Fireweed Lane.
- 16 **iii.** Northern Lights Boulevard and Benson Boulevard between and including
17 Glenwood Street and Arlington Drive.
- 18 **iv.** Muldoon Road between and including New Glenn Highway and
19 Patterson Street.
- 20 **v.** Tudor Road between and including Patterson Street and Arctic
21 Boulevard.
- 22 **vi.** Boniface Parkway between and including 30th Avenue and New Glenn
23 Highway.
- 24 **vii.** Spenard Road between and including Hillcrest Drive and International
25 Airport Road.
- 26 **viii.** Arctic Boulevard between 17th Avenue and Tudor Road.
- 27 **ix.** Lake Otis Parkway between Tudor Road and Abbott Loop
- 28 **e.** All park, recreational use, and scenic interest areas.
- 29 **f.** Eagle River Central Business District between and including the New Glenn
30 Highway, North Eagle River Access Road, Aurora Street as extended to the Old
31 Glenn Highway, and the Old Glenn Highway.
- 32 **g.** Any area where utility distribution facilities are provided by more than one utility
33 as a result of mergers and boundary changes approved by the state public
34 utilities commission.
- 35 **h.** School and university areas.

F. Nonconforming Overhead Lines

1. An electric utility that owns poles that support nonconforming utility distribution lines shall remove the poles and place those lines underground. Any other utility that attaches to such poles shall place its lines underground at the same time that the pole owner places lines underground.
 - a. The electric utility that owns poles shall, in each fiscal year, expend at least two percent of a three-year average of its annual gross retail revenues derived from utility service connections within the municipality, excluding toll revenues, revenues from sales of natural gas to third parties, and revenues from sales of electric power for resale for purposes of undergrounding nonconforming lines. An electric utility's expenditures, pursuant to AS 42.05.381(h), within the municipality, shall be counted toward satisfaction of the two percent expenditure required by this subsection.
 - b. A utility with lines attached to a pole that is to be removed under this subsection shall place its lines underground at the same time that the pole owner places its lines underground. To underground nonconforming utility lines, an attached utility shall not be required to expend more than two percent of its annual gross retail revenues derived from utility service connections within the municipality, excluding toll revenues. For the purpose of satisfying subsection 21.07.050F., the utility's expenditures pursuant to AS 42.05.381(h) within the municipality are counted toward this two percent expenditure limit.
 - c. The electric utility that owns poles may choose which existing lines to underground in order to fulfill the two percent expenditure requirement, in consultation with appropriate public agencies and any other utilities.
 - d. An electric utility that owns poles that does not expend the amount required in subsection F.1. of this section, or that expends more than that amount, may carry over the under expenditure or over expenditure as an adjustment to the following year's obligation.
2. The electric utility that owns poles shall notify the director, and utilities or entities with lines attached to such poles, of the approximate date that the owner plans to remove the poles. Such notice, where possible, shall be given at least four months in advance of the undergrounding except where an emergency or other unforeseen circumstances preclude such notice, in which case such advance notice as is reasonable under the circumstances shall be provided.
3. A utility shall annually submit a report of its undergrounding projects and expenditures for non-conforming lines to the director within 120 days of the end of the preceding calendar year.
4. All new service connections shall be placed underground in the same manner as required for utility distribution lines under subsections A. and B. above. New service lines may be temporarily installed above ground from October through May, if placed underground prior to the next October.

G. Lines in Municipal Right-of-Way

1. The department of **public works** [PROJECT MANAGEMENT AND ENGINEERING] shall furnish to a utility owning or operating utility distribution lines all planning documents for municipal road construction that will require the relocation of those utility distribution lines.

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1 2. Once a utility installing a utility distribution line underground in material compliance with a
2 right-of-way permit issued by the department of **public works** [PROJECT MANAGEMENT
3 AND ENGINEERING] and in accordance with this chapter, the municipality shall
4 reimburse the cost of any subsequent relocation of the utility distribution line required by
5 municipal road construction.

6 3. If municipal road construction requires the relocation of a nonconforming utility
7 distribution line, the municipality, as part of the road construction project cost, shall
8 reimburse the cost of the relocation. Reimbursable costs under this subsection include
9 engineering and design, inspection, construction, and general overhead costs, but
10 exclude utility plant betterment costs. Plant betterment costs are the costs of providing
11 utility distribution line capacity or quality beyond what current industry standards require
12 for the capacity or level of service existing before the relocation.

13 **H. Conversion of Service Connections**

14 A utility that places a nonconforming utility distribution line underground as required by subsection
15 F. above shall bear the cost of placing underground any related service connections or other
16 utility facilities on a customer's premises, in accordance with the utility's applicable tariff or rules
17 or regulations of operation.

18 **21.07.060 TRANSPORTATION AND CONNECTIVITY**

19 **A. Purpose**

20 The purpose of this section 21.07.060 is to support the creation of a safe and highly connected
21 transportation system within the municipality in order to provide choices for drivers, bicyclists, and
22 pedestrians; increase effectiveness of municipal service delivery; promote walking and bicycling;
23 connect neighborhoods to each other and to local destinations such as employment, schools,
24 parks, and shopping centers; reduce vehicle miles of travel and travel times; improve air quality;
25 reduce emergency response times; support the pattern of designated land uses; mitigate the
26 traffic impacts of new development; create road and trail connectivity to free up arterial capacity
27 while protecting neighborhood identity and safety; and, in high-volume traffic corridors, maintain
28 an adequate degree of crossings for local circulation and minimize road and traffic impacts on
29 adjacent uses.

30 **B. Applicability**

31 The standards of this section 21.07.060 shall apply to all development in the municipality.

32 **C. Traffic Impact Mitigation**

33 1. **Traffic Impact Analysis Required**

34 The transportation system for new development shall be capable of supporting the
35 proposed development in addition to the existing uses in the area. Evaluation of system
36 capacity shall be undertaken through a traffic impact analysis (TIA), which should
37 consider the following factors without limitation: street capacity and level of service;
38 vehicle access and loading; on-street parking impacts; the availability of transit service
39 and connections to transit; impacts on adjacent neighborhoods; and traffic safety
40 including pedestrian safety. Unless the traffic engineer issues a substantiated written
41 finding, based on location of the project and professional judgment, that there is no need
42 for a TIA, a traffic impact analysis (TIA) shall be required with applications for
43 development review and approval when:

- 44 a. Thresholds established in the traffic department's *Policy on Traffic Impact*
45 *Analyses* are met;

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- 1 b. A TIA is required by the planning and zoning commission or assembly as a
2 condition of any land use application approved pursuant to the requirements of
3 this title;
- 4 c. Any case where the traffic engineer determines that the previous TIA for the
5 property is out of date and no longer accurate—in such case the TIA shall not be
6 less than two years old;
- 7 d. Any case where increased land use intensity will result in substantially increased
8 traffic generation or reduction of the existing level of service on affected streets
9 by at least one service level; or
- 10 e. Any case in which the traffic engineer determines that a TIA should be required
11 because of other traffic concerns that may be affected by the proposed
12 development.

13 **2. TIA and Development Review Process**

- 14 a. Prior to the development of a required TIA, there shall be a scoping meeting that
15 includes the traffic department, the applicant, and all other relevant parties.
- 16 b. The development and review of a TIA shall be according to the traffic
17 department's *Policy on Traffic Impact Analyses*.
- 18 c. When state-owned roads are involved, the applicant shall coordinate with the
19 state department of transportation and public facilities, and the development of a
20 TIA shall follow state regulations as defined in 17 AAC 10.095.

21 **3. Traffic Mitigation Measures**

22 The applicant shall, as part of the traffic impact analysis, recommend measures to
23 minimize and/or mitigate the anticipated impacts and determine the adequacy of the
24 development's planned access points. Mitigation measures shall be acceptable to the
25 traffic engineer and may include, without limitation: an access management plan;
26 transportation demand management measures; a reduction in the intensity or size of the
27 proposed development; street improvements on or off the site; phasing of the proposed
28 development to coincide with, and not outpace, the necessary upgrades to off-site
29 infrastructure; placement of pedestrian, bicycle, or transit facilities on or off the site; or
30 other capital improvement projects such as traffic calming infrastructure or capacity
31 improvements.

32 **D. Streets and On-Site Vehicular Circulation**

33 **1. Street Standards**

34 All streets shall meet the standards and requirements set forth in subsections
35 21.08.030F.2., *Street Grades*, 21.08.030F.3., *Street Alignment*, and 21.08.030F.4. *Street*
36 *Intersections*.

37 **2. Parking Lots**

38 In addition to complying with the standards in this subsection 21.07.060D., parking **lots**
39 **[AREAS]** shall comply with the standards set forth in section 21.07.090, *Off-Street*
40 *Parking and Loading*.

41 **3. Street Connectivity**

42 a. **Purpose**

43 Street and block patterns should include a clear hierarchy of well-connected
44 streets that distribute local traffic over multiple streets, providing multiple direct
45 connections for neighborhood residents to and between local destinations, and

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The Administration proposes replacing the connectivity index with different vehicular and pedestrian connectivity standards. There is a concern that the connectivity index is confusing and difficult to apply.

Block length is a commonly used tool for connectivity.

These are alternate standards for vehicular and pedestrian connectivity, due to the deletion of the connectivity index.

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1 avoid traffic congestion on principal routes. Within each residential development,
2 the access and circulation system should accommodate the safe, efficient, and
3 convenient movement of vehicles, bicycles, and pedestrians through the
4 development; provide ample opportunities for linking adjacent neighborhoods,
5 properties, and land uses; and be designed in such a way as to limit and
6 discourage cut-through traffic and protect the new development and adjacent
7 development from adverse impacts. This section is not intended to increase
8 speed limits in neighborhoods, create opportunities for cut-through traffic, or
9 encourage freight movement through residential areas.

10 **b. Internal Street Connectivity [(CONNECTIVITY INDEX)]**

11 [ALL DEVELOPMENT SHALL ACHIEVE A CONNECTIVITY INDEX OF
12 1.2 OR GREATER.]

13 [THE CONNECTIVITY INDEX FOR A DEVELOPMENT IS
14 CALCULATED BY DIVIDING ITS LINKS BY ITS NODES. FIGURE
15 21.07-1, CALCULATION OF CONNECTIVITY, PROVIDES AN
16 EXAMPLE OF HOW TO CALCULATE THE CONNECTIVITY INDEX.
17 NODES (STARS) EXIST AT STREET INTERSECTIONS AND CUL-DE-
18 SAC HEADS WITHIN THE DEVELOPMENT. LINKS (CIRCLES) ARE
19 STRETCHES OF ROAD THAT CONNECT NODES. STREET STUB-
20 OUTS ARE CONSIDERED AS LINKS. IN THE DIAGRAM, THERE ARE
21 11 LINKS (CIRCLES) AND NINE NODES (STARS); THEREFORE THE
22 CONNECTIVITY INDEX IS 1.22 (11/9 = 1.22).]

23 [THE CONNECTIVITY INDEX STANDARD OF 1.2 OR GREATER MAY
24 BE REDUCED BY THE DIRECTOR IF THE DEVELOPER
25 DEMONSTRATES IT IS IMPOSSIBLE OR IMPRACTICABLE TO
26 ACHIEVE DUE TO TOPOGRAPHIC CONDITIONS, NATURAL
27 FEATURES, OR ADJACENT EXISTING DEVELOPMENT PATTERNS.]

28 i. Developments, whether subdivisions or not, shall meet the block length
29 requirements of subsection 21.08.030G.

30 ii. Whenever cul-de-sac streets are created, at least one 10 foot wide
31 pedestrian access easement shall be provided, to the extent reasonably
32 feasible, between each cul-de-sac head or street turnaround and the
33 closest adjacent street or pedestrian walkway. This requirement shall
34 not apply where it would result in damage to or intrusion into significant
35 natural areas such as stream corridors, wetlands, and steep slope areas,
36 or if the configuration of existing adjacent development prevents such a
37 connection.

38 **c. External Street Connectivity**

39 i. The arrangement of streets in a development shall provide for the
40 alignment and continuation of existing streets from the boundaries of the
41 development. The arrangement of streets shall provide connections to
42 [OR PROPOSED STREETS INTO ADJACENT LANDS IN THOSE
43 CASES IN WHICH THE] adjacent lands that are undeveloped and
44 intended for future development as required in subsection 3.e. below, or
45 that [IN WHICH THE ADJACENT LANDS] are developed and include
46 opportunities for such connections. This arrangement may be reduced
47 or waived by the decision-making body if the applicant can show how
48 connectivity is provided by a different arrangement of streets. Vehicular
49 and/or pedestrian connections to adjacent municipal parks or municipal

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This language is intended to recognize that although some areas of the community have only one major access road (Girdwood, South Fork, Eagle River Valley), if connectivity can be provided within the development proposal, it should be created for safety and access.

PZC states: “Not clear wht is required to “retrofit” existing streets.”

PZC states: “Encouraged but not mandatory.”

These are alternate standards for vehiclur and pedestrian connectivity, due to the deletion of the connectivity index.

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- 1 lands designated as parks shall be required as determined or unless
2 waived by the director of the parks and recreation department.
- 3 ii. Street rights-of-way shall be extended to or along adjoining property
4 boundaries such that a roadway connection or street stub shall be
5 provided for development at least every 1,300 [1,500] feet for each
6 direction (north, south, east, and west) to the maximum extent feasible
7 [IN WHICH DEVELOPMENT ABUTS VACANT LANDS]. The director
8 may waive this requirement where the configuration of existing adjacent
9 development, topography, or the presence of sensitive natural areas
10 makes compliance impractical.
- 11 d. ***Vehicular Access to Public Streets***
12 Unless the decision-making body determines otherwise, a[A]ny development of
13 more than 100 residential units or additions to existing developments such that
14 the total number of units exceeds 100 shall be required to provide vehicular
15 access to at least four public streets to the extent reasonably feasible [AS
16 DETERMINED BY THE DIRECTOR AND THE TRAFFIC ENGINEER], due to
17 topography, natural features, or the configuration of existing adjacent
18 developments. These connections (if possible) shall be made to foster and
19 accommodate connectivity into, out of, and within the new development,
20 regardless of the macro-level access to and connectivity of the general area.
- 21 e. ***Connections to Vacant Land***
22 Where new development is adjacent to land likely to be developed or
23 redeveloped in the future, all streets, sidewalks, pathways, trails, walkways, and
24 access ways in the development's proposed street system shall continue through
25 to the boundary lines of the site of new development, as determined by the
26 director and the traffic engineer, to provide for the orderly subdivision of such
27 adjacent land or the transportation and access needs of the community. [IN
28 ADDITION, ALL REDEVELOPMENT AND STREET IMPROVEMENT
29 PROJECTS SHALL TAKE ADVANTAGE OF OPPORTUNITIES FOR
30 RETROFITTING EXISTING STREETS TO PROVIDE INCREASED VEHICULAR
31 AND PEDESTRIAN CONNECTIVITY.]
- 32 f. ***Neighborhood Protection from Cut-through Traffic***
33 Street connections should [SHALL] connect neighborhoods to each other and to
34 local destinations such as schools, parks, greenbelt trail systems, and shopping
35 areas, while minimizing neighborhood cut-through vehicle traffic movements that
36 are non-local in nature. Configuration of local and internal streets and traffic
37 calming measures should [SHALL] be used to discourage use of the local street
38 system for cut-through collector or arterial vehicle traffic.
- 39 g. ***Pedestrian Connectivity***
40 Where the director and the traffic engineer have determined a vehicular
41 connection required above is not feasible or appropriate, a pedestrian access
42 way shall be provided as long as:
- 43 i. The topography and existing development patterns allow for pedestrian
44 access; and
- 45 ii. The land uses allowed on either end of the potential pedestrian
46 connection are such that may generate pedestrian traffic.

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The Assembly committee felt that having sidewalks on both sides of local streets in industrial areas was not necessary.

This amendment proposes that idewalks should be required in cul-de-sacs only under certain conditions.

The issue of small Class A areas surrounded by Class B zoning is to be resolved in Chapter 21.10, as this circumstance seems to exist only in the Chugiak-Eagle River area.

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1 **E. Standards for Pedestrian Facilities**

2 **1. Purpose**

3 The purpose of this section is to provide convenient, safe, and regular pedestrian
4 facilities along streets and within and between developments. Such facilities create a
5 healthful built environment in which individuals have opportunities to incorporate physical
6 activity, such as walking or bicycling, into their daily routine. Injuries and fatalities are
7 reduced when interactions between pedestrians and vehicles are minimized. Adequate
8 pedestrian facilities meet community goals for mobility and access, as well as for
9 providing transportation choices. Safe pedestrian access for students to their schools is
10 also an essential purpose of these standards.

11 **2. Sidewalks**

12 **a.** All sidewalks shall be designed to comply with the standards of the *Design*
13 *Criteria Manual* (DCM) and *Municipality of Anchorage Standard Specifications*
14 (MASS).

15 **b.** In all class A zoning districts except for industrial districts, sidewalks shall be
16 installed on both sides of all new streets (local, collector, arterial, public or
17 private, including loop streets [AND CUL-DE-SACS]). Where indicated in the
18 comprehensive plan, a pathway [TRAIL] may replace a sidewalk on one side. In
19 industrial zoning districts, a sidewalk shall be installed on one side of all new
20 local streets.

21 **c.** In cul-de-sacs in class A zoning districts, the following shall apply:

22 **i.** For cul-de-sacs with fewer than 300 average daily trips and with speeds
23 limited to 25 miles per hour by design, no sidewalks are required.

24 **ii.** For cul-de-sacs with 300 to 1,000 average daily trips, and for those with
25 fewer than 300 average daily trips but a design speed of greater than 25
26 miles per hour, a sidewalk on one side of the cul-de-sac stem and bulb is
27 required.

28 **iii.** For cul-de-sacs with more than 1,000 average daily trips, or for cul-de-
29 sacs that are used to access a school or a park (notwithstanding
30 subsections c.i. and c.ii. above), sidewalks on both sides of the stem and
31 around the bulb are required.

32 **iv.** Average daily trips shall be computed by the traffic division.

33 **d.** In class B [RESERVED SUBSECTION TO ESTABLISH THAT WHERE CLASS
34 A AND CLASS B DISTRICTS ARE INTERSPERSED, IF THE CLASS B
35 DISTRICTS ARE PREDOMINANT IN THE AREA THEN CLASS B DISTRICT
36 PROVISIONS SHALL APPLY] zoning districts, sidewalks, walkways, pathways,
37 and trails shall be provided in accordance with the comprehensive plan. In all
38 cases, pedestrian facilities shall be provided on at least one side of collector and
39 arterial streets.

40 **e.** The requirements of 2.b. and 2.c. shall not apply in steep-slope areas where
41 sidewalks on one side of the street may be approved by the director to reduce
42 excessive slope disturbance, adverse impacts on natural resources, and
43 potential soil erosion and drainage problems.

44 **f.** Development on lots along existing streets in class A zoning districts shall install
45 sidewalks in the following situations:

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The Assembly Committee requested some flexibility on the requirement for sidewalks on both sides of streets.

The Assembly Title 21 Committee supports this edited version of a recommendation by PZC to exempt industrial uses from providing on-site walkways.

The basic requirement to provide a walkway on-site to the primary building entrance is proposed by the Assembly Title 21 Committee to be made more flexible. First, the applicant can propose connecting the building entrance to a secondary street frontage in lieu of the primary street frontage. Secondly, the requirement to use the shortest possible walkway route is made less restrictive, so that walkways may wrap around the building or make a jog around site elements.

The requirement for an on-site pedestrian circulation system is revised, along with its illustration, to show that the public street sidewalk may be used to satisfy the need for walkway connections between multiple buildings on a site.

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- 1 i. In R-4, R-4A, and commercial, AND MIXED-USE districts.
- 2 ii. Along streets identified in Appendix A of the *Anchorage Pedestrian Plan*
- 3 as “missing sidewalk” or “inadequate sidewalk”, with a total point rating of
- 4 five or higher.
- 5 g. Where sidewalks are not specifically called for on both sides of the street by the
- 6 comprehensive plan, the decision-making body may reduce a requirement to
- 7 provide sidewalks (or other pedestrian facilities) on both sides of a street after
- 8 considering the following:
- 9 i. Site conditions and the potential for significant negative impacts on the
- 10 natural environment;
- 11 ii. Extensive public testimony offering rational arguments against sidewalks;
- 12 iii. Availability of an alternate trail system; and
- 13 iv. Vehicular speeds and pedestrian safety.
- 14 **3. Through-Block Connections**
- 15 Within new developments, pedestrian walkways, crosswalks, or multi-purpose trails no
- 16 less than five feet in width shall be constructed near the center and entirely through any
- 17 block that is 900 feet or more in length. This standard may be waived during a site plan
- 18 review, if justified by the decision-making body.
- 19 **4. On-Site Pedestrian Walkways**
- 20 a. **Continuous Pedestrian Access**
- 21 Pedestrian walkways are intended to form a convenient on-site circulation
- 22 system that minimizes conflict between pedestrians and traffic at all points of
- 23 pedestrian access to on-site parking and building entrances. This subsection E.4.
- 24 does not apply to single- and two-family development, or to industrial and utility
- 25 facility uses in the I-1 and I-2 zoning districts.
- 26 b. **On-Site Pedestrian Connections**
- 27 The following walkways shall be provided. Where one walkway fulfills more than
- 28 one requirement, only one walkway need be provided. If they can provide a
- 29 relatively direct route, public pedestrian facilities such as public sidewalks shall
- 30 satisfy any or all of the requirements below.
- 31 i. A walkway shall connect the primary entrance to the abutting primary
- 32 street frontage, except where a proposed walkway connection to an
- 33 alternative street frontage is determined by the director to provide equal
- 34 or better pedestrian access. No walkway need be provided to the
- 35 primary street frontage if that frontage is a restricted access street or a
- 36 frontage road, unless there is a pathway [TRAIL] or other pedestrian
- 37 facility to which access can be provided along the restricted access
- 38 street or frontage road, in which case a walkway shall connect to that
- 39 pedestrian facility. The walkway route shall be clear and direct, to the
- 40 extent reasonably feasible [SHALL BE THE SHORTEST PRACTICAL
- 41 DISTANCE BETWEEN THE ENTRANCE AND THE STREET, AND
- 42 GENERALLY NO MORE THAN 133 PERCENT OF THE STRAIGHT
- 43 LINE DISTANCE].
- 44 ii. All primary building entrances on a site shall be connected to the street
- 45 by a convenient system of walkways. This includes multiple primary

Page 348 ANNOTATION

The Assembly Title 21 Committee supports clarifying the requirement for a walkway connection to bus stops, and to ensure that it applies only to active bus routes with regularly scheduled service.

The requirement for a pedestrian connection to abutting properties is deleted by the Assembly Title 21 Committee, as it was found to be too discretionary. It would be unpredictable for applicants, and difficult to administer for municipal staff.

Administration Addition

[ADMINISTRATION DELETION]

PZC Addition

[PZC DELETION]

Assy Cmte Addition

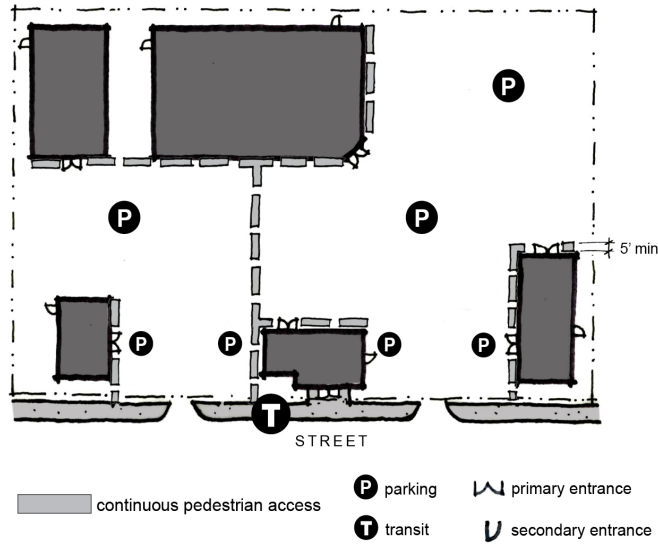
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Tech Edit Addition

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entrances into one building, and primary entrances in separate buildings on a site.



iii. A walkway shall connect the primary entrances to any transit stop abutting the site, where on an active transit route with scheduled service. The walkway shall be clear and direct to the extent reasonably feasible. [A WALKWAY SHALL CONNECT ALL PRIMARY ENTRANCES TO ALL BUS STOPS ADJACENT TO THE SITE.]

[WHERE ABUTTING PROPERTY HAS DEVELOPED OR IS LIKELY TO DEVELOP WITH A COMPATIBLE USE, THE DECISION-MAKING BODY MAY REQUIRE A WALKWAY FROM ALL PRIMARY ENTRANCES TO THE LOT LINE NEAREST THE ABUTTING LOT, IN A LOCATION MOST LIKELY TO PROVIDE CONVENIENT PEDESTRIAN ACCESS TO THE (EXISTING OR ANTICIPATED FUTURE) DEVELOPMENT ON THE ADJACENT LOT.]

c. **Walkway Clear Width**
 The minimum width of a required pedestrian walkway shall be five feet of unobstructed clear width, excluding vehicular overhang, except where otherwise stated in this title. A walkway that provides access to no more than four residential dwelling units may provide an unobstructed clear width of three feet.

d. **Walkways and Parking**
 i. Where an on-site pedestrian walkway system or required pedestrian area abuts a parking lot or internal street or driveway, the pedestrian facility shall be clearly marked and physically separated from the parking lot or drive, through the use of an upright curb of six inches in height, bollards spaced a maximum of six feet apart, or other physical buffer approved by the traffic engineer; and a change of paving materials distinguished by color, texture, textured edge, or other edge, or striping.
 ii. The vehicle overhang established in table 21.07-9, *Parking Angle, Stall And Aisle Dimensions*, shall not encroach into the minimum required walkway width or area.

Page 349 ANNOTATION

This is a reference to a proposed new alternative to be available at the choice multifamily residential developers.

Based on a comment by PZC, the Assembly Title 21 Committee recommends to clarify that a walkway can be counted as part of a required private open space or landscaping bed where it crosses these areas.

Administration Addition

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PZC Addition

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Assy Cmte Addition

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Tech Edit Addition

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1 iii. Where an on-site pedestrian walkway crosses an internal street or
2 driveway, the crosswalk shall be clearly marked and delineated through
3 a change in paving materials distinguished by color, texture, textured
4 edge, other edge, or striping, and shall meet the requirements of the
5 Americans with Disabilities Act.

6 iv. Multifamily or townhouse developments may provide a parking courtyard
7 in lieu of required walkways, where specifically allowed in section
8 21.07.110 and in conformance with subsection 21.07.060F.18.

9 e. **Walkways, Landscaping, and Open Space**
10 Walkways shall be credited toward a required private open space where they are
11 contiguous. A walkway that crosses a required landscaping bed (at or near
12 perpendicular) shall be credited against the required landscaping area and
13 amount of planting material.

14 **5. Trails**
15 All trails shall meet the following requirements in addition to the standards contained in
16 the *Areawide Trails Plan, Design Criteria Manual (DCM)*, and *Municipality of Anchorage*
17 *Standard Specifications (MASS)*:

18 a. All trail connections shall be well-signed with destination and directional signing
19 as approved by the traffic engineer or the parks director as appropriate.

20 b. Trails shall be designed in such a manner that motor vehicle crossings can be
21 eliminated or significantly minimized.

22 c. Trails that connect to the street system shall do so in a safe and convenient
23 manner as determined by the traffic engineer.

24 **6. Use and Maintenance of Sidewalks, Walkways, Pathways, and Trails**

25 a. **Restrictions on Use**
26 Sidewalks, walkways, pathways, and trails are intended to provide pedestrian
27 access. Vehicle parking, snow storage, garbage containers, merchandise
28 storage or display, utility boxes and poles, signs, trees, and other obstructions
29 shall not encroach into the required minimum clear width of any required
30 sidewalk, walkway, pathway, trail, or other pedestrian way. Pedestrian amenities
31 including bollards are exempt from this requirement.

32 b. **Maintenance and Snow Removal**
33 Walkways required by this title shall be maintained in usable condition throughout
34 the year, including snow and ice removal as appropriate. Sidewalks shall be
35 maintained in a usable condition in accordance with AMC title 24.

36 **F. Pedestrian Amenities**

37 1. **Purpose**
38 The purpose of this section is to define and provide standards for pedestrian amenities
39 that may be required or included in a menu of choices to meet a requirement, or listed as
40 a special feature that can count toward a bonus incentive anywhere in this title. For
41 example, another section of this title may list a pedestrian amenity as a special feature for
42 which bonus floor area may be granted. The standards contained in this section give
43 predictability for applicants, decision-makers, and the community for the minimum
44 acceptable standards for pedestrian amenities. It also ensures the amenities will improve
45 and enhance the community to the benefit of all, and respond to the northern latitude

Page 350 ANNOTATION

A definition of “pedestrian feature” as used by this section is now provided in Chapter 14, so that list of features that may be used to meet the “pedestrian feature” standards of Title 21 does not have to be repeated here.

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 climate. This title provides flexibility to encourage and allow for creativity and unique
2 situations through the alternative equivalent compliance and minor modifications process.

3 **2. Applicability**

4 Pedestrian amenities shall meet the minimum standards of this section in order to be
5 credited toward a requirement, menu choice, or as a special feature bonus incentive of
6 this title.

7 **3. Walkway**

8 A walkway is a surface, either improved or not, for the purpose of pedestrian and other
9 non-motorized use, which connects two points and is not aligned along a vehicular public
10 right-of-way. A walkway may be in a publicly dedicated pedestrian easement. Examples
11 include pedestrian connections within one development site, mid-block, between
12 subdivisions, or leading from streets to public amenities, such as schools or parks.

13 a. A walkway shall have a minimum unobstructed clear width of five feet, except
14 where otherwise stated in this title. A walkway that provides access to no more
15 than four residential dwelling units may have an unobstructed clear width of three
16 feet.

17 b. Walkways shall be improved in accordance with subsection 21.08.050H.

18 **4. Primary Pedestrian Walkway**

19 A primary pedestrian walkway is intended to provide an unobstructed clear width of at
20 least eight feet for pedestrian movement with additional space incorporating features
21 along the walkway such as storefront sidewalk space, room for residential stoops or
22 building foundation plantings, and peripheral space that accommodates landscaping,
23 furniture, and utilities. As established generally in subsection F.1 and F. 2 above, the
24 standards of this subsection apply only where the specific term "primary pedestrian
25 walkway" is listed as a requirement, menu choice, or special feature that counts toward a
26 bonus. Thus subsection is not a generally applicable requirement for other large
27 walkways.

28 a. A primary pedestrian walkway shall be developed as a continuous pedestrian
29 route extending for at least 50 feet.

30 b. A primary pedestrian walkway shall have an unobstructed clear width of at least
31 eight feet. Where adjacent to a ground-floor building elevation it shall also have
32 a sidewalk storefront or building interface zone a minimum of two feet in width for
33 foundation landscaping or three feet in width of sidewalk space for opening doors
34 or seating and transition pedestrian spaces. In addition, a buffer space of at
35 least four feet in width shall be incorporated as part of the walkway when abutting
36 any street or vehicle area, to accommodate street trees, landscaping beds, light
37 poles, utilities, benches, and other objects to be kept clear of the walkway.

38 c. At least one [OF THE FOLLOWING] pedestrian feature[S] as defined by this title
39 shall be provided for every 50 feet of length along a primary pedestrian walkway[
40 FORMAL SEATING, SUCH AS BENCHES, WHICH ACCOMMODATES AT
41 LEAST TWO PEOPLE; INFORMAL SEATING, SUCH AS STEPS OR LOW
42 WALLS, WHICH ACCOMMODATES AT LEAST FOUR PEOPLE; AND SPACES
43 SUITABLE FOR STANDING AND TALKING WHICH INCLUDE OBJECTS TO
44 LEAN AGAINST OR EDGE SPACES ALONG IRREGULAR BUILDING
45 FACADES].

46 d. A primary pedestrian walkway shall be illuminated with pedestrian scale lighting.

Page 351 ANNOTATION

A definition of “pedestrian feature” as used by this section is now provided in Chapter 14, so that list of features that may be used to meet the “pedestrian feature” standards of Title 21 does not have to be repeated here.

This amendment is directed only at plazas that would receive credit toward a floor area bonus, menu choice, or other zoning incentive under title 21. It helps ensure such plazas meet minimum standards for quality to provide a public benefit in return for the credit that they receive. This does not apply to any other plazas.

The PZC recommends deleting some of the minimum standards for housing courtyards to make the standards more flexible. The standards for this section only apply when a housing courtyard is proposed by the applicant to be counted as credit toward a floor area bonus, menu choice, or other zoning incentive under title 21. It does not apply to any other housing courtyard.

Administration Addition

[ADMINISTRATION DELETION]

PZC Addition

[PZC DELETION]

Assy Cmte Addition

[ASSY CMTE DELETION]

Tech Edit Addition

[TECH EDIT DELETION]

1 e. A primary pedestrian walkway shall directly connect to surrounding public streets
2 and sidewalks, and be publicly accessible at all times.

3 **5. Ice-Free (Snow Melting [HEATED]) Walkway**

4 An ice-free (snow melting [HEATED]) walkway has a heated surface for the full extent of
5 the walkway clear width. The walkway shall be maintained as ice-free at all times in
6 areas required to be publicly accessible, and otherwise during all hours of operation of an
7 establishment.

8 **6. Plaza or Courtyard**

9 A plaza is an open space which is designed to be used for relaxation, conversation,
10 eating, or other outdoor activities.

11 a. A plaza shall contain at least one pedestrian feature **as defined by this title** for
12 each 200 square feet of plaza or courtyard area. [PEDESTRIAN FEATURES
13 INCLUDE FORMAL SEATING SUCH AS BENCHES OR CHAIRS WHICH
14 ACCOMMODATE AT LEAST TWO PEOPLE; INFORMAL SEATING SUCH AS
15 STEPS, PEDESTALS, LOW WALLS, AND SIMILAR AREAS SUITABLE FOR
16 SITTING, WHICH ACCOMMODATE AT LEAST FOUR PEOPLE; 10
17 LANDSCAPING UNITS; AND OBJECTS SUCH AS FOUNTAINS, KIOSKS (NO
18 MORE THAN ONE), AND ART WORK.]

19 b. A plaza shall be visible and directly accessible from the public sidewalk and at no
20 point be more than five feet above nor more than 12 feet below the curb level of
21 the nearest street.

22 c. A plaza shall be unobstructed to the sky except for certain permitted obstructions
23 such as canopies or awnings, landscaping, or ornamental features such as
24 fountains and flag poles.

25 d. A plaza shall be positioned so that at least two-thirds of its area receives at least
26 four hours of direct or reflected sunlight on March 21 and September 21. A plaza
27 or courtyard may be credited towards a requirement, menu choice, or bonus as
28 long as it meets this standard. The director may reduce this requirement in
29 cases where topography or vegetation shadow the site. Reductions shall be the
30 minimal action that would address these factors.

31 e. Plazas shall not be paved with asphalt.

32 **7. Housing Courtyard**

33 A housing courtyard may be created when a multifamily building or buildings are
34 arranged or configured to enclose and frame a common private open space. To receive
35 credit as a housing courtyard, the space shall achieve the following:

36 a. The residential building(s) shall enclose a clearly defined courtyard open space.
37 The structure(s) surrounding the housing courtyard may, for example, form an O,
38 L, or U shaped enclosure.

39 [A COURTYARD SHALL INCORPORATE AT LEAST 50 PERCENT OF THE
40 COMMON PRIVATE OPEN SPACE REQUIRED FOR THE DEVELOPMENT BY
41 SECTION 21.07.030, UP TO A MAXIMUM REQUIREMENT OF 2,000 SQUARE
42 FEET.]

43 [THE MINIMUM INSIDE DIMENSION OF A HOUSING COURTYARD SHALL BE
44 15 FEET ON LOTS UP TO 60 FEET WIDE, AND 20 FEET ON ALL OTHER

Page 352 ANNOTATION

Administration Addition

[ADMINISTRATION DELETION]

PZC Addition

[PZC DELETION]

Assy Cmte Addition

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Tech Edit Addition

[TECH EDIT DELETION]

1 [LOTS, EXCLUSIVE OF BALCONIES, PORCHES, OR PRIVATE OPEN
2 SPACES EXCLUSIVELY SERVING INDIVIDUAL DWELLING UNITS.]

3 b. A courtyard shall comply with the plaza requirement for pedestrian features, and
4 with the common private open space standards of section 21.07.030.

5 c. All individual dwelling units around the perimeter of a courtyard shall have
6 windows, entrances, and/or transitional spaces such as porches or balconies that
7 face the courtyard.

8 [FOR PURPOSES OF SUNLIGHT ACCESS AND WIND PROTECTION, THE
9 HEIGHT OF THE ENCLOSING OR SURROUNDING BUILDING(S) SHALL NOT
10 EXCEED 45 FEET. A PERIMETER STRUCTURE MAY BE TALLER IF
11 STEPPED BACK AT A RATIO OF AT LEAST FIVE FEET OF RUN FOR EVERY
12 THREE FEET OF RISE ABOVE 45 FEET, ON AT LEAST 65 PERCENT OF THE
13 COURTYARD PERIMETER.]

14 d. A courtyard shall have a solar orientation as defined by this title in terms of
15 openings in the courtyard and the lower height of surrounding buildings.

16 [TO ATTAIN WIND PROTECTION BENEFITS OF ENCLOSED SPACE, THE
17 WIDTH AND LENGTH DIMENSIONS OF A COURTYARD SHALL BE NO
18 GREATER THAN FOUR TIMES THE HEIGHT OF THE SURROUNDING
19 BUILDING(S).]

20 **8. Transit Stop or Transit Shelter**

21 A transit stop or transit shelter shall meet or exceed the minimum design standards
22 established by the transit facilities design guidelines in the *Design Criteria Manual*.

23 **9. Pedestrian Shelter such as a Canopy, Awning, or Marquee**

24 A pedestrian shelter is a roof-like structure extending out from the building face that
25 provides year round overhead protection from precipitation and wind, and that can
26 provide visual interest and wayfinding orientation to primary entrances, passenger
27 loading areas, or waiting areas. Pedestrian shelter may be composed of awnings,
28 canopies, marquees, cantilevered overhangs, colonnades, or similar overhangs along the
29 pedestrian route.

30 a. A pedestrian shelter shall have a minimum dimension of six feet measured
31 horizontally from the building wall, or shall extend to a line two feet from the curb
32 line of the street or nearest motor vehicle area, whichever is less.

33 b. A pedestrian shelter shall have a minimum vertical clearance of eight feet and a
34 maximum vertical clearance of 12 feet, except that a pedestrian shelter that
35 projects out more than eight feet measured horizontally from the building wall
36 shall have a maximum vertical clearance of 16 feet.

37 c. A pedestrian shelter may be indented as necessary to accommodate street trees,
38 landscaping beds, street lights, bay windows, or similar building accessories. A
39 pedestrian shelter shall not extend out to within three feet of the center of the
40 main trunk of a street tree.

41 d. A pedestrian shelter shall incorporate architectural design features of the building
42 from which it is supported.

Page 353 ANNOTATION

A definition of “pedestrian feature” as used by this section is now provided in Chapter 14, so that list of features that may be used to meet the “pedestrian feature” standards of Title 21 does not have to be repeated here.

Administration Addition

[ADMINISTRATION DELETION]

PZC Addition

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Tech Edit Addition

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1 **10. Arcade (or Building Recess)**

2 An arcade is a covered passageway created by the overhanging upper portion of the
3 building along a sidewalk or walkway to provide a sheltered area at grade level. An
4 arcade is usually separated from the adjacent street, sidewalk/walkway, or pedestrian
5 space by a line of supporting columns or arches. A ground level building recess without
6 supporting columns may also receive credit if it achieves the following standards:

- 7 **a.** An arcade shall be developed as a continuous covered space extending along a
8 street, plaza, or courtyard or other pedestrian open space. An arcade shall be
9 open for its entire length to the street or pedestrian open space, except for
10 building columns.
- 11 **b.** An arcade shall have a minimum vertical clearance of no less than 12 feet, and
12 on average no greater than 18 feet.
- 13 **c.** An arcade shall have a minimum horizontal walkway clear width of eight feet
14 between the building and any supporting columns, and a maximum covered
15 width of 20 feet.
- 16 **d.** An arcade shall not at any point be above the level of the adjacent sidewalk,
17 walkway, or pedestrian open space (whichever is higher). The width and spacing
18 of the supporting columns shall be such that maximum visibility is maintained.
- 19 **e.** The spacing and rhythm of the supporting columns shall relate to the structural or
20 architectural pattern of the building and shall be consistent along the length of the
21 arcade.
- 22 **f.** No off-street parking spaces, passenger loading zones, driveways, or off-street
23 loading berths are permitted anywhere within an arcade or within 10 feet of any
24 portion thereof, unless the decision-making body determines that such activity
25 will not adversely affect the air quality or functioning of the arcade. In no event
26 shall such vehicular areas be eligible for credit as part of the arcade.
- 27 **g.** An arcade shall be publicly accessible at all times.

28 **11. Atrium, Galleria, or Winter Garden**

29 An atrium, galleria, or winter garden is a publicly accessible sunlit interior space suited for
30 year-round public use, and which takes advantage of windows and sunlight access to
31 provide brightness, orientation, and visual connections to the outdoors.

- 32 **a.** An atrium, galleria, or winter garden shall be developed and maintained as a
33 temperature controlled, publicly accessible space furnished with features and
34 amenities that encourage its use.
- 35 **b.** An atrium, galleria, or winter garden shall contain at least one pedestrian feature
36 as defined by this title for each 200 square feet of [GROSS] floor area.
37 [PEDESTRIAN FEATURES INCLUDE FORMAL SEATING SUCH AS BENCHES
38 OR CHAIRS WHICH ACCOMMODATE AT LEAST TWO PEOPLE; INFORMAL
39 SEATING SUCH AS STEPS, PEDESTALS, LOW WALLS, AND SIMILAR
40 AREAS SUITABLE FOR SITTING WHICH ACCOMMODATE AT LEAST FOUR
41 PEOPLE; 10 LANDSCAPING UNITS; AND OBJECTS SUCH AS FOUNTAINS,
42 KIOSKS (NO MORE THAN ONE), AND ART WORK.]
- 43 **c.** An atrium, galleria, or winter garden shall be co-located with primary entrances
44 and pedestrian activity areas, and either adjoin or directly connect to a publicly
45 accessible sidewalk or open space.

Page 354 ANNOTATION

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 d. The publicly accessible portion of the atrium, galleria, or winter garden shall be at
2 least 400 square feet, with a minimum dimension of 16 feet.
- 3 e. At least half of an atrium, galleria, or winter garden's ceiling area and at least a
4 portion of its wall area shall consist of transparent glazing.
- 5 f. An atrium, galleria, or winter garden shall be exposed to direct an/or reflected
6 sun for at least four hours daily for eight months of the year.

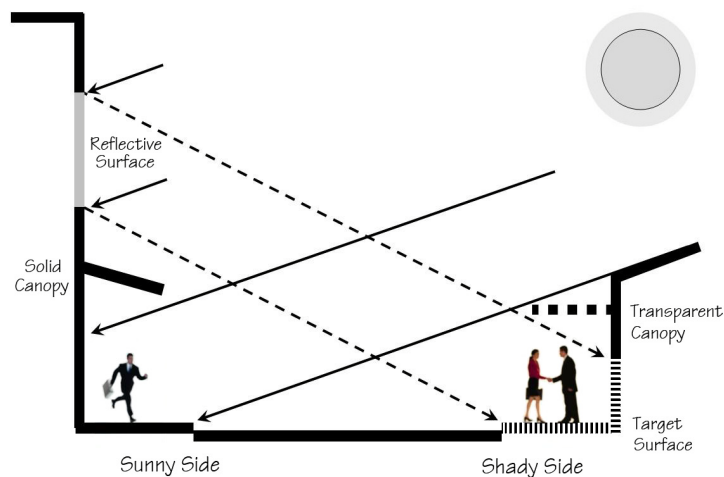
7 **12. Sun Pocket (or Sun Trap)**

8 A sun pocket or sun trap is a pedestrian space that captures direct and reflected sunlight.
9 A sun pocket shall be a clearly defined open space partly sheltered by building walls,
10 fences, or landscape features, such as a C, L, or U shaped semi-enclosure. The
11 protected space shall contain at least 250 square feet of pedestrian area that is exposed
12 to direct and reflected sunlight access for at least six hours on March 21 and September
13 21.

14 **13. Reflected Sunlight**

15 Reflected sunlight as a pedestrian amenity is created by a light-colored, partially
16 reflective, upper-story façade surface that redirects sunlight radiation to pedestrian
17 spaces and walkways to brighten or increase the comfort level in those spaces.

- 18 a. The reflective façade surface shall have a solar orientation.
- 19 b. The reflective façade surface shall have a reflectance of at least 50 percent and
20 no greater than 75 percent in order to avoid excessive glare.
- 21 c. The reflective façade surface shall be an upper floor above ground-level.
- 22 d. Reflected sunlight shall fall on at least 400 square feet of a publicly accessible
23 walkway, open space, and/or abutting ground-level wall area for at least four
24 hours on March 21 and September 21.



25 **14. Sheltered Transition Space**

26 A sheltered transition space is an outdoor or glass covered space such as café seating
27 along a building façade that provides a comfortable transition between indoor areas and
28 unsheltered outdoor spaces.

Page 355 ANNOTATION

This feature was approved by PZC as an additional feature available to be counted for a floor area bonus, menu choice, or other zoning incentives under title 21. It describes a building with active ground-floor uses, entries, and windows that face the public street. The building is “interactive” with the sidewalk to support higher levels of pedestrian use in urban centers.

Administration Addition

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PZC Addition

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Tech Edit Addition

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- 1 a. A sheltered transition space shall be a minimum of 400 square feet.
- 2 b. A sheltered transition space shall comply with the dimensional standards for
- 3 pedestrian shelter or arcade.
- 4 c. A sheltered transition space shall contain a minimum of one pedestrian feature
- 5 as defined by this title., SUCH AS FORMAL SEATING, INFORMAL SEATING, A
- 6 TREE, PLANTER, FOUNTAIN, KIOSK, BOLLARD TO LEAN ON, BIKE RACK,
- 7 OR ART WORK FOR EACH 80 SQUARE FEET OF GROSS FLOOR AREA.]
- 8 d. A sheltered transition space shall not obstruct the minimum clear width of the
- 9 adjoining walkway or sidewalk.

10 **15. Bicycle Parking Facilities**

- 11 a. Required bicycle parking or a sign leading thereto shall be located in an area
- 12 visible from a primary entrance area and no farther from a primary entrance than
- 13 the closest motor vehicle parking space, not including designated accessible
- 14 parking, carpool, or vanpool spaces. It may also be located inside the building
- 15 served, in a location that is easily accessible for bicycles.
- 16 b. A required bicycle parking space shall include a securely fixed structure that
- 17 allows the bicycle wheel and frame to be locked to the facility, and that supports
- 18 the bicycle frame in a stable position without damage to the bicycle, or shall be in
- 19 a bicycle locker, lockable bicycle enclosure, or lockable room.
- 20 c. A required bicycle parking space shall be a minimum of six feet long and two feet
- 21 wide.
- 22 d. The surfacing of bicycle parking facilities shall be designed and maintained to be
- 23 clear of mud and snow.
- 24 e. Bicycle parking shall not obstruct pedestrian walkways, building access, or use
- 25 areas.

26 **16. Pedestrian-Interactive Use**

27 A pedestrian-interactive use is intended to provide ground-floor spaces that strongly
28 engage the sidewalk with street-facing windows and entrances, feature activities and
29 services that support neighborhood residents, and generally contribute to the pedestrian-
30 oriented environment. The standards that follow apply where the term "pedestrian-
31 interactive use" is listed in this title as a requirement, special feature for a bonus, or a
32 menu choice.

- 33 a. A pedestrian-interactive use shall be any of the following uses that are permitted
34 in the district: retail and pet services; financial institution providing banking
35 services open to the public with at least one employee on site; food or beverage
36 service; personal service; cultural facility; or the frontage of entryways or
37 stairways through which such uses are principally accessed;
- 38 b. Retail sales uses that are permitted in the district shall be considered pedestrian-
39 interactive uses, except for the following types of retail sales uses: fueling
40 station; building materials store.
- 41 c. The following uses supporting residential neighborhood and housing
42 development are also considered pedestrian-interactive uses when permitted in
43 the district: residential dwellings with individual front entries along the street;
44 elementary school; middle or high school; health services; child care center.

This feature was originally intended to be a district-specific option available for property owners in the mixed-use districts. It has been moved to this chapter because the mixed-use districts are proposed to be deleted. It increases the flexibility of the zoning ordinance to allow, through site plan review, a “main street” style commercial sidewalk environment, in lieu of suburban style arterial landscaping buffers. Property owners may choose to propose a “main street” style sidewalk facility, using the standards of this section, in lieu of having to provide the standard sidewalk and required arterial landscaping strip.

It can provide the public and the property owner with mutual benefits. The owner can save space by using some of the right-of-way to meet the requirement. Both the owner and the public can benefit from the enhanced sidewalk facility in appropriate locations.

The dimensions and required streetscape features of the enhanced sidewalk alternative use basic principles for downtown main streets, such as 4th and 5th Avenues in Downtown Anchorage. Like main streets in other cities, the cross-section of these sidewalks provide a relatively wide pedestrian movement zone in the middle, flanked by a “furniture zone” part of the sidewalk on the street side to buffer from moving traffic, and a “storefront zone” or “building interface zone” on the building street wall side.

Administration Addition

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PZC Addition

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Assy Cmte Addition

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Tech Edit Addition

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- 1 d. A pedestrian-interactive use shall provide a primary entrance facing the street.
2 Entrances at building corners facing a street may be used to satisfy this
3 requirement.
- 4 e. A pedestrian-interactive use shall occupy a habitable space at least 24 feet deep
5 extending along the full length of the ground-floor, street-facing building
6 elevation, allowing for pedestrian and vehicle entrances, entry lobbies or atriums,
7 and stairwells.
- 8 f. A pedestrian-interactive use shall comply with subsection 21.06.030C.5.,
9 Maximum Setbacks.
- 10 g. Street-facing ground-floor wall areas of a pedestrian-interactive use shall be 67
11 percent visual access windows, except that such wall areas for dwellings shall be
12 at least 20 percent visual access windows.
- 13 h. Where a building has three or more street frontages, these criteria apply along
14 only two of the frontages.

15 17. **Enhanced Sidewalk Option**

16 An enhanced sidewalk promotes sidewalk widening and streetscape enhancements to
17 support higher levels of pedestrian activity and access in mixed-use developments. An
18 enhanced sidewalk environment with “main street” style amenities may be provided in
19 lieu of required site perimeter landscaping where it is logical to support a pedestrian zone
20 as determined through an administrative site plan review, and subject to the following:

- 21 a. The sidewalk width shall be at least 12 feet, and include a pedestrian movement
22 zone, building interface zone, and street interface zone. The street interface
23 zone shall be at least four feet wide along major arterials. A pedestrian-
24 interactive use meeting the standards of F.16. above shall be provided in the
25 building next to the designated sidewalk.

26 **[illustration]**

- 27 i. A public use easement shall be recorded for any part of the designated
28 sidewalk to be located within the subject parcel.
- 29 ii. Physical obstructions within the sidewalk’s building interface zone, such
30 as landscaping, entry stoops, or seating, shall extend no more than two
31 feet into the minimum required 12 foot width, so that at least ten feet
32 remain.
- 33 b. The enhanced sidewalk shall provide at least two-thirds the number of trees and
34 shrubs required for site perimeter landscaping.
- 35 c. The enhanced sidewalk may be placed wholly or in part within a right-of-way,
36 subject to approval of the traffic engineer and municipal engineer.
- 37 i. The enhanced sidewalk shall be subject to the applicable requirements
38 of title 24, including sections 24.30.020., *Permit to use Public Places,*
39 and 24.90, *Encroachment Permit.*
- 40 ii. Improvements within the public right-of-way shall be consistent with the
41 DCM and MASS.

Page 357 ANNOTATION

In response to comments from within the development community made to the Administration, and with the approval and further adjustments by the PZC and Assembly Title 21 Committee, this amendment proposes to make the pedestrian access requirements for residential projects more flexible. It is based on a practice used in some northern cities allowing “parking courtyards” or “play streets” in lieu of separated vehicle and pedestrian access facilities.

The shared space is marked by very low traffic volume and speeds and a design that prioritizes use by pedestrians while still accommodating cars. It can save space and development costs when compared to having separate facilities, while still achieving the pedestrian access objectives of the land use regulations. Applicants may select this option subject to a site plan review.

The Assembly Title 21 Committee has approved some clarifications to the intent, description, and standards of the “parking courtyard” provision.

PZC recommends deleting the first sentence to simplify the purpose statement.

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- 1 iii. Existing improvements that meet the standards of the enhanced
2 sidewalk may be counted towards the requirements of this section,
3 subject to approval by the director.
- 4 iv. The owner shall maintain landscaping and amenities for the enhanced
5 sidewalk within the right-of-way, and comply with the provisions for
6 removal of snow and ice in AMC 24.80.090, 100, and 110.
- 7 v. Where the right-of-way is not adequate or cannot be configured to
8 accommodate the enhanced sidewalk, then the development shall be set
9 back from the street frontage as necessary to accommodate part of the
10 improvements within the property.

11 18. **Parking Courtyard**

12 A parking courtyard is a pedestrian-oriented parking facility for residential developments
13 that uses the principles of a “Woonerf Street” or “Play Street.” It is designed and
14 operated as a shared space to allow all resident users, not only drivers, to use it safely.
15 A parking courtyard that is credited towards a residential pedestrian facility requirement
16 or menu choice of this title shall meet the following standards:

- 17 a. The parking courtyard serves no more than eight dwelling units and contains no
18 more than 12 parking spaces (not including garage spaces in individual
19 dwelling);
- 20 b. The parking courtyard is a dead end and does not lead or provide access to
21 other dwelling units, parking facilities, or streets;
- 22 c. An administrative site plan review is performed, unless a higher level of review is
23 already required;
- 24 d. A walkway is provided between the parking courtyard and the street—the
25 common access driveway does not qualify as a pedestrian walkway;
- 26 e. A special paving scheme and landscape treatment is applied, as approved
27 through the review;
- 28 f. The space is designed for both vehicles and people, with an emphasis on
29 pedestrians and usable, safe, and attractive pedestrian and play space, as
30 approved through the review; and
- 31 g. The parking courtyard achieves the intent of this title for pedestrian access, as
32 determined through the review.

33 **21.07.070 NEIGHBORHOOD PROTECTION STANDARDS**

34 **A. Purpose and Relationship to Other Requirements**

35 [THIS SECTION PROVIDES FOR TRANSITIONS BETWEEN NONRESIDENTIAL AND
36 RESIDENTIAL USES, THROUGH DISCRETIONARY APPROVAL CRITERIA THAT MAY BE
37 APPLIED IN COMBINATION WITH OTHER DEVELOPMENT STANDARDS IN THIS CHAPTER
38 21.07, IN ORDER TO PROVIDE SIGNIFICANTLY MORE PROTECTION FOR
39 NEIGHBORHOODS FROM THE IMPACTS OF ADJACENT DEVELOPMENT AND TO
40 CONFORM TO THE GOALS AND POLICIES OF THE COMPREHENSIVE PLAN.] This section
41 makes available a menu of additional tools to use in discretionary approvals to protect residential
42 neighborhoods from potential adverse impacts of adjacent nonresidential uses, including
43 limitations on hours of operation, noise, and lighting.

Page 358 ANNOTATION

The Assembly Title 21 Committee supports consistent application of the neighborhood protection standards to commercial lots within a reduced, 200-foot distance of the residential properties to be protecte

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1 **B. Discretionary Conditions**

2 A decision-making body through application of this section shall:

- 3 1. Make findings regarding the potential adverse impact that is anticipated by the proposed
4 development;
- 5 2. Propose conditions that are specifically related and commensurate to the anticipated
6 impacts identified in the findings; and
- 7 3. Propose conditions that are the minimum necessary to avoid or mitigate the anticipated
8 impacts identified in the findings.

9 **C. Nonresidential Development Adjacent to Existing Residential Use**

10 As a condition of the approval of any conditional use permit, site plan review, subdivision, or
11 variance of any nonresidential use located [IN OR] within 200 [300] feet of any residential district,
12 the decision-making body shall be authorized to impose conditions that are necessary to reduce
13 or minimize any potential adverse impacts on residential property. Such conditions shall [MUST]
14 be based on findings which support the imposed condition as required by subsection
15 21.07.070B., and may include but are not limited to the following:

- 16 1. Hours of operation and deliveries;
- 17 2. Location on a site of activities that generate potential adverse impacts on adjacent uses,
18 such as noise and glare;
- 19 3. Placement of trash receptacles, compactors, or recycling;
- 20 4. Location and screening of loading and delivery areas, garages, vehicle fleet parking, or
21 vehicle maintenance areas;
- 22 5. Lighting location, intensity, and hours of illumination;
- 23 6. Placement and illumination of outdoor vending machines, telephones, or similar outdoor
24 services and activities;
- 25 7. Additional landscaping and screening to mitigate adverse impacts;
- 26 8. Height restrictions to preserve light and privacy;
- 27 9. Ventilation and control of odors and fumes;
- 28 10. Paving to control dust; and
- 29 11. Location and orientation of changeable type or illuminated signs, to protect residential
30 character and privacy and views from residential units.

31 **D. Residential Development Adjacent To Existing Nonresidential Use**

32 When a residential development is proposed adjacent to an existing commercial or industrial use,
33 the decision-making body may impose neighborhood protection standards, including but not
34 limited to increased landscaping, traffic calming measures, and requiring the residential
35 development to be configured and dwelling units located to minimize potential conflicts with or
36 adverse impacts from the existing nonresidential development. Any required mitigation measures
37 shall be installed and maintained by the residential development, not the existing commercial or
38 industrial use.

Page 359 ANNOTATION

This section largely replaces the landscaping section which was in the Title 21 provisionally adopted draft. The Planning and Zoning Commission created a significant rewrite of the section and the Assembly Title 21 Committee directed Planning staff to work with landscape architects from the American Society of Landscape Architects (ASLA) – Alaska Chapter to develop a new landscaping section largely based on a version developed by a licensed landscape architect. This draft is largely a result of the work by the ASLA landscaping committee, review by Planning staff, and direction by the Assembly Title 21 Committee.

Overall, this draft landscaping section has made the following major changes from the provisionally adopted draft: 1) a return to more prescriptive landscaping requirements similar to the current Title and deletion of the landscape units system, but the addition of optional design standards; and, 2) revision of the landscape surety requirements to base the amount of the guarantee on the size of the site.

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21.07.080 LANDSCAPING, SCREENING, AND FENCES

A. Purpose

This section is intended to ensure that new landscaping and the retention of existing vegetation is an integral part of all development [AND THAT IT CONTRIBUTES ADDED HIGH QUALITY TO DEVELOPMENT, RETAINS AND INCREASES PROPERTY VALUES, AND IMPROVES THE ENVIRONMENTAL AND AESTHETIC CHARACTER OF THE COMMUNITY]. It is also the intent of this section to provide flexible requirements that encourage and allow for creativity in landscape design. More specifically, these provisions are intended [SPECIFIC PURPOSES INCLUDE] to:

1. Visually enhance industrial, commercial, community use, and residential development through retention of existing native or ornamental vegetation or through new landscaping improvements. [IMPROVE THE GENERAL APPEARANCE OF THE MUNICIPALITY, ITS AESTHETIC APPEAL AND IDENTITY, AND THE IMAGE OF ITS STREET CORRIDORS AND URBAN DISTRICTS;]
2. Integrate new or renovated development into the surrounding context of the community including its neighborhoods and street corridors. [ENCOURAGE A PLEASANT VISUAL CHARACTER FOR NEW DEVELOPMENT WHICH RECOGNIZES AESTHETICS AND SAFETY ISSUES;]
3. Separate, screen, and buffer adjacent incompatible land uses through the use of landscape plantings, fencing, and other appropriate landscape architectural features. [UNIFY DEVELOPMENT AND ENHANCE AND DEFINE PUBLIC AND PRIVATE SPACES;]
4. Reduce and treat runoff of storm water to preserve the quality of local streams and water bodies. [IMPROVE COMPATIBILITY BETWEEN LAND USES BY REDUCING THE VISUAL AND OPERATIONAL IMPACTS OF MORE INTENSIVE USES UPON ADJACENT PROPERTIES;]
[PROMOTE THE USE OF EXISTING VEGETATION AND RETENTION OF TREES, WOODLANDS, HABITAT, AND URBAN FOREST;]
REDUCE RUNOFF AND EROSION, CONTROL DUST, AND PRESERVE AIR AND WATER QUALITY; AND
ENCOURAGE USE OF NATIVE PLANTS OR PROVIDE LANDSCAPING THAT IS COMPATIBLE WITH THE CLIMATE AND NATURAL SETTING OF THE MUNICIPALITY AND CAN PROVIDE DESIRED EFFECTS EVEN DURING HARSH URBAN AND WINTER CONDITIONS.]

B. Exemption for Temporary Uses

Unless required under section 21.05.080, temporary uses in accordance with section 21.05.080 are exempt from the requirements of this section.

C. Landscape Plan

1. All landscaping and screening required under this section 21.07.080 shall be reflected on a landscape plan for review and approval by the decision-making body.
2. Except for lots where there is a single principal structure containing between one and four dwelling units, all development [ALL DEVELOPMENT, EXCEPT FOR SINGLE-FAMILY, TWO-FAMILY, THREE-FAMILY, AND FOUR-FAMILY HOMES ON INDIVIDUAL LOTS,] shall have a landscape plan prepared by a licensed landscape architect registered by the

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1 state of Alaska consistent with AS 08.48 and 12 AAC 36, for review and approval [OR
2 ANOTHER DESIGN PROFESSIONAL AS ALLOWED BY STATE LEGISLATION. THE
3 LANDSCAPE PLAN SHALL BE REVIEWED AND APPROVED] by the decision-making
4 body. [A LANDSCAPE PLAN MAY BE COMBINED WITH ANY LAND CLEARING,
5 VEGETATION PROTECTION, EROSION CONTROL, OR SNOW REMOVAL PLAN
6 REQUIRED FOR COMPLIANCE WITH OTHER SECTIONS OF THIS TITLE. WHERE A
7 LANDSCAPE PLAN IS REQUIRED UNDER THIS TITLE, THE PLAN SHALL INCLUDE
8 THE INFORMATION SPECIFIED IN THE TITLE 21 USER'S GUIDE.] Minimum
9 requirements for the landscape plan are as follows:

- 10 a. Plan scale shall be easily readable and not smaller than one inch equals 30 feet.
- 11 b. Plans and/or schedules shall call out the common and scientific name for each
12 plant type or ground cover to be used.
- 13 c. The plan shall identify plant locations and sizes in accordance with the sizing
14 standards of the American Standard for Nursery Stock (ANSI Z60.1-2004) as
15 published by the American Nursery and Landscape Association.
- 16 d. The plan shall identify locations and areas where existing native vegetation is
17 being used to fulfill the requirements of this section.
- 18 e. The location of buildings, walkways, vehicular circulation (to include adjacent
19 streets), retaining walls, and fences shall be indicated.
- 20 f. Topography, expressed in contours or spot elevations, shall be identified on
21 plans. Additionally, all drainage features to include swales, biofiltration swales,
22 drainage basins, snow storage and disposal areas, and any inlets for storm
23 drains shall be identified on plans. A separate plan, detailing site grading, that
24 includes contours and/or spot elevations is acceptable.
- 25 g. The plan shall identify existing and proposed utility elements such as easements,
26 transformers, utility poles, street lights, and curb cuts that affect the landscape
27 plan.
- 28 h. Planting details shall be provided.
- 29 i. North arrow and scale shall be included.

30 **D. Cross-References to Other Requirements**

31 **1. Landscaping**

32 Any use that is required to provide landscaping or screening pursuant to the district-
33 specific standards of chapter 21.04, [OR] the use-specific standards of chapter 21.05, or
34 the standards of other sections of this chapter 21.07, shall provide such landscaping or
35 screening. In the event of a conflict between other [THE] requirements [OF CHAPTER
36 21.04 OR 21.05] and the requirements of this section 21.07.080, the more restrictive
37 provisions shall govern.

38 **2. Walkways**

39 Refer to subsection 21.07.060E.4.a.

40 **3. Parking and Loading Facilities and Vehicular Overhangs**

41 Refer to subsections 21.07.090H.3. and H.10.

42 **4. Private Open Space**

43 Refer to subsection 21.07.030D.

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- 1 5. **Snow Storage**
- 2 Refer to subsection 21.08.040F.4.

- 3 E. **Types of Landscaping**
- 4 Four types of landscaping may be required for a development, depending on the use and zoning
- 5 district of the property and adjacent properties, and the portion of the property involved. These
- 6 types of landscaping are: (1) site perimeter landscaping; (2) parking lot landscaping—perimeter
- 7 and interior; (3) site enhancement landscaping applied in site interiors; and (4) tree requirements
- 8 for new residential development. Minimum requirements for these landscaping types are set forth
- 9 in subsections 21.07.080E.1. through E.4. below and in table 21.07-1.

Page 362 ANNOTATION

This table replaces tables 21.07-1 and 21.07-3 of the provisionally adopted draft. The landscape units used in the former draft have been replaced by more prescriptive standards and optional design standards which can be applied in certain situations.

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TABLE 21.07-1: LANDSCAPING SPECIFICATIONS			
TYPE OF LANDSCAPING	BED WIDTH OR AREA/LOCATION REQUIRED	PLANT MATERIALS REQUIRED	OPTIONAL DESIGN STANDARDS
SITE PERIMETER LANDSCAPING REQUIREMENTS			
Visual Enhancement Landscaping (L1)	<p>Minimum average planting bed width: 8 feet as measured for each leg of the perimeter.</p> <p>Minimum planting bed width: 5 feet.</p> <p>No more than one-half the property line length or 50 feet, whichever is less, may have a planting bed width less than 8 feet in width. The maximum bed width used for the calculation of average bed width may not be greater than 12 feet.</p>	<p>Provide 1 tree and 6 shrubs per 20 linear feet of property requiring visual enhancement landscaping.</p> <p>All area within the planting bed shall be covered with living ground cover, turf, or mulch.</p>	<p>Use of raised planters, pedestrian amenities, and pedestrian scale lighting may be used to offset up to 1/3 of trees and 1/3 of shrubs, through an administrative site plan review.</p> <p>Up to 1/2 of total required shrubs may be substituted with perennial plantings at a ratio of three 1-gallon container perennials for every shrub required.</p> <p>Trees may be substituted with an equal number of shrubs at 6-foot minimum planting height in utility easements with overhead lines.</p>
Buffer Landscaping (L2)	<p>Minimum average planting bed width shall be 15 feet, with minimum width at any point not less than 10 feet, except as modified by the Optional Design Standards, in which case the overall minimum planting bed width shall be 10 feet.</p>	<p>Provide 2 trees and 6 shrubs per 20 linear feet of property line requiring buffer landscaping.</p> <p>At minimum, 1/2 of all trees shall be coniferous.</p> <p>Distribute trees and shrubs evenly along the length of the planting bed.</p> <p>All areas within the planting bed shall be covered with living ground cover, turf, or mulch.</p> <p>If relying on existing vegetation to meet these requirements, use of a site-obscuring or screening fence as an optional design standard is not allowed.</p>	<p>A 6-foot high ornamental sight-obscuring or screening fence may be used in lieu of 5 feet of planting bed width. The fence shall be situated within two feet of the property line, except where utilities or existing conditions create a conflict.</p> <p>Trees may be substituted with an equal number of shrubs at 6 feet minimum planting height in utility easements with overhead lines.</p>
Screening Landscaping (L3)	<p>Minimum planting bed width of 30 feet, except as allowed by the Optional Design Standards.</p>	<p>Provide 3 trees and 10 shrubs per 20 linear feet of property line requiring screening landscaping.</p> <p>At minimum, 75% of all trees shall be coniferous.</p> <p>Trees and shrubs shall be evenly distributed along the frontage.</p> <p>All areas within the planting bed shall be covered with living ground cover, turf, or mulch.</p>	<p>Planting bed width may be reduced by 10 feet with provision of an 8-foot high ornamental screening fence.</p>

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TABLE 21.07-1: LANDSCAPING SPECIFICATIONS

TYPE OF LANDSCAPING	BED WIDTH OR AREA/LOCATION REQUIRED	PLANT MATERIALS REQUIRED	OPTIONAL DESIGN STANDARDS
<p>Freeway Landscaping (L4)</p>	<p>Freeway landscaping requirements shall apply to any lot abutting the right-of-way of:</p> <ol style="list-style-type: none"> 1. Seward Highway between Tudor Road and Potter Valley Road. 2. Glenn Highway between Boniface Parkway and the northern municipal boundary. 3. Minnesota Drive/O'Mally Road between International Airport Road and the Old Seward Highway. <p>Minimum planting bed width of 30 feet, except as allowed by the optional design standards.</p>	<p>Provide 3 trees and 10 shrubs per 20 linear feet of property line requiring freeway landscaping.</p> <p>At minimum, 1/2 of all trees shall be coniferous.</p> <p>Trees and shrubs may be distributed along frontage at owner's discretion.</p> <p>All areas within the planting bed shall be covered with living ground cover, turf, or mulch.</p>	<p>Planting bed width may be reduced by 10 feet with provision of an 8-foot high ornamental screening fence. If this option is chosen, the fence shall be set back 20 feet from the right-of-way. plant material requirements remain the same, and all required plantings shall be on the freeway side of the fence.</p>
PARKING LOT LANDSCAPING REQUIREMENTS			
<p>Parking Lot Perimeter Landscaping</p>	<p>Same as perimeter landscaping bed width requirements for L1 or L2 landscaping, as applicable. Refer to L1 and L2 perimeter landscaping requirements above in this table.</p>	<p>As required for L1 visual enhancement or L2 buffer landscaping (see subsection E.2.b.ii.)</p> <p>Trees and shrubs may be grouped to best serve the design intentions for the site and promote safe use. Sight-lines for entry and egress shall be considered for placement of landscaping.</p> <p>All areas within the planting bed shall be covered with living ground cover, turf, or mulch.</p>	<p>Where L1 visual enhancement landscaping is required in the same location as site perimeter landscaping, the requirement for parking lot landscaping takes precedence—no use of optional design standards allowed.</p> <p>Where parking lot perimeter landscaping is in the same location as a higher level of site perimeter landscaping, the site perimeter landscaping requirement takes precedence.</p>
<p>Parking Lot Interior Landscaping</p>	<p>Provide total area in accordance with parking lot interior landscaping requirements in subsection F.2.c.</p> <p>Minimum area for individual beds shall be 165 square feet.</p> <p>Minimum bed width: 8 feet.</p>	<p>1 tree and 6 shrubs per 150 square feet of total internal landscaping required.</p> <p>All areas within the planting bed shall be covered with living ground cover, turf, or mulch.</p> <p>Plant materials shall be evenly distributed throughout planting beds in the parking lot.</p>	<p>Individual planting beds that are designed to be used for biofiltration may substitute up to 3/4 of the required trees and 2/3 of the required shrubs with site appropriate herbaceous plant material in planting beds designed as rain gardens according to the municipal Low Impact Development Design Guidance Manual (latest edition), at a ratio of 12 plants per tree and 2 plants per shrub.</p>

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TABLE 21.07-1: LANDSCAPING SPECIFICATIONS			
TYPE OF LANDSCAPING	BED WIDTH OR AREA/LOCATION REQUIRED	PLANT MATERIALS REQUIRED	OPTIONAL DESIGN STANDARDS
SITE ENHANCEMENT LANDSCAPING REQUIREMENTS			
Site Enhancement Landscaping	Provide on all areas of the site not occupied by buildings, structures, driveways, walkways, off-street parking, or other authorized uses or installations, and not otherwise devoted to landscaping required by this title.	Areas subject to site enhancement landscaping shall be covered with living ground cover, turf, or planting beds with trees and shrubs, at the discretion of the property owner.	

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1. Site Perimeter Landscaping Requirements

a. Purpose

Site perimeter landscaping separates land uses of different characteristics or intensities, to minimize the effects of one land use on another. Perimeter landscaping also marks the interface between public streets and individual property. Four basic levels of site perimeter landscaping are provided to accommodate a variety of land uses at a variety of intensities: (1) visual enhancement landscaping; (2) buffer landscaping; (3) screening landscaping; (4) freeway landscaping. Specifications for these landscaping types are found in table 21.07-1.

b. Applicability

Site perimeter landscaping shall be provided along the perimeter property line of development sites in accordance with table 21.07-2, except for the following:

i. At approved points of pedestrian or vehicle access;

ii. On individual single-family and two-family lots that are not being developed as part of a subdivision, unless required elsewhere in this title; and

iii. Along alleys.

c. Exceptions

i. Development which is eligible to use enhanced "main street" style sidewalk environment standards of subsection 21.07.060F.17. may use those standards in lieu of required visual enhancement or buffer landscaping along public streets.

ii. L4 freeway landscaping may be replaced with L2 buffer landscaping in the following situations:

(A) Any lot whose area, less the 30-foot setback area for the L4 freeway landscaping, is less than the minimum lot area required in the zoning district; or

(B) Any lot whose depth, excluding all setbacks required by this title, is less than 100 feet.

Page 365 ANNOTATION

This table is largely the same as in the provisionally adopted draft but differs in that it has removed the mixed-use district categories due to deletion of these districts in the Assembly Committee's recommended draft, deleted visual enhancement landscaping which was previously required between R-2M, R-3, and R-4 districts, and replaced the footnote language in the table.

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TABLE 21.07-2: MINIMUM SITE PERIMETER LANDSCAPING – BY ABUTTING DISTRICT OR STREET^{1,2}

Abutting District or Street	Required Level of Site Perimeter Landscaping (Levels 1-4)												
	R-6, R-8, R-9, R-10, TA	R-1, R-1A, R-2A, R-2D, R-5, R-7	R-2M	R-3	R-4, R-4A	PLI	B-1A, B-1B, B-3, RO	I-1, I-2, MC, MI	PR	Freeway	Arterial, Expressway	Collector	Local Street
District of Proposed Development													
R-6, R-8, R-9, R-10, TA	L2	L2	L2	L2	L2	L2	L2	L2	L2	L4	L2		
R-1, R-1A, R-2A, R-2D, R-5, R-7	L2		L2	L2	L2	L2	L2	L2	L2	L4	L2	L1	
R-2M	L2	L2								L4	L2	L1	
R-3	L2	L2								L4	L2	L1	L1
R-4, R-4A	L2	L2								L4	L1	L1	L1
PLI	L2	L2								L4	L1	L1	L1
B-1A, B-1B, B-3, RO	L2	L2	L2	L1	L1					L4	L1	L1	L1
I-1, I-2, MC, MI, AF	L2	L2	L2	L2	L2					L4	L1	L1	L1
PR										L4	L1	L1	L1

NOTES:

¹ This table lists minimum site perimeter landscaping standards. Other chapters or sections of title 21 may have stricter site perimeter landscaping standards which would be used instead of the standards listed in this table.

² L3 screening landscaping is not included in this table as it only occurs as a use-specific standard for certain industrial uses, or through development-specific application in processes such as conditional use approvals.

Page 366 ANNOTATION

This new landscaping category has modified the landscaping requirements from what was required for screening landscaping in the provisionally adopted draft.

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- 1 d. **Visual Enhancement Landscaping**
2 Visual enhancement landscaping is intended to integrate new or renovated
3 development into the surrounding community and is required along property
4 perimeters that abut another zoning district or a public right-of-way. Landscaping
5 improvements shall be placed within the area identified as the perimeter
6 landscaping area and may be organized to the best advantage of property
7 development.
- 8 e. **Buffer Landscaping**
9 Buffer landscaping is intended to help separate one land use from another land
10 use that may be incompatible for reasons such as the intensity of use or the
11 visual character.
- 12 f. **Screening Landscaping**
13 Screening landscaping provides the highest level of buffering between land uses,
14 and is mostly applied by use-specific standards in chapter 21.05 between
15 residential land uses and abutting industrial uses.
- 16 g. **Freeway Landscaping**
17 Freeway landscaping is intended to enhance the appearance of the municipality
18 along portions of the Seward Highway, the Glenn Highway, and Minnesota
19 Drive/O'Malley Road. Landscaping improvements in these designated areas
20 may be used to screen adjacent uses, such as residential uses impacted by the
21 adjacent roadways, and to enhance the appearance of major visual and scenic
22 corridors and entrance gateways of the community. Freeway landscaping is
23 limited to specific areas along major highways in Anchorage as identified in table
24 21.07-1.
- 25 2. **Parking Lot landscaping Requirements**
- 26 a. **Purpose**
27 Parking lot landscaping softens the view and breaks up the visual impact of
28 extensive paved surfaces associated with multifamily residential and
29 nonresidential development. It also contributes to storm water management,
30 provides orientation to entrances, increases outdoor comfort levels, and mitigates
31 wind and dust in large parking lots. Parking lot landscaping consists of parking
32 lot perimeter landscaping and parking lot interior landscaping.
- 33 b. **Parking Lot Perimeter Landscaping**
- 34 i. Parking lot perimeter landscaping is required for all parking lots with 10
35 or more parking spaces that are associated with any multifamily or
36 nonresidential use, and for parking lots that are a principal use on a site.
- 37 ii. Parking lot perimeter landscaping shall be placed on all perimeters of a
38 parking lot, which includes appurtenant driveways, where the parking lot
39 abuts a property line. L2 buffer landscaping shall be used where a
40 nonresidential district abuts a residential district, or is adjacent to a
41 residential district across an alley, and where a multifamily district abuts
42 a single-family residential district. All other sides of the parking lot
43 perimeter shall have L1 visual enhancement landscaping.
- 44 iii. **Exceptions include:**
- 45 (A) At approved points of pedestrian and vehicle access; and

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This is a proposed new provision which specifies how much of corner areas of a parking lot may be used toward meeting the parking lot interior landscaping requirements.

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1 (B) Adjacent to lots being developed under a common development
2 plan, where the director waives the requirement.

3 c. **Parking Lot Interior Landscaping**

4 Parking lot interior landscaping is intended to visually enhance and break up the
5 area of larger parking lots. Parking lot interior landscaping is required for any
6 parking lot with 40 or more parking spaces. The area of the parking lot shall be
7 determined by the total paved area including parking, circulation aisles, and
8 appurtenant driveways.

9 i. Parking lot interior landscaping requirements are as follows:

10 (A) 40 to 100 parking spaces: An area equal to at least five percent
11 of the parking lot shall be devoted to landscaping.

12 (B) 101 to 200 parking spaces: An area equal to at least eight
13 percent of the parking lot shall be devoted to landscaping.

14 (C) More than 200 parking spaces: An area equal to at least ten
15 percent of the parking lot shall be devoted to landscaping.

16 ii. Areas eligible to be counted as parking lot interior landscaping in
17 subsection c.i. above shall be surrounded by parking area and/or
18 driveway on at least three sides, except that up to 50 percent of the total
19 parking lot interior landscaping, up to a maximum of 800 square feet,
20 may include landscaping areas with parking area and/or driveway on
21 only two sides (such as corner areas of parking lots).

22 iii. For parking lots with more than 200 spaces, a linear landscaping break
23 with a minimum width of 8 feet shall be provided parallel to every third
24 drive aisle. This area may count toward the total interior parking lot
25 landscaping requirement.

26 iv. Parking lots with more than 200 spaces and exceeding the parking
27 requirements by 25 percent or more shall increase the parking lot interior
28 landscaping area by the amount provided in subsection 21.07.090E.4.d.

29 v. Fifty percent of the area required for parking lot interior landscaping may
30 be accommodated by biofiltration swales. The use of biofiltration swales
31 to partially fulfill some portion of the need for parking lot interior
32 landscaping requires that swales be a minimum of ten feet in width and
33 designed to promote biofiltration.

34 3. **Site Enhancement Landscaping**

35 a. **Purpose**

36 Site enhancement landscaping provides plant materials to open areas of a site to
37 enhance the appearance and function of the building and site, to help prevent
38 erosion and dust by covering bare disturbed areas, and to help reduce and clean
39 storm water runoff.

40 b. **Applicability and Requirements**

41 Site enhancement landscaping requirements, including required area and
42 planting materials, are provided in table 21.07-1.

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4. **Trees for Residential Development**

a. **Purpose**

This section encourages the retention of existing trees and establishes a minimum requirement for trees in new residential development.

b. **Applicability**

This section applies to residential development, except for single-family and two-family lots that were platted before [effective date].

c. **Requirements**

All individual lots in a subdivision shall have a minimum of one tree. A minimum of 20 trees per acre is required in new residential developments. Deciduous tree plantings shall be two-inch caliper or greater, and coniferous tree plantings shall be six feet in height or greater. This section may be fulfilled by the preservation of existing trees as provided in subsection G.1.b. below. Existing cottonwood trees may not be used to fulfill this requirement.

F. **General Landscaping Requirements and Standards**

1. **Plant Materials**

Anchorage lies generally within the USDA climactic zone 3. This categorization is intended to help identify plants with suitable hardiness to survive in our climate. There are known microclimates within Anchorage that are less severe in some areas and more severe in others. It is not the intent of this title to dictate the use of individual species; however property owners are encouraged to understand the local climate and to use plant species known to be hardy. It is the property owner's responsibility to replace plant materials which are provided in response to the requirements of this title, but perish due to poor maintenance, lack of hardiness, mechanical damage, or some other reason. In all cases, the plant materials shall be living and free of defects and of normal health, height, and spread as defined by the American Standard for Nursery Stock, ANSI Z60.1, latest available edition, American Nursery and Landscape Association. Plants may be nursery grown or native transplants, provided they meet the requirements of ANSI Z60.1.

a. **Minimum Size of Planting Materials**

i. **Trees**

(A) Deciduous trees: 2 inch caliper

(B) Coniferous trees: 6 feet in height

ii. **Shrubs**

(A) Deciduous shrubs: 18 inches in height

(B) Evergreen shrubs: 18 inches in height

(C) Creeping evergreen shrubs: 18 inch spread

b. **Preservation of Existing Plant Material**

This title acknowledges the great benefit of preserving existing mature plant material over the replacement of such material with new immature landscape plantings. The mature landscaping may consist of a mass of native plant materials that include a complete community of trees, shrubs, and ground covers, or it may consist of mature individual tree specimens.

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- c. **Native Plant Material Mass**
A mass of existing native plant material preserved on site may be utilized to fulfill a portion of the landscaping requirements identified in this title. To fulfill this requirement, existing plant materials shall include trees, shrubs, and groundcovers. The quantity of trees within the stand of native plant materials shall be at least equal to the quantity of trees required for the types of landscaping identified above. Cottonwood trees (*Populus balsamifera* and *Populus trichocarpa*) may be kept, but shall not be included in the count of trees to meet these requirements. Provided that the stand(s) of existing vegetation meet the requirement for the quantity of trees, the area of the stand of existing vegetation shall be equal to at least 50 percent of the total square foot area for which the existing vegetation is fulfilling the landscaping requirement. Use of existing vegetation may be mixed with planted landscaping improvements to fulfill total requirements.
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- d. **Individual Tree Specimens**
Existing individual tree specimens that are preserved on-site may be used towards meeting the landscaping requirements for visual enhancement, buffer, screening, or freeway landscaping, as identified above, if these trees are located in the applicable site perimeter or parking lot landscaping areas. Retained existing trees that meet the above requirements shall be credited as follows:
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- i. Coniferous trees 10 feet or more in height are equivalent to three new trees.
- 23
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- ii. Deciduous trees 6 inches or greater caliper are equivalent to three new trees.
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- Cottonwood trees (*Populus balsamifera* and *Populus trichocarpa*) may not be used to meet this requirement.
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2. **Planting Location**
- a. **Utility Easements**
Required landscaping areas may overlap with utility easements.
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- b. **Visibility Clearance Areas**
All landscaping and screening materials shall comply with the clear vision area requirements of the traffic division.
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3. **Planting Bed and Vegetation Areas**
- a. **Protection of Landscaping**
All required landscaped areas shall be protected from potential damage by adjacent uses, such as parking and storage areas. Concrete barrier curbs or an alternate barrier capable of maintaining separation between vehicles and plantings and at least six inches in height shall be provided between vehicular use areas and landscaped areas. Landscaped areas shall be protected from impacts resulting from snow removal operations.
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- b. **Existing Plant Materials**
Where existing plant materials are used to meet the requirements of this section, plant materials shall be protected from construction activities in accordance with the following:

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This subsection replaces the “Surety” subsection of the provisionally adopted draft. This latest version bases the financial amount of the guarantee on site size and exempts single-family and two-family homes on individual lots from the surety requirements. The irrigation system option from the provisionally adopted draft was also deleted.

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- 1 i. **Construction Fence**
 2 A construction fence shall be placed around each tree or group of trees
 3 and shrubs to be retained at or beyond the edge of the tree protection
 4 zone. Construction fencing shall be placed prior to the commencement
 5 of construction work and shall be maintained for the duration of the
 6 construction period. Construction fencing shall consist of a durable
 7 material, such as chain link or wood fencing. Plastic tape is not an
 8 acceptable alternate.
- 9 ii. **Plant Material Replacement**
 10 In the event that existing plant materials die as a result of construction
 11 activity or for any other reason, the owner is responsible for replacement
 12 with other landscaping materials in accordance with the requirements of
 13 this section.
- 14 c. **Ground Covers and Mulches**
 15 i. Planting beds containing trees and shrubs shall use mulches which
 16 consist of shredded bark or mineral mulches that do not become
 17 compacted.
- 18 ii. For areas of the site outside of planting beds and subject to site
 19 enhancement landscaping, ground cover plants such as lawn grasses
 20 shall be planted to provide continuous ground coverage within three
 21 years.
- 22 4. **Installation of Landscaping**
 23 a. **Timing**
 24 All required landscaping and screening shall be installed by the developer. All
 25 landscaping shall be installed before a certificate of zoning compliance is issued.
 26 If a certificate of zoning compliance is requested between September and May,
 27 then the certificate shall be conditioned upon the landscaping being installed
 28 before the following August 31.
- 29 b. **Guarantee of Landscaping Survival**
 30 i. The owner shall be responsible for landscaping installed to fulfill the
 31 requirements of this title and the approved site landscape plan. In order
 32 to ensure the preservation or replacement of required and installed
 33 landscaping, the owner shall provide to the municipality a warranty
 34 guarantee such as a letter of credit, escrow, performance bond, or other
 35 surety as approved by the director. Single-family and two-family homes
 36 on individual lots are exempt from providing this guarantee. The warranty
 37 guarantee shall be in an amount equal to the following schedule, and
 38 shall remain in effect for two years, starting on the date the municipality
 39 witnesses the installation per the approved landscape plan.

TABLE 21.07-3: WARRANTY GUARANTEE SCHEDULE	
Lot Area	Value of Surety
10,000-15,000 sf	\$1,200
15,001-20,000 sf	\$1,750
20,001-30,000 sf	\$5,000
30,001-40,000 sf	\$7,500
40,001-50,000 sf	\$10,000

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50,001-75,000 sf	\$12,500
75,001-100,000 sf	\$15,000
100,001 sf and greater	\$20,000

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ii. At warranty end and prior to the municipality authorizing release of the guarantee, a licensed landscape architect or a certified arborist shall inspect the landscaping. When landscaping is found to be complete and healthy as intended, the inspector shall provide affidavit of the same to the director. At the direction of the above inspector, the owner shall replace failed or failing landscaping with healthy material per the approved landscape plan and to the satisfaction of the inspector.

5. **Maintenance and Replacement**

- a. Trees, shrubs, other vegetation, irrigation systems, fences, and other landscaping, screening, and fencing elements shall be considered as elements of a development in the same manner as other requirements of this title.
- b. The property owner shall be responsible for regularly maintaining all landscaping elements in good condition. All landscaping shall, to the extent reasonably feasible, be maintained free from disease, weeds, and litter.
- c. Any landscaping element that dies, is removed, or is seriously damaged shall be replaced with the same type and size landscaping element that is shown on the approved landscape plan for the site.
- d. All landscaping, screening, and fencing materials and structures shall be repaired and replaced as necessary to maintain them in a structurally sound condition.

6. **GENERAL DESCRIPTION OF MINIMUM LANDSCAPING REQUIREMENTS**

FOUR TYPES OF LANDSCAPING MAY BE REQUIRED FOR A DEVELOPMENT, DEPENDING ON THE USE AND ZONING DISTRICT OF THE PROPERTY AND ADJACENT PROPERTIES, AND THE PORTION OF THE PROPERTY INVOLVED. THESE TYPES OF LANDSCAPING ARE: (1) SITE PERIMETER LANDSCAPING, (2) PARKING LOT LANDSCAPING, (3) SITE ENHANCEMENT LANDSCAPING, AND (4) TREE REQUIREMENTS FOR NEW RESIDENTIAL DEVELOPMENT. MINIMUM REQUIREMENTS FOR THESE LANDSCAPING TYPES ARE SET FORTH IN SUBSECTIONS 21.07.080F.5., 6., 7., AND 8. BELOW.

7. **DETERMINING REQUIRED LANDSCAPING**

- a. BOTH EXISTING AND INSTALLED LANDSCAPING ARE ASSIGNED A UNIT VALUE IN TABLE 21.07-1. TABLE 21.07-3 PROVIDES THE NUMBER OF UNITS PER LINEAR FOOT OF FRONTAGE THAT IS REQUIRED FOR EACH LEVEL OF SITE PERIMETER LANDSCAPING, AS WELL AS THE MINIMUM WIDTH AND MINIMUM AVERAGE WIDTHS OF THE LANDSCAPED AREAS. OTHER TYPES OF LANDSCAPING STATE THE UNITS PER SQUARE FOOT THAT IS REQUIRED TO BE INSTALLED IN A CERTAIN AREA.
- b. BY MULTIPLYING THE APPLICABLE FRONTAGE OR AREA BY THE UNITS REQUIRED PER LINEAR OR SQUARE FOOT, THE TOTAL NUMBER OF REQUIRED UNITS IS CALCULATED. IF THE RESULTANT NUMBER CONTAINS A FRACTION, THE NEXT HIGHEST WHOLE NUMBER SHALL BE USED. APPLYING ANY SECONDARY REQUIREMENTS OF THE

- 1 LANDSCAPING TYPE (FOR EXAMPLE, A MINIMUM NUMBER OF UNITS
 2 REQUIRED TO BE TREES), THE LANDSCAPE DESIGNER MAY CHOOSE
 3 THE ALLOCATION OF LANDSCAPE UNITS FROM TABLE 21.07-1 AND
 4 ARRANGE THEM IN THE LANDSCAPE AREA.
- 5 c. IN SOME INSTANCES, LANDSCAPING OR SCREENING REQUIREMENTS
 6 FOR A PARTICULAR AREA, SUCH AS A FENCE REQUIREMENT, MAY
 7 RESULT IN EXCEEDING THE MINIMUM PERIMETER UNIT REQUIREMENT
 8 LISTED IN TABLE 21.07-3.
- 9 8. **SHARED CREDIT AMONG LANDSCAPING TYPES**
 10 CREDIT FOR ONE TYPE OF LANDSCAPING MAY BE APPLIED TO ANOTHER,
 11 WITHIN THE FOLLOWING PARAMETERS:
- 12 a. LANDSCAPING PROVIDED TO MEET A SITE PERIMETER LANDSCAPING
 13 REQUIREMENT MAY BE USED TO SATISFY A REQUIREMENT FOR
 14 PARKING LOT PERIMETER LANDSCAPING, OR VISE VERSA, ALONG THE
 15 SAME LOT LINE OR STREET FRONTAGE;
- 16 b. TREES RETAINED OR PLANTED AS PART OF A TREE REQUIREMENT
 17 UNDER SUBSECTION 21.07.080F.8. MAY COUNT TOWARD OTHER TYPES
 18 OF LANDSCAPING REQUIRED UNDER SUBSECTIONS 21.07.080F.5
 19 THROUGH F.7., WHERE THE TREE LOCATION COINCIDES WITH THE
 20 REQUIRED LANDSCAPE AREAS;
- 21 c. WHERE ONE TYPE OF REQUIRED LANDSCAPING AREA COINCIDES WITH
 22 ANOTHER, THE STRICTER PROVISIONS SHALL APPLY UNLESS
 23 OTHERWISE SPECIFIED IN THIS SECTION; AND
- 24 d. SITE ENHANCEMENT AND INTERIOR PARKING LOT LANDSCAPING MAY
 25 NOT BE COUNTED TOWARD SITE PERIMETER OR PARKING LOT
 26 PERIMETER LANDSCAPING. INTERIOR PARKING LOT LANDSCAPING
 27 REQUIREMENTS MAY NOT BE MET BY ANY OTHER TYPE OF
 28 LANDSCAPING.
- 29 9. **LANDSCAPE UNITS AWARDED**
 30 TO PROVIDE FOR FLEXIBILITY, ALLOW DESIGN CREATIVITY, AND ENCOURAGE
 31 RETENTION OF EXISTING TREES ON A SITE, THE REQUIRED AMOUNT OF
 32 PLANTING MATERIAL FOR SITE ENHANCEMENT, SITE PERIMETER, PARKING
 33 LOT, OR TREE RETENTION LANDSCAPING IS BASED ON A "LANDSCAPE UNITS"
 34 POINT SYSTEM. THE NUMBER OF UNITS AWARDED TO EACH LANDSCAPING
 35 ELEMENT IS LISTED IN TABLE 21.07-1 BELOW.

TABLE 21.07-1: LANDSCAPE UNITS AWARDED		
LANDSCAPE MATERIAL	LANDSCAPE UNITS AWARDED	
	NEWLY INSTALLED	EXISTING RETAINED ²
LANDMARK TREE ³	N/A	25
EVERGREEN TREE, >10 FT HIGH	12	15
EVERGREEN TREE, >8 – 10 FT HIGH	9	11
EVERGREEN TREE, 6 – 8 FT HIGH	6	8
DECIDUOUS TREE, >4" CALIPER ⁴	20	20
DECIDUOUS TREE, >3" TO 4" CALIPER ⁴	12	15
DECIDUOUS TREE, 2.5" CALIPER ⁴	8	10

TABLE 21.07-1: LANDSCAPE UNITS AWARDED		
DECIDUOUS TREE, 2" CALIPER OR MULTI-STEM (AT LEAST ONE STEM AT 2" CALIPER) ⁴	4	5
DECIDUOUS SHRUB, 36" TO 48" HIGH	1	1.2
DECIDUOUS SHRUB, 24" TO 35" HIGH	0.8	1
DECIDUOUS SHRUB, 18" TO 23" HIGH	0.5	0.6
EVERGREEN SHRUB, 10" TO 18" HIGH	1	1.2
PERENNIALS/GROUND COVER (PER #1 CONTAINER)	0.25 PER CONTAINER	
TOPSOIL (4" DEPTH) AND LAWN SEEDING	1.2 PER 100 SQ FT	
EARTHEN BERM (SEEDING OR COVER), MINIMUM 18" HIGH	0.15 PER LINEAR FOOT	
HARDSCAPE MATERIAL	UNITS AWARDED	
ORNAMENTAL SCREENING FENCE (BETWEEN 4 FT. AND 6 FT. HIGH)	0.3 PER LINEAR FOOT	
ORNAMENTAL METAL FENCE (3 TO 4 FEET HIGH)	1.7 PER LINEAR FOOT	
ORNAMENTAL WALL (APPROX. 3 FEET HIGH)	1.6 PER LINEAR FOOT	
DECORATIVE SEAT WALLS (APPROX. 18" HIGH)	2 PER LINEAR FOOT	
ORNAMENTAL PAVERS	0.12 PER SQ FT	
LANDSCAPE BOULDERS, WITH AT LEAST 3' X 3' ABOVE GRADE LEVEL	2 PER BOULDER	
LANDSCAPE LIGHTING, SCULPTURE, ART, WATER FEATURE, WINTER CITY FEATURE, AND/OR GAZEBO OR SIMILAR STRUCTURE/LANDMARK	AS DETERMINED BY UDC	
RETAINED EXISTING VEGETATION MASS⁵	BONUS LANDSCAPING UNITS AWARDED⁶	
300+ SQUARE FEET WITH A MINIMUM OF 3 TREES INCLUDING DECIDUOUS TREES OF 4" CALIPER OR GREATER AND/OR EVERGREEN TREES OF AT LEAST 6 FEET IN HEIGHT	15 PERCENT	
500+ SQUARE FEET WITH A MINIMUM OF 5 TREES INCLUDING DECIDUOUS TREES OF 4" CALIPER OR GREATER AND/OR EVERGREEN TREES OF AT LEAST 6 FEET IN HEIGHT	20 PERCENT	
800+ SQUARE FEET WITH A MINIMUM OF 8 TREES INCLUDING DECIDUOUS TREES OF 4" CALIPER OR GREATER AND/OR EVERGREEN TREES OF AT LEAST 6 FEET IN HEIGHT	25 PERCENT	
NOTES:		
¹ SEE SUBSECTION 21.07.080G.1. FOR INFORMATION ABOUT PLANT MATERIALS.		
² POINTS AWARDED FOR RETAINED VEGETATION MAY ONLY BE APPLIED TO THE LOT LINE, STREET FRONTAGE, OR INTERIOR AREA WHERE THE VEGETATION IS FOUND. A PRE-INSPECTION AND WRITTEN STATEMENT FROM A MUNICIPAL ARBORIST OR OTHER QUALIFIED INDIVIDUAL DESIGNATED BY THE DIRECTOR IS REQUIRED TO INDICATE IF THE RETAINED TREES ARE HEALTHY AND WILL LIKELY SURVIVE GIVEN THE ACTIVITIES THAT WILL BE OCCURRING AROUND THEM.		
³ REFER TO THE DEFINITION OF A "LANDMARK TREE" IN CHAPTER 21.14. A WRITTEN STATEMENT FROM A MUNICIPAL ARBORIST OR OTHER QUALIFIED INDIVIDUAL DESIGNATED BY THE DIRECTOR IS REQUIRED TO QUALIFY A TREE AS A LANDMARK TREE AND TO INDICATE IF THE TREE IS HEALTHY AND WILL LIKELY SURVIVE GIVEN THE ACTIVITIES THAT WILL BE OCCURRING AROUND IT.		
⁴ MEASUREMENTS OF CALIPER ARE DESCRIBED IN THE DEFINITION OF "CALIPER" IN CHAPTER 21.14. IF A TREE CALIPER MEASUREMENT IS IN-BETWEEN THE TREE CALIPER CATEGORIES OF THIS TABLE, THE NEXT LOWER TREE CALIPER CATEGORY SHALL BE USED.		
⁵ IN ORDER TO RECEIVE LANDSCAPING UNITS FOR A RETAINED EXISTING VEGETATION MASS, THE COMPLETE MASS INCLUDING THE NATIVE UNDERGROWTH SHALL BE PRESERVED		

TABLE 21.07-1: LANDSCAPE UNITS AWARDED

IN ITS CURRENT CONDITION.

⁶ TO CALCULATE BONUS LANDSCAPING UNITS, DETERMINE THE TOTAL LANDSCAPE UNIT VALUE OF ELIGIBLE TREES WITHIN A RETAINED VEGETATION MASS. MULTIPLY THIS TOTAL LANDSCAPE UNIT VALUE TIMES THE PERCENTAGE INDICATED TO OBTAIN THE NUMBER OF BONUS LANDSCAPING UNITS.

10. **SITE PERIMETER LANDSCAPING**

a. **PURPOSE**

SITE PERIMETER LANDSCAPING SEPARATES LAND USES OF DIFFERENT CHARACTERISTICS OR INTENSITIES, TO MINIMIZE THE EFFECTS OF ONE LAND USE ON ANOTHER. IT REDUCES UNWANTED VIEWS AND OTHER IMPACTS OF A LAND USE ON ADJACENT PROPERTIES. PERIMETER LANDSCAPING CAN ALSO MARK THE INTERFACE BETWEEN PUBLIC STREETS AND INDIVIDUAL PROPERTY, SOFTEN THE VISUAL IMPACTS OF DEVELOPMENT ON PUBLIC STREETS, AND HELP TO FRAME THE MUNICIPALITY'S STREETSCAPES WITH TREES AND VEGETATION. FOUR LEVELS OF SITE PERIMETER LANDSCAPING ARE PROVIDED TO ACCOMMODATE A VARIETY OF LAND USES AT A VARIETY OF INTENSITIES. REFER TO TABLE 21.07-3 FOR SPECIFICATIONS REGARDING EACH LANDSCAPING LEVEL. THE INTENT OF EACH LEVEL IS DESCRIBED BELOW:

i. **L1 EDGE TREATMENT**

EDGE TREATMENT PERIMETER LANDSCAPING IS USED TO DEFINE THE PERIMETER OF SMALL PARKING LOTS LOCATED WITHIN THE DT DISTRICTS. IT IS APPLIED WHERE A MINIMAL VISUAL BREAK OR BUFFER IS ADEQUATE TO SOFTEN THE IMPACTS OF A USE. IT CONSISTS OF GROUND COVERS, PERENNIALS, WILDFLOWERS, SHRUBS, TREES, FENCING, WALLS, AND/OR OTHER HARDSCAPE ELEMENTS.

ii. **L2 VISUAL ENHANCEMENT**

VISUAL ENHANCEMENT PERIMETER LANDSCAPING USES A COMBINATION OF DISTANCE AND LOW LEVEL LANDSCAPING TO SOFTEN THE VISUAL IMPACTS OF A USE OR DEVELOPMENT, OR WHERE VISIBILITY BETWEEN AREAS IS MORE IMPORTANT THAN A VISUALLY OBSCURING SCREEN. IT IS APPLIED BETWEEN CERTAIN LAND USES, ON THE PERIMETER OF PARKING AREAS, AND ALONG STREETS, WHERE IT HELPS TO FRAME THE MUNICIPALITY'S STREETSCAPES WITH CONSISTENT TREATMENTS OF TREES AND VEGETATION.

iii. **L3 BUFFER**

BUFFER PERIMETER LANDSCAPING IS INTENDED TO PROVIDE PHYSICAL AND VISUAL SEPARATION BETWEEN USES OR DEVELOPMENTS. IT PROVIDES ENOUGH WIDTH SO THAT TREES MAY BE CLUSTERED TO PROVIDE GREATER VISUAL BUFFERING.

iv. **L4 SCREENING**

L4 SCREENING PERIMETER LANDSCAPING IS EMPLOYED AS THE HIGHEST LEVEL SEPARATION WHERE THERE ARE INCOMPATIBLE LAND USES OR LAND USES THAT ARE SHARPLY DIFFERENT IN TERMS OF SCALE, TYPE OF USE, OR PATTERN OF USE. IT IS ALSO USED ALONG FREEWAYS WHERE THERE ARE

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INCOMPATIBLE USES. L4 SCREENING LANDSCAPING IS INTENDED TO PROVIDE A SUBSTANTIAL VISUAL BARRIER BETWEEN INCOMPATIBLE OR SHARPLY DIFFERENT LAND USES AND TO PROTECT MAJOR VISUAL CORRIDORS AND ENTRANCE GATEWAYS INTO THE COMMUNITY.

b. **APPLICABILITY OF SITE PERIMETER LANDSCAPING**
SITE PERIMETER LANDSCAPING SHALL BE PROVIDED ALONG THE PERIMETER PROPERTY LINE OF DEVELOPMENT SITES IN ACCORDANCE WITH TABLE 21.07-2, EXCEPT FOR THE FOLLOWING:

- i. AT APPROVED POINTS OF PEDESTRIAN OR VEHICLE ACCESS;
- ii. ON INDIVIDUAL SINGLE-FAMILY AND TWO-FAMILY LOTS THAT ARE NOT BEING DEVELOPED AS PART OF A SUBDIVISION, UNLESS REQUIRED ELSEWHERE IN THIS TITLE.

**TABLE 21.07-2: APPLICABILITY OF SITE PERIMETER LANDSCAPING (LEVELS 2, 3, OR 4)
 REQUIRED LEVEL OF SITE PERIMETER LANDSCAPING (LEVELS 2, 3, OR 4)**

ABUTTING DISTRICT OR STREET	R-6, R-8, R-9, R-10, TA	R-1, R-1A, R-2A, R-2D, R-5, R-7	R-2M, R-2F	R-3	R-4, R-4A	PLI	NMU, CMU, B-1A	RMU	B-3, RO	I-1, MC	I-2, MI	PR	FREEWAY	ARTERIAL EXPRESSWAY	COLLECTOR	LOCAL STREET
DISTRICT OF PROPOSED DEVELOPMENT																
R-6, R-8, R-9, R-10, TA	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3		L4	L3		
R-1, R-1A, R-2A, R-2D, R-5, R-7	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3	L3		L4	L3	L2	
R-2M, R-2F	L3	L3		L2	L3	L3	L3	L3	L3	L3	L3		L4	L3	L2	
R-3	L3	L3	L2 ⁴		L2 ⁴	L3	L2	L3	L2	L3	L3		L4	L3	L2	L2
R-4, R-4A	L3	L3	L3	L2 ⁴		L3	L2	L3	L2	L3	L3		L4	L3 ⁶	L2 ⁶	L2 ⁶
PLI	L3	L3	L3	L3	L3		L2	L2	L2	L2	L2	L2 ⁶	L4	L2	L2	L2
NMU, CMU, B-1A ²	L3	L3	L3	L2	L2	L2		L2	L2	L2	L2	L3	L4	L2 ⁶	L2 ⁶	L2 ⁶
RMU ²	L3	L3	L3	L3	L3	L2	L2		L2	L2	L2	L2	L4	L2 ⁶	L2	L2
B-3, RO ^{2,3}	L3	L3	L3	L2	L2	L2	L2	L2		L2	L2	L3	L4	L2	L2	L2
I-1, MC	L3	L3	L3	L3	L3	L2	L2	L2	L2			L3	L4	L2	L2	L2
I-2, MI	L3	L3	L3	L3	L3	L2	L2	L2	L2	L2		L3	L4	L2	L2	L2
PR													L4	L2	L2	L2
AF	L3	L3	L3	L3	L3	L2	L2	L2	L2	L3	L3	L3	L4	L2	L2	L2

¹ NOTES: REFER TO SUBSECTION 21.07.080E.5.D.

² REFER TO SUBSECTION 21.07.080E.5.E.

³ [APPLICABILITY OF PREDOMINANT ZONING PROVISION – RESERVED]

⁴ THE L2 REQUIREMENT ONLY APPLIES ON LOTS GREATER THAN ONE ACRE.

⁵ L2 LANDSCAPING SHALL BE REQUIRED ONLY WHEN THE USE ON THE PLI LAND IS A COMMERCIAL USE, AN INDUSTRIAL USE, OR A USE FROM THE PUBLIC SAFETY FACILITY, TRANSPORTATION FACILITY, OR UTILITY FACILITY USE CATEGORIES.

**TABLE 21.07-2: APPLICABILITY OF SITE PERIMETER LANDSCAPING (LEVELS 2, 3, OR 4)
 REQUIRED LEVEL OF SITE PERIMETER LANDSCAPING (LEVELS 2, 3, OR 4)**

ABUTTING DISTRICT OR STREET DISTRICT OF PROPOSED DEVELOPMENT	R-6, R-8, R-9, R-10, TA	R-1, R- 1A, R- 2A, R- 2D, R-5, R-7	R-2M, R-2F	R-3	R-4, R-4A	PLI	NMU, CMU, B-1A	RMU	B-3, RO	I-1, MC	I-2, MI	PR	FREEWAY	ARTERIAL EXPRESSWAY	COLLECTOR	LOCAL STREET
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* REFER TO SUBSECTION 21.07.080E.5.F.

- 1 c. **SPECIFICATIONS FOR SITE PERIMETER LANDSCAPING**
 2 IN ANY AREA WHERE SITE PERIMETER LANDSCAPING IS REQUIRED
 3 ACCORDING TO TABLE 21.07-2, THE PLANTING REQUIREMENTS IN TABLE
 4 21.07-3 SHALL APPLY. THE AMOUNT OF LANDSCAPING REQUIRED IN
 5 TABLE 21.07-3 IS MEASURED PER LINEAR FOOT OF PROPERTY LINE OR
 6 STREET FRONTAGE. VEHICULAR AND PEDESTRIAN ACCESS POINTS
 7 SHALL NOT BE SUBTRACTED FROM THE LINEAR FRONTAGE IN
 8 CALCULATIONS OF THE AMOUNT OF LANDSCAPING REQUIRED. IF
 9 THERE ARE DRIVEWAYS ALONG THE FRONTAGE OR PROPERTY LINE,
 10 REQUIRED LANDSCAPING SHALL BE CONDENSED INTO THE REMAINING
 11 SITE PERIMETER LANDSCAPING AREA.
- 12 d. **L4 SCREENING LANDSCAPING REQUIREMENTS ALONG FREEWAYS**
 13 i. L4 SCREENING LANDSCAPING REQUIREMENTS ALONG
 14 FREEWAYS SHALL APPLY TO ANY LOT ABUTTING THE RIGHT-OF-
 15 WAY OF A FREEWAY DESIGNATED IN THE OFFICIAL STREETS
 16 AND HIGHWAYS PLAN, ON ROADWAY SECTIONS BUILT TO
 17 FREEWAY DESIGN STANDARDS WITH FULL GRADE SEPARATIONS
 18 OF INTERSECTING STREETS, OR TO STREETS FUNCTIONING AS
 19 FRONTAGE ROADS FOR SUCH FREEWAYS. LOTS ABUTTING THE
 20 FOLLOWING FREEWAY SEGMENTS ARE SUBJECT TO L4
 21 SCREENING LANDSCAPING REQUIREMENTS OF THIS SECTION:
- 22 (A) SEWARD HIGHWAY BETWEEN TUDOR ROAD AND POTTER
 23 VALLEY ROAD;
- 24 (B) GLENN HIGHWAY BETWEEN BONIFACE PARKWAY AND
 25 THE MUNICIPAL BOUNDARY; AND
- 26 (C) MINNESOTA DRIVE/O'MALLEY ROAD BETWEEN
 27 INTERNATIONAL AIRPORT ROAD AND THE OLD SEWARD
 28 HIGHWAY.
- 29 ii. THE L4 SCREENING LANDSCAPING REQUIREMENTS ARE
 30 REPLACED WITH THE L3 BUFFER LANDSCAPING REQUIREMENTS
 31 IN THE FOLLOWING SITUATIONS:
- 32 (A) ANY LOT WHOSE AREA, LESS THE 30 FOOT SETBACK
 33 AREA FOR THE L4 SCREENING AREA, IS LESS THAN THE
 34 MINIMUM LOT AREA REQUIRED IN THE ZONING DISTRICT;
 35 OR
- 36 (B) ANY LOT WHOSE DEPTH, EXCLUDING ALL SETBACKS
 37 REQUIRED BY THIS TITLE, IS LESS THAN 100 FEET.

TABLE 21.07-3: SPECIFICATIONS FOR SITE PERIMETER LANDSCAPING				
REQUIREMENT	L1 EDGE TREATMENT	L2 VISUAL ENHANCEMENT	L3 BUFFER	L4 SCREENING
TOTAL LANDSCAPE UNITS REQUIRED PER LINEAR FOOT OF PROPERTY LINE OR STREET FRONTAGE	0.40 UNITS PER LINEAR FOOT	0.60 UNITS PER LINEAR FOOT	1.1 UNITS PER LINEAR FOOT	2.2 UNITS PER LINEAR FOOT

TABLE 21.07-3: SPECIFICATIONS FOR SITE PERIMETER LANDSCAPING				
REQUIREMENT	L1 EDGE TREATMENT	L2 VISUAL ENHANCEMENT	L3 BUFFER	L4 SCREENING
MINIMUM NUMBER OF LANDSCAPE UNITS THAT SHALL BE TREES	0.10 UNITS PER LINEAR FOOT UNLESS WAIVED BY THE DECISION-MAKING BODY ¹	0.30 UNITS PER LINEAR FOOT	0.50 UNITS PER LINEAR FOOT	1.2 UNITS PER LINEAR FOOT
MINIMUM NUMBER OF LANDSCAPE UNITS THAT SHALL BE EVERGREEN TREES	NONE	ALLOWED BUT NOT REQUIRED	0.30 UNITS PER LINEAR FOOT	0.9 UNITS PER LINEAR FOOT
MINIMUM NUMBER OF LANDSCAPE UNITS THAT SHALL BE SHRUBS	0.20 UNITS PER LINEAR FT, UTILIZING A HEDGE, ORNAMENTAL FENCE, AND/OR ORNAMENTAL WALL	0.12 UNITS PER LINEAR FOOT	0.25 UNITS PER LINEAR FOOT	0.6 UNITS PER LINEAR FOOT
PLANTING AREA WIDTH (MINIMUM AVERAGE)	3 FT	8 FT	15 FT	30 FT
PLANTING AREA WIDTH (MINIMUM AT ANY POINT)	3 FT EXCEPT A MINIMUM 100 SQ FT AREA IS REQUIRED FOR EACH TREE	8 FT	12 FT	25 FT
¹ THE PETITIONER SHALL DEMONSTRATE TO THE APPROVING AUTHORITY THAT THE SPACE ON THE SITE IS TOO CONSTRAINED TO INSTALL TREES. IF TREES ARE NOT REQUIRED BY THE APPROVING AUTHORITY, THE LANDSCAPING UNITS THAT WOULD OTHERWISE BE USED FOR TREES SHALL BE APPLIED TO OTHER ITEMS LISTED IN TABLE 21.07-1.				

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- e. **RESIDENTIAL USES IN COMMERCIAL AND MIXED-USE DISTRICTS**
 HOUSEHOLD LIVING USES IN THE NMU, CMU, RMU, R-O, AND B-3 DISTRICTS SHALL BE SUBJECT TO THE R-4 AND R-4A DISTRICTS' SITE PERIMETER LANDSCAPING REQUIREMENTS IN TABLE 21.07-2, EXCEPT THAT MIXED-USE DWELLINGS MAY ADHERE TO THE SITE PERIMETER LANDSCAPING REQUIREMENTS OF EITHER THE UNDERLYING COMMERCIAL OR MIXED-USE ZONING OR THE R-4 AND R-4A DISTRICTS.
- f. **ALTERNATE STREET FRONTAGE LANDSCAPING**

1 AS AN ALTERNATIVE TO THE STREET FRONTAGE SITE PERIMETER
2 LANDSCAPING REQUIREMENTS OF TABLE 21.07-2, NONRESIDENTIAL
3 AND MIXED-USE DEVELOPMENT IN THE NMU, CMU, RMU, B-1A, R-4, AND
4 R-4A DISTRICTS MAY INSTEAD COMPLY WITH THE MIXED-USE DISTRICT
5 SIDEWALK STREETScape LANDSCAPING STANDARDS IN SUBSECTION
6 21.04.050G.

7 **g. ADDITIONAL STANDARDS FOR SITE PERIMETER LANDSCAPING**

8 i. MINIMUM WIDTH OF PLANTING BEDS SHALL BE MEASURED FROM
9 BACK OF CURB TO BACK OF CURB OR LANDSCAPE EDGING.

10 ii. VEHICLE OVERHANG ALLOWANCE AREA, AS MEASURED IN TABLE
11 21.07-9, SHALL NOT EXTEND INTO THE MINIMUM REQUIRED
12 PLANTING BED WIDTH.

13 iii. IN ORDER TO REDUCE SOLAR SHADOWING OF ABUTTING
14 RESIDENTIAL PROPERTIES IN THE SPRING AND FALL MONTHS,
15 THE DIRECTOR MAY WAIVE EVERGREEN TREE REQUIREMENTS
16 ALONG NORTH LOT LINES THAT ABUT RESIDENTIAL OR MIXED-
17 USE DISTRICTS, WHERE THE LOT LINE RUNS WITHIN 30 DEGREES
18 OF EAST-WEST.

19 iv. IF PERIMETER LANDSCAPING INCLUDES A FENCE OR WALL AND
20 ABUTS A PUBLIC STREET RIGHT-OF-WAY, THE LANDSCAPE BED
21 SHALL BE LOCATED BETWEEN THE FENCE OR WALL AND THE
22 STREET RIGHT-OF-WAY.

23 v. NO SIGN OF ANY KIND, OTHER THAN ONE REAL ESTATE SIGN
24 PER SITE NO LARGER THAN SIX SQUARE FEET, IS PERMITTED
25 ALONG FREEWAYS WITHIN THE PLANTING AREA OF L4
26 SCREENING PERIMETER LANDSCAPING.

27 vi. EXISTING NATURAL VEGETATION IN THE REQUIRED L4
28 SCREENING PERIMETER LANDSCAPING AREA SHALL NOT BE
29 DISTURBED AND SHALL BE AUGMENTED WITH ADDITIONAL
30 LANDSCAPING IF L4 SCREENING REQUIREMENTS ARE NOT MET.
31 IF EXISTING VEGETATION IS DISTURBED, IT SHALL BE
32 RESTORED, TO THE EXTENT POSSIBLE, TO ITS ORIGINAL
33 CONDITION.

34 vii. WHEN L3 PERIMETER LANDSCAPING IS BEING APPLIED ALONG A
35 LOT LINE WHICH ABUTS RESIDENTIAL DEVELOPMENT,
36 EVERGREEN TREES SHALL BE PLACED TO VISUALLY BUFFER
37 THE POINTS AT WHICH OBTRUSIVE ELEMENTS SUCH AS ON-SITE
38 STORAGE COULD OTHERWISE BE SEEN FROM THE ABUTTING
39 RESIDENTIAL USE. TREES AND SHRUBS SHALL ALSO PROVIDE
40 CONTINUOUS COVERAGE ALONG THE LENGTH OF THE
41 LANDSCAPE BED.

42 viii. WHEN L4 SCREENING LANDSCAPING IS BEING APPLIED ALONG A
43 LOT LINE WHICH ABUTS RESIDENTIAL DEVELOPMENT,
44 FREEWAYS, AND ASSOCIATED FRONTAGE ROADS, EVERGREEN
45 TREES SHALL BE USED TO VISUALLY SCREEN THE MOST
46 OBTRUSIVE ELEMENTS SUCH AS STORAGE AREAS FROM VIEW
47 OF THE ABUTTING RESIDENTIAL USE OR FREEWAY. TREES AND

SHRUBS SHALL ALSO PROVIDE CONTINUOUS COVERAGE ALONG THE LENGTH OF THE LANDSCAPE BED.

11. **PARKING LOT LANDSCAPING**

a. **PURPOSE**

PARKING LOT LANDSCAPING SOFTENS THE VIEW AND BREAKS UP THE VISUAL IMPACT OF EXTENSIVE PAVED SURFACES ASSOCIATED WITH MULTIFAMILY RESIDENTIAL AND NONRESIDENTIAL DEVELOPMENT. IT ALSO CONTRIBUTES TO STORM WATER MANAGEMENT, PROVIDES ORIENTATION TO ENTRANCES, INCREASES OUTDOOR COMFORT LEVELS, AND MITIGATES WIND AND DUST IN LARGE PARKING LOTS AREAS. PARKING LOT LANDSCAPING IS INTENDED AS A VISUAL BUFFER THAT SOFTENS VISUAL IMPACTS, NOT A BARRIER THAT ELIMINATES NATURAL SURVEILLANCE. IT CONSISTS OF PERIMETER AND INTERIOR PARKING LOT LANDSCAPING.

b. **APPLICABILITY OF PARKING LOT LANDSCAPING**

PARKING LOT PERIMETER LANDSCAPING REQUIREMENTS SHALL APPLY TO PARKING LOTS WITH SIX OR MORE PARKING SPACES THAT ARE ACCESSORY TO ANY MULTIFAMILY OR NONRESIDENTIAL BUILDING OR USE, AND TO PARKING LOTS THAT ARE THE PRINCIPAL USE ON A SITE. PARKING LOT INTERIOR LANDSCAPING REQUIREMENTS SHALL APPLY TO PARKING LOTS OF 20 OR MORE PARKING SPACES.

c. **PARKING LOT PERIMETER LANDSCAPING**

PARKING LOT PERIMETER LANDSCAPING SHALL BE REQUIRED FOR ALL APPLICABLE PARKING LOTS WHICH ARE ADJACENT TO A LOT LINE AS PROVIDED BELOW. THIS LANDSCAPING SHALL BE PROVIDED ALONG APPLICABLE LOT LINES EXCEPT AT APPROVED POINTS OF VEHICULAR OR PEDESTRIAN ACCESS, ALTHOUGH THE ENTIRE PARKING LOT FRONTAGE, INCLUDING VEHICULAR OR PEDESTRIAN ACCESS POINTS SHALL BE USED TO CALCULATE THE REQUIRED LANDSCAPING.

i. **GENERAL REQUIREMENT**

THE PERIMETER OF A PARKING AREA, WHICH INCLUDES ITS APPURTENANT DRIVEWAYS, SHALL UTILIZE THE FOLLOWING SCHEDULE AT THE LOT LINE INDICATED:

TABLE 21.07-4: PARKING LOT PERIMETER LANDSCAPING REQUIREMENTS

USE OF DEVELOPMENT SITE BASED ON THE USE OF ABUTTING OR ADJACENT SITES	LANDSCAPING REQUIREMENT ALONG THE INDICATED LOT LINE
(A) NONRESIDENTIAL USE ABUTTING A RESIDENTIAL USE OR A NONRESIDENTIAL USE ADJACENT TO A RESIDENTIAL USE DIRECTLY ACROSS AN ALLEY.	L3 BUFFER LANDSCAPING ⁸
(B) MULTIFAMILY RESIDENTIAL USE ABUTTING A SINGLE-FAMILY RESIDENTIAL USE	L3 BUFFER LANDSCAPING ⁹
(C) ANY SIDE OF A PARKING LOT PERIMETER NOT ADDRESSED IN (A) OR (B) ABOVE.	L2 VISUAL ENHANCEMENT LANDSCAPING ¹⁰
NOTE: ⁸ FOR THE SIDE OF A PARKING LOT ADJACENT TO A RESIDENTIAL USE ACROSS AN ALLEY, AN ORNAMENTAL SCREENING FENCE AND L2 LANDSCAPING	

MAY BE USED IN THE PLACE OF L3 BUFFER LANDSCAPING.

⁹ FOR THE SIDE OF A PARKING LOT ADJACENT TO A SINGLE-FAMILY RESIDENTIAL USE ACROSS AN ALLEY, AN ORNAMENTAL SCREENING FENCE AND L2 LANDSCAPING MAY BE USED IN THE PLACE OF L3 BUFFER LANDSCAPING.

¹⁰ FOR PARKING LOTS WITH LESS THAN 40 SPACES LOCATED IN THE DT DISTRICTS, L1 EDGE TREATMENT LANDSCAPING MAY BE USED TO MEET PARKING LOT PERIMETER LANDSCAPING REQUIREMENTS.

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ii. **CONTINUOUS LOW VISUAL BUFFER AND EDGE**

TO ENSURE A DEFINED PARKING LOT EDGE ALONG COMMUNITY STREETS AND SIDEWALKS, AND A MORE CONSISTENT LOW VISUAL BUFFER AGAINST PARKED VEHICLES, A CONTINUOUS PLANTING OF SHRUBS, A LOW ORNAMENTAL FENCE/WALL AND/OR A LANDSCAPED BERM SHALL BE PROVIDED ALONG THE LENGTH OF THE LANDSCAPE BED WHERE PARKING LOT PERIMETER LANDSCAPING IS APPLIED ALONG A PUBLIC STREET OR ABUTTING A RESIDENTIAL PROPERTY. IN SUCH CASES, A MINIMUM OF 0.25 LANDSCAPE UNITS PER LINEAR FOOT SHALL BE SHRUBS, EARTHEN BERM, OR AN ORNAMENTAL FENCE/WALL FOR PARKING LOT PERIMETER LANDSCAPING ABUTTING A STREET OR RESIDENTIALLY ZONED LOT. SUCH INSTALLATION SHALL BE NO LESS THAN THREE FEET AND NO MORE THAN FOUR FEET IN HEIGHT ALONG STREETS, AND NO LESS THAN FOUR FEET AND NO MORE THAN SIX FEET IN HEIGHT ABUTTING A RESIDENTIALLY ZONED LOT.

iii. **MULTIPLE LOTS DEVELOPED TOGETHER**

WHERE MULTIPLE LOTS ARE BEING DEVELOPED UNDER A COMMON SITE PLAN OR A JOINT PARKING/CIRCULATION PLAN, THE PARKING LOT PERIMETER LANDSCAPING ALONG AN INTERIOR LOT LINE MAY BE ALLOWED TO BE SHARED BETWEEN THE TWO ABUTTING USES OR WAIVED ALTOGETHER, SUBJECT TO APPROVAL BY THE DIRECTOR.

iv. **STANDARDS FOR PARKING LOT PERIMETER LANDSCAPING**

PARKING LOT PERIMETER LANDSCAPING SHALL MEET THE SPECIFICATIONS AND STANDARDS OF PERIMETER LANDSCAPING IN 21.07.080F.5.C. AND 5.G.

d. **PARKING LOT INTERIOR LANDSCAPING**

i. **AMOUNT REQUIRED**

PARKING LOT INTERIOR LANDSCAPING SHALL BE REQUIRED FOR ALL DEVELOPMENT WITH 40 OR MORE EXTERIOR SURFACE PARKING SPACES, AS FOLLOWS:

(A) **40 TO 70 SPACES**

AN AREA EQUAL TO AT LEAST FIVE PERCENT OF THE SURFACE OF THE PARKING LOT AREA ON THE SITE, INCLUDING APPURTENANT DRIVEWAYS, SHALL BE DEVOTED TO LANDSCAPING.

(B) **71 TO 100 SPACES**

AN AREA EQUAL TO AT LEAST SEVEN AND ONE HALF PERCENT OF THE SURFACE OF THE PARKING LOT AREA

1 ON THE SITE, INCLUDING APPURTENANT DRIVEWAYS.
2 SHALL BE DEVOTED TO LANDSCAPING.

3 (C) **MORE THAN 100 SPACES**
4 AN AREA EQUAL TO AT LEAST 10 PERCENT OF THE
5 SURFACE OF THE PARKING LOT AREA ON THE SITE,
6 INCLUDING APPURTENANT DRIVEWAYS SHALL BE
7 DEVOTED TO LANDSCAPING.

8 ii. **MINIMUM LANDSCAPING AREA SIZE**
9 THE MINIMUM SIZE OF ANY INTERIOR PLANTING AREA SHALL
10 AVERAGE EIGHT FEET WIDE (MINIMUM SEVEN FEET WIDE AT ANY
11 POINT) MEASURED FROM BACK-OF-CURB AND SHALL BE 150
12 SQUARE FEET IN AREA. VEHICLE OVERHANG ALLOWANCE AREA
13 AS MEASURED IN TABLE 21.07-9 SHALL NOT EXTEND INTO THE
14 MINIMUM REQUIRED PLANTING BED.

15 iii. **MORE THAN 25 SPACES IN A SINGLE LINE**
16 WHERE THERE ARE MORE THAN 25 PARKING SPACES IN A
17 SINGLE LINE, A PARKING LOT INTERIOR LANDSCAPING AREA
18 AVERAGING AT LEAST EIGHT FEET IN WIDTH (MINIMUM SEVEN
19 FEET WIDE AT ANY POINT) AND AT LEAST THE DEPTH OF A
20 PARKING SPACE SHALL BE USED TO BREAK UP THESE LINES OF
21 PARKING INTO COMPONENT PARTS OF NO MORE THAN 25
22 PARKING SPACES IN A SINGLE LINE.

23 iv. **LANDSCAPING BREAK FOR EVERY THREE DRIVE AISLES**
24 IN PARKING LOTS OVER 100 SPACES, FOR EVERY THREE DRIVE
25 AISLES WITHIN THE LOT, THERE SHALL BE A LANDSCAPING BED
26 AVERAGING AT LEAST EIGHT FEET WIDE (MINIMUM SEVEN FEET
27 WIDE AT ANY POINT), PARALLEL TO THE DRIVE AISLES, AND
28 WHICH EXTENDS THE LENGTH OF THE ABUTTING DRIVE AISLES.
29 LANDSCAPED PENINSULAS OR END ISLANDS SHALL NOT BE
30 INCLUDED IN THE CALCULATION OF THE AVERAGE WIDTH.

31 v. **MINIMUM STOCKING REQUIREMENTS**
32 IN ANY REQUIRED INTERIOR PARKING LOT LANDSCAPING AREA,
33 A MINIMUM OF EIGHT LANDSCAPE UNITS PER 100 SQUARE FEET
34 (0.08 UNITS PER SQUARE FOOT) OF PLANTING AREA SHALL BE
35 PROVIDED, WITH AT LEAST HALF OF THE LANDSCAPE UNITS
36 BEING TREES.

37 vi. **NATURAL SURVEILLANCE AND SAFETY**
38 GOOD VISIBILITY IN PARKING LOTS IS IMPORTANT FOR BOTH
39 SECURITY AND TRAFFIC SAFETY REASONS. PLANTS AND TREES
40 THAT RESTRICT VISIBILITY, SUCH AS TALL SHRUBS AND LOW
41 BRANCHING TREES, SHOULD BE AVOIDED. THEREFORE,
42 PARKING LOT INTERIOR LANDSCAPING SHALL, TO THE EXTENT
43 REASONABLY FEASIBLE, MINIMIZE VEGETATION AND SOLID OR
44 SEMI-OPEN FENCES BETWEEN THREE FEET AND SEVEN FEET
45 ABOVE GRADE. BERMS USED AS PART OF INTERIOR
46 LANDSCAPING AREAS SHALL NOT EXCEED THREE FEET IN
47 HEIGHT.

48 12. **SITE ENHANCEMENT LANDSCAPING**

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a. **PURPOSE**
SITE ENHANCEMENT LANDSCAPING INCREASES THE NUMBER OF PLANT MATERIALS AND SEASONAL COLOR ON OPEN AREAS OF A SITE, PREVENTS EROSION AND DUST BY COVERING BARE OR DISTURBED AREAS, AND REDUCES AND CLEANS STORM WATER RUNOFF. IT INCLUDES FOUNDATION PLANTINGS, FRONT, SIDE AND REAR-YARD PLANTINGS, COMMON AREA PLANTINGS, AND ALLOWABLE HARDSCAPE MATERIALS. IT ENHANCES THE APPEARANCE AND FUNCTION OF THE BUILDING AND SITE AND REINFORCES ITS CONTINUITY WITH THE SURROUNDING PROPERTIES.

b. **APPLICABILITY OF SITE ENHANCEMENT LANDSCAPING**
ALL GROUND SURFACES ON ANY DEVELOPMENT SITE THAT ARE NOT DEVOTED TO BUILDINGS, STRUCTURES, DRIVES, WALKS, OFF-STREET PARKING OR OTHER AUTHORIZED USES OR INSTALLATIONS, AND NOT OTHERWISE DEVOTED TO LANDSCAPING REQUIRED BY THIS CHAPTER, SHALL BE PROVIDED WITH SITE ENHANCEMENT LANDSCAPING.

c. **SPECIFICATIONS FOR SITE ENHANCEMENT LANDSCAPING**
IN ANY AREA WHERE SITE ENHANCEMENT LANDSCAPING IS REQUIRED, A MINIMUM OF ONE LANDSCAPE UNIT PER 50 SQUARE FEET (0.02 UNITS PER SQUARE FOOT) OF PLANTING AREA SHALL BE PROVIDED. HOWEVER, ALL APPLICABLE AREAS SHALL, AT A MINIMUM, BE COVERED WITH LANDSCAPE OR HARDSCAPE MATERIAL AS PROVIDED IN TABLE 21.07-1.

13. **TREES IN RESIDENTIAL DEVELOPMENTS**

a. **PURPOSE**
THIS SECTION IS A TREE REQUIREMENT FOR RESIDENTIAL DEVELOPMENT. IT ENCOURAGES THE RETENTION OF TREES, MINIMIZES THE IMPACT OF TREE LOSS DURING CONSTRUCTION, AND PROMOTES A SUSTAINED PRESENCE OF TREES AND WOODLANDS IN URBANIZED AREAS OF THE MUNICIPALITY. TREES ARE AN IMPORTANT CHARACTERISTIC OF THE MUNICIPALITY, PROVIDING ECONOMIC SUPPORT OF LOCAL PROPERTY VALUES; ENHANCING THE MUNICIPALITY'S NATURAL BEAUTY AND IDENTITY; REINFORCING THE PLEASANT PHYSICAL CHARACTER OF RESIDENTIAL NEIGHBORHOODS; PROTECTING ANADROMOUS FISH AND WILDLIFE HABITAT; AMELIORATING IMPACTS OF DEVELOPMENT ON DRAINAGE, SOIL EROSION, AIR QUALITY, AND WATER QUALITY; SHELTERING FROM INCLEMENT WEATHER; PROVIDING SHADE AND TRANSPIRATION COOLING IN SUMMER; AND PROVIDING VISUAL BUFFERING OF URBAN DEVELOPMENT.

b. **APPLICABILITY OF TREE REQUIREMENT**
THE TREE REQUIREMENT APPLIES TO RESIDENTIAL DEVELOPMENT EXCEPT FOR SINGLE- AND TWO-FAMILY LOTS THAT WERE PLATTED BEFORE [EFFECTIVE DATE OF THIS TITLE]. IT DOES NOT APPLY TO THE REMOVAL OF DEAD, DISEASED OR NATURALLY FALLEN TREES OR VEGETATION, OR TREES OR VEGETATION THAT ARE A THREAT TO THE PUBLIC HEALTH, SAFETY, OR WELFARE.

c. **MINIMUM TREE DENSITY**
AS DEFINED IN TABLE 21.07-1, 165 TREE LANDSCAPE UNITS PER ACRE ARE REQUIRED IN NEW RESIDENTIAL DEVELOPMENTS.

1 i. UP TO 35 PERCENT OF THE TOTAL NUMBER OF REQUIRED UNITS
2 MAY BE LOCATED WITHIN A SEPARATE TRACT OR TRACTS HELD
3 IN COMMON OWNERSHIP BY A HOMEOWNERS ASSOCIATION OR
4 COMPARABLE ENTITY.

5 ii. ALL INDIVIDUAL LOTS IN A SUBDIVISION SHALL HAVE AT LEAST
6 THREE TREES, WITH AT LEAST ONE TREE LOCATED IN THE
7 FRONT YARD OF EACH LOT.

8 d. **TREE RETENTION AND PLANTING**

9 TREE DENSITY MAY CONSIST OF RETAINED TREES, INSTALLED TREES,
10 OR A COMBINATION OF RETAINED AND INSTALLED TREES. TREES TO BE
11 RETAINED SHALL BE DEPICTED ON THE LANDSCAPE PLAN. WHERE SITE
12 CHARACTERISTICS OR CONSTRUCTION PREFERENCES DO NOT
13 SUPPORT TREE PRESERVATION, TREE PLANTINGS MAY BE USED TO
14 SATISFY THIS STANDARD.

15 **GENERAL LANDSCAPING REQUIREMENTS AND STANDARDS**

16 ALL REQUIRED LANDSCAPING, SCREENING OR FENCES SHALL COMPLY WITH THE
17 FOLLOWING STANDARDS:

18 1. **PLANT MATERIALS**

19 a. **PLANT CHOICES AND QUALITY**

20 ALL PLANT MATERIAL UTILIZED IN MEETING LANDSCAPING AND
21 SCREENING REQUIREMENTS SHALL BE HARDY FOR ITS SITE IN TERMS
22 OF WIND, TEMPERATURES, SOILS, LIGHT, AND MOISTURE
23 REQUIREMENTS AS REFERENCED IN THE TITLE 21 USER'S GUIDE. IN
24 ALL CASES THE PLANT MATERIALS SHALL BE LIVING AND FREE OF
25 DEFECTS AND OF NORMAL HEALTH, HEIGHT, AND SPREAD AS DEFINED
26 BY THE *AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1*,
27 LATEST AVAILABLE EDITION, AMERICAN NURSERY AND LANDSCAPING
28 ASSOCIATION. PLANTS MAY BE NURSERY GROWN OR TRANSPLANTED
29 FROM THE WILD OR NATIVE STANDS, PROVIDED THE PLANTS MEET ALL
30 ANSI Z60.1 STANDARDS. NON-NATIVE PLANT SPECIES IDENTIFIED AS
31 INVASIVE BY THE STATE OF ALASKA OR U.S. DEPARTMENT OF
32 AGRICULTURE SHALL NOT BE USED. PLANTS, SEEDS, AND SOILS SHALL
33 BE FROM SOURCES THAT SCREEN FOR INVASIVE SPECIES AND
34 DISEASES.

35 b. **TREE PLANTINGS**

36 PLANTED AND TRANSPLANTED TREES SHALL BE MULCHED WITH
37 SHREDDED BARK MULCH OR ROCK MULCH TWO TO FOUR INCHES IN
38 DEPTH, WITH NO BARK MULCH WITHIN FOUR INCHES OF THE BASE OF
39 THE TRUNK. SPECIES SELECTION AND SPACING OF TREES TO BE
40 PLANTED SHALL BE SUCH THAT IT PROVIDES FOR THE EVENTUAL
41 MATURE SIZE OF THE TREES. SOIL TYPE, SOIL CONDITIONS, AND
42 OTHER SITE CONSTRAINTS SHALL BE CONSIDERED WHEN SELECTING
43 SPECIES FOR PLANTING OR TRANSPLANTING. EVERGREEN TREES
44 INSTALLED SHALL MEET A MINIMUM 5:3 HEIGHT TO SPREAD RATIO.

45 2. **PLANTING LOCATION**

46 TREE PLANTING SHALL TAKE INTO CONSIDERATION THE GROWTH HABITS OF
47 EACH SPECIES AND SHALL ALLOW ADEQUATE SPACE FOR HEALTHY GROWING
48 CONDITIONS.

- 1 a. **UTILITY EASEMENTS**
- 2 i. REQUIRED LANDSCAPING AREAS MAY OVERLAP WITH UTILITY
- 3 EASEMENTS IF ALL APPLICABLE LANDSCAPING REQUIREMENTS
- 4 OF THIS TITLE ARE MET WITHIN THESE AREAS.
- 5 ii. THE UTILITY MUST MAKE A GOOD FAITH EFFORT TO PROVIDE
- 6 WRITTEN NOTICE TO THE AFFECTED RESIDENTS AT LEAST ONE
- 7 WEEK PRIOR TO DISTURBANCE OF THE LANDSCAPING, EXCEPT
- 8 FOR POWER RESTORATION OR IN CASE OF EMERGENCIES
- 9 INVOLVING LIFE OR SAFETY. THE UTILITY IS NOT RESPONSIBLE
- 10 FOR REPLACEMENT OF DISTURBED LANDSCAPING WITHIN THE
- 11 UTILITY EASEMENTS, BUT THE UTILITY SHALL STABILIZE THE
- 12 DISTURBED AREA TO PREVENT EROSION.
- 13 b. **VISIBILITY CLEARANCE AREAS**
- 14 ALL LANDSCAPING AND SCREENING MATERIALS SHALL COMPLY WITH
- 15 THE VISIBILITY CLEARANCE REQUIREMENTS OF AMC TITLE 9.
- 16 3. **PLANTING BEDS AND VEGETATION AREAS**
- 17 a. **PROTECTION OF LANDSCAPING**
- 18 ALL REQUIRED LANDSCAPED AREAS, PARTICULARLY TREES AND
- 19 SHRUBS, SHALL BE PROTECTED FROM POTENTIAL DAMAGE BY
- 20 ADJACENT USES SUCH AS PARKING AND STORAGE AREAS. CONCRETE
- 21 BARRIER CURBS OR OTHER APPROVED BARRIERS AT LEAST SIX INCHES
- 22 HIGH SHALL BE PROVIDED BETWEEN VEHICULAR USE AREAS AND
- 23 LANDSCAPED AREAS. LANDSCAPED AREAS SHALL BE MARKED OR
- 24 OTHERWISE MADE TO BE VISIBLE DURING SNOW REMOVAL
- 25 OPERATIONS.
- 26 b. **TREE RETENTION AREA PROTECTION**
- 27 TREE RETENTION AREAS USED TOWARD LANDSCAPING REQUIREMENTS
- 28 UNDER THIS SECTION 21.07.080 SHALL BE ADEQUATELY PROTECTED
- 29 FROM DAMAGE THROUGH ADHERENCE TO THE FOLLOWING:
- 30 i. **CONSTRUCTION FENCE**
- 31 A CONSTRUCTION FENCE SHALL BE PLACED AROUND EACH
- 32 TREE OR GROUPING OF TREES TO BE RETAINED AT OR BEYOND
- 33 THE EDGE OF THE TREE PROTECTION ZONE, DEFINED AS
- 34 OUTSIDE THE CRITICAL ROOT ZONES OF THE TREES TO BE
- 35 RETAINED (REFER TO DEFINITION OF *TREE PROTECTION ZONE*
- 36 IN SECTION 21.14.030). THE FENCE SHALL BE PLACED BEFORE
- 37 CONSTRUCTION STARTS AND REMAIN IN PLACE UNTIL
- 38 CONSTRUCTION IS COMPLETE. THE FENCE SHALL BE A MINIMUM
- 39 OF FOUR FEET HIGH AND OF MATERIALS SUITABLE TO REMAIN
- 40 FOR THE DURATION OF CONSTRUCTION.
- 41 ii. **DEVELOPMENT LIMITATIONS IN TREE RETENTION AREAS**
- 42 WITHIN THE TREE PROTECTION ZONE OF EACH TREE OR
- 43 GROUPING OF TREES, THE FOLLOWING DEVELOPMENT IS NOT
- 44 ALLOWED:
- 45 (A) GRADE CHANGE, EXCAVATIONS, OR CUT AND FILL,
- 46 EITHER DURING OR AFTER CONSTRUCTION;
- 47 (B) NEW IMPERVIOUS SURFACES;

- 1 (C) UTILITY OR DRAINAGE FIELD PLACEMENT;
- 2 (D) ATTACHMENT OF OBJECTS TO A TREE DESIGNATED FOR
- 3 RETENTION;
- 4 (E) STAGING OR STORAGE OF MATERIALS AND EQUIPMENT,
- 5 VEHICLE MANEUVERING AREAS, OR OTHER ACTIVITIES
- 6 LIKELY TO CAUSE SOIL COMPACTION OR ABOVE-GROUND
- 7 DAMAGE;
- 8 (F) PLACEMENT, STORAGE, OR DUMPING OF SOLVENTS, SOIL
- 9 DEPOSITS, EXCAVATED MATERIAL, CONCRETE WASHOUT,
- 10 OR THE LIKE.
- 11 iii. **SUBSEQUENT LANDSCAPING WORK**
- 12 ANY LANDSCAPING DONE IN THE TREE PROTECTION ZONE
- 13 SUBSEQUENT TO THE REMOVAL OF CONSTRUCTION BARRIERS
- 14 SHALL BE ACCOMPLISHED WITH LIGHT MACHINERY OR HAND
- 15 LABOR.
- 16 c. **GROUND COVER AND MULCHES**
- 17 i. PLANTING BEDS CONTAINING TREES AND SHRUBS SHALL USE
- 18 MULCHES. THESE MULCHES MAY CONSIST OF SHREDDED BARK
- 19 OR MINERAL MULCHES THAT DO NOT BECOME COMPACTED.
- 20 THE MULCH MUST BE SELECTED TO: MODERATE SOIL
- 21 TEMPERATURES AND REDUCE FREEZE-THAW CYCLES; KEEP
- 22 SOIL FROM COMPACTING; CONSERVE SOIL MOISTURE; REDUCE
- 23 WEED COMPETITION; AND KEEP TRUNKS SAFER FROM MOWERS
- 24 AND WEED-TRIMMERS. THE MULCHED AREA SHOULD NOT
- 25 INCORPORATE NON-PERMEABLE SHEETING OR ANY MATERIAL
- 26 THAT REPELS WATER.
- 27 ii. FOR AREAS OF THE SITE OUTSIDE OF PLANTING BEDS AND
- 28 SUBJECT TO SITE ENHANCEMENT LANDSCAPING, GROUND
- 29 COVER PLANTS SUCH AS LAWN GRASSES SHALL BE PLANTED TO
- 30 PROVIDE CONTINUOUS GROUND COVERAGE WITHIN THREE
- 31 YEARS.
- 32 d. **BERMS**
- 33 BERMS MAY BE INCORPORATED INTO ANY REQUIRED LANDSCAPING OR
- 34 SCREENING AREA. BERMS FOR ON-SITE LANDSCAPING SHALL NOT BE
- 35 PLACED IN A PUBLIC RIGHT OF WAY, AND SHALL NOT INTERFERE WITH
- 36 NATURAL DRAINAGE OR CAUSE WATER TO BE DRAINED ONTO STREETS.
- 37 NO INSTALLED BERM SHALL HAVE A SLOPE OF GREATER THAN 3:1 FOR
- 38 MOWN AREAS OR GREATER THAN 2:1 FOR PLANTED BERMS.
- 39 4. **INSTALLATION OF LANDSCAPING**
- 40 a. **TIMING**
- 41 ALL REQUIRED LANDSCAPING AND SCREENING SHALL BE INSTALLED BY
- 42 THE DEVELOPERS. ALL LANDSCAPING SHALL BE INSTALLED BEFORE A
- 43 CERTIFICATE OF ZONING COMPLIANCE IS ISSUED. IF A CERTIFICATE OF
- 44 ZONING COMPLIANCE IS REQUESTED BETWEEN SEPTEMBER AND MAY,
- 45 THEN THE CERTIFICATE SHALL BE CONDITIONED UPON THE
- 46 LANDSCAPING BEING INSTALLED BEFORE THE FOLLOWING AUGUST 31.
- 47 b. **SURETY**

Page 388 ANNOTATION

Administration Addition
[ADMINISTRATION DELETION]

PZC Addition
[PZC DELETION]

Assy Cmte Addition
[ASSY CMTE DELETION]

Tech Edit Addition
[TECH EDIT DELETION]

1 A LETTER OF CREDIT, ESCROW, PERFORMANCE BOND, OR OTHER
2 SURETY APPROVED BY THE MUNICIPAL ATTORNEY FOR PROPER
3 INSTALLATION OF THE LANDSCAPING AND EQUAL IN VALUE TO 120
4 PERCENT OF THE VALUE OF THE INSTALLED LANDSCAPING, AS
5 DETERMINED BY A BONDED, LICENSED LANDSCAPE CONTRACTOR,
6 SHALL BE PROVIDED TO THE DIRECTOR PRIOR TO THE INSTALLATION
7 OF THE LANDSCAPING. THIS BOND SHALL REMAIN IN PLACE WITH THE
8 DIRECTOR FOR AT LEAST 24 MONTHS AFTER INSTALLATION TO ENSURE
9 SURVIVAL AND PROPER MAINTENANCE OF THE LANDSCAPING IN
10 ACCORDANCE WITH THIS SECTION. AFTER THE LANDSCAPING HAS
11 BEEN INSTALLED FOR 24 MONTHS, AND AN INSPECTION HAS FOUND
12 THAT THE REQUIRED LANDSCAPING IS IN GOOD HEALTH, THE SURETY
13 SHALL BE RELEASED. THE BONDING REQUIREMENT ESTABLISHED IN
14 THIS SUBSECTION MAY BE WAIVED FOR A LANDSCAPING AREA THAT
15 MEETS THE IRRIGATION STANDARDS OF SUBSECTION G.6.B. BELOW.

16 c. **SURVIVAL**
17 ANY LANDSCAPE ELEMENT THAT DIES, IS REMOVED, OR IS SERIOUSLY
18 DAMAGED SHALL BE REPLACED BASED ON THE REQUIREMENTS OF
19 SUBSECTION 21.07.080G.6.A. BEFORE THE FOLLOWING AUGUST 31.

20 5. **USE OF LANDSCAPED AREAS**
21 EXCEPT AS SPECIFICALLY ALLOWED ELSEWHERE IN THIS TITLE, NO
22 STRUCTURE, MOTOR VEHICLE AREA, SNOW STORAGE, OR PAVED AREA MAY
23 BE LOCATED IN AREAS REQUIRED FOR LANDSCAPING.

24 6. **MAINTENANCE AND REPLACEMENT**
25 a. **MAINTENANCE**
26 TREES, SHRUBS, OTHER VEGETATION, IRRIGATION SYSTEMS, FENCES,
27 AND OTHER LANDSCAPING, SCREENING, AND FENCING ELEMENTS
28 SHALL BE CONSIDERED AS ELEMENTS OF A DEVELOPMENT IN THE
29 SAME MANNER AS OTHER REQUIREMENTS OF THIS TITLE. THE
30 PROPERTY OWNER SHALL BE RESPONSIBLE FOR REGULARLY
31 MAINTAINING ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL
32 LANDSCAPING SHALL, TO THE EXTENT REASONABLY FEASIBLE, BE
33 MAINTAINED FREE FROM DISEASE, WEEDS, AND LITTER. ANY
34 LANDSCAPE ELEMENT THAT DIES, IS REMOVED, OR IS SERIOUSLY
35 DAMAGED SHALL BE REPLACED WITH THE SAME TYPE AND SIZE
36 LANDSCAPE ELEMENT THAT IS SHOWN ON THE APPROVED LANDSCAPE
37 PLAN FOR THE SITE. IN ADDITION, THE LANDSCAPE UNITS LOST WITH A
38 DEAD OR REMOVED TREE SHALL BE RECOVERED THROUGH A
39 REPLACEMENT TREE AND OTHER PLANTINGS AS NEEDED TO
40 RECAPTURE THE TOTAL LANDSCAPE UNITS THAT WERE LOST. ALL
41 LANDSCAPING, SCREENING, AND FENCING MATERIALS AND
42 STRUCTURES SHALL BE REPAIRED AND REPLACED WHEN NECESSARY
43 TO MAINTAIN THEM IN A STRUCTURALLY SOUND CONDITION.

44 b. **IRRIGATION**
45 TO ENSURE THAT PLANTS WILL SURVIVE, PARTICULARLY DURING THE
46 CRITICAL TWO-YEAR ESTABLISHMENT PERIOD WHEN THEY ARE MOST
47 VULNERABLE TO LACK OF WATERING, THE BONDING REQUIREMENT
48 ESTABLISHED IN SUBSECTION 21.07.080G.4. ABOVE MAY BE WAIVED BY
49 THE DIRECTOR FOR ANY LANDSCAPING AREA THAT WILL BE IRRIGATED
50 BY ONE OF THE FOLLOWING:

Page 389 ANNOTATION

After its review of the 21.07.080G.2., Refuse Collection, the Assembly Title 21 Committee requested there be additional review and comment by the Municipal Solid Waste Services Department (SWS), which had been consulted in the development of the adopted section, but had not seen the proposed revisions being approved by the Committee. SWS provided comments in November, many of which have been incorporated after a review by the Assembly Title 21 Committee Chair. The first paragraph of the refuse collection section is clarified in response to comments from SWS.

The applicability section is edited for improved clarity, brevity and organization, in response to comments and questions by SWS.

The word “abut” in item ii. is changed to “receive service access” from an alley, to ensure that only dumpsters that actually get accessed from the alley are exempted.

Administration Addition
[ADMINISTRATION DELETION]

PZC Addition
[PZC DELETION]

Assy Cmte Addition
[ASSY CMTE DELETION]

Tech Edit Addition
[TECH EDIT DELETION]

- i. A BELOW-GROUND IRRIGATION SYSTEM WITH AUTOMATIC CONTROLLER THAT HAS BEEN INSTALLED IN COMPLIANCE WITH AN APPROVED PERMIT OR BY A CERTIFIED IRRIGATION CONTRACTOR WHO CERTIFIES THAT THE IRRIGATION SYSTEM WAS CONSTRUCTED TO NATIONAL STANDARDS; OR
- ii. AN IRRIGATION SYSTEM DESIGNED AND APPROVED BY A LICENSED LANDSCAPE ARCHITECT AS PART OF THE LANDSCAPE PLAN, WHICH PROVIDES SUFFICIENT WATER TO ENSURE THAT THE PLANTS WILL BECOME ESTABLISHED.

G. Screening

1. Purpose

Screening consists of landscaping, the retention of natural vegetation, or the use of physical structures to block views of specific activities or specific parts of a property or structure. [APPLICANTS ARE ENCOURAGED TO LOCATE THE TYPES OF FEATURES LISTED IN THIS SECTION WHERE THEY ARE NOT VISIBLE FROM ABUTTING STREETS AND ABUTTING USES OR LOTS AS SPECIFIED BELOW, SO THAT SCREENING IS UNNECESSARY.]

2. Refuse Collection

In order to improve the appearance [IMAGE] of the municipality's streets and neighborhoods, refuse collection receptacles shall be [ADEQUATELY] screened and set back from abutting streets in a location. THESE RECEPTACLES SHALL ALSO BE LOCATED where they can be conveniently and safely accessed by the intended users and by refuse collection vehicles, as provided in this section.

a. Applicability

The [FOLLOWING] standards of this subsection 21.07.080G.2. shall apply to all outdoor refuse collection receptacles [OF ALL DEVELOPMENT], including dumpsters, compactors, garbage cans, debris piles, and grease containers, except for the following:

- i. Receptacles in Chugiak-Eagle River which are subject to chapter 21.10. [AREA WHERE THIS SECTION IS RESERVED FOR INCLUSION IN CHAPTER 21.10.]
- ii. [REFUSE COLLECTION R] Receptacles that receive refuse collection service only from [ABUT] an alley [ARE EXEMPTED FROM THE SCREENING STANDARDS OF THIS SUBSECTION. FOR PURPOSES OF THIS SECTION, THE TERM "REFUSE COLLECTION RECEPTACLES" INCLUDES DUMPSTERS, GARBAGE CANS, DEBRIS PILES, OR GREASE CONTAINERS, BUT DOES NOT INCLUDE]
- iii. [P] Public trash receptacles for pedestrians. [PLACED IN THE RIGHT-OF-WAY,]
- iv. [P] Public drop-off recycling receptacles, which are subject to the recycling drop-off use-specific standards of subsection 21.05.060E.7. [OR]
- v. [W] Waste receptacles for temporary uses such as construction sites.

Page 390 ANNOTATION

A new subsection is provided as information to property owners regarding service provider requirements, outside of Title 21.

Alley exemption is moved from (B) below.

SWS recommends that Subsection (A) be deleted. SWS opposes a provision allowing sharing of dumpsters, and also pointed out some problems with how to administer subsections (1) and (2) of (A).

Subsection (B) is replaced by a more succinct exception added to the end of the main sentence of subsection c. above it.

SWS observed that subsection iii added little value and was confusing. The rest of the section already establishes that if a receptacle is not visible from the street it does not have to be screened.

Administration Addition
[ADMINISTRATION DELETION]

PZC Addition
[PZC DELETION]

Assy Cmte Addition
[ASSY CMTE DELETION]

Tech Edit Addition
[TECH EDIT DELETION]

- 1 vi. **THIS SECTION ALSO DOES NOT APPLY TO R** Refuse collection
2 receptacles that are stored indoors and brought outdoors on garbage
3 pickup days.
- 4 b. **Service Provider Standards**
5 Approval under this title does not by itself guarantee that a service provider will
6 service the receptacle. Property in the municipal solid waste service area shall
7 also abide by AMC 26.70.050 which requires approval of enclosure plans by
8 solid waste services prior to construction. Other service providers may have
9 similar requirements.
- 10 c. **Residential Dwellings**
11 i. In class A districts:
12 **EXCEPT AS ALLOWED BELOW**, single-family **[(ATTACHED**
13 **AND DETACHED)]**, two-family, townhouse, and three-unit
14 multifamily dwellings on lots less than 40,000 square feet shall
15 not have dumpsters, **except where serviced from an alley.**
- 16 (A) **[A GROUP OF THREE OR MORE DWELLINGS MAY SHARE A**
17 **DUMPSTER IF THE FOLLOWING CRITERIA ARE MET:**
- 18 (1) **THE DUMPSTER IS BEAR- PROOF;**
19 (2) **THE ALASKA DEPARTMENT OF FISH AND GAME**
20 **DETERMINES THAT A BEAR-PROOF DUMPSTER**
21 **WOULD REDUCE THE POTENTIAL FOR PROBLEM**
22 **BEARS IN THE NEIGHBORHOOD; AND**
- 23 (3) **THE DUMPSTER IS LOCATED AND SCREENED IN**
24 **ACCORDANCE WITH THE STANDARDS BELOW.**
- 25 (B) **SINGLE-FAMILY, TWO-FAMILY, TOWNHOUSE, OR THREE-**
26 **UNIT MULTIFAMILY DWELLINGS ON LOTS LESS THAN**
27 **40,000 SQUARE FEET MAY HAVE A DUMPSTER IF THE**
28 **DUMPSTER IS SERVICED FROM AN ALLEY.]**
- 29 ii. In class B districts, dumpsters are permitted and shall be screened in
30 accordance with the standards below. **[RESERVED—PREDOMINANT**
31 **ZONING PROVISION]**
- 32 iii. **[NOTWITHSTANDING ALL OTHER REQUIREMENTS OF THIS**
33 **SECTION, GARBAGE CANS AND RECYCLING BINS THAT ARE 96**
34 **CUBIC FEET OR SMALLER ARE CONSIDERED SCREENED IF THEY**
35 **ARE NOT VISIBLE (EXCEPT ON GARBAGE PICKUP DAYS) FROM**
36 **THE ABUTTING STREET FROM WHICH VEHICULAR ACCESS TO**
37 **THE RESIDENCE IS TAKEN.]**
- 38 d. **Site Plans**
39 Site plans for applicable development shall include the proposed location and
40 type of refuse receptacle screening that will be used and the access provisions
41 for service trucks. If a screening enclosure is necessary pursuant to G.2.e.
42 below, the site plan shall include the construction details of the enclosure to
43 ensure the dimensions comply with the service provider's standards. Site plans
44 with refuse receptacles in alleys shall identify the location of the refuse

Page 391 ANNOTATION

A reference to the parking lot layout requirements is added to the end of the paragraph, in response to comments by SWS that there should be requirements for parking lot design and dimensions to accommodate commercial trucks. Applicants should be informed that the MOA will review for adequate access and turning radii for refuse collection trucks that must enter the site. This carries forward current review practices by the MOA Traffic Engineer.

The intended meaning of “abutting” is clarified in the first paragraph of the screening requirement, per the direction of the Assembly Title 21 Committee.

At the direction of the Assembly Title 21 Committee, the dumpster screening requirement is proposed to be based on the distance from the street that the dumpster should be screened from. Daytime site observations found that a dumpster is at least 300 feet away before it visually begins to fade into the background. Leaving unscreened dumpsters closer than 300 feet would conflict with the purpose of the section. There is a point beyond 300 feet at which screening is no longer necessary to the policy intent.

A reference to service provider specifications for screening enclosure construction has been added, as information for applicants. Service provider specifications are planned to be collected, summarized, and consolidated in the Title 21 User’s Guide for ease of reference.

The Assembly Title 21 Committee recommends allowing the screening enclosure gate to be allowed to be left open the entire day of the trash pick-up.

The requirement to maintain the refuse collection receptacle are proposed to be deleted, as SWS indicates it overlaps partly with AMC 26 and is beyond the scope of Title 21 screening provisions.

The Administration proposes to extend the amortization period from five (5) to seven (7) years. Additional language is added to the paragraph to clarify an administrative variance for existing dumpsters is available.

Administration Addition
[ADMINISTRATION DELETION]

PZC Addition
[PZC DELETION]

Assy Cmte Addition
[ASSY CMTE DELETION]

Tech Edit Addition
[TECH EDIT DELETION]

receptacle and the methods with which the receptacle shall be contained in its identified location.

e. Location

Outdoor refuse collection receptacles shall not be located in any required front setback and shall, to the extent reasonably feasible and depending on the size, location, and configuration of the site, and need for access by refuse collection vehicles, be set back from the front plane of the principal structure. Refuse collection receptacles shall not be located within any area used to meet the minimum landscaping or parking requirements and loading berth requirements of this chapter, or be located in a manner that obstructs or interferes with any designated vehicular or pedestrian circulation routes onsite. Refuse collection vehicle access and circulation shall be considered and shown on the site plan, in conformance with the requirements for commercial trucks in subsection 21.07.090H.9.b., Vehicle Access and Circulation.

f. Screening

Each refuse collection receptacle shall be screened from view from [ABUTTING] streets and rights-of-way abutting the property, if the receptacle is to be stored within 300 feet of the street or right-of-way. The screening may be achieved by buildings and structures, fences, landscaping, topography, or a refuse collection receptacle screening enclosure.

i. If a screening enclosure is necessary to meet the standards of this subsection, the screening enclosure shall consist of a durable, three-sided[,] screening structure. Screening enclosure construction and dimensions shall comply with service provider industry standards, as provided in the title 21 user's guide and AMC 26.70.050.

ii. If the refuse collection receptacle is visible through the open side of the required screening structure from the abutting street[S] or right-of-way, the opening shall be screened with a sight-obscuring gate. The enclosure and any gate shall be maintained in working order to function as a screening structure. The gate shall remain closed except on refuse collection days and the prior evening [TO ALLOW FOR TRASH PICK-UP].

[MAINTENANCE OF REFUSE COLLECTION RECEPTACLE
THE LIDS OF RECEPTACLES IN SCREENING ENCLOSURES WITHOUT ROOF STRUCTURES SHALL REMAIN CLOSED EXCEPT WHEN BEING ACCESSED BY USERS OR REFUSE SERVICE TRUCKS, AND SHALL BE MAINTAINED IN WORKING ORDER.]

g. Amortization of Nonconforming Refuse Collection Receptacles

Existing dumpsters that are located at residential uses indicated in subsection 21.07.080G.2.c.i shall be removed within 18 months from the effective date of this title. Sites with refuse collection receptacles that are subject to the location and screening requirements of this subsection 21.07.080G.2. shall meet the requirements of this section within seven [FIVE] years from the effective date of this title, except where an administrative variance is granted in accordance with subsection 2.h. below. {moved from below}

h. [PROCEDURE FOR OBTAINING AN] Administrative Variance for Refuse Receptacle Location and Screening

Page 392 ANNOTATION

The administrative variance provisions for existing dumpsters that cannot meet the screening and location amortization requirements are proposed by the Assembly Title 21 Committee to be made simpler, and more flexible and practical for owners of existing properties.

An introductory paragraph is added to convey the intent of the Assembly Title 21 Committee to clarify what the variance process is, and that the provision does not intend to force something that is impractical on an existing site.

The administrative variance procedure is proposed to be clarified, standardized and elaborated in section 21.03.240 (variance procedures) in Chapter 3.

At the request of the Assembly Title 21 Committee and SWS, the approval criteria for the administrative variance procedure have been moved here and listed out to be clearer and more specific.

A second set of approval criteria, focused on the director's approval, is proposed to be deleted in order to simplify the administrative variance. These criteria complicated the process, and seemed limiting and contradictory to earlier parts of the refuse collection section.

Administration Addition
[ADMINISTRATION DELETION]

PZC Addition
[PZC DELETION]

Assy Cmte Addition
[ASSY CMTE DELETION]

Tech Edit Addition
[TECH EDIT DELETION]

1 The municipality recognizes that full compliance with the refuse receptacle
2 location and screening standards will not be reasonably feasible for some
3 existing developments approved prior to [effective date]. The intent of this
4 subsection is to provide for partial or complete exemption in such cases, through
5 a documented administrative process. The variance should be the minimum
6 action necessary to provide relief, with the intent to encourage existing
7 development to move in the direction of conformity.

8 i. If a site was developed prior to [effective date] [AND COMPLIANCE
9 WITH THE LOCATION REQUIREMENTS OF SUBSECTION 2.D.
10 ABOVE IS EITHER PHYSICALLY IMPOSSIBLE OR WOULD RESULT
11 IN NONCOMPLIANCE WITH OTHER REQUIREMENTS OF THIS
12 TITLE], the property owner may apply for an administrative variance from
13 the location and/or screening standards of this section, using the
14 administrative variance procedure of subsection 21.03.240J., subject to
15 the following approval criteria: [THIS SECTION.]

16 (A) Compliance would conflict with other requirements of this title, or
17 other laws, ordinances, or regulations;

18 (B) Compliance would not be compatible with standards for access
19 and safety of refuse collection operations, as documented in the
20 title 21 user's guide;

21 (C) A proposed alternative achieves the intent of this section to the
22 same or better degree; or

23 (D) The applicant demonstrates that compliance would be
24 incompatible with the existing layout, function, or appeal of the
25 development for its users, such as interference with or proximity
26 to primary pedestrian access, required landscaping, side or rear
27 setbacks and minimum separation from buildings, outdoor
28 activity spaces, snow storage areas, proximity to windows to
29 living spaces, or vehicle access and parking.

30 ii. An applicant for an administrative variance from this section shall submit
31 the information specified in the title 21 user's guide.

32 [THE DIRECTOR MAY GRANT AN ADMINISTRATIVE VARIANCE
33 FROM THE LOCATION REQUIREMENTS OF SUBSECTION 2.D.
34 ABOVE WITH THE FOLLOWING LIMITATIONS:

35 (A) THE DIRECTOR MAY ALLOW THE REDUCTION OF NO
36 MORE THAN TWO REQUIRED PARKING SPACES.

37 (B) THE DIRECTOR SHALL NOT WAIVE ANY REQUIREMENTS
38 OF SUBSECTION 2.E., SCREENING.

39 (C) IF THE VARIANCE ALLOWS A REFUSE RECEPTACLE TO BE
40 PLACED IN REQUIRED LANDSCAPING, THE TOTAL
41 REQUIRED LANDSCAPE UNITS FOR THE AREA SHALL NOT
42 BE REDUCED.

43 (D) ANY VARIANCE SHALL NOT RESULT IN AN
44 ENCROACHMENT INTO A PUBLIC RIGHT-OF-WAY.]

Page 393 ANNOTATION

SWS recommended that it be included in the site plan review process with respect to dumpster placement, screening, and access. However, while this amendment requires the planning director to at least seek the comment of SWS with regard to administrative variances that could result in site-specific ways to place and screen dumpsters, the proposed amendment does not go so far as to require SWS approval. The assignment of a decision-making role to SWS in the land use regulations would necessitate a discussion about other institutional and regulatory changes beyond the scope of this draft.

The appeals process is now provided with the standardized administrative variance procedures in 21.03.240.

Administration Addition

[ADMINISTRATION DELETION]

PZC Addition

[PZC DELETION]

Assy Cmte Addition

[ASSY CMTE DELETION]

Tech Edit Addition

[TECH EDIT DELETION]

1 iii. The director shall make written findings and conclusions for each
2 administrative variance request.

3 [IF THE REQUEST FOR AN ADMINISTRATIVE VARIANCE IS DENIED,
4 THE APPLICANT MAY APPLY FOR A VARIANCE UNDER SECTION
5 21.03.240.]

6 [AMORTIZATION OF NONCONFORMING REFUSE COLLECTION
7 RECEPTACLES

8 EXISTING DUMPSTERS THAT ARE LOCATED AT RESIDENTIAL USES
9 INDICATED IN SUBSECTION 21.07.080G.2.B. SHALL BE REMOVED WITHIN
10 18 MONTHS FROM THE EFFECTIVE DATE OF THIS TITLE. SITES WITH
11 REFUSE COLLECTION RECEPTACLES THAT ARE SUBJECT TO THE
12 LOCATION AND SCREENING REQUIREMENTS OF SUBSECTIONS
13 21.07.080G.2.D. AND G.2.E. SHALL MEET THE REQUIREMENTS OF THIS
14 SECTION WITHIN FIVE YEARS FROM THE EFFECTIVE DATE OF THIS
15 TITLE.] {moved to above}

16 3. **Service and Off-Street Loading Areas**

17 a. **Applicability**

18 This standard is intended to mitigate visual and noise impacts of service and off-
19 street loading areas on abutting residential uses and neighborhoods, and streets.
20 The standards shall apply to all service and off-street loading areas serving
21 nonresidential uses that are visible from a street or a nonindustrial zoning
22 district.

23 b. **Standard**

24 Applicable non-enclosed service and off-street loading areas shall be screened
25 as follows:

26 i. A wall or fence at least eight feet high shall be located along at least one
27 exposed edge of the service or loading area that is parallel
28 to vehicles/trailers parked in the service or loading area. The wall or fence
29 shall extend the length of the longest vehicle/trailer anticipated to be
30 parked in the service or loading area.

31 ii. Additional landscaping shall be provided along the site perimeter at the
32 location of the service or loading area to visually obscure the area from
33 the abutting street or property.

34 iii. An alternate screening plan may be approved by the director if the
35 proposed plan effectively screens the service or loading area from
36 abutting streets and nonindustrial districts.

37 H. **Fences**

38 1. **Applicability**

39 The provisions of this subsection 21.07.080H. shall apply to all construction, substantial
40 reconstruction, or replacement of fences, retaining walls not required for support of a
41 principal or accessory structure, or any other linear barrier intended to delineate different
42 portions of a lot or to separate lots from each other. The provisions of this subsection do
43 not apply to temporary fencing for construction, emergencies, or special public events or
44 performance areas.

Page 394 ANNOTATION

This amendment allows residential lots a taller fence to obscure neighboring nonresidential uses.

Administration Addition
[ADMINISTRATION DELETION]

PZC Addition
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Assy Cmte Addition
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Tech Edit Addition
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2. **Location**

A fence may be constructed within property boundaries, or at the lot line, subject to the limitations in this section. No fence shall be installed so as to block or divert a natural drainage flow onto or off of any other property.

3. **Maximum Height**

Unless specifically required elsewhere in this title for screening fences, fences shall not exceed the maximum heights set forth below. Such maximum heights shall be measured from the top of any retaining wall, or if no retaining wall has been constructed, then from natural grade. Unless specifically allowed by this title, no fence shall exceed eight feet in height.

a. In the R-1, R-1A, R-2A, R-2D, [R-2F], R-2M, R-3, R-4, R-4A, R-5, and R-7 districts, fences in front setbacks shall not exceed four feet in height. Fences in secondary front setbacks that abut a street of arterial or greater classification may be up to eight feet in height. Fences in side or rear setbacks shall not exceed six feet in height, except where across an alley from or abutting a nonresidential district, in which case the fence may be up to eight feet in height.

b. In the R-6, R-8, R-9, and R-10 districts, fences in front setbacks shall not exceed six feet in height if the fence [FENCING MATERIAL] is a screening or sight-obscuring fence. [EXAMPLES OF NON-SIGHT OBSCURING FENCING INCLUDE CHAIN-LINK AND SPLIT RAIL FENCING.]

c. In the B-1A, B-1B, B-3, and R-O, [NMU, CMU, AND RMU] districts, fences in front setbacks shall not exceed four feet in height.

d. In the [B-3 AND] MC district[S], fences in front setbacks shall not exceed six feet in height.

e. Fences in front setbacks in nonresidential districts shall be located interior to any required landscaping.

f. Enclosures provided as a part of a permitted tennis court, ball field, or other recreational facility shall be exempt from the height restrictions of this section.

4. **Finished Appearance Outward**

Whenever any fence will be visible from adjacent streets, and whenever a fence is installed as part of required site perimeter or parking lot perimeter landscaping and is visible from adjacent properties, it shall be installed so that the more finished side (i.e., the side with fewer or no visible structural framing or bracing elements) faces outward from the lot on which it is installed.

5. **Prohibited Materials**

Fences made of debris, junk, or waste materials are prohibited, unless such materials have been recycled and reprocessed into building materials marketed to the general public and resembling new building materials, unless approved by the director.

21.07.090 OFF-STREET PARKING AND LOADING

A. **Purpose**

This section establishes off-street parking and loading requirements as a necessary part of the development and use of land, to ensure the safe and adequate flow of traffic in the public street system, and to ensure that parking lots [AREAS] are designed to perform in a safe, efficient manner. It is also the intent of this section to attenuate the adverse visual, environmental, and

1 economic impacts of parking lots [AREAS], and to achieve a compact and efficient land use
2 pattern. Specific purposes include to:

- 3 1. Ensure that off-street parking, loading, and access demands will be met without
4 adversely affecting other nearby land uses and neighborhoods;
- 5 2. Provide for safe and orderly circulation and parking in parking and loading facilities, and
6 minimize conflicts between pedestrians and vehicles;
- 7 3. Encourage the efficient use of land and avoid the encumbrance of more space than is
8 necessary for parking;
- 9 4. Improve the visual appearance of public street corridors by encouraging buildings and
10 other attractive site features to become more prominent relative to parking lots [AREAS];
- 11 5. Provide for better pedestrian movement and encourage alternative modes of
12 transportation by reducing the expanses of parking that must be traversed between
13 destinations;
- 14 6. Support a balanced transportation system that is consistent with cleaner air and water,
15 greater transportation choices, and efficient infill and redevelopment; and
- 16 7. Allow flexibility in addressing vehicle parking, loading, and access, including providing for
17 reductions and alternatives to minimum parking requirements.

18 **B. Applicability**

19 **1. Generally**

- 20 a. The off-street parking and loading standards of this section 21.07.090 shall apply
21 to all development in the municipality, including changes of use.
- 22 b. Except for the off-street loading requirements of subsection 21.07.090G., all
23 other requirements of this section shall apply to Girdwood unless specifically
24 preempted in chapter 21.09.
- 25 c. Except when specifically exempted, the requirements of this section shall apply
26 to all temporary parking lots and parking lots that are a principal use on a site.

27 **2. Expansions, Relocations, and Enlargements**

28 A site to which a building is relocated shall provide the required parking and loading
29 spaces. An expansion or enlargement that is an increase in the floor area or other
30 measure of off-street parking and loading requirements shall provide spaces as required
31 for the increase.

32 **3. Use of Required Parking Spaces**

33 Required parking spaces shall be available for the parking of passenger automobiles by
34 residents, occupants, customers, visitors, or employees of the use. Required parking
35 spaces may not be assigned, leased, or rented in any way to a use on another site, or to
36 anyone who is not a resident, occupant, customer, guest, or employee, except for shared
37 parking situations. See subsection 21.07.090F.16. Also, required parking spaces shall
38 not be used for the parking of equipment or for storage of goods or inoperable vehicles.

39 **4. Regulation of Parking Space Use**

40 The providers of required off-street parking spaces may reasonably control the users
41 thereof by means that may include, but are not limited to, restricting all parking to the
42 users of the facility; parking lot attendants; control gates; tow-away areas; areas for
43 exclusive use by employees, tenants or staff; areas restricted for use by customers or

1 visitors; and imposing time limitations on users. Fees may be charged for the use of
2 required parking, subject to approval of the traffic engineer. Prior to approval of the
3 permit the traffic engineer may review all methods of control and may disapprove of any
4 restriction such as fees that adversely affects the purpose of this section. The
5 municipality may enforce any approved parking plan or restrictions through any of the
6 code enforcement provisions set forth in chapter 21.13, *Enforcement*.

7 **5. Parking Nonconformities**

8 When a site is out of compliance as to the number of required or allowed parking spaces,
9 section 21.12.060, *Characteristics of Use*, applies.

10 **C. Computation of Parking and Loading Requirements**

11 **1. Fractions**

12 When measurements of the number of required or allowed parking spaces result in a
13 fractional number after subtracting for parking reductions or alternatives, the fraction shall
14 be rounded as provided in section 21.14.020M., *Fractions*.

15 **2. Multiple Uses**

16 The number of parking spaces is computed based on the uses on the site. When there
17 are two or more uses on a site, the required or allowed parking for the site is the sum of
18 the required or allowed parking for the individual uses. For shared parking, see
19 subsection 21.07.090F.16. below.

20 **3. Area Measurements**

21 Unless otherwise specified in table 21.07-5, all square footage-based parking and loading
22 standards shall be computed on the basis of gross floor area of the use in question. For
23 the purposes of this section, all gross floor area shall be counted in such measurement,
24 except for floor area dedicated for parking spaces; driveways; circulation aisles; loading
25 areas; or enclosed and isolated floor area exclusively for HVAC mechanical equipment
26 serving the building, provided such area is located in a mechanical penthouse or topmost
27 floor of a multistory building. The traffic engineer may also waive the floor area for HVAC
28 mechanical equipment occupying another story in the building, provided the majority of
29 such story (including the mechanical equipment) is non-habitable floor area.

30 **4. Occupancy Load Factors**

31 Where parking requirements for assembly rooms or other uses are based on maximum
32 capacity under provisions of AMC title 23, the occupancy load factors of AMC title 23
33 shall not be adjusted.

34 **5. Additional Computation Standards**

35 **a. Off-Street Loading Space**

36 Required off-street loading space shall not be included as off-street parking
37 spaces in computation of required or allowed number of off-street parking
38 spaces, unless approved by the traffic engineer pursuant to subsection G.5.
39 below.

40 **b. Fleet Vehicle Parking**

41 For the purpose of calculating parking requirements, fleet vehicle parking shall
42 not count against either the minimum or maximum requirements.

43 **c. Areas that Count Toward Minimum but Not Maximum Parking**
44 **Requirements**

45 For the purpose of calculating parking requirements, the following types of
46 parking spaces shall not count against the maximum parking requirement, but
47 shall count toward the minimum requirement:

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- 1 i. Accessible parking spaces;
- 2 ii. Passenger loading zones including taxi cab stands;
- 3 iii. Vanpool and carpool parking spaces;
- 4 iv. Parking spaces provided as the required parking for a use on another
5 parcel through a municipally approved shared parking or off-site parking
6 agreement; and
- 7 v. Parking structures, underground parking, and parking within, above, or
8 beneath the building(s) it serves.

9 **D. Parking Lot Layout and Design Plan**

10 **1. Applicability**

11 For all commercial, **mixed-use**, industrial, institutional, multifamily, and townhouse
12 residential developments, the applicant shall submit a parking facility layout, circulation,
13 and design plan for review and approval by the traffic engineer. The plan shall contain
14 sufficient detail to enable the traffic engineer and the director to verify compliance with
15 this section 21.07.090. Subject to approval of the traffic engineer, the parking layout and
16 design plan may be combined with other plans required under this title, such as the
17 landscaping plan required in 21.07.080, *Landscaping, Screening, and Fences*.

18 **2. Minimum Plan Requirements**

- 19 a. The parking facility layout, circulation, and design plan shall be prepared by a
20 design professional and stamped by a professional registered with the Alaska
21 State Board of Registration for Architects, Engineers, and Land Surveyors,
22 except that parking lots with fewer than 20 parking spaces shall be exempt.
- 23 b. The director and traffic engineer shall establish the minimum submittal
24 requirements for such plans that will enable staff to adequately review and
25 ensure compliance with the standards and requirements of this section
26 21.07.090. Such submittal requirements, to be included in the user's guide, shall
27 include but not be limited to elements such as placement and dimensions of
28 spaces, landscaping, pedestrian and vehicle circulation, snow storage, lighting,
29 loading and trash collection areas, and drainage.
- 30 c. The traffic engineer shall ensure that provisions have been made for minimum
31 interference with street traffic flow and safe interior vehicular and pedestrian
32 circulation, transit, and parking.

33 **E. Off-Street Parking Requirements**

34 **1. Minimum Number of Spaces Required**

35 Unless otherwise expressly stated in this title, off-street parking spaces shall be provided
36 in accordance with table 21.07-5, *Off-Street Parking Spaces Required* and subsection
37 E.2. below. Reductions, exemptions, and alternatives to the required minimum number
38 of parking spaces are provided in subsection 21.07.090F. below.

39 **2. Minimum of Three Parking Spaces**

40 Where a use is required to provide off-street parking and the amount specified in table
41 21.07-5 would result in fewer than three spaces being required for the use, the use shall
42 provide at least three parking spaces including one van-accessible parking space
43 pursuant to subsection 21.07.090J. Where there are multiple uses located on a site, the
44 uses may share the accessible space as long as the requirements of subsection
45 21.07.090J.1. are met. Parking reductions in subsection 21.07.090F. shall also comply

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A guest space parking requirement is proposed for apartment dwellings in multifamily and mixed-use residential buildings, to be more consistent with the treatment of guest parking for other attached housing types, such as townhouses. The guest space standard is based on Traffic Engineer review, parking demand studies, and public comments.

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with this subsection E.2. The minimum of three parking spaces shall not apply to residential household living uses, community gardens, parks and open space, utility substations, or fueling stations and food and beverage kiosks that are exclusively for drive-through customers.

TABLE 21.07-5: OFF-STREET PARKING SPACES REQUIRED (“du” = dwelling unit; “sf” = square feet; “gfa” = gross floor area)			
Use Category	Use Type	Minimum Spaces Required	See Loading Subsection 21.07.090G.
RESIDENTIAL USES			
Household Living	Dwelling, mixed-use, multi- PLE -family, single-family attached, two-family, and townhouse	1 per studio or efficiency or one bedroom du Add 0.5 spaces for each additional bedroom Add 0.25 guest parking spaces for each multifamily du with single-family or two-family style construction Add 0.15 guest parking spaces for each multifamily du with townhouse style construction <u>Add 0.10 guest parking spaces for each multifamily du, with a minimum of 1 guest space</u> <u>Add 0.10 guest parking spaces for each mixed-use du, with a minimum of 1 guest space</u>	X
	Dwelling, single-family detached	2 per du up to 2,400 square feet; 3 per du over 2,400 square feet, including any unfinished area which may be converted to living area	
	Accessory dwelling unit (ADU)	See subsection 21.05.070D.	
	All other household living uses	2 per du	
Group Living	Assisted living facility (9+ client capacity)	1 per 4 beds plus 1 per 350 sf of office area plus requirement for dwelling, if located in a dwelling	X
	Correctional community residential center	1 per 2,000 sf gfa	X
	Habilitative care facility	1 per 400 sf gfa, and 1 passenger loading space, reserved for pickup and delivery of adults, per 800 sf gfa	X
	Roominghouse	0.6 per guestroom	
	Transitional living facility	1 per 2 beds plus 1 per 4 persons in principal assembly area based on maximum occupancy provisions of AMC title 23	
COMMUNITY [PUBLIC/INSTITUTIONAL] USES			
Adult Care	Adult care facility, 3-8 persons	1 per 400 sf gfa, and 1 passenger loading space, reserved for pickup and delivery of adults, per 2,000 sf gfa (plus requirement for principal use, if approved as accessory use)	

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Amendment for community center and religious assemblies, based on parking studies.

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TABLE 21.07-5: OFF-STREET PARKING SPACES REQUIRED
 (“du” = dwelling unit; “sf” = square feet; “gfa” = gross floor area)

Use Category	Use Type	Minimum Spaces Required	See Loading Subsection 21.07.090G.
	Adult care facility, 9+ persons	1 per 400 sf gfa, and 1 passenger loading space, reserved for pickup and delivery of adults, per 2,000 sf gfa	X
Child Care	Child care home	No additional requirements beyond those required for the dwelling unit If the establishment is for fewer than 9 children and is not located in a dwelling, then the requirement is as provided in subsection 21.07.090E.2.	
	Child care center, 9-15 children	1 space in addition to what is required for the dwelling	
	Child care center, more than 15 children	1 per 400 sf gfa, and 1 passenger loading space, reserved for pickup and delivery of children, per 800 sf gfa	
Community Service	Cemetery or mausoleum	See subsection 21.07.090E.3.	X
	Community center or religious assembly	1 per 5 [4] persons in principal assembly area based on maximum occupancy provisions of AMC title 23	
	Crematorium	1 per 4 persons in the main chapel based on maximum occupancy provisions of AMC title 23	
	Family self-sufficiency service	1 per 300 sf gfa	
	Government administration and civic buildings	1 per 300 sf gfa	X
	Homeless and transient shelter	1 per 300 sf administrative area, and 1 per 20 pillows	
	Neighborhood recreation center	See subsection 21.07.090E.3.	
Cultural Facility	Aquarium	1 per 500 sf gfa	X
	Botanical gardens	See subsection 21.07.090E.3.	X
	Library	1 per 400 sf gfa	X
	Museum or cultural center	1 per 400 sf gfa	X
	Zoo	1 per 5,000 sf of site area	X
	All other uses	1 per 400 sf gfa or 1 per 10,000 sf of site area for outdoor uses	X
Educational Facility	Boarding school	See subsection 21.07.090E.3.	X
	College and university	See subsection 21.07.090E.3.	X
	Computer-aided learning center	1 per 300 sf of enclosed floor space	X

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TABLE 21.07-5: OFF-STREET PARKING SPACES REQUIRED
 (“du” = dwelling unit; “sf” = square feet; “gfa” = gross floor area)

Use Category	Use Type	Minimum Spaces Required	See Loading Subsection 21.07.090G.
	Elementary school and middle school	1 per 6 students, based on State of Alaska EED capacity provisions	X
	High school	6 per classroom Where the traffic engineer has reason to believe that, based on similar or comparable schools, parking study data, or other information, that parking demand for the proposed high school development is likely to exceed the requirement, the traffic engineer may require up to 1 parking space per 3 students, based on State of Alaska EED capacity provisions.	X
	Instructional services	6 per classroom, plus 1 per 300 square feet of dance or other training area	X
	Vocational or trade school	1 per 2 students based on maximum occupancy provisions of AMC title 23	X
Health Care Facility	Health services, including outpatient medical and dental offices, co-located with a hospital/ hospital campus Other health services, including outpatient medical and dental offices	1 per 250 sf gfa 1 per 300 sf gfa	X
	Hospital/ health care facility	1 per 2 beds, based on maximum capacity, plus 1 per 350 sf of office and administrative area	X
	Nursing facility	1 per 4 beds, based upon maximum capacity.	X
Park and Open Area	Community garden	1 per 5,000 sf of lot area	
	Park and open space, public or private	See subsection 21.07.090E.3. Playfields (soccer, baseball, etc.) shall have minimum of 25 spaces per field, unless otherwise approved by the traffic engineer, for up to four fields. Facilities with more than four fields shall be subject to the determination of the traffic engineer.	
Public Safety Facility	All uses	See subsection 21.07.090E.3.	
Transportation Facility	All uses	See subsection 21.07.090E.3.	
	Railroad freight terminal	See subsection 21.07.090E.3.	

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These amendments and the following amendments in the table: Miscellaneous clean-up amendments to commercial and industrial parking requirements, to correct, clarify, or improve the consistency of parking requirements across similar uses, and realign the use listings in the parking table with the use type categories as established in Chapter 5.

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TABLE 21.07-5: OFF-STREET PARKING SPACES REQUIRED ("du" = dwelling unit; "sf" = square feet; "gfa" = gross floor area)			
Use Category	Use Type	Minimum Spaces Required	See Loading Subsection 21.07.090G.
	Railroad passenger terminal	See subsection 21.07.090E.3.	
Utility Facility	Utility facility	1 per 1,000 sf gfa	
	Utility substation	See subsection 21.07.090E.3.	
Communication Structures	All uses	None	
COMMERCIAL USES			
Agricultural Uses	Commercial horticulture	See subsection 21.07.090E.3.	
Animal Sales, Service & Care	Animal shelter	1 per 400 sf gfa	
	Animal boarding [KENNEL, COMMERCIAL]	1 per 800 sf gfa	
	Large domestic animal facility, principal use	1 per 4 seats or 1 per stall, whichever is greater	
	Retail and pet services	1 per 350 [300] sf gfa	
	Veterinary clinic	1 per 600 sf gfa	
Assembly	Civic/convention center	1 per 4 persons in assembly areas based on maximum occupancy provisions of AMC title 23	X
	Club/lodge/meeting hall	1 per 4 persons in assembly areas based on maximum occupancy provisions of AMC title 23.	X
Entertainment and Recreation	Amusement establishment	Indoor entertainment facility: 1 per 300 sf gfa	
	Bowling alley	4 per bowling lane	
	Bingo parlor	1 per 4 persons in assembly areas based on maximum occupancy provisions of AMC title 23.	
	Indoor shooting range	1 per target area, or 1 per 5 seats, whichever is greater	
	Entertainment facility, major	See subsection 21.07.090E.3.	
	Fitness and recreational sports center	1 per 300 sf gfa	
	General outdoor recreation, commercial	See subsection 21.07.090E.3.	X
	Golf course	4 per green	
Golf driving range	0.5 per tee		

TABLE 21.07-5: OFF-STREET PARKING SPACES REQUIRED (“du” = dwelling unit; “sf” = square feet; “gfa” = gross floor area)			
Use Category	Use Type	Minimum Spaces Required	See Loading Subsection 21.07.090G.
	Motorized sports facility	1 per 2 spectator seats in a structure such as a grandstand, stadium; or 1 per 2,000 sf of site area; whichever is greater	X
	Movie theater	1 per 4 persons based on maximum occupancy provisions of AMC title 23	
	Nightclub	1 per 3 persons based on maximum capacity under provisions of AMC title 23	X
	Shooting range, outdoor	1 per target area, or 1 per 5 seats, whichever is greater	
	Skiing facility, alpine	See subsection 21.07.090E.3.	
	Theater company or dinner theater	1 per 4 persons based on maximum capacity under provisions of AMC title 23	
Food and Beverage Service	Bar	1 per 100 sf gfa	X
	Food and beverage kiosk	0 per establishment, plus vehicle queuing spaces	
	Restaurant	1 per 100 sf gfa and outdoor seating area 1 per 125 sf gfa for drive-through restaurants (plus vehicle queuing spaces)	X
Office	Financial institution	1 per 350 sf gfa (plus vehicle queuing spaces if drive-through is provided)	
	Office, business or professional	1 per 350 sf gfa	X
	Broadcasting facility	1 per 350 sf gfa	
Personal Service, Repair, and Rental	Business service establishment	1 per 500 sf gfa	X
	[PHARMACY/DRUG STORE AND VIDEO RENTAL STORE]	[1 PER 400 SF GFA (PLUS VEHICLE QUEUING SPACES IF DRIVE-THROUGH IS PROVIDED)]	
	[DRY-CLEANING DROP-OFF SITE/MAIL PACKAGE SERVICE/LOCKSMITH SHOP]	[1 PER 600 SF GFA, (PLUS VEHICLE QUEUING SPACES IF DRIVE-THROUGH IS PROVIDED)]	
	Funeral services	1 per 4 persons in main assembly areas based on maximum occupancy provisions of AMC title 23	X
	Small equipment rental	1 per 400 sf gfa	
	General personal services [ALL OTHER USES]	1 per 400 [300] sf gfa	X
Retail Sales	Auction house	1 per 300 sf gfa	X
	Convenience store	1 per 350 sf gfa	X

TABLE 21.07-5: OFF-STREET PARKING SPACES REQUIRED
 (“du” = dwelling unit; “sf” = square feet; “gfa” = gross floor area)

Use Category	Use Type	Minimum Spaces Required	See Loading Subsection 21.07.090G.
	Farmers market	See subsection 21.07.090E.3. [1 PER 250 SF, WITH A MINIMUM OF 6]	
	Fueling station	1 per attendant for stand-alone fueling stations; also refer to subsection 21.07.090H. for queuing requirement	
	Furniture and home appliance store [RETAIL SALES OF LARGE OR BULKY MERCHANDISE SUCH AS FURNITURE, HOME APPLIANCE, OR FLOORING STORE]	1 per 800 sf gfa	X
	General retail	1 per 350 sf gfa	X
	Grocery or food store	1 per 250 sf gfa	X
	Liquor store, [BICYCLE SHOP]	1 per 400 sf gfa	X
	Building materials store	1 per 600 sf gfa and outdoor display area	X
	Pawnshop	1 per 350 sf gfa	X
Vehicles and Equipment	Aircraft and marine vessel sales	1 per 7,000 sf outdoor display/sales area; 1 per 400 sf indoor floor area	X
	Vehicle parts and supplies	1 per 400 sf gfa; 1 per 7,000 sf outdoor display/sales area	X
	Vehicle – large and small, sales	1 per 7,000 sf outdoor display/sales area; 1 per 400 sf indoor floor area	X
	Vehicle – large and small, rental	1 per 400 sf of indoor floor area	
	Vehicle service and repair, major and minor	0.5 per car wash bay; 4 per other service bay (provided that all vehicles in custody of operator of business for purpose of service, repair or storage shall be stored on premises or on a separate off-street parking lot or building)	
Visitor Accommodations	Camper park	1 space per 10 recreational vehicle or tent camping spaces	
	Extended-stay lodgings	1 per guestroom or one bedroom unit; 1.25 per two bedroom unit; 1.5 per three bedroom or more unit, plus 1 per 4 persons in meeting rooms based on maximum occupancy provisions of AMC title 23.	X
	Hostel	1 per 600 sf gfa	

TABLE 21.07-5: OFF-STREET PARKING SPACES REQUIRED (“du” = dwelling unit; “sf” = square feet; “gfa” = gross floor area)			
Use Category	Use Type	Minimum Spaces Required	See Loading Subsection 21.07.090G.
	Hotel, motel and inn	0.9 per guestroom, plus 1 per 4 persons in meeting rooms based on maximum occupancy provisions of AMC title 23.	X
	Recreational and vacation camp	See subsection 21.07.090E.3.	
INDUSTRIAL USES¹¹			
Industrial Service ¹¹	Data processing facility	1 per 1,000 sf gfa	X
	Dry cleaning establishment	1 per 750 sf dry cleaning plant area plus 1 per 600 sf of customer service area	
	General industrial service	1,000-3,000 sf gfa: 1 per 750 sf gfa; Add 1 space per each 1,000 sf gfa above 3,000 sf gfa, up to 5,000 sf gfa; Add 1 space per each 1,500 sf gfa above 5,000 sf gfa, up to 50,000 sf gfa; Add 1 space per each 2,000 sf gfa above 50,000 sf gfa	
	Governmental service	1 per 600 sf gfa	X
	Heavy equipment, sales and rental	1 per 400 sf indoor floor area	X
	Research laboratory	1 per 350 [300] sf gfa	
Manufacturing and Production ¹¹	Commercial food production	1 per 400 sf gfa for catering; 1 per 800 sf gfa for food processing	X
	Cottage Crafts	1 per 600 sf gfa	
	Manufacturing (heavy and light)	1,000-3,000 sf gfa: 1 per 750 sf gfa; Add 1 space per each 1,000 sf gfa above 3,000 sf gfa, up to 5,000 sf gfa; Add 1 space per each 1,500 sf gfa above 5,000 sf gfa,	
	Natural resource extraction	See subsection 21.07.090E.3.	
Marine Facility ¹¹	Aquaculture	See subsection 21.07.090E.3.	
	Facility for combined marine and general construction	See subsection 21.07.090E.3.	
	Marine operations	See subsection 21.07.090E.3.	
	Marine wholesaling	1 per 800 sf gfa	
Warehouse and Freight	Bulk storage of hazardous materials	See subsection 21.07.090E.3.	

TABLE 21.07-5: OFF-STREET PARKING SPACES REQUIRED (“du” = dwelling unit; “sf” = square feet; “gfa” = gross floor area)			
Use Category	Use Type	Minimum Spaces Required	See Loading Subsection 21.07.090G.
Movement ¹¹	Impound yard	1 per 500 sf gfa, plus 1 per 5,000 sf of outdoor storage area	
	Motor freight terminal	see Warehouse	
	Self-storage facility	1 per 75 units, plus vehicle queuing spaces for security gate. Aisles suitable for temporary loading and unloading may be counted as required parking stalls in accordance with table 21.07-5 as determined by the traffic engineer.	X
	Storage yard	1 per 2,000 sf of outdoor storage area	
	Warehouse	1,000-10,000 sf gfa: 1 per 1,000 sf gfa; Add 1 space per each 1,250 sf gfa above 10,000 sf gfa, up to 50,000 sf gfa; Add 1 space per each 1,500 sf gfa above 50,000 sf gfa,	
	Wholesale establishment	1 per 800 sf gfa	
Waste and Salvage	All uses	See subsection 21.07.090E.3.	

NOTES:
¹¹ The off-street parking requirements for industrial uses in this schedule A shall not include space devoted to office or other non-industrial related use. Where a warehousing or industrial facility contains office or other non-industrial related use, off-street parking for such spaces shall be computed using the requirements set forth in this table.

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3. Uses Not Listed or that Have No Specific Requirement

In the case of a use or category of uses not listed in table 21.07-5, or that is listed without a specific requirement, the requirements for off-street parking facilities shall be determined by the director and the traffic engineer. Such determination shall be based upon the requirements for the use specified in table 21.07-5 that is most nearly comparable to the unspecified use, traffic engineering principles, and/or parking studies. Any parking study prepared by the applicant shall include estimates of parking demand based on recommendations of the Institute of Transportation Engineers (ITE), or other acceptable estimates as approved by the traffic engineer, and shall include other reliable data collected from uses or combinations of uses that are the same as or comparable with the proposed use. Comparability shall be determined by density, scale, bulk, area, type of activity, and location. The study shall document the source of data used to develop the recommendations.

4. Maximum Number of Spaces Permitted

a. Purpose

The purpose of this subsection is to establish an upper limit on the number of parking spaces allowed in order to promote efficient use of land, enhanced urban design, a safe and walkable pedestrian environment, alternative modes of transportation, and to protect air and water quality. Exceptions and flexibility procedures are provided where the required limit on the number of parking spaces is problematic for a certain use.

Page 406 ANNOTATION

These amendments realign the increased landscaping requirement for large parking lots, to reflect the Assembly Title 21 Committee's changes to the parking lot interior landscaping requirements in subsection 21.07.080E.2.c. of the Landscaping Section.

The amendments also make this provision simpler, less restrictive, and applicable only to very large parking lots. Table 21.07-6 is deleted and replaced by the new language in the main paragraph.

Administration Addition
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- b. **Applicability**
 For any use categorized as a community [PUBLIC/INSTITUTIONAL] or commercial use in table 21.05-1 [OR TABLE 21.05-2], Table[S] of Allowed Uses, the maximum number of off-street vehicle parking spaces shall be as provided below. Temporary parking, the uses “parking lot, principal use” and “parking structure, principal use”, and uses in the Educational Facility, Parks and Open Areas, Transportation Facility, and Utility Facility use categories are exempt.
- c. **Maximum Number of Spaces**
 Developments may provide a maximum of one parking space per 250 square feet of gross floor area, or 125 percent of the minimum number of parking spaces required in table 21.07-5, whichever is greater.
- d. **Increased Landscaping in Large Parking Lots**
 Development sites with more than 200 [160] parking spaces required in table 21.07-5 and that are proposed by the applicant to have at least 25 percent more than the minimum number of parking spaces required in table 21.07-5 shall increase the overall amount of area devoted to parking lot interior landscaping area to an area equal to at least 12 percent of the parking lot, including parking, internal circulation, and appurtenant driveways. [IN THE PARKING LOT AS PROVIDED IN TABLE 21.07-6 BELOW.] This shall apply to uses which utilize the exceptions offered in subsection 4.e. below.

TABLE 21.07-6: INCREASE IN PARKING LOT INTERIOR LANDSCAPING	
NUMBER OF OFF-STREET PARKING SPACES PROVIDED AS A PERCENTAGE OF THE REQUIRED MINIMUM NUMBER OF SPACES	REQUIRED AMOUNT OF PARKING LOT INTERIOR LANDSCAPING AS A PERCENTAGE OF THE SURFACE OF THE PARKING AREA ON THE SITE INCLUDING APPURTENANT DRIVEWAYS
111 TO 125 PERCENT	10 PERCENT
GREATER THAN 125 PERCENT	13 PERCENT

- e. **Exceptions**
 - i. Restaurants without a drive-through, dinner theaters, and bars may provide up to 200 percent of the minimum number of parking spaces required in table 21.07-5.
 - ii. If application of the maximum parking standard would result in fewer than six parking spaces, the development shall be allowed six parking spaces.
 - iii. Exceptions to the maximum parking requirement may be allowed by the traffic engineer and the director in situations that meet all of the following criteria:
 - (A) The applicant provides a parking demand study of similar sites in the municipality that demonstrates that parking demand cannot be accommodated within the maximum number of parking spaces allowed or through any of the available parking reductions and alternatives such as on-street parking, shared parking with nearby uses, or incentives for alternatives to single-occupancy vehicle use; and

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This subsection is no longer necessary, as the mixed-use districts are proposed to be deleted.

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1 (B) The request is the minimum necessary variation from the
2 standards; AND

3 (C) IF LOCATED IN A MIXED-USE DISTRICT, THE PROPOSED
4 SITE PLAN IS, IN THE JUDGMENT OF THE DIRECTOR,
5 SUPPORTIVE OF HIGH LEVELS OF EXISTING OR PLANNED
6 TRANSIT AND PEDESTRIAN ACTIVITY].

7 **5. Parking Location**

8 Except as provided in subsection 21.07.090F., all required parking shall be on the same
9 lot as the use served. However, required parking may be on an abutting or adjacent lot
10 provided the zoning district in which the lot is located allows for off-street parking as a
11 permitted principal use, site plan review use, or conditional use; in which case there shall
12 be a parking agreement which meets the requirements of subsection F.1. below.

13 **F. Parking Reductions and Alternatives**

14 The traffic engineer and director may approve reductions and alternatives to providing the
15 number of off-street parking spaces required by table 21.07-5, and/or to the circulation and
16 dimensional standards of subsections H.9. and H.10., in accordance with the following standards.

17 **1. Parking Agreements**

18 A parking reduction or alternative shall require a written parking agreement between the
19 property owner(s) and the municipality, except where expressly stated otherwise.

20 **a. Recordation**

21 The municipality shall record the parking agreement at the district recorder's
22 office as a covenant that runs with the land and is binding on the owner and all
23 successors and assigns for as long as the required number of off-street parking
24 spaces is not provided as a result of the parking reduction or alternative. All
25 parties involved in the parking reduction or alternative shall participate in the
26 parking agreement. Recordation of the agreement shall take place before
27 issuance of an entitlement requiring a parking reduction or alternative.

28 **b. Content**

29 The form and content of the parking agreement shall be approved by the director.
30 It shall guarantee installation and maintenance of any required improvements by
31 the owner, and/or the owner's continued participation in any parking
32 management strategy required for a parking reduction. The parking agreement
33 shall assure future implementation of a contingency plan by the owner if so
34 ordered by the traffic engineer. The contingency plan may include strategies
35 such as installation of parking, payment to the municipality for the full cost of
36 providing the required parking, transportation demand management programs, or
37 other parking management strategies identified in the parking reductions or
38 alternatives of this section.

39 **c. Termination**

40 If for any reason the parking agreement terminates, owners and all successors
41 and assigns who are parties to the parking agreement shall comply with all
42 provisions of this title governing the required number of off-street parking spaces.

43 **2. Calculation of Parking Reductions**

44 **a. Multiple Reductions**

45 A development may be eligible for multiple reductions from the required number
46 of parking spaces. The total impact of parking reductions shall be calculated as
47 being multiplicative and not additive where a development is eligible for more

In response to a public comment made in 2010, prerequisite c. for becoming eligible for a parking reduction is proposed to be made more flexible for small infill sites with narrow street frontages.

The Administration proposes to exempt non-residential development from having to provide additional open space in return for a parking reduction. Additional open space in return for less parking is thereby limited to residential, where the benefit of ameliorating increased housing density with a little more open space is likely to be more needed.

In response to concerns raised by the public in 2010, the potential to require a vehicular cross-access is limited to commercial and mixed-use districts, where the benefit of keeping short trips off of arterials is likely to be more needed.

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1 than one. For example, if one reduction is 20 percent, and a second reduction is
2 an additional 15 percent, their combined reduction shall be calculated as 80
3 percent times 85 percent equals 68 percent, or a 32 percentage point total
4 reduction, rather than adding 20 percent plus 15 percent equals 35 percent. This
5 is because the 15 percent reduction applies to a base that is already reduced 20
6 percent.

7 **b. Minimum Reduction Credit of One Space**
8 If the total approved reduction from the required number of parking spaces for a
9 development is calculated to be a reduction of less than one parking space, it
10 shall be credited as a reduction of one parking space.

11 **3. Qualifying Site Development**
12 Uses shall provide the following enhancements to be eligible for any reduction in the
13 number of required parking spaces, except where stated otherwise. The qualifying site
14 criteria shall not be required for the following parking reductions and alternatives: land
15 banking, stacked and tandem parking, or smaller parking spaces for low-turnover uses.
16 Industrial uses, public safety facilities, transportation facilities, and utility facilities are
17 exempt from the qualifying site development criteria.

18 **a. Street Oriented Building**
19 Primary entrances and/or windows providing visual access shall comprise at
20 least 15 percent of the area of any street facing building elevation. For
21 nonresidential uses, windows providing visual access and/or primary entrances
22 shall comprise at least 50 percent of the length and 25 percent of the ground-
23 floor wall area of any street facing building elevation.

24 **b. Walkway to the Street**
25 A walkway meeting the requirements of section 21.07.060 shall connect at least
26 one primary entrance to a street.

27 **c. Parking Facility Location**
28 For buildings constructed after [effective date], parking facilities including
29 driveways shall comprise no more than 50 percent [ONE-THIRD] of the area
30 between the street property line and the street facing building elevation, and
31 garage doors shall comprise no more than 50 percent [ONE-THIRD] of the length
32 of the street facing building elevation. These requirements apply to no more than
33 two street frontages.

34 **d. Private Open Space**
35 For residential developments that are required to provide private open space, an
36 additional 40 square feet of private open space that meets the requirements of
37 subsection 21.07.030 shall be provided for each reduction of one parking space.
38 This shall be common private open space in the case of multifamily and mixed-
39 use dwellings.

40 **e. Cross-Access to Adjacent Properties**
41 The director and the traffic engineer may determine there is potential for
42 driveway or walkway cross-access to abutting properties and may require a
43 cross-access facility and/or easement within the subject property to the site
44 boundary. Vehicular cross-access may only be required in commercial districts.

45 **4. Downtown**
46 Uses located in DT-1, DT-2, and DT-3 districts are exempt from providing off-street
47 parking spaces. However, if parking is provided, all other standards of this section shall

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The mixed-use and MT districts are proposed for deletion.

Small neighborhood commercial sites in the B-1A district are proposed to be eligible for a parking reduction, to reflect that they can serve and be accessed from the immediate surrounding residential area.

The proposed mixed-use development standards for the B-3 and B-1A districts include parking reductions that reference this section. The specific percentage reductions are provided for each district in the Chapter 4 standards.

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1 apply in the DT districts. Notwithstanding the provisions of F.1. and F.2. above, parking
2 agreements and qualifying site criteria shall not be required for this exemption.

3 **5. Residences in Walking Distance to Downtown**

4 Residential household uses located north of 15th Avenue, west of Orca Street, east of L
5 Street, and south of Ship Creek are eligible for a reduction of up to 25 percent of the
6 minimum number of required parking spaces.

7 **6. Districts That Promote a Mix of Uses [MIXED-USE DISTRICTS]**

8 a. Uses located in the [NMU, CMU, RMU, MT-1, MT-2, AND] R-4A district[S] are
9 eligible for a reduction of up to 10 percent of the minimum number of required
10 parking spaces.

11 b. Uses located in the B-1A district are eligible for a reduction of up to 10 percent of
12 the minimum number of required parking spaces, if the B-1A district abuts
13 residential districts on the majority of its perimeter, and has a contiguous area of
14 no more than one acre, excluding rights-of-way.

15 c. Certain developments in the B-1B and B-3 districts are eligible for a reduction of
16 the minimum number of required parking spaces, as specified in the mixed-use
17 development standards or overlay district standards of chapter 21.04. Such
18 reductions shall be reviewed and administered under this section 21.07.090F.

19 **7. Residences in Center City Neighborhoods**

20 a. Residential household uses located in center city neighborhoods are eligible for a
21 reduction of up to 10 percent of the minimum number of required parking spaces.

22 b. For the purposes of this provision, the center city area is bounded to the north by
23 Elmendorf Air Force Base, to the south by Tudor Road, to the east by Ingra
24 Street and the Seward Highway, and to the west by Minnesota Drive. Any part of
25 Fairview, South Addition, Government Hill, or Mountain View community council
26 is also in the eligible area.

27 c. This reduction recognizes proximity to employment centers, characteristics such
28 as traditional street grids and development patterns, household characteristics,
29 emphasis on walkable northern city environments, and lower parking demand in
30 these areas.

31 **8. Uses Adjacent to Transit Service**

32 A use is eligible for a reduction of up to five percent of the minimum number of required
33 parking spaces if it is located within 800 feet of the street right-of-way centerline of any
34 municipal public transit route, subject to approval by the traffic engineer and the director.
35 The public transportation department may require a public use easement or transit stop
36 and/or transit shelter improvements if the subject property abuts an existing or planned
37 transit stop. If the public transportation department requires such an easement or
38 improvements, then the use is eligible for an additional reduction of two percent or one
39 more parking space, whichever is greater.

40 **9. Rideshare Programs**

41 A nonresidential use is eligible to substitute participation in municipal rideshare programs
42 for up to a maximum of five percent of the minimum number of required parking spaces.
43 The land area that would otherwise be needed in order to provide the required number of
44 parking spaces shall be set aside on the site to provide for the future construction of a
45 parking lot [AREA] in conformance with subsection 21.07.090F.12., *Land Banking*.

- 1 a. **Carpool**
2 Every designated carpool space may count as 1.8 spaces toward meeting the
3 minimum number of required spaces. The carpool spaces shall be those closest
4 to the primary entrance or elevator, but not closer than accessible spaces or
5 those signed for exclusive customer/visitor use. Signs shall be posted indicating
6 these spaces are reserved for carpool use. The traffic engineer shall consult with
7 the public transportation department in providing carpool spaces and the location
8 of carpool parking.
- 9 b. **Vanpool**
10 For every vanpool purchased or leased by the applicant for employee use
11 operated through the municipal rideshare program, the number of required
12 parking spaces shall be reduced by up to six spaces. The traffic engineer may
13 require a safe and convenient designated vanpool passenger loading zone.
- 14 **10. Transit Pass Benefits**
15 A use in which the owner or employer offers transit passes cost-free to all employees or
16 residents is eligible for a parking reduction of up to 10 percent of the minimum number of
17 required parking spaces. The use shall be located within 800 feet of the street right-of-
18 way centerline of any municipal transit route. The public transportation department may
19 require a public use easement or transit stop and/or transit shelter improvements if the
20 subject property abuts an existing or planned transit stop. If the public transportation
21 department requires such an easement or improvements, then the use is eligible for an
22 additional reduction of two percent or one more parking space, whichever is greater.
- 23 **11. Parking Cash-Outs**
24 A use is eligible for a reduction of up to 10 percent of the minimum number of required
25 parking spaces if it implements a parking cash-out program by which commuters are
26 provided the option to choose between free parking and its equivalent cash value for
27 using an alternative mode of travel.
- 28 **12. Land Banking**
29 Subject to approval by the traffic engineer and the director, the land area that would
30 otherwise be needed in order to provide up to 25 percent of the minimum number of
31 required parking spaces may be set aside on the site to provide for the future
32 construction of a parking facility. The applicant shall submit a parking demand study
33 prepared in a form and manner prescribed by the traffic engineer that indicates the
34 reduced parking **lot [AREA]** will accommodate expected parking needs, and an alternate
35 site plan to be approved by the traffic engineer that accommodates the parking that
36 would be required without the land banked parking reduction. The area set aside shall be
37 landscaped with site enhancement landscaping and/or pedestrian amenities approved by
38 the director. The parking agreement shall guarantee that, if the director and the traffic
39 engineer determine at some point in the future that additional parking spaces are needed,
40 the owner shall construct parking on the land banked area in conformance with the
41 alternate site plan.
- 42 **13. Affordable Housing**
43 Affordable housing units that are deed-restricted for households having an income at the
44 time of initial occupancy of 30 percent or less of median family income are eligible for a
45 reduction of up to 30 percent of the minimum number of required parking spaces.
46 Affordable housing units for low income households having an income at the time of initial
47 occupancy of 60 percent or less of median family income are eligible for a reduction of up
48 to 15 percent of the minimum number of required parking spaces. The affordable
49 housing units shall be consistent with the standards of subsection 21.07.100H.,
50 *Standards for Affordable Housing*.

1 **14. Senior Housing**

2 Dwelling units that meet the definition of senior housing are eligible for a reduction of up
3 to 15 percent of the minimum number of required parking spaces. Dwelling units that
4 meet the definition of senior housing that is intended for, and solely occupied by, persons
5 62 years of age or older are eligible for a reduction of up to 25 percent of the minimum
6 number of required parking spaces. The agreement to provide a dwelling as housing for
7 older persons is an obligation that runs with the land and is binding on subsequent
8 property owners for as long as the required parking is not provided.

9 **15. Housing Density**

10 Residential household uses are eligible for a reduction of one percent of the minimum
11 number of required parking spaces for every four dwellings per acre above a net density
12 of 40 dwellings per acre on the site, up to a maximum reduction of 20 percent of the
13 minimum number of required parking spaces.

14 **16. Shared Parking**

15 Shared use of required parking spaces may occur where two or more uses on the same
16 or separate sites are able to share the same parking spaces because their peak parking
17 demands occur at different times. The traffic engineer and director may approve shared
18 parking facilities for uses with different peak business periods if the shared parking
19 complies with all of the following standards:

20 a. **Shared Parking Study**

21 The applicant shall submit a shared parking study to the director that
22 demonstrates the feasibility of shared parking. The study shall be provided in a
23 form established by the traffic engineer and shall be made available to the public.
24 The study shall demonstrate that any parking reduction requested will not result
25 in the spillover of parking onto other properties or public streets, by, at a
26 minimum, addressing the following: the size and type of the proposed
27 development, location of required parking, the composition of tenants, the
28 anticipated rate of parking turnover, and the anticipated peak parking and traffic
29 loads for all uses that will be sharing off-street parking spaces.

30 b. **Calculation of Parking Spaces Required**

31 The shared parking study shall follow one of the following procedures:

- 32 i. The method under subsection 16.c.;
- 33 ii. The most current published procedures of the Urban Land Institute or the
34 Institute of Transportation Engineers; or
- 35 iii. Other procedures as specifically approved by the traffic engineer.

36 c. **Alternative Calculation Method**

37 For each use sharing the parking facility, calculate the number of off-street
38 parking spaces required for that use in table 21.07-5. Multiply that number
39 across the row for its land use in table 21.07-7, *Shared Parking Credit*, to
40 determine the typical parking required for that use during the eight time periods.
41 For each time period, add the resulting products for each of the uses sharing the
42 parking. The column total that generates the highest number of parking spaces
43 then becomes the shared parking requirement. This represents the time period
44 with the highest total parking demand.

In response to public comments, the shared parking and off-site parking provisions allowing for an establishment to have required parking facilities across the street are amended to be clearer, more flexible, and consistent with each other. The Traffic Engineer may approve separation by a collector or larger classification street in certain cases, or where an area-specific comprehensive plan element such as a district plan supports it.

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TABLE 21.07-7: SHARED PARKING CREDIT								
Land Uses ¹²	Weekday Time Periods				Weekend Time Periods			
	7 am to 6 pm	6 pm to 1 am	1 am to 3 am	3 am to 7 am	7 am to 6 pm	6 pm to 1 am	1 am to 3 am	3 am to 7 am
Residential	65%	100%	100%	100%	75%	90%	10%	100%
Religious Assembly	25%	50%	0%	0%	100%	50%	0%	0%
Health Services	100%	30%	5%	5%	100%	0%	0%	0%
Assembly	100%	50%	5%	5%	100%	50%	5%	5%
Fitness Center	90%	100%	60%	60%	100%	100%	80%	80%
Movie Theater	60%	100%	0%	0%	80%	100%	0%	0%
Bar or Nightclub	40%	100%	90%	0%	50%	100%	90%	0%
Restaurant	80%	100%	50%	50%	85%	100%	25%	25%
Restaurant - Fast Food	100%	90%	15%	15%	100%	80%	15%	15%
Office or Financial	100%	10%	0%	5%	15%	0%	0%	0%
Retail Sales / Services	100%	80%	0%	0%	100%	60%	0%	0%
Visitor Accommodations	75%	100%	100%	100%	75%	100%	100%	100%

NOTES: ¹² If one or more of the land uses proposed to make use of shared parking facilities do not conform to the land use classifications in this table, as determined by the director, then the applicant shall submit sufficient data to indicate the periods of peak parking demand for the uses. Based on this information, the traffic engineer shall determine the appropriate shared parking requirement.

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d. Distance to Parking Spaces

Shared parking spaces for residential units shall be located within 500 feet of the dwelling unit entrance they serve. Shared spaces for other uses shall be within 800 feet of a primary entrance of the uses served. The traffic engineer and the director may approve a portion of shared parking spaces at a greater distance based on factors such as the pedestrian environment, availability of attendant parking, weather protection, and the type of use served.

e. Pedestrian Connection

Clear and safe pedestrian walkways shall connect the shared parking facility and the primary entrances of the uses it serves. The traffic engineer may require pedestrian street crossing improvements.

f. Separation by Streets

Separation of a use and its shared parking facility by a local street is allowed. Shared parking spaces shall not be separated from the served use by a collector or greater classification street, unless approved by the traffic engineer with consideration of the ease and safety of pedestrian access, or as specifically allowed by a comprehensive plan element specific to an area or district. [SEPARATION BY A COLLECTOR STREET SHALL BE SUBJECT TO APPROVAL BY THE TRAFFIC ENGINEER. SEPARATION BY A STREET DESIGNATED IN THE OFFICIAL STREETS AND HIGHWAYS PLAN AS A HIGHER CLASSIFICATION STREET THAN A COLLECTOR IS PROHIBITED.]

g. Residential Neighborhoods

A nonresidential use shall not participate in a shared parking facility that is located in a residential district, if the use itself is not permitted in the residential district.

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In response to public comments, the shared parking and off-site parking provisions allowing an establishment to have parking facilities across the street are amended to be clearer, more flexible, and consistent with each other.

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- 1 h. **Instructional Signs**
2 The shared parking facility shall provide instructional signs on the premises
3 indicating the availability of the facility for patrons of the uses it serves.
- 4 i. **Shared Parking Plan**
5 A shared parking plan shall be submitted for review and approval by the traffic
6 engineer and the director. The shared parking plan may be combined with other
7 parking plans required by this title.
- 8 j. **Changes in Use or Shared Parking Facility**
9 Any subsequent change to the shared parking facility or in use type shall require
10 a review by the department and the traffic engineer for compliance with this
11 section, including proof that sufficient parking will be available. Any change shall
12 be approved prior to being implemented.
- 13 k. **Expiration**
14 Notwithstanding F.1.a. above, a shared parking agreement may be recorded for
15 a time certain period, not to be less than ten years. At the end of the life of the
16 agreement, property owners who are parties to the agreement shall comply with
17 all provisions of this code governing the required number of off-street parking
18 spaces.
- 19 17. **Off-Site Parking**
20 The traffic engineer and the director may approve the location of required parking spaces
21 on a separate lot from the principal use if the off-site parking complies with all of the
22 following standards:
- 23 a. **Accessible Parking Spaces**
24 Required accessible parking spaces shall not be located off-site.
- 25 b. **Location**
26 The maximum distance between off-site parking spaces and the use(s) served
27 shall be the same as provided in subsection 21.07.090F.16.d. for sharing parking
28 spaces (measured along the shortest legal pedestrian route). **Separation of a**
29 **use and its off-site parking spaces by a street shall be subject to subsection**
30 **21.07.090F.16.f. [OFF-SITE PARKING SPACES SHALL NOT BE SEPARATED**
31 **FROM THE USE SERVED BY A COLLECTOR OR GREATER CLASS RIGHT-**
32 **OF-WAY, UNLESS APPROVED BY THE TRAFFIC ENGINEER.]**
- 33 c. **Pedestrian Connection**
34 Clear and safe pedestrian walkways shall connect the off-site parking facility and
35 the primary entrance(s) of the uses served. The traffic engineer may require
36 sidewalk or pedestrian crossing improvements to enhance pedestrian safety or
37 mobility to and from the off-site parking.
- 38 d. **Instructional Signs**
39 Instructional signs shall be posted on the principal site providing notice of the
40 availability and location of additional parking. The off-site parking facility shall
41 provide instructional signs indicating the availability of the facility for patrons of
42 the uses it serves.
- 43 e. **Residential Neighborhoods**
44 A nonresidential use shall not participate in an off-site parking facility that is
45 located in a residential district, if the use itself is not permitted in the residential
46 district.

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Clarifies that on-street parking may count toward residential guest parking requirements.

The word “curb” is deleted as a technical amendment, to simplify and avoid potentially a confusing or unfamiliar term.

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1 **18. District Parking**

2 The traffic engineer may reduce the minimum number of required off-street parking
3 spaces for uses within the boundaries of a municipally recognized public parking district
4 that provides off-site parking facilities to serve an area. To determine eligibility for this
5 reduction or the size of the reduction to be allowed, the traffic engineer shall consider
6 factors such as:

- 7 a. Peak hours of use and turnover rate;
- 8 b. The ability of the use to meet the parking requirement through other means;
- 9 c. The availability of spaces in the nearby district parking facility;
- 10 d. The relative distance to the use from the district parking facility; and
- 11 e. Measures provided by the applicant to ensure employee and patron use of the
12 district parking facility, and ease and safety of pedestrian access.

13 **19. On-Street [CURB] Parking**

14 If approved by the traffic engineer, on-street [CURB] parking spaces in the street or right-
15 of-way abutting the frontage of the site may be counted toward the minimum required
16 number of off-street parking spaces, including guest parking spaces. In addition, as
17 determined by the traffic engineer, a portion of the remaining on-street [CURB] parking
18 spaces located within the maximum distance provided in subsection 21.07.090F.16.d. for
19 shared parking spaces may be counted toward the minimum required off-street parking
20 spaces, in an amount consistent with a fair apportionment of on-street [CURB] parking
21 spaces among the properties on the street. Upon approval, each on-street [CURB]
22 space may be substituted for one required off-street space. The provisions apply only to
23 street frontages where on-street [CURB] parking is allowed. Determination of the
24 location and dimensions of on-street [CURB] parking spaces to be counted toward the
25 parking requirement shall be the authority of the traffic engineer based on a review of the
26 situation. The street curb next to on-street parking spaces shall be a vertical curb (not a
27 rolled curb), and a sidewalk shall extend the full length of the subject property.

28 **20. Stacked and Tandem Parking**

29 a. ***Nonresidential Uses***

30 Stacked and tandem parking spaces for nonresidential uses are allowed to count
31 toward the minimum number of required spaces if the owner ensures through the
32 parking agreement that attendant parking is provided for such spaces. An
33 accessible passenger loading zone shall be provided with attendant parking
34 services at or near a primary entrance. Availability of this service shall be
35 conspicuously posted inside and outside the primary entrance. The traffic
36 engineer may waive the parking attendant requirement for automated parking
37 structures.

38 b. ***Residential Uses***

39 Two required parking spaces for any residential dwelling may be arranged in
40 tandem or stacked one above the other using a car stacker, so long as parking
41 required for the dwelling unit is arranged independently from parking serving any
42 other dwelling unit, with unobstructed vehicle access for at least one of the
43 spaces required for each dwelling unit, and the owner assigns the two spaces
44 toward the same dwelling and enforces their assigned use.

45 **21. Smaller Parking Spaces for Parking Structures and Low-Turnover Uses**

46 If approved by the traffic engineer, up to 20 percent of the total number of required
47 parking spaces located in a parking structure and/or designated for employee or resident

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1 parking only may be eight feet six inches wide, subject to the requirements of table
2 21.07-9, *Parking Space and Aisle Dimensions*. Such spaces shall be signed for
3 employee or resident parking only.

4 **22. Bicycle Parking**

5 A use is eligible to permanently or seasonally substitute bicycle parking spaces for
6 required automobile parking spaces. Each automobile parking space shall be replaced
7 by a minimum of six bicycle parking spaces not required by this title. Bicycle parking
8 spaces shall comply with the standards of subsection 21.07.060F.15. and be separated
9 from motor vehicle areas by bollards or other physical buffer approved by the traffic
10 engineer.

11 **23. Other Eligible Reductions or Alternatives**

12 The traffic engineer and the director may approve any parking reduction or other
13 alternative in addition to the choices above, or that increases the percentage reduction in
14 any of the choices above, if the applicant demonstrates to the satisfaction of the traffic
15 engineer and the director that the proposed parking management strategy will protect
16 surrounding neighborhoods, and maintain traffic circulation patterns at least the same
17 extent as would strict compliance with otherwise applicable off-street parking standards.
18 Additional parking management strategies may include, for example, transportation
19 demand programs, car sharing, unbundled parking, or a combination of strategies. The
20 applicant shall provide a parking demand study prepared in a form and manner
21 prescribed by the traffic engineer that demonstrates a reduction is appropriate based on
22 the expected parking needs of the development, availability of transit, and similar factors.
23 It shall be determined that:

- 24 a. The use will be adequately served by the proposed parking due to project
25 location, transportation characteristics of the persons residing, working, or visiting
26 the site, or because the applicant has undertaken a program or strategy that will
27 reduce parking demand at the site; and
- 28 b. Parking demand generated by the project will not exceed the capacity of or have
29 a detrimental impact on the supply of on-street parking in the surrounding area.

30 **G. Off-Street Loading Requirements**

31 No building or structure used for any use specified in the loading column of table 21.07-5 shall be
32 erected, nor shall any such existing building or structure be altered so as to increase its gross
33 floor area by 25 percent or more, without prior provision for off-street loading berth in
34 conformance with the following minimum requirements:

35 **1. Types of Loading Berths**

36 Required off-street loading shall be provided in berths that conform to the following
37 minimum specifications:

- 38 a. Type A berths shall be at least 60 feet long by 10 feet wide by 14 feet six inches
39 high, inside dimensions.
- 40 b. Type B berths shall be at least 30 feet long by 10 feet wide by 14 feet six inches
41 high, inside dimensions.
- 42 c. Type C berths shall be located in the rear of a lot and utilize part of an adjacent
43 alley. The building setback shall be a minimum of five feet from the property line
44 along the alley for the entire width of the lot.

Page 416 ANNOTATION

This change to the multifamily loading requirements clarifies that a loading berth is required only for large apartment buildings. Loading berths are not required for multifamily developments in which the dwelling units are spread out in multiple smaller structures.

Administration Addition
[ADMINISTRATION DELETION]

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2. **Number of Spaces**
 The following numbers and types of berths shall be provided for the specified uses in table 21.07-8, *Off-Street Loading Berths*; provided, however, that, in any DT district, or in any mixed-use development **DISTRICT** where an alley is available that is not shared with any adjacent R-1, R-1A, R-2A, R-2D, **R-2F**, R-2M, or R-3 zoned residential lot, one type C berth may be substituted for one type B berth. The uses specified in this subsection shall include all structures designed, intended, or arranged for such use.

TABLE 21.07-8: OFF-STREET LOADING BERTHS			
Use	Aggregate Gross Floor Area (square feet) or Number of Dwelling Units	Berths Required	Type
Residential Uses			
Multifamily and mixed-use dwellings	50-149 dwelling units in a structure	1	B
	150-249 dwelling units in a structure	2	B
	Each additional 100 dwelling units or portion thereof	1 additional	B
Community PUBLIC/INSTITUTIONAL Uses			
Cultural facilities	24,000--50,000	1	B
	50,001--100,000	2	B
	Over 100,000, each additional 50,000 or fraction thereof	1 additional	B
Educational facilities	Over 25,000	1	B
Health care facilities	25,000--100,000	1	B
	Over 100,000	2	B
Railroad freight terminals and other transportation facilities	12,000--36,000	1	A
	36,001--60,000	2	A
	60,001--100,000	3	A
	Each additional 50,000 or fraction thereof	1 additional	A
Commercial Uses			
Assembly uses	25,000--150,000	1	B
	150,001--400,000	2	B
	Each additional 250,000 or fraction thereof	1 additional	B
All commercial establishments not otherwise specified	10,000 --24,000	1	B
	24,001--50,000	2	B
	50,001--100,000	3	B
	Over 100,000, each additional 50,000 or fraction thereof	1 additional	B
Visitor accommodations, health services, and office uses	25,000--40,000	1	B
	40,001--100,000	2	B
	Each additional 100,000 or fraction thereof	1 additional	B

TABLE 21.07-8: OFF-STREET LOADING BERTHS

Use	Aggregate Gross Floor Area (square feet) or Number of Dwelling Units	Berths Required	Type
Industrial Uses			
All industrial uses	12,000--36,000	1	A
	36,001--60,000	2	A
	60,001--100,000	3	A
	Each additional 50,000 or fraction thereof	1 additional	A

- 1 **3. Uses Not Specifically Mentioned**
- 2 In the case of a use not specifically mentioned in this section, the requirements for off-
- 3 street loading berths shall be the same as the use mentioned in this section which, in the
- 4 opinion of the director, is most similar to the use not specifically mentioned.

- 5 **4. Concurrent Different Uses**
- 6 When any proposed structure will be used concurrently for different purposes, the loading
- 7 requirements shall be the total requirements for each use based upon its aggregate gross
- 8 floor area, unless otherwise approved by the traffic engineer and the director.

- 9 **5. Location of Off-Street Loading Facilities**
- 10 Off-street loading facilities required under this title shall be in all cases on the same lot or
- 11 parcel of land as the structure they are intended to serve, except as provided in
- 12 subsection 21.07.090G.1.c. for type C loading berths. Where parking facilities are not
- 13 allowed between a building and a street, loading berths are also not allowed.

- 14 **6. Manner of Using Loading Areas**
- 15 No loading berth shall be so located that a parked vehicle or tractor-trailer using such
- 16 loading berth projects into any street or across a required pedestrian facility or sidewalk.
- 17 Loading berths shall be provided with access to an alley, or, if no alley abuts the lot, with
- 18 access to a street. Any required front, side, or rear setback may be used for loading
- 19 unless otherwise prohibited by this title. Design and location of entrances and exits for
- 20 required off-street loading berths shall be subject to the approval of the traffic engineer.

- 21 **7. Signs**
- 22 The owners of the property shall provide, locate, and maintain loading signs as specified
- 23 by the traffic engineer. Such signs shall not be counted against allowed advertising sign
- 24 area or number.

- 25 **H. Parking and Loading Facility Design Standards**

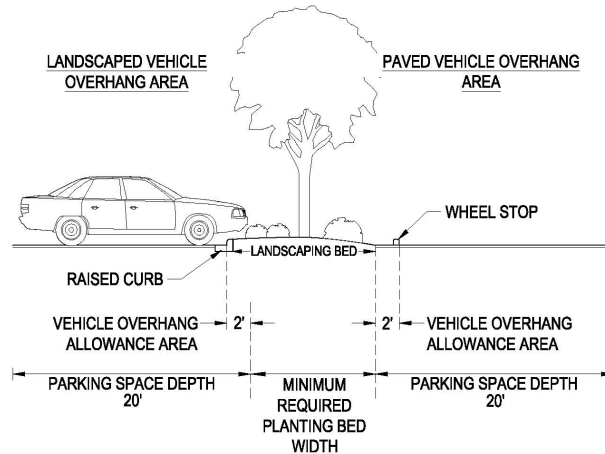
- 26 **1. Purpose**
- 27 The parking and loading facility design standards promote vehicle areas which are safe,
- 28 efficient, convenient, and attractive for motorists and pedestrians. Parking facility
- 29 locations within a site are encouraged to be located elsewhere than the front area
- 30 between the building and its street frontage, in order to enhance the function, character,
- 31 and walkability of the area. These design standards also enhance the compatibility of
- 32 parking and loading facilities with their surroundings.

- 33 **2. Applicability**
- 34 These standards apply to any parking facility or loading facility including all parking
- 35 spaces in a development, except where stated otherwise. A temporary parking lot shall

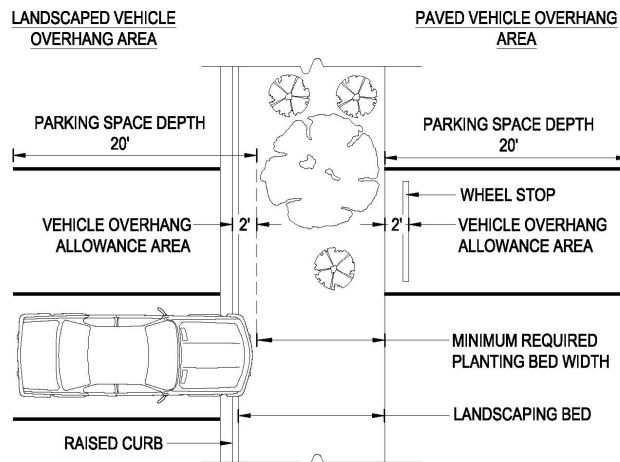
comply with all applicable development requirements of this title for surface parking lots and parking lot landscaping, except when associated with another temporary use permitted pursuant to section 21.05.080.

3. Landscaping and Screening

Parking and loading facilities shall comply with the landscaping provisions of section 21.07.080. If the loading facilities are adjacent to the lot line, a maximum of 35 percent of one side [SOE] of the loading area perimeter landscaping and the site perimeter landscaping may be replaced by a screening fence of a minimum height of six feet. That area for the proposed screening fencing shall only be located where adjacent to a loading area and/or dumpster screening area, and shall not be located adjacent to a residentially zoned parcel or a street. Provisions for location and screening of refuse containers and other elements are in section 21.07.080. No automobile or bicycle parking facility or loading facility shall be permitted in any required landscaping area. No vehicle overhang allowance area, as measured in table 21.07-9, may extend into the minimum required planting bed width of required landscaping. See figures that follow.



**VEHICLE OVERHANG AND REQUIRED LANDSCAPING
 SECTION VIEW (90° ANGLE PARKING SPACE)**



**VEHICLE OVERHANG AND REQUIRED LANDSCAPING
 PLAN VIEW (90° ANGLE PARKING SPACE)**

Page 419 ANNOTATION

This is a non-substantive amendment to relocate the multifamily paragraph to the multifamily design standards section, to improve organization and clarity. The proposed new location is 21.07.110C.4.

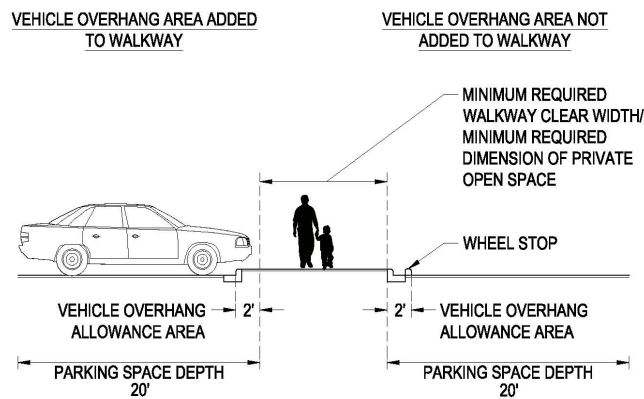
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- 1 **4. Drainage and Storm Water Management**
 2 Parking and loading facilities shall comply with the parking and loading related provisions
 3 of section 21.07.040, *Drainage, Storm Water Treatment, Erosion Control, and Prohibited*
 4 *Discharges*.
- 5 **5. Exterior Lighting**
 6 Parking and loading areas shall comply with the exterior lighting provisions of section
 7 21.07.100.
- 8 **6. Pedestrian Access and Circulation**
 9 Parking and loading facilities shall comply with the provisions of subsection 21.07.060E.,
 10 *Pedestrian Facilities*. No vehicle overhang allowance area, as measured in table
 11 21.07-9, may extend into the minimum required dimension of required walkways,
 12 pedestrian areas, or private open space. See figure that follows.



VEHICLE OVERHANG AND REQUIRED PEDESTRIAN FACILITIES

- 13 **7. Relationship to Buildings**
 14 **a. Nonresidential Buildings**
 15 Parking spaces and parking aisles shall be separated from any nonresidential
 16 building by a walkway or site enhancement landscaping planting area, or both, of
 17 at least four feet in width. Other motor vehicle areas shall also be subject to this
 18 requirement only where the traffic engineer determines it necessary for a safe
 19 pedestrian walkway route between a building entrance or parking **lots [AREAS]**.
 20 Otherwise, loading berths, rear service areas, motor vehicle entrance and service
 21 bays, queuing lanes, and drive-throughs are exempt.

[MULTIFAMILY RESIDENTIAL BUILDINGS]
 PARKING SPACES, DRIVEWAYS, AND CIRCULATION AISLES SHALL BE SEPARATED FROM ANY MULTIFAMILY RESIDENTIAL BUILDING FAÇADE BY A SITE ENHANCEMENT LANDSCAPING PLANTING AREA OF AT LEAST FIVE FEET IN WIDTH, AND ALLOWING BREAKS FOR GARAGE ENTRANCES. THE AREA SHALL BE PLANTED WITH A MINIMUM OF 0.4 UNITS OF LANDSCAPING MATERIAL PER LINEAR FOOT.]

- 29 **8. [LOCATION OF PARKING LOTS WITHIN THE SITE]**
 30 THE LOCATION OF PARKING AND VEHICLE AREAS WITHIN THE PROPOSED
 31 DEVELOPMENT SITE SHALL BE IN ACCORDANCE WITH THE FOLLOWING
 32 STANDARDS FOR EACH USE SPECIFIED, EXCEPT WHEN AN ALTERNATE

Page 420 ANNOTATION

Rolled curbing is proposed by the Administration to be allowed within parking facilities.

Administration Addition
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1 CONFIGURATION IS APPROVED BY THE TRAFFIC ENGINEER AND THE
2 DIRECTOR.

3 a. **SINGLE-FAMILY, TWO-FAMILY, AND TOWNHOUSE DWELLINGS**

4 SINGLE-FAMILY, TWO-FAMILY, TOWNHOUSE, MULTIFAMILY, AND MIXED-
5 USE DWELLINGS SHALL COMPLY WITH PARKING, DRIVEWAY, AND
6 GARAGE RELATED PROVISIONS OF SECTION 21.07.110.

7 b. **DEVELOPMENT IN MIXED-USE DISTRICTS**

8 VEHICLE AREAS ARE NOT ALLOWED BETWEEN THE STREET AND THE
9 PORTION OF THE BUILDING THAT COMPLIES WITH ANY OF THE
10 MAXIMUM STREET SETBACKS ESTABLISHED IN SECTION 21.06.020,
11 *DIMENSIONAL STANDARDS TABLES.*]

12 9. **Vehicular Access and Circulation**

13 Parking lots and structures shall be designed for a safe and orderly flow of traffic
14 throughout the site, as provided in the subsections that follow.

15 a. **Key Elements**

16 The parking facility layout, circulation, and design plan shall address the following
17 elements as they relate to parking lots, including but not limited to: fire lanes,
18 emergency access, drive-throughs, queuing spaces, passenger loading zones,
19 pedestrian circulation, and loading berths.

20 b. **Circulation Patterns**

21 Internal circulation patterns and the location and traffic direction of all circulation
22 aisles, driveways, and queuing lanes shall be designed and maintained in
23 accordance with the municipal driveway standards currently established by the
24 traffic engineer, and with accepted principles of traffic engineering and safety, per
25 the traffic engineer's review based on the current manuals of the Institute of
26 Transportation Engineers and the Urban Land Institute, and the *Manual of*
27 *Uniform Traffic Control Devices* or the successor documents. Circulation
28 patterns within parking facilities shall be well defined with pavement marking and
29 signage, **VERTICAL** curbs, landscaping, landscaped islands, and/or other
30 similar features. In order to define circulation and provide better sight distance,
31 curbed end islands shall be required at the end of each row of parking spaces.
32 Where loading facilities **or on-site refuse collection** are **provided [REQUIRED]**,
33 commercial truck circulation shall be considered, and truck turning radii shall be
34 shown on the parking facility layout, circulation, and design plan when required
35 by the traffic engineer.

36 c. **Parking Spaces Along Major Site Entrance Drives**

37 The provision, location, design, and dimensions of parking spaces on a major
38 access driveway that serves as an entry or exit for a large establishment with
39 multiple lots, tracts, or businesses, shall conform to municipal standards for on-
40 street parking and be subject to review and approval by the traffic engineer.

41 d. **Parking **Lot [AREA]** Entries/Driveways**

42 Entries and driveways providing access to parking **lots [AREAS]** shall conform to
43 the municipal driveway standards currently established by the traffic engineer.
44 Access to **streets [ROADS]** owned by the state of Alaska requires **compliance**
45 **with state driveway standards**, department of transportation and public facilities
46 approval, and a current valid state of Alaska driveway permit. Ingress and
47 egress to parking facilities shall be designed to maintain adequate sight distance
48 and safety and as prescribed in the municipal driveway standards.

Page 421 ANNOTATION

The amendments to subsection 21.07.090H.9.d. correct an oversight in the provisionally adopted Title 21. They ensure that the current Title 21 driveway regulations for non-residential uses carry over to the new Title 21.

A correction from the traffic engineer, to reflect that all of the parking spaces to be used by the public, not just those spaces counted toward the minimum parking requirement, are reviewed and approved by the traffic engineer for safe and efficient access.

Technical edit to reflect all housing types that will be exempted.

Administration Addition
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- 1 i. **Residential Uses**
2 Residential driveway entrances shall comply with subsection
3 21.07.110H.3., *Driveway Width*.
- 4 ii. **Nonresidential Uses**
5 The total width of driveway entrances to a nonresidential lot from a street
6 shall not exceed 40 percent of the frontage of the lot, or 33 percent of the
7 frontage if the platting authority or traffic engineer finds that conditions
8 warrant it, unless the applicant provides for snow storage in a manner
9 approved by the decision-making body.
- 10 e. **Parking and Maneuvering**
11 All circulation aisles, driveways, and vehicle maneuvering areas required by this
12 section shall be located entirely off-street and on the property unless specifically
13 provided otherwise by this section.
- 14 i. **Access to Parking Spaces**
15 To ensure safe and efficient vehicular access to parking spaces, each
16 **REQUIRED** off-street parking space shall open directly on a parking
17 aisle or driveway of such width and design as provided in table 21.07-9
18 and the illustrations that follow the table. Adequate ingress and egress
19 to each parking space shall be provided without backing more than 25
20 feet.
- 21 ii. **Maneuvering Area**
22 Off-street parking facilities shall be designed with sufficient maneuvering
23 room so that all maneuvers associated with the parking shall occur in the
24 off-street parking facility, and that all vehicles enter the abutting street in
25 a forward motion.
- 26 iii. **Some [SINGLE- AND TWO-FAMILY] Dwellings Exempted**
27 Single-family, [AND] two-family, [DWELLINGS AND] townhouse[S], and
28 mobile home dwellings on individual lots shall be exempted from this
29 subsection.
- 30 iv. **Loading Berth Maneuvering**
31 Vehicle maneuvering for loading berths shall be subject to the
32 requirements of subsection 21.07.090G.6., *Manner of Using Loading*
33 *Areas*.
- 34 f. **Dead-End Parking Aisles**
35 Dead-end parking aisles may be allowed only with the approval of the traffic
36 engineer.
- 37 g. **Alleys**
38 Subject to safety approval by the traffic engineer, the usable portion of an alley
39 may be credited as circulation and/or parking aisle space.
- 40 h. **Cross Access and Joint Access with Adjacent Sites**
41 The plan shall show existing parking and circulation patterns on adjacent
42 properties and potential connections. Required parking lots [AREAS] serving a
43 site, whether located on that same lot or on an adjacent lot, may be connected by
44 means of a common access driveway within or between the interior of such lots.
45 Applicants are encouraged to provide shared vehicle and pedestrian access to
46 adjacent properties for convenience, safety, and efficient circulation. An access
47 easement shall be provided on the plat, or a shared access agreement running

with the land shall be recorded by the municipality, as approved and executed by the director, guaranteeing the continued availability of the shared access between the properties.

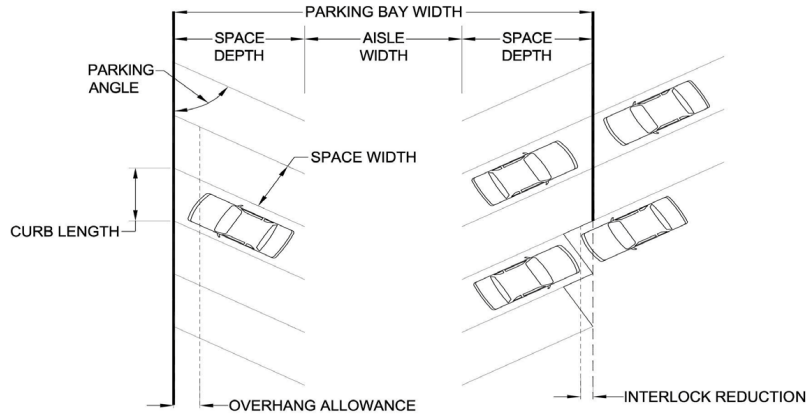
10. Dimensions of Parking Spaces and Aisles

The minimum dimensions for parking spaces and parking aisles shall be as provided in table 21.07-9, and calculated as depicted in the figures that follow the table. The minimum parking space width shall be 9'0" except as provided elsewhere in this section. The parking configuration stated in the following table and figures shall apply to all off-street parking, except as stated elsewhere in this section.

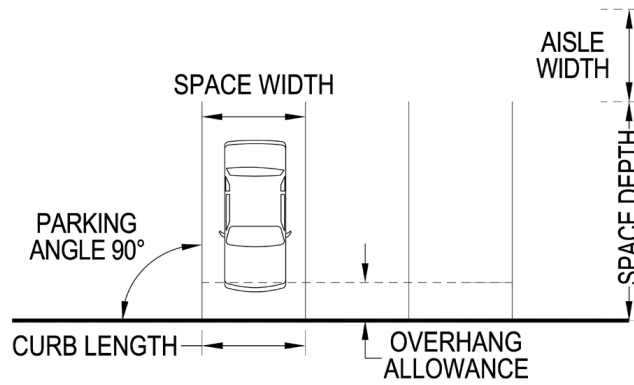
TABLE 21.07-9 PARKING ANGLE, STALL, AND AISLE DIMENSIONS

Parking Angle	Space Width	Curb Length (Width Projection)	Space Depth (Vehicle Projection)	Aisle Width 1-way	Aisle Width 2-way	Typical Parking Bay Width (Module)	Interlock Reduction	Over-hang Allowance
0 (parallel)	8' 6"	23' 0"	8' 6"	12' 6"	24	41' 0"	0' 0"	0' 0"
	9' 0"	23' 0"	9' 0"	12' 0"	24	42' 0"	0' 0"	
	9' 6"	23' 0"	9' 6"	12' 0"	24	43' 0"	0' 0"	
	10' 0"	23' 0"	10' 0"	12' 0"	24	44' 0"	0' 0"	
45	8' 6"	12' 0"	18' 9"	12' 6"	24	61' 6"	3' 0"	1' 5"
	9' 0"	12' 9"	20' 6"	12' 0"	24	65' 0"	3' 2"	
	9' 6"	13' 5"	20' 10"	12' 0"	24	65' 9"	3' 4"	
	10' 0"	14' 2"	21' 3"	12' 0"	24	66' 5"	3' 6"	
60	8' 6"	9' 10"	19' 10"	18' 6"	24	63' 8"	2' 2"	1' 8"
	9' 0"	10' 5"	21' 10"	18' 0"	24	67' 8"	2' 3"	
	9' 6"	10' 12"	22' 1"	18' 0"	24	68' 2"	2' 5"	
	10' 0"	11' 7"	22' 4"	18' 0"	24	68' 8"	2' 6"	
75	8' 6"	8' 10"	19' 7"	19' 6"	24	63' 2"	1' 1"	1' 11"
	9' 0"	9' 4"	21' 8"	19' 0"	24	67' 4"	1' 2"	
	9' 6"	9' 10"	21' 9"	18' 6"	24	67' 7"	1' 3"	
	10' 0"	10' 4"	21' 11"	18' 0"	24	67' 10"	1' 5"	
90	8' 6"	8' 6"	18' 0"	23' 6"	24	60' 0"	0' 0"	2' 0"
	9' 0"	9' 0"	20' 0"	23' 0"	24	64' 0"	0' 0"	
	9' 6"	9' 6"	20' 0"	22' 0"	24	64' 0"	0' 0"	
	10' 0"	10' 0"	20' 0"	22' 0"	24	64' 0"	0' 0"	

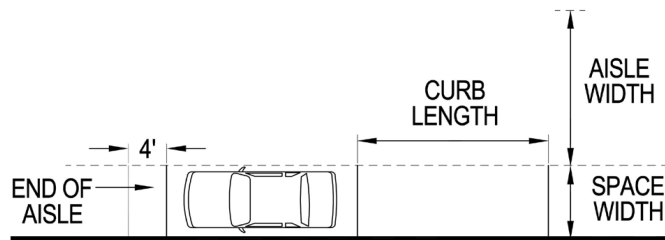
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PARKING DIMENSIONS



90° PARKING SPACES



PARALLEL PARKING SPACES

Page 424 ANNOTATION

Clarifies that the dimensional standards for angled parking spaces do apply to back-in diagonal parking.

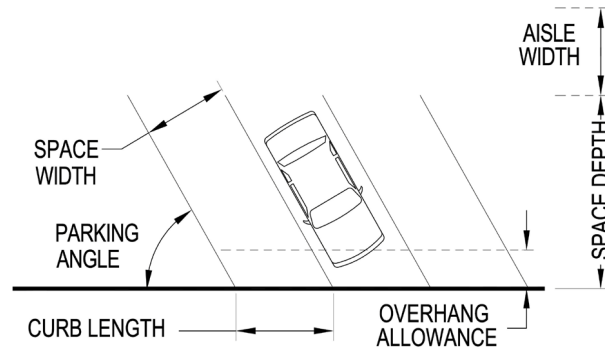
Clarifies that the standards for parking aisle width do not apply to roadway travel lanes in on-street parking situations. Street standards for lane width will apply instead.

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**ANGLE PARKING SPACES
(45°, 60° or 75°)**

- 1 a. **Parking Angle**
2 Parking angles between zero and 45 degrees and between 75 and 90 degrees
3 are not permitted, except as approved by the traffic engineer. Angles between
4 45 and 75 degrees are permitted. The dimensions for such angles shall be
5 calculated by the applicant using a method prescribed by the traffic engineer.
6 The angle parking spaces diagram above, including the elements of a parking
7 space that it depicts relative to the required space dimensions in table 21.07-9,
8 are equally applicable to either front-in or back-in angle parking spaces.
- 9 b. **Parking Aisle Width**
10 Where the parking angle differs across a one-way parking aisle, the greater
11 required parking aisle width shall be provided. In the case of on-street parking,
12 the parking aisle width is replaced by the street's travel lane, and municipal street
13 standards for street land widths apply.
- 14 c. **Reduction in Parking Space Depth Due to Interlock**
15 Parking space depth (vehicle projection) may be reduced through the use of
16 interlock between angled parking bays as shown in the parking dimensions
17 figure. The amount of reduction in the parking space depth shall be as provided
18 in the interlock reduction column of table 21.07-9. The parking angle of the
19 abutting parking bays shall be equal in order to use the interlock reduction.
- 20 d. **Overhang Allowance with a Parking Space**
21 The maximum overhang allowance shall be as shown in table 21.07-9 and the
22 figures that follow it. The distance between the end of the parking space and the
23 face of any raised curb or wheel stop used in the parking space shall be equal to
24 (no greater or less than) the overhang allowance provided in table 21.07-9. The
25 relationship between the overhang allowance and adjacent required landscaping
26 and pedestrian facilities is established in subsections 21.07.090H.3. and H.6.
27 Surfacing options for the overhang allowance area of the parking space are
28 provided in subsection 21.07.090H.14.d., *Paving*.
- 29 e. **Parking Spaces Abutting a Wall, Fence, or Other Obstruction**
30 Minimum required parking space dimensions shall be clear of all obstructions,
31 other than wheel and curb stops and structural columns that meet the
32 requirements of subsection 10.f. below. When the length of a parking space
33 abuts a wall, fence, or other obstruction, the required width of the parking space
34 shall be increased by one foot for each side with an obstruction. The parking

Gives discretion to the traffic engineer to approve smaller parking space dimensions where appropriate.

The Assembly Title 21 Committee proposes to add references to the Municipality's Stormwater Permit from the State of Alaska (MS4), to clarify that this section speaks to a regulatory requirements of the MS4 permit. Per the MS4 permit, effective on January 31, 2013, the Municipality must require that all permanent stormwater controls (oil and grit separators and storm water detention and runoff facilities) are maintained for long term operation, and to perform inspections to ensure compliance.

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1 space angle and dimension requirements shall apply to the inside dimension of a
2 parking space abutting an obstruction.

3 **f. Structural Columns**

4 A structural column may encroach into the width of a parking space by up to one
5 foot if the column is located within four feet of either end of the parking space.
6 Such column shall not be located within one foot of the drive aisle.

7 **g. Minimum Vertical Clearance**

8 A minimum height of 14 feet shall be maintained clear of obstructions from any
9 parking lot surface to any structure or landscape feature above that may interfere
10 with the safe passage of vehicles. The minimum vertical clearance for a
11 structured parking facility, carport, or garage shall be seven feet four inches,
12 except as follows:

13 i. The minimum vertical clearance for van accessible parking spaces,
14 access aisles serving them, and vehicle routes to the van accessible
15 spaces shall be eight feet two inches.

16 ii. The minimum vertical clearance for passenger loading zones including
17 vehicular pull-up spaces, access aisles serving them, and a vehicular
18 route between an entrance and exit and the passenger loading zone
19 shall be nine feet six inches.

20 **h. Smaller Parking Spaces for Low Turnover Uses**

21 Reduced parking space dimensions may be approved by the traffic engineer
22 pursuant to subsection F.22. above.

23 **i. Recreational Vehicle Spaces**

24 Parking spaces for recreational vehicles, if provided and delineated, shall be a
25 minimum of 10 feet wide by 40 feet long.

26 **j. Stacked, Automated, or Tandem Spaces**

27 The traffic engineer may approve reduced parking space dimensions for stacked
28 parking spaces, and/or tandem spaces in an attendant parking facility.

29 **11. Parking Facility Maintenance**

30 a. Paved surface parking lots with 20 or more spaces shall be cleaned annually, or
31 as otherwise required by the current MS4 permit, including once following spring
32 melt prior to June 1 or as snowmelt conditions permit, in a manner that meets air
33 quality and water quality standards.

34 b. On-site storm water detention and runoff facilities serving parking facility runoff
35 shall be cleaned and maintained in a functional manner, or as otherwise required
36 by the current MS4 permit.

37 c. Grit or oil and water separator devices shall be cleaned and maintained in a
38 functional manner, or as otherwise required by the current MS4 permit.

39 **12. Maximum Grade of Surface Parking Lots**

40 The maximum grade for any parking space or circulation aisle shall be five percent,
41 except that for accessible spaces the maximum grade shall be two percent, as required
42 by the Americans with Disabilities Act. Circulation aisles that are covered or heated may
43 have an increased maximum grade with the approval of the traffic engineer.

Page 426 ANNOTATION

An amendment proposed from traffic engineering, right-of-way enforcement, and th building official to require driveways that connect to a paved public street to be paved for the first 50 feet, in order to reduce the tracking of gravel and sediment onto paved public streets.

Based on concerns expressed in parts of the community in Chugiak-Eagle River and Girdwood, the Assembly Title 21 Committee has approved a change to the proposed new standard, such that the driveways for single-family homes would only need to be paved for the first 15 feet, not 50 feet.

Provides a reference to several use-specific paving exceptions that exist in Chapter 5.

These changes simplify the review and approval authority of the traffic engineer. The changes carry forward existing review and approval responsibilities.

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13. Paving

a. *Material*

Except as provided below, all parking spaces, loading berths, driveways, and other motor vehicle driving surfaces shall be paved and maintained with dustless, all-weather, hard materials appropriate for the municipality's sub-arctic environment, and equal in strength to two inches municipal Type E asphaltic concrete and a base material suitable for the intended traffic, to standards prescribed by the municipal engineer or as otherwise approved by the traffic [MUNICIPAL] engineer.

b. *Paving Exceptions and Alternatives* [EXCEPTIONS FOR SMALL PARKING LOTS IN CLASS B DISTRICTS]

The traffic engineer may approve the following exceptions and alternatives to the paving requirement, provided that the first 50 feet of a driveway, as measured from the edge of the street travelled way, shall be paved if connecting to a paved public street. This length is reduced to 15 feet for single-family and two-family uses. Where a driveway throat is less than 50 feet, the traffic engineer may approve an alternative driveway surface that effectively reduces or eliminates the tracking of sediment onto paved public streets.

i. *Use-Specific Exceptions*

Certain uses may use gravel in lieu of paving, as specified in chapter 21.05.

ii. *Exceptions for Small Parking Lots in Class B Districts*

Parking lots of 10 spaces or fewer in class B districts may instead be surfaced with a layer of crushed rock of no more than one inch in diameter, to a minimum depth of three inches.

iii. *Exceptions for Some Vehicle Storage Areas*

Outdoor vehicle storage areas associated with a self-storage facility use; storage, sales, or rental of heavy equipment; seasonal large vehicle storage; and tractor trailer storage areas not used for loading berths, loading berth maneuvering, access to bay doors, site access, or parking, need not be paved. Such areas are still subject to the drainage requirements of subsection 21.07.040.

iv. *Exceptions for Parks and Open Spaces*

Subject to review and approval by the traffic engineer [AND MUNICIPAL ENGINEER], some required parking spaces for parks facilities that are demonstrated to have a highly variable seasonal demand need not be paved.

v. *Paving Alternatives*

Pervious alternatives to the specified surface may be used, subject to approval by the traffic [MUNICIPAL] engineer. All surfacing shall control dust, treat storm water to municipal standards, and be such that rock and other debris is not tracked off-site. If, after construction, the traffic [MUNICIPAL] engineer determines that the alternative is not adhering to these requirements, the surface shall be replaced.

vi. *Landscaping in Lieu of Paving*

The vehicle overhang allowance portion of the parking space depth as measured in table 21.07-9 and illustrated in the figures following the table, may be landscaped with a low-growth, hardy plant material in lieu

of paving, allowing a bumper overhang while maintaining the required parking dimensions. Landscaped overhang allowance areas may be contiguous with required landscaping but shall not be counted toward the minimum required planting bed width.

vii. *Exception for Temporary Parking Lots*

Temporary parking lots associated with another temporary use pursuant to section 21.05.080, need not be paved, unless required by the **traffic MUNICIPAL** engineer.

I. **Passenger Loading Zones**

All institutional, entertainment, and commercial uses such as schools/daycare, stadiums, and theaters that have high-volume peak traffic volumes shall provide an area for drop-offs and pick-ups that meets the following requirements:

1. **Passenger Loading Zone**

In addition to the required minimum number of parking spaces established in subsection 21.07.090E., the traffic engineer may require one or more passenger loading zone spaces, depending on the type, intensity, and traffic patterns of the proposed use. The passenger loading zone for large commercial establishments or other intensive uses may be required by the traffic engineer to include one or more spaces dedicated to taxi cabs and/or other specialized high occupancy vehicles.

2. **Passenger Loading Zone Dimensions**

Any passenger loading zone that is provided for a development shall consist of one or more passenger drop-off/pick-up spaces parallel to the driveway or circulation aisle adjacent to the building. Each space shall be a minimum of 20 feet in length and eight or more feet in width, with an access aisle at least five feet wide abutting the full length of the space. As an alternative, subject to approval of the traffic engineer, a passenger loading zone may consist of one or more parking spaces that meets the accessible parking space dimensional standards of subsection 21.07.090J.7.

3. **Plan**

The parking facility layout, circulation, and design plan shall show the location and design of proposed passenger loading zones. For certain intensive uses, the traffic engineer may require the plan to include a traffic control plan addressing projected usage, hours of operation, peak loading/unloading time, plans for directing traffic, safety measures, and other information deemed necessary by the traffic engineer to designing a safe and well-functioning drop-off area.

4. **Accessible Route**

An accessible pedestrian route to the building or facility entrance shall be provided pursuant to subsection 21.07.090J.8., *Accessible Routes*.

5. **Schools**

Passenger loading zones shall be required for schools (public or private). Length, location, and design of the passenger loading zones shall be approved by the traffic engineer.

J. **Accessible Parking Spaces**

1. **Required Number of Accessible Parking Spaces**

A portion of the total number of parking spaces provided in each parking facility for commercial, industrial, public and institutional, multifamily, and mixed-use residential uses shall be accessible parking spaces. The number of accessible parking spaces shall

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be determined based on the total number of parking spaces provided, in accordance with table 21.07-10, *Accessible Parking Spaces*, except where otherwise stated in this section.

TABLE 21.07-10: ACCESSIBLE PARKING SPACES		
Total Parking Spaces Provided	Total Accessible Spaces Required	Number of Accessible Spaces that shall be Van-Accessible
1 to 25	1	1
26 to 50	2	1
51 to 75	3	1
76 to 100	4	1
101 to 150	5	1
151 to 200	6	1
201 to 300	7	2
301 to 400	8	2
401 to 500	9	2
501 to 1000	2 percent of total	1 for every 6 accessible spaces
1001 and over	20 plus 1 for each 100 over 1000	1 for every 6 accessible spaces

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2. Passenger Loading Zones Attendant Parking

If passenger loading zones are provided, then at least one passenger loading zone shall be an accessible passenger loading zone. The requirements of table 21.07-10 do not apply to attendant parking spaces.

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3. Multifamily and Mixed-Use Residential

Two percent, but not less than one space, of the parking spaces provided for a multifamily or mixed-use residential development with type A and type B dwelling units as defined in AMC title 23 shall be accessible.

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4. Medical Facilities

At least 10 percent of patient and visitor parking spaces provided to serve hospital outpatient facilities shall be accessible. At least 20 percent of patient and visitor parking spaces provided to serve rehabilitation facilities and outpatient physical therapy facilities shall be accessible.

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5. Location

Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible primary entrance. The accessible route of travel shall not pass behind parking spaces. In parking facilities that do not serve a particular building, accessible parking spaces shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. In buildings with multiple accessible primary entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances.

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6. Location—Exceptions

In multilevel parking structures, van accessible parking spaces are permitted to be located on one level. Accessible parking spaces shall be permitted to be located in

Page 429 ANNOTATION

A correction by traffic engineering, to align this dimensional provision with federal ADA standards. Also, the second sentence is deleted as it is redundant to subsection 9.b., Accessible Routes, just below.

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1 different parking facilities if it is demonstrated to the traffic engineer that substantially
2 equivalent or greater accessibility is provided in terms of distance from an accessible
3 entrance(s), parking fee, and user convenience.

4 **7. Dimensions**

5 Car accessible spaces shall be at least eight feet wide with an access aisle at least five
6 feet wide abutting the space. Van accessible spaces shall be at least eight feet **FOUR**
7 **INCHES** wide with an abutting access aisle at least eight feet in width. [ACCESSIBLE
8 PARKING SPACE ACCESS AISLES SHALL BE PART OF AN ACCESSIBLE
9 WALKWAY ROUTE TO THE BUILDING OR FACILITY ENTRANCE AS SPECIFIED IN
10 SUBSECTION J.8. BELOW, *ACCESSIBLE ROUTES*.] Two accessible parking spaces
11 may share a common access aisle.

12 **8. Maximum Grade**

13 Accessible parking spaces and access aisles shall have surface slopes not exceeding
14 two percent in all directions.

15 **9. Accessible Routes**

16 **a. Location**

17 At least one accessible route to the building or facility entrance shall be provided
18 from accessible parking and passenger loading zones.

19 **b. Surface Textures**

20 Ground surfaces along accessible routes shall be stable, firm, and slip-resistant.

21 **c. Changes in Levels**

22 Changes in level up to one-fourth inch may be vertical and without edge
23 treatment. Changes in level between one-fourth inch and one-half inch shall be
24 beveled with a slope no greater than one to two. Changes in level greater than
25 one-half inch shall be accomplished by means of a ramp.

26 **d. Gratings**

27 If gratings are located in walking surfaces on an accessible route, then they shall
28 have spaces no greater than one-half inch wide in one direction. If gratings have
29 elongated openings, then they shall be placed so that the long dimension is
30 perpendicular to the dominant direction of travel.

31 **e. Ramps**

32 ADA ramps cannot protrude into the ADA access aisle. Ramp details shall be
33 included on the plans.

34 **10. Signs and Striping**

35 Each accessible parking space shall be designated as reserved by pavement markings
36 and a sign showing the symbol of accessibility. Van-accessible spaces shall have an
37 additional sign reading "Van-Accessible" mounted below the symbol of accessibility.

38 **a.** Signs shall be located so that they do not obstruct the ramps or other pedestrian
39 access.

40 **b.** An accessible **[1]**-parking sign detail shall be included in the plan submittal per
41 M.A.S.S.

42 **c.** All accessible spaces and aisles shall be striped with blue paint to color
43 specifications prescribed by the *Manual of Uniform Traffic Control Devices*,
44 including the total length of the curb encompassing the accessible parking space
45 and accessible aisle.

11. Implementation of ADA

Regulations may be promulgated under section 21.03.210, *Title 21–Text Amendments*, to implement the requirements of Americans with Disabilities Act of 1991 as it may be amended or interpreted by federal regulation.

12. Standards for Parking as Principal Use

Where a parking structure or lot is a permitted principal or conditional use and is not providing required parking for another principal use, accessible parking spaces in accordance with this section shall be provided.

K. Bicycle Parking Spaces

All nonresidential, multifamily, and mixed-use dwelling developments with more than 40 parking spaces required in table 21.07-5 shall provide at least four bicycle parking spaces, or a number of bicycle parking spaces equal to three percent of the number of required automobile parking spaces, whichever is greater.

L. Vehicle Queuing Spaces

The vehicle queuing space requirements of this section shall apply unless otherwise expressly approved by the traffic engineer **in accordance with L.7. below**:

1. General

Uses of land and structures requiring vehicles and customers waiting in vehicles for service at drive-through facilities, pump stations, auto service bays, or similar uses, shall provide sufficient queuing spaces within the site to avoid impeding traffic movement in the public right-of-way. Such uses shall demonstrate to the traffic engineer that sufficient in-line waiting spaces are provided on-site as part of the parking plan to ensure the queue does not extend into the adjacent street, and that queuing minimizes interference with parking facility circulation aisles.

2. Minimum Number of Queuing Spaces Leading to Service Window

In addition to the minimum number of required off-street parking spaces, any use listed in table 21.07-11, *Vehicle Queuing Spaces*, shall provide the number of on-site queuing spaces indicated in the table for each service window. The required number of queuing spaces does not include the vehicle space to be provided at the pick-up window, teller machine, or other station where the service occurs.

TABLE 21.07-11: VEHICLE QUEUING SPACES	
Activity Type	Minimum Queuing Spaces
Financial institution teller lane	4 before [IN ADVANCE OF] teller or window
Automated teller machine drive-through	3 before [IN ADVANCE OF] teller machine
Restaurant drive-through	With no ordering board/window, 4 before pick-up window; with ordering board/window, 4 before [IN ADVANCE OF] ordering board plus 4 between ordering board or window and pick-up window
Car wash bay, automatic	5 before [IN ADVANCE OF] entrance to car wash bay
Car wash bay or stall, self-service	2 before [IN ADVANCE OF] entrance to car wash bay or stall
Food and beverage kiosk	3 before [IN ADVANCE OF] pick-up Window
Fueling station pump island	2 at each end of pump island lane

TABLE 21.07-11: VEHICLE QUEUING SPACES

Activity Type	Minimum Queuing Spaces
Security gate entrance for self storage or vehicle storage facility	The queuing lane before [IN ADVANCE OF] the security gate shall measure a minimum of 50 feet in length and 24 feet in width. The width of the self-storage security gate is excluded.
Parking garage or structure	See subsection 21.07.090M., <i>Structured Parking</i>
School	See subsection 21.07.090I., <i>Passenger Loading Zones</i>
Other use with lane of vehicle queuing spaces	Determined by traffic engineer.

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- 3. **Queuing Lanes Leaving the Use**
 Queuing lanes shall be integrated with the on-site circulation and shall merge with the circulation aisle instead of exiting directly into a public right-of-way, except where the traffic engineer approves otherwise. The queuing lane may merge directly into a driveway, subject to approval by the traffic engineer. A minimum of 30 feet of queuing lane shall be required between the service window, bay, or station, and the point of vehicle egress to the adjacent parking facility circulation aisle, street, or right-of-way, however the traffic engineer may require more. The length and design of the queuing lane leaving a car wash bay or stall shall ensure the water and ice from vehicles do not adversely affect adjacent streets, storm drainage systems, or the safe circulation of vehicles and pedestrians.
 - 4. **Queuing Dimensions**
 Queuing lanes shall have a minimum width of 10 feet along straight portions and 12 feet along curved segments. Queuing spaces shall have a minimum length of 20 feet.
 - 5. **Traffic Circulation Conflicts**
 Queuing spaces shall not interfere with on- or off-site traffic movements or movements into or out of off-street parking and loading areas.
 - 6. **Delineation**
 Queuing spaces shall be delineated from other queuing lanes, driveways, internal circulation and parking aisles, loading areas, and refuse collection areas by striping, curbing, landscaping, alternative paving materials, or raised medians. Walk-in customer crosswalks across queuing lanes shall be avoided to the extent reasonably feasible and permitted upon approval by the traffic engineer. If approved, such crosswalks shall provide mitigation such as warning signage aimed at both the pedestrian and vehicle.
 - 7. **Exceptions**
 The traffic engineer may approve a reduction in the number of required queuing spaces or other departure from the queuing space requirements if documentation prepared by a traffic engineering professional demonstrates to the satisfaction of the traffic engineer that the change is appropriate and consistent with the intent of the requirements. The applicant shall enter into an agreement with the municipality which is recorded, runs with the use of the land, and ensures continuation of the alternative strategy and the future implementation of contingency measures if ordered by the traffic engineer.
- M. **Structured Parking**
- 1. **Purpose and Applicability**
 Parking structures and structured parking within occupied buildings shall comply with the provisions of this subsection, in order to be compatible with the architectural character and quality of adjacent buildings; avoid adverse impacts to abutting sidewalks or

Page 432 ANNOTATION

Changes on this page reflect the proposed deletion of the mixed-use districts and the proposed replacement of some of their functions by the commercial districts.

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1 residential properties; use color, massing, and other architectural features to reduce
2 apparent bulk; and screen potential visual impacts from garage lighting or parked
3 vehicles. It is also the intent of this section to ensure safe and convenient vehicle access
4 and parking, and to avoid impeding traffic on adjacent streets and pedestrian facilities.
5 The requirements which follow do not apply to garages for individual dwellings.

6 **2. Ground Floor Use**

7 In the B-3, [CMU, RMU], R-4[,] and R-4A districts along streets that have been
8 specifically designated in the comprehensive plan as a main street, transit street, mixed-
9 use street, or with a similar street typology, ground-floor structured parking shall be
10 enclosed along that street frontage by a first-story habitable space that:

- 11 a. Has a minimum depth of 25 feet;
- 12 b. Extends the full length of the building elevation facing the designated street,
13 excluding pedestrian and vehicle entrances and exits, stairwells, elevators, and
14 centralized payment booths;
- 15 c. Is designed and used for residential, community [PUBLIC/INSTITUTIONAL],
16 office, retail, or other commercial use; and
- 17 d. Includes ground floor windows providing visual access and/or primary entrances
18 that comprise at least 25 percent of the ground level wall area.

19 **3. Façade Treatment**

20 The street-facing façade of a parking structure shall have a repeating pattern that
21 includes no less than three instances of either (1) color change, (2) texture change, (3)
22 material module change, or (4) expression of an architectural or structural bay through a
23 change in plane no less than 12 inches in width, such as an offset, reveal, or projecting
24 rib. At least one of these elements shall repeat at an interval of not more than 30 feet.
25 The director may approve an alternative design to this standard if the applicant can
26 demonstrate an alternative building design that significantly articulates a wall plane.

27 **4. Screening**

28 Ground floor [LEVEL] structured parking within a building shall be screened by a wall or
29 façade or other architectural treatment consistent with the rest of the building in terms of
30 style, detail, and materials. The perimeter of each parking structure floor above the
31 ground floor [LEVEL] shall have an opaque screen or other screening mechanism to
32 shield vehicle headlights from public view. The screen shall be at least three and one
33 half [3.5] feet high measured from the finished floor elevation. An architectural treatment,
34 such as a finished fascia, shall be provided to shield any unfinished structural elements
35 such as electrical elements, exposed metal beams, and mechanical appurtenances.
36 Lights visible from the exterior of the structure shall be covered or screened with a
37 diffusing lens and oriented to minimize the visual impact on adjacent streets and
38 properties.

39 **5. Landscaping**

40 The perimeter of a parking structure shall be planted with L1 visual enhancement [EDGE
41 TREATMENT] landscaping in any [DOWNTOWN OR] commercial [MIXED-USE] district,
42 [OR WITH L2 VISUAL ENHANCEMENT LANDSCAPING IN ANY OTHER DISTRICT,]
43 except at points of vehicular and pedestrian entrance and exit, where the structure abuts
44 an alley right-of-way, where the structure directly abuts another building, or where there
45 is a ground floor use that meets the standards of subsection M.2. above.

In 2009, the exterior lighting section of the Title 21 Rewrite was put on hold until a model lighting ordinance was approved by the national Illuminating Engineering Society (IES), local site testing was completed, and the draft section was further discussed between Planning staff and the IES Northern Light Chapter.

In 2011, the national IES approved a model lighting ordinance for use by municipalities, and a local consultant conducted site lighting tests to determine how the model lighting ordinance standards and lighting levels compared to existing site lighting in Anchorage and to help establish a basis for the Title 21 exterior lighting section.

The IES Northern Lights Chapter is developing standards for a revised Title 21 lighting section based on the model lighting ordinance, Anchorage site testing results, and other recent EIA publications. Once the Chapter develops the draft standards, the Department will hold meetings with the Chapter to finalize a revised draft exterior lighting section for review by the general public, the PZC, and the Municipal Assembly.

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- 1 **6. Ingress and Egress**
2 a. Non-automated parking structures designed to provide more than 500 parking
3 spaces shall have at least two vehicle entrance driveways and two vehicle exit
4 driveways.
- 5 b. Vehicle entrance driveways shall provide a minimum of one queuing space in
6 addition to the vehicle space at the ticket dispenser or access reader, unless a
7 traffic analysis indicates more queuing is needed. Such queuing space(s) shall
8 meet the standards of subsection 21.07.090L., *Queuing Spaces*.
- 9 c. Vehicle exit driveways shall provide a minimum of 30 feet of on-site vehicle
10 queuing that does not interfere with any parking stalls, rights-of-way, access
11 easements, pedestrian facilities, or private streets.
- 12 **7. Maximum Gradients**
13 The maximum gradient of parking aisles shall be six percent. The grade of non-parking
14 ramps shall be no greater than 12 percent, and shall comply with the requirements of
15 Americans with Disabilities Act of 1991 as it may be amended or interpreted by federal
16 regulation. Where special circumstances warrant, the traffic engineer may approve
17 steeper grades according to accepted engineering practices, subject to special conditions
18 of approval such as an ice-free (snow melting [HEATED]) ramp surface.
- 19 **8. Layout and Internal Circulation**
20 The configuration of parking and dimensions within a non-automated parking structure
21 shall be subject to the requirements of table 21.07-9, except that a modified layout and
22 internal circulation pattern may be approved by the traffic engineer when it can be shown
23 that a structure meets the design guidelines of the latest Urban Land Institute, Parking
24 Institute, or Institute of Transportation Engineers manuals.
- 25 **9. Automated Parking Structures**
26 a. Automated parking structures shall require a traffic analysis and be subject to
27 review and approval by the traffic engineer.
- 28 b. Automated parking structures are exempt from the parking stall and aisle
29 dimensions and vertical clearance requirements of this section.
- 30 c. Automated parking structures shall be located wholly within an enclosed building
31 and shall not be visible from outside the building or facility.
- 32 d. Automated parking structures shall be operated as attendant parking.

33 **21.07.100 EXTERIOR LIGHTING**

34 [RESERVED]

35 **21.07.110 RESIDENTIAL DESIGN STANDARDS**

36 **A. Purpose**

37 The standards of this section 21.07.100 are intended to promote high-quality residential
38 development and construction; protect property values; encourage visual variety and architectural
39 compatibility; and promote an integrated character for the municipality's neighborhoods.
40 Specifically, the standards:

- 41 1. Promote new residential developments that are distinctive, have character, and relate
42 and connect to established neighborhoods;

The design innovation credits from the multifamily and townhouse subsections C. and D. are moved and consolidated here, to clarify and streamline the section organization, and to make design innovation credits available to all housing types.

The Assembly Title 21 Committee has also approved a recommendation by PZC to increase the number of design innovation credits allowed. This increases the flexibility of the menu-based standards for multifamily, townhouse, and single-family residential development. Applicants can now replace up to four required menu choices with their own alternative methods to meet the section objectives.

Consolidation of Some Multifamily and Townhouse Standards

Some of the provisions of the multifamily section C. and townhouse section D., which were the same or very similar between the two building types, are proposed by the Assembly Title 21 Committee to be consolidated. This is intended to simplify and streamline the residential design standards, while retaining their substance.

Townhouse standards in section D. that were redundant to the multifamily standards, or that had only minor differences in wording now reference the equivalent multifamily standards in C.3., C.4., and C.7. These three multifamily subsections include wording adjustments as needed to incorporate the townhouse building type. (Other subsections remain appropriately unique only to multifamily apartments or to townhouses.)

The consolidation is intended to leave intact the substance of the provisionally adopted standards for both housing types, as approved by PZC and Assembly Title 21 Committee. Annotation is provided to show where the consolidations occur. Any substantive changes to reconcile minor differences are also noted in the multifamily sections.

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- 1 2. Avoid monotony in structure design and site layout by providing variety and visual interest
2 in the exterior design of residential buildings;
- 3 3. Enhance the residential streetscape, walkability, and the pedestrian environment by
4 diminishing the prominence of garages and parking **lots** [AREAS];
- 5 4. Enhance public safety by preventing garages from obscuring main entrances or blocking
6 views of the street from inside residences;
- 7 5. Locate active living spaces, entrances, and windows to improve the physical and visual
8 connection from residences to the street, and foster opportunities for casual surveillance
9 of the street and outwardly expressed proprietorship of the neighborhood; and
- 10 6. Improve the compatibility of residential development with the residential character of
11 surrounding neighborhoods and protect property values of both the subject property and
12 surrounding development.

13 **B. Alternatives and Flexibility**

- 14 1. **Alternative Equivalent Compliance**
15 The alternative equivalent compliance procedure set forth in subsection 21.07.010D. may
16 be used to propose alternative means of complying with the intent of this section.
17 Structures over eight units may apply directly to the urban design commission for
18 alternative compliance with plans at least 30 percent complete, that include exterior
19 elevations and dimensions, floor plans, landscaping, and parking plans.
- 20 2. **Minor Modifications**
21 Minor modifications may be applied, pursuant to section 21.03.120, *Minor Modifications*.
- 22 3. **Design Innovation Credit**
23 The decision-making body may approve design innovations not covered by the menu
24 choices, to be used as credit for up to four design features from the menus of this
25 section. The applicant shall demonstrate a specific feature that realizes the intent of the
26 subsection and that:
 - 27 a. Achieves an equal or better design solution for the development than would
28 result from application of the basic menu choices; and
 - 29 b. Does not adversely affect adjacent properties or streets.

30 **C. Standards for Multifamily Residential**

- 31 1. **Purpose**
32 The purpose of these standards is to improve the appearance of design and functionality
33 of multifamily development, recognizing the importance of design in the economic
34 success of neighborhood areas, the need for more efficient land use, and the need to
35 ensure the adequate protection of the surrounding area. Specific objectives include:
 - 36 a. Provide visual interest and architectural variety in multifamily residential
37 developments that avoids featureless design, and reduces the apparent bulk of
38 large building masses;
 - 39 b. Promote sensitive design and planning of multifamily housing units that
40 preserves or improves the characteristics of surrounding development;

Page 435 ANNOTATION

The design innovation credit provision for multifamily development has been consolidated with other housing types, and moved up to residential subsection B.3., above.

The window requirement is proposed by the Administration to be made simpler and more flexible, by applying to the building façade as a whole instead of to each individual story. The Energy Star exception is moved from the paragraph in subsection a. down to subsection c., Exceptions, to improve the organization of the section. There is also a technical amendment to clarify that windows in a garage door, which do not meet the intent of this section, are not credited toward the window requirements.

These changes make subsection 3.a. identical to the equivalent townhouse provisions for windows. The townhouse section is proposed to simply reference the multifamily window requirements instead of having to repeat the same standards.

The building spacing requirements of multifamily and townhouse were nearly identical and are proposed to be consolidated here. The sentence in subsection b.i. is generalized so it works for townhouse units too. The minimum multifamily building spacing distances are reduced and made consistent with the provisionally adopted spacing requirements for townhouses. Multifamily side walls and end walls are made exempt, as already approved for townhouses.

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- c. Promote building design, placement, and orientation that contributes to public safety, attractive street frontages, pedestrian access, and a sense of neighborhood and community;
- d. Promote building design, placement, and orientation that considers Alaska's northern climate in terms of weather protection and access to sunlight;
- e. Protect property values of the subject property and surrounding development and promote economic investment in neighborhoods;
- f. Improve the quality of life of residents of multifamily residential dwellings; and
- g. Provide flexible standards that allow for creativity and innovation.

2. Applicability

These standards apply to any multifamily structure (three or more units) or residential portion of a mixed-use structure. This section does not apply in Girdwood.

[DESIGN INNOVATION CREDIT

THE DECISION-MAKING BODY MAY APPROVE A DESIGN INNOVATION THAT IS NOT COVERED BY THE MENU CHOICES TO BE USED AS CREDIT FOR UP TO ONE DESIGN FEATURE IN THIS SECTION. THE APPLICANT SHALL DEMONSTRATE A SPECIFIC FEATURE THAT REALIZES THE INTENT OF THE SUBSECTION, AND THAT:

- a. ACHIEVES AN EQUAL OR BETTER DESIGN SOLUTION FOR THE DEVELOPMENT THAN WOULD RESULT FROM APPLICATION OF THE BASIC MENU CHOICES; AND
- b. DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES OR STREETS.]

3. Daylighting, Views, and Building Spacing

a. Windows

Windows or primary entrance doors shall be provided on any building elevation facing a street, required private common open space, or that has primary entrances to dwellings. At least 15 percent of the wall area of the building elevation **[ON EACH STORY]** shall be windows or primary entrance doors. **[AN OVERALL REDUCTION IN REQUIRED WINDOW AREA MAY BE APPROVED IF DEMONSTRATED BY CALCULATION BY AN ENERGY RATER CERTIFIED BY THE STATE OF ALASKA THAT THE REDUCTION IS NECESSARY TO ACHIEVE AN UPGRADED ENERGY STAR RATING OF FIVE STAR OR FIVE STAR PLUS.]** Windows in a garage door do not count towards the minimum area in this section.

b. Building Spacing

i. Except as provided in b.ii., the average distance between any two building walls of two residential **[MULTIFAMILY]** or mixed-use structures on the same site shall be the greater of the following:

- (A) 20 [25] feet.
- (B) One foot distance for every one foot of building height, up to a maximum requirement of 30 feet.

Page 436 ANNOTATION

Clarifications to the exceptions are provided. The Energy Star exception is moved to subsection c. from paragraph a., above.

The content of Subsection C.4., Relationship to Parking, is relocated here from the off-street parking section. This is a non-substantive amendment to improve organization and clarity. The former location was in 21.07.090H.7. In addition, the planting requirement for this provision has been translated from landscaping units to a tree and shrub requirement, to reflect changes to the landscaping section approved by the Assembly Title 21 Committee.

This new subsection makes the alternatives that are available to townhouses also available to multifamily developments, making the code fairer and more consistent, as well as more flexible with respect to pedestrian access. More on the “parking courtyard” option is provided in the annotation for the townhouse section in the pages below., and in 21.07.060F.18.

Administration Addition
[ADMINISTRATION DELETION]

PZC Addition
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Tech Edit Addition
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- 1 ii. Side or end walls that do not provide the primary daylighting or windows
2 into dwellings are exempt **MAY BE WITHIN 15 FEET OF EACH**
3 OTHER.
- 4 c. **Exceptions**
- 5 i. Up to one-third of the required window and entrance **[TRANSPARENT]**
6 wall area and/or required spacing distance **[BUILDING SPACE]** between
7 buildings may be transferred to another story or side of the structure,
8 subject to an administrative site plan review. Transferred space shall be
9 added to private open space that meets the standards of section
10 21.07.030. It shall be demonstrated to the director's satisfaction that the
11 transfer responds to a site specific attribute such as solar orientation, a
12 noisy arterial street or objectionable view, and that mitigating features will
13 be provided for the affected wall or area.
- 14 ii. An overall reduction in required window area may be approved if
15 demonstrated by calculation by an energy rater certified by the state of
16 Alaska, that the reduction is necessary to achieve an upgraded energy
17 star rating of five star or five star plus.
- 18 4. **Relationship to Parking**
- 19 Parking spaces, driveways, and circulation aisles shall be separated from any
20 multifamily residential building façade by a landscaping planting area of at least
21 five feet in width, and allowing breaks for individual garage entrances or (where
22 not facing the street) rows or clusters of garage entrances. The area shall be
23 planted with site enhancement landscaping of at least ten shrubs per 20 linear
24 feet of building length. Trees may be used in lieu of shrubs—one tree replacing
25 five shrubs.
- 26 5. **Relationship to Pedestrian Access Requirements**
- 27 Walkway connections from primary entrances to the street are required in accordance
28 with subsection 21.07.060E.4., except that multifamily developments may provide one of
29 the following alternatives instead:
- 30 a. Primary entrances for individual dwellings may connect to the street by the
31 dwelling unit's individual driveway if such is provided; or
- 32 b. A parking courtyard may be provided in conformance with subsection
33 21.07.060F.18.
- 34 6. **Building and Site Orientation**
- 35 Buildings shall be oriented to surrounding streets, sidewalks, common private open
36 spaces, and the public realm through at least three of the following menu choices:
- 37 a. **Courtyard Housing**
- 38 Arrange or configure the building(s) to enclose and frame a housing courtyard as
39 described in subsection 21.07.060F.7.
- 40 b. **Orientation of Living Spaces and Windows**
- 41 Provide windows and/or pedestrian entrances comprising **[SUCH THAT]** at least
42 20 percent of the ground-floor wall area of any elevation fronting on a street or
43 private common open space or having a primary entrance serving multiple
44 dwellings **[IS TRANSPARENT]**.

Page 437 ANNOTATION

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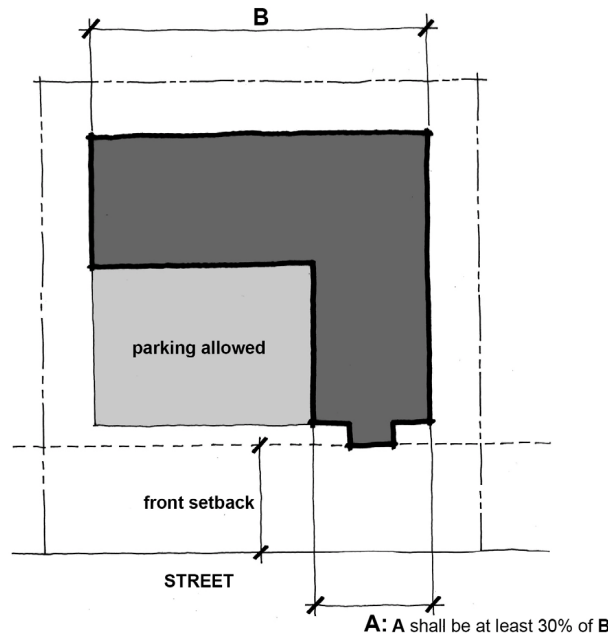
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- c. **Street Frontage – Parking Beside or Behind the Building**
No more than 70 percent of a street-facing building elevation shall have parking facilities (including garages) between it and the street.



- d. **Street Frontage – Limited Parking Width**
As an alternative to 5.c. above, limit driveways and parking facilities to no more than 50 percent of the total site area between the building and the street, and garages to no more than 50 percent of the street facing building elevation.
- e. **Street Corner Building**
On a corner lot, provide choices 5.b. and 5.c. on both street frontages, such that the building (including its habitable floor area with windows) is placed nearest the corner, and any parking facilities are located beside or behind the building away from the street corner. [Illustrate]
- f. **Entrance with Separated Walkway to the Street**
Provide a primary entrance on each street-facing building elevation or a private common open space visible from the street, connected to the street by a clear and direct walkway separated from and not routed through a parking facility.
- g. **Site Entry Feature**
Highlight and define a pedestrian and/or vehicle entrance to a development site using three or more of the following elements:
- i. Landscape treatment with seasonal color and trees, which clearly distinguishes and highlights the site entry.
 - ii. Plaza or courtyard as described in subsection 21.07.060F6. or 7.
 - iii. Identifying building primary entrance form including a covered entry.
 - iv. Special paving, pedestrian scale lighting, and/or bollards.
 - v. Ornamental gate and/or fence.

Page 438 ANNOTATION

The number of sides of a multifamily building that would need to comply with the building articulation menu is proposed by the Administration to be reduced, from three to two sides. With fewer sides of the building subject to the requirements, those sides facing the surrounding neighborhood are proposed to be prioritized, in keeping with the emphasis of the residential standards on neighborhood compatibility. While the number of features that applicants must select from the menu is recommended to remain at four, the number of available menu choices and design innovation credits (see subsection B.3.) is proposed to increase.

A proposed minor adjustment to menu choice 7.a.i., that improves the mathematical relationship between the minimum and maximum allowed spacing intervals.

A minor adjustment to menu choice 7.a.iii., approved by the Assembly Title 21 Committee, that achieves the intent of the 2/3 building height language, while being more flexible according to site tests.

The building façade articulation menus of multifamily and townhouse were very similar, and so are proposed by the Assembly Title 21 Committee to be consolidated. The menu choices had mostly minor differences in wording that testing indicated was unnecessary or could complicate reviews. The consolidation will allow the townhouse section to simply refer to the multifamily building articulation menu, instead of repeating nearly identical menus. This reduces the minimum size of wall modulation choice b. to be the same as the townhouse choice (section D.6). It is a part of consolidating with the townhouse menu.

Clarifies minimum expectations for how to meet menu choice c., to assist applicants and administration.

Adds language to menu choice d. from the equivalent townhouse menu choice, which was based on research, comments, and site examples.

Clarifications to menu choice e. from testing and the equivalent townhouse menu choice.

Administration Addition
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7. **Building Articulation and Visual Variety**

Any building elevation facing a street, **required** common private open space, or **having a primary entrance [COMMON PARKING FACILITY]** shall provide at least four features from the menu below. **[IF THE BUILDING HAS ONE OR TWO APPLICABLE ELEVATIONS, THEN AT LEAST FOUR FEATURES SHALL BE PROVIDED ON EACH ELEVATION. IF A THIRD ELEVATION IS APPLICABLE, AT LEAST THREE FEATURES SHALL BE PROVIDED ON THAT ELEVATION.]** If the building has at least four dwelling units and the applicable building elevation is 40 feet or longer, then, wall modulation in **7.[6]a. or 7.[6]b.** shall be required as one of the four features. **This section shall apply to no more than two building elevations, with priority to [ANY APPLICABLE] elevations facing a street or with the primary entrance [SHALL HAVE FOUR FEATURES PROVIDED].**

a. **Wall Modulation**

Provide wall plane projections, recesses, or reveals at least six feet wide, with a change in plane of at least four feet, spaced at intervals of no more than 32 feet, except:

- i. The maximum interval may be increased by two and one half feet for each foot of additional change in wall plane of the projection or recess—up to a maximum interval of **42 [40]** feet;
- ii. The depth of the modulation may be reduced by two feet where the wall modulation is tied to a change in siding material, balcony, bay window, or roofline modulation, as defined below;
- iii. The standard applies on a minimum of **60 percent [TWO-THIRDS]** of the height of the building wall.

[illustrate]

b. **Wall Modulation – Overall Building Massing**

Provide wall plane projections or recesses having a depth of at least 15 percent of the length of the building elevation or **12 [15]** feet (whichever is less), extending at least 25 percent of the length of the building elevation, for at least 60 percent of the building height, with no uninterrupted façade exceeding 56 horizontal feet.

[illustrate]

c. **Upper Story Cantilever or Step-Back**

Provide an upper story cantilever or step-back with a change of wall plane of at least four feet, or two feet if accentuated by a change in siding or the façade is only two stories in height. **At least two-thirds of the building elevation length shall have such cantilever or step-back.**

d. **Change in Siding Material**

Use two or more primary wall siding materials, or a change of color **only if the color change is delineated with trim or a change in wall plane,** not including concrete or block foundation.

e. **Ornamental Features and Detail Elements**

Use two or more **façade [ORNAMENTAL]** detail features at intervals, such as medallions, shutters, columns, pilasters, wall modulations that don't meet **7[6].a.**

Page 439 ANNOTATION

Adds language to menu choice g. from the equivalent townhouse menu choice.

Site testing indicates that 20 percent is practical given current building practices and achieves the purpose of the menu choice as well as 25 percent. A clarification is also made that windows in a garage door do not meet the intent of this menu choice. This reflects the research, development, and local site testing of the windows standard during the rewrite, and representation of the testing results in public review at PZC and Assembly Title 21 Committee.

Several menu choices are imported from the townhouse menu, as they could also be used by some multifamily structures, as part of consolidating the two menus into one.

The landscape planting requirement in k. is converted into trees and shrubs, to reflect changes in the landscaping section. Since the multifamily menu will now be used by townhouses as well, a new sentence is added to the end of k. to avoid it becoming a giveaway for townhouses with rows of garages in front. Otherwise it could undermine the building articulation requirements for townhouses so they would achieve little in return for the time to comply and review.

A proposed clarification of the roofline modulation standard is provided, and an illustration is under preparation, as approved by the Assembly Title 21 Committee.

Improves the clarity of multifamily menu choice n. and consolidates its standards with the equivalent townhouse menu choice.

Administration Addition
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PZC Addition
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- 1 or 7[6].b. above, balconies that don't meet 7[6].f. below, trim that is three and one
2 half inch wide or wider [TRIM], or other similar features approved by the director.
- 3 f. **Balconies**
4 Incorporate balconies at least 32 square feet in area and eight feet wide,
5 provided at intervals to distinguish between the individual dwellings.
- 6 g. **Bay Windows**
7 Incorporate bay windows at least six feet wide and high extending at least 18
8 inches from the wall plane, or another type of large projecting window of at least
9 the same size.
- 10 h. **Additional Window Area**
11 Provide windows and/or primary entrance doors comprising at least 20 [25]
12 percent of the wall area of the building elevation. Windows in a garage door do
13 not count towards the minimum area in this section.
- 14 i. **Wide Sheltered Entry Porches**
15 Provide covered entry porches at least 24 square feet in area and six feet wide,
16 provided at intervals to distinguish individual dwellings.
- 17 j. **Building Elevations Free of Garage Doors**
18 Provide the building elevation without garage bay doors.
- 19 k. **Additional Foundation Landscaping**
20 Provide a foundation planting bed along the foundation wall (breaks allowed for
21 garage doors and pedestrian entrances) an average of eight feet in depth
22 (minimum six feet at any point), and planted with at least two trees and six
23 shrubs per 20 linear feet of building length. [ONE LANDSCAPING UNIT PER
24 LINEAR FOOT, HALF OF WHICH SHALL BE TREES. REFER TO TABLE
25 21.07-1, LANDSCAPING UNITS AWARDED.] This menu choice does not apply
26 to building elevations having more than one garage bay door.
- 27 l. **Roofline Modulation**
28 Provide variations in roof form, orientation, or height using features at least six
29 feet wide such as a terracing parapet, multiple peaks, jogged ridge lines,
30 projecting roof forms and dormers, with a maximum of 32 feet of uninterrupted
31 roofline of the main roof form between roof modulation elements. The vertical
32 dimension of the roofline variation shall be the greater of two feet or 10 percent of
33 the wall height.
- 34 [illustrate]
- 35 m. **Roof Forms and Attic Living Spaces**
36 Provide a sloped roof with dormers at intervals and a pitch no greater than 12:12
37 that incorporates living spaces within the roof form. Such living spaces shall not
38 be considered in determining maximum FAR, pursuant to section 21.06.030E.2.
- 39 n. **Variation in Building Form [TYPE] or Scale**
40 Provide a minimum of two kinds of variation in architectural form or scale, such
41 as between individual dwellings in a building, or from one building to the next in
42 the development. Variations may include reversed building elevations, a different
43 pattern or arrangement of building modulation or articulation features, a different
44 dwelling unit layout or design that is evident on the exterior, or a change in scale
45 such as varying the number of stories. [COMBINE A MINIMUM OF TWO

Page 440 ANNOTATION

PZC recommends making the multifamily weather protection menu-based requirements more lenient, by allowing certain menu features to count double.

The amendment to menu choice a. reduces the minimum sheltered entry area from the equivalent of a 6x6 to a 4x6 foot area for an individual multifamily dwelling.

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1 BUILDING TYPES WITHIN EACH DEVELOPMENT PHASE AND/OR TWO
2 BUILDING SCALES (WHICH INCLUDE VARYING THE NUMBER OF STORIES)
3 WITHIN THE SAME BUILDING. LARGER AND SMALLER BUILDINGS OR
4 BUILDINGS THAT VARY IN THE NUMBER OF STORIES SHALL BE MIXED. A
5 MINIMUM OF TWO OUT OF EVERY EIGHT DWELLINGS SHALL BE A
6 DISTINCT OR SEPARATE BUILDING TYPE OR SCALE. IN LARGER
7 DEVELOPMENTS OF 30 DWELLINGS OR MORE, PROVIDE AT LEAST
8 THREE OR MORE DIFFERENT CHANGES IN BUILDING TYPE OR SCALE.
9 CHANGES IN BUILDING TYPE SHOULD INCLUDE SUBSTANTIAL
10 VARIATIONS IN ARCHITECTURAL FORM AND DESIGN SUCH AS A
11 DIFFERENT PATTERN OR ARRANGEMENT OF MODULATION,
12 ARTICULATION FEATURES, OR WINDOW PATTERNS.]

13 **8. Primary Entrance Treatment**

14 Each building shall incorporate at least three of the following massing, façade, or detail
15 features [ELEMENTS] to define and emphasize a primary entrance:

- 16 a. Entrance on a porch or landing with a minimum inside dimension of six feet and
17 sheltered by a roof, canopy, portico, marquee, or similar weather protection roof
18 feature;
- 19 b. Double doors;
- 20 c. Massing features such as architectural bays that define or emphasize entry
21 locations;
- 22 d. Side-lights (glazed openings to the side of the door), and/or transom-lights
23 (glazed opening above the door) in the entry design;
- 24 e. Outdoor entrance patio, plaza, or courtyard; or
- 25 f. Integrated planters or wing walls that incorporate landscaped areas and/or
26 seating areas.

27 **9. Weather Protection and Sunlight**

28 Building and site design shall respond to Alaska's northern climate, including the effects
29 of snow, ice, low temperatures, wind exposure, and low and seasonal sunlight conditions,
30 by providing at least four features from the following menu. The features set forth in
31 menu choices 9.e., *Year-Round Access to Sunlight*; 9.h., *Sun Trap*; 9.i., *Atrium*; and 9.k.,
32 *Sunlit and Wind Protected Courtyards*; shall each count as two features.[]

33 a. ***Weather Protected Entrance***

34 Provide outdoor shelter that covers at least 32 [36] square feet for any primary
35 entrance that serves one dwelling, 48 square feet for any primary entrance that
36 serves up to four dwellings, and 64 square feet for any primary entrance that
37 serves more than four dwellings.

38 b. ***Sheltered Passenger Loading Zone, Bicycle Parking, or Transit Stop***

39 Provide pedestrian shelter over a passenger loading zone, accessible parking
40 aisle or route, bicycle parking, or a transit shelter.

41 c. ***Ice-Free Walkway***

42 Provide an ice-free (snow melting [HEATED]) walkway for a required walkway
43 connection to a primary entrance.

Page 441 ANNOTATION

Administration Addition
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- 1 d. **Orientation for Sunlight Access**
2 Provide windows and/or primary entrances for at least 20 percent of the wall area
3 with a solar orientation and demonstrate each is likely to receive at least six
4 hours of sunlight access on March/September 21. Natural features existing at
5 the time of development, such as trees, shall not be considered as blocking
6 sunlight access, but newly installed landscaping material shall be planted so as
7 to minimize blocking of sunlight access.
- 8 e. **Year-Round Access to Sunlight**
9 Ensure that one or more windows of every dwelling in the development will
10 receive sunlight access for at least one hour on December 21. Natural features
11 existing at the time of development, such as trees, shall not be considered as
12 blocking sunlight access, but newly installed landscaping material shall be
13 planted so as to minimize blocking of sunlight access.
- 14 f. **Sunlight Access for Neighbors**
15 Preserve sunlight access at least six hours daily on March/September 21 to any
16 adjacent lot zoned PR, any sidewalk across the street, and neighboring
17 residentially zoned property, through building placement, massing, and height.
- 18 g. **Daylighting**
19 Provide for apartment daylighting and building spacing as follows: Locate at
20 least one window in the main living area of each dwelling such that an imaginary
21 daylight plane extending from the window and formed by an angle of 60 degrees
22 that is unobstructed for a horizontal distance of 60 feet. The plane angle shall be
23 measured horizontally from the center of the bottom of the window. As an
24 alternative, two angles with a sum of 60 degrees may be used. [Illustrate]
- 25 h. **Sun Trap**
26 Incorporate a sun trap or “pocket” meeting the requirements of subsection
27 21.07.060F.12, *Sun Pocket* that captures direct and reflected sunlight as part of a
28 common private open space.
- 29 i. **Atrium**
30 Provide an atrium interior sunlit common private open space or primary entrance
31 area, meeting the requirements of subsection 21.07.060F.11., which takes
32 advantage of direct and/or reflected sunlight.
- 33 j. **Stepped or Terraced Building Forms**
34 Provide a stepped or terraced building form above the second story that adheres
35 to a daylight plane with a step-back angle no steeper than one foot of rise per
36 one foot of run, to reduce the potential shadowing and wind turbulence effects of
37 a tall building.
- 38 k. **Sunlit and Wind Protected Courtyards**
39 Provide a housing courtyard as described in subsection 21.07.060F.7.
- 40 10. **Accessory Elements**
41 a. **Storage**
42 A multifamily project shall provide at least 40 square feet of covered, enclosed,
43 and secure bulk storage area per dwelling unit for bicycles, winter tires, and other
44 belongings that typically cannot be accommodated within individual dwelling
45 units. Storage areas shall not include closets accessed from within the dwelling,
46 but may include garage floor area not required for vehicle maneuvering or
47 parking. Storage and other accessory buildings shall be designed with materials
48 and/or architectural elements that are related to the principal building(s).

Page 442 ANNOTATION

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- 1 **b. *Trash Receptacles/Dumpsters***
2 Where dumpsters are allowed, they shall comply with the requirements of
3 21.07.080 **GIH**. Where dumpsters are not provided, multifamily developments
4 shall provide covered storage for trash receptacles. Such storage shall not be
5 located between any building and the primary adjacent street frontage.
- 6 **c. *Garages***
7 **i. *Attached or Detached Garages***
8 To the maximum extent feasible, garage entries and carports shall not be
9 located between a principal multifamily building and a required street
10 frontage, but shall instead be internalized in building groups so that they
11 are not visible from adjacent streets.
- 12 **ii. *Size***
13 Street-facing detached garages and carports shall be limited to six
14 spaces per structure to avoid a continuous row of garages or carports.
15 No more than six garage doors may appear on any multifamily building
16 elevation facing a street, and the plane of each garage door shall be
17 offset at least two feet from the plane of the garage door adjacent to it.
- 18 **iii. *Design***
19 Detached garages and carports shall be integrated in design with the
20 principal building architecture, and shall incorporate similar and
21 compatible building and roof forms, scale, materials, color, and details.
- 22 **d. *Mechanical and Electrical Equipment***
23 Mechanical and electrical equipment serving a single building shall be screened
24 from view as provided below. This requirement applies to heating, ventilation,
25 and cooling equipment; pumps; generators; and groups of four or more utility
26 meters. The screening requirement does not apply to telecommunications
27 equipment, chimneys, minor vent pipes, wall vents that are flush/near-flush with
28 the building wall, or solar collectors and reflectors. Screening shall comply with
29 AMC title 23 and the access and safety requirements of utilities.
- 30 **i. *Rooftop Mechanical and Electrical Equipment***
31 Rooftop mechanical and electrical equipment shall be screened from
32 view of abutting streets and the ground level of residentially zoned lots
33 using the menu choices provided in subsection d.ii. below. If menu
34 choice ii.(C). is the only choice selected, then the roof mounted
35 equipment shall also be set back from the roof edge (where the roof
36 meets the façade wall) at least three feet for each foot of height of the
37 equipment.
- 38 **ii. *Mechanical and Electrical Equipment – Other***
39 All other mechanical and electrical equipment shall be screened from
40 view from abutting streets, except where located more than 40 feet from
41 the street or right-of-way, using one of the following choices:
- 42 **(A)** Sight-obscuring landscaping consisting of shrubs, trees, berms,
43 and/or hardscape materials. Other landscaping required by this
44 title, such as perimeter landscaping, may be used if it meets this
45 standard.
- 46 **(B)** A sight-obscuring fence, wall, or structure that is adequate in
47 height to screen the equipment.

Page 443 ANNOTATION

A proposed clarification and intended improvement to the wording of the purpose statement.

Clarification of the applicability statement, relative to the way Title 21 defines different housing structure types. The townhouse standards apply to dwellings attached side-by-side. To streamline the code, the design innovation credit provision for townhouses has been consolidated with other housing types in subsection B.3., above.

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1 (C) Wall-mounted utility meter bases finished in a color that is
2 consistent with other areas of the building façade, unless an
3 alternative color or design is approved by the director.

4 (D) Equipment that is disguised, camouflaged, or hidden so that its
5 function as mechanical or electrical equipment is imperceptible
6 to an uneducated eye.

7 **D. Standards for Townhouse Residential**

8 **1. Purpose**

9 The purpose of these standards is to:

- 10 a. Provide visual interest and architectural variety to attached dwellings that
11 enhances [ADDS VISUAL INTEREST TO] the neighborhood character;
- 12 b. Diminish the impacts of rows of garages and driveways on the pedestrian
13 environment and street;
- 14 c. Reduce the apparent bulk and scale of townhouse buildings, and avoid long
15 unbroken facades;
- 16 d. Encourage pedestrian access to be convenient, visible, safe, and inviting; and
- 17 e. Promote daylighting and views, front yard landscaping, front entries, and
18 windows facing the street.

19 **2. Applicability**

20 These standards shall apply to any townhouse development and any townhouse-style
21 structure, any attached single-family use, and any two-family use that is constructed in
22 townhouse-style. This section does not apply in Girdwood.

23 **[DESIGN INNOVATION CREDIT**

24 THE DECISION-MAKING BODY MAY APPROVE A DESIGN INNOVATION THAT IS
25 NOT COVERED BY THE MENU CHOICES TO BE USED AS CREDIT FOR UP TO ONE
26 DESIGN FEATURE IN THIS SECTION. THE APPLICANT SHALL DEMONSTRATE A
27 SPECIFIC FEATURE THAT REALIZES THE INTENT OF THE SUBSECTION, AND
28 THAT:

- 29 a. ACHIEVES AN EQUAL OR BETTER DESIGN SOLUTION FOR THE
30 DEVELOPMENT THAN WOULD RESULT FROM APPLICATION OF THE
31 BASIC MENU CHOICES; AND
- 32 b. DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES OR STREETS.]

33 **3. Building Size**

34 The maximum number of dwellings attached in a single row or building shall be:

- 35 a. Two dwellings in the R-2A and R-2D districts.
36 [FOUR DWELLINGS IN THE R-2F DISTRICT.]
- 37 b. Six dwellings in the R-2M district.
- 38 c. Ten dwellings in all other districts in which the use is allowed.

Page 444 ANNOTATION

To streamline the residential section, the window and spacing requirements for townhouse structures have been consolidated with the nearly identical requirements for multifamily structures in C.3., to avoid repeating nearly identical regulations with minor inconsistencies. This simplifies the code for users and administrators.

Adjustments have been made to the multifamily section in C.3. such that the window and building spacing requirements applicable to townhouses remain the same as provisionally adopted and approved by PZC and Assembly Title 21 Committee.

In response to public comments, the entryway provision is amended to clarify that front entrances do not have to actually face the street, and the standard for visibility is clarified to mean the door itself should be visible from the street it is accessed.

In response to comments, the provisionally adopted requirement to provide separated walkways in 5.d. is proposed to be made more flexible by allowing for an alternative facility called “parking courtyards”. It is based on a practice used in some northern cities to allowing, where appropriate, a shared parking / play courtyard facility in lieu of separated vehicle parking and pedestrian facilities. This can save project costs and space, while achieving the intent of the code for pedestrian access. The design standards for “parking courtyard” are proposed to be located in a generally applicable section (21.07.060F.18), so this option is accessible to more housing types than just townhouses, and to streamline this section.

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4. **Daylighting, Views, and Building Spacing**

Residential buildings shall comply with subsection 21.07.110C.3., *Daylighting, Views, and Building Spacing*, above.

a. **WINDOWS**

WINDOWS AND/OR PRIMARY ENTRANCE DOORS SHALL BE A MINIMUM OF 15 PERCENT OF THE WALL AREA OF ANY BUILDING ELEVATION FACING A STREET, PRIVATE COMMON OPEN SPACE, OR THAT HAS PRIMARY ENTRANCES TO DWELLINGS.

b. **BUILDING SPACING**

THE AVERAGE DISTANCE BETWEEN ANY FRONT AND/OR REAR BUILDING WALLS OF TWO TOWNHOUSE STRUCTURES (WITH FIVE OR MORE UNITS) ON THE SAME SITE SHALL BE THE GREATER OF THE FOLLOWING:

i. 20 FEET.

ii. ONE FOOT DISTANCE FOR EVERY ONE FOOT OF BUILDING HEIGHT UP TO 30 FEET.

c. **EXCEPTIONS**

i. UP TO ONE-THIRD OF REQUIRED WINDOW/DOOR AREA AND/OR REQUIRED BUILDING SPACE BETWEEN BUILDINGS MAY BE TRANSFERRED TO ANOTHER WALL ELEVATION OR SIDE OF THE RESIDENTIAL STRUCTURE, SUBJECT TO AN ADMINISTRATIVE SITE PLAN REVIEW. TRANSFERRED SPACE SHALL BE ADDED TO PRIVATE OPEN SPACE THAT MEETS THE STANDARDS OF 21.07.030. IT SHALL BE DEMONSTRATED TO THE DIRECTOR'S SATISFACTION THAT THE TRANSFER RESPONDS TO A SITE-SPECIFIC ATTRIBUTE SUCH AS SOLAR ORIENTATION, A NOISY ARTERIAL STREET, OR OBJECTIONABLE VIEW, AND THAT MITIGATING FEATURES WILL BE PROVIDED FOR THE AFFECTED WALL OR AREA.

ii. AN OVERALL REDUCTION IN REQUIRED WINDOW AREA MAY BE APPROVED IF DEMONSTRATED BY CALCULATION BY AN ENERGY RATER CERTIFIED BY THE STATE OF ALASKA THAT THE REDUCTION IS NECESSARY TO ACHIEVE AN UPGRADED ENERGY STAR RATING OF FIVE STAR OR FIVE STAR PLUS.]

5. **Entryway Treatment**

Primary entrances shall be given emphasis and physical access by the following:

a. Placement on a street-facing building elevation, or where the entry door is visible from (if not facing) the [AN ABUTTING] street, or facing a common private open space such as an entry courtyard;

b. A porch, landing, or other outdoor transition space with a minimum dimension of four feet, and distinguished from abutting parking surfaces by changes in material or elevation;

c. A sheltering roof structure such as an overhang, recess, portico, or other permanent architectural feature of at least 16 square feet; and

d. Connection to the street by walkways and/or the unit's individual driveway, or a parking courtyard as provided in subsection 21.07.060F.18.

Page 445 ANNOTATION

To streamline the residential section, the building articulation menu for townhouse structures has been consolidated into the multifamily menu, which is similar in its content. This change simplifies the code for users and administrators, by eliminating repeated regulations with minor inconsistencies.

The menu choices from the townhouse menu are either already addressed by the multifamily menu, or have been added to that menu (C.7.). Adjustments have been made to some multifamily menu items such that the standards applicable to townhouses remain, with minor adjustments, the same as what was provisionally adopted and approved by PZC and Assembly Title 21 Committee.

Townhouse building articulation standard in menu item a. is kept distinct from multifamily, to reflect differences in the building types that were approved by PZC and 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]

6. **Building Articulation**

Principal buildings shall comply with subsection 21.07.110C.7., *Building Articulation and Visual Variety*, above, except that the standard for meeting menu item C.7.a., *Wall Modulation*, shall be as follows:

ANY TOWNHOUSE BUILDING ELEVATION FACING A STREET, COMMON PRIVATE OPEN SPACE, OR HAVING AT LEAST ONE PRIMARY ENTRANCE SHALL PROVIDE FEATURES FROM THE MENU BELOW. IF THE BUILDING HAS ONE OR TWO APPLICABLE ELEVATIONS, THEN AT LEAST FOUR FEATURES SHALL BE PROVIDED ON EACH ELEVATION. IF A THIRD ELEVATION IS APPLICABLE, AT LEAST THREE FEATURES SHALL BE PROVIDED ON THAT ELEVATION. IF THE BUILDING HAS FOUR OR MORE DWELLINGS, FEATURE 6.A. SHALL BE REQUIRED AS ONE OF THE FEATURES ON EACH APPLICABLE ELEVATION. ANY APPLICABLE ELEVATION WITH THE PRIMARY ENTRANCE SHALL HAVE FOUR FEATURES PROVIDED.

a. Provide projections, recesses, or reveals at least four feet wide, with a change in wall plane of at least two feet, provided at intervals of no more than 24 feet apart or at the common wall between units, except:

i. The maximum interval may be increased by two and one half feet for each foot of additional width and change in wall plane of the projection or recess—up to a maximum interval of 48 feet.

ii. The standard applies on a minimum of 60 percent of the height of the building wall **TWO STORIES OF A THREE STORY ELEVATION**.

b. **UPPER STORY CANTILEVER OR STEP-BACK WITH A CHANGE OF WALL PLANE OF AT LEAST FOUR FEET OR TWO FEET IF ACCENTUATED BY A CHANGE IN SIDING OR THE FAÇADE IS ONLY TWO STORIES IN HEIGHT.**

c. **USE OF TWO OR MORE WALL SIDING MATERIALS, OR A CHANGE OF COLOR ONLY IF THE COLOR CHANGE IS DELINEATED WITH TRIM.**

d. **USE OF TWO OR MORE ORNAMENTAL DETAIL FEATURES SUCH AS MEDALLIONS, SHUTTERS, COLUMNS, PILASTERS, WALL MODULATIONS THAT DON'T MEET 6.A. ABOVE, THREE AND ONE HALF INCH WIDE TRIM, BALCONIES THAT DON'T MEET 6.E. BELOW, OR OTHER SIMILAR FEATURES APPROVED BY THE DIRECTOR.**

e. **BALCONIES AT LEAST 24 SQUARE FEET IN AREA AND SIX FEET WIDE, PROVIDED AT INTERVALS TO DISTINGUISH INDIVIDUAL DWELLINGS.**

f. **COVERED ENTRY PORCHES OR LANDINGS AT LEAST 24 SQUARE FEET IN AREA AND SIX FEET WIDE, PROVIDED AT INTERVALS TO DISTINGUISH INDIVIDUAL DWELLINGS.**

g. **BAY WINDOW AT LEAST SIX FEET WIDE AND SIX FEET HIGH EXTENDING AT LEAST 18 INCHES FROM THE WALL PLANE, OR ANOTHER TYPE OF LARGE WINDOW OF AT LEAST THE SAME SIZE, PROVIDED AT INTERVALS TO DISTINGUISH INDIVIDUAL DWELLINGS.**

h. **VARIATIONS IN ROOF FORM, ORIENTATION, OR HEIGHT AT LEAST SIX FEET WIDE SUCH AS DORMERS, PROJECTING ROOF FORMS, MULTIPLE ROOF PEAKS, OR TERRACING PARAPET, WITH A VERTICAL CHANGE IN ROOF PLANE OF AT LEAST TWO FEET, OR JOGGED RIDGE LINES, WITH A**

Page 446 ANNOTATION

Removes a planting requirement that applied to wide front facing garages, in response to changes by the Assembly Title 21 Committee in the landscaping section.

Wording improvements and an illustration are provided as clarification.

Administration Addition
[ADMINISTRATION DELETION]

PZC Addition
[PZC DELETION]

Assy Cmte Addition
[ASSY CMTE DELETION]

Tech Edit Addition
[TECH EDIT DELETION]

- 1 MAXIMUM OF 32 FEET OF UNINTERRUPTED ROOFLINE BETWEEN ROOF
2 VARIATION FEATURES.
- 3 i. VARIATIONS IN ARCHITECTURAL FORM OR SCALE BETWEEN INDIVIDUAL
4 DWELLINGS, SUCH AS REVERSED ELEVATIONS, A DIFFERENT PATTERN
5 OR ARRANGEMENT OF ARTICULATION ELEMENTS OR WINDOWS IN THE
6 END UNITS, OR A DIFFERENT DWELLING UNIT DESIGN, OR CHANGE IN
7 DWELLING UNIT SCALE (WIDTH OR HEIGHT).
- 8 j. PROVIDE THE BUILDING ELEVATION WITHOUT GARAGE BAYS (I.E., FREE
9 OF GARAGE DOORS).
- 10 k. PROVIDE WINDOWS AND/OR PRIMARY ENTRANCES COMPRISING AT
11 LEAST 20 PERCENT OF THE WALL AREA OF THE BUILDING ELEVATION.]

12 7. **Front-Facing Garages**

13 Where the garage or driveway faces the street or is on the same building elevation as the
14 primary entry to the dwelling, the following standards shall be met:

- 15 a. The garage door width shall not exceed the greater of 10 feet or 50 percent of
16 the width of the elevation of the dwelling, except as provided below.
- 17 b. The garage door width may be up to 67 percent of the width of each dwelling, if
18 the building elevation provides at least one feature more than the minimum
19 number required in subsection C.7. [D.7.], *Building Articulation* [AND THE
20 LANDSCAPE AREAS REQUIRED IN D.9. BELOW ARE PLANTED WITH AN
21 ADDITIONAL 0.1 LANDSCAPE UNITS PER SQUARE FOOT].

22 8. **Landscaping**

23 a. ***Semi-Private Transition Space***

24 The area between the front entry porch or landing and the abutting street shall be
25 planted as provided in 8[9].d. below. [WITH SITE ENHANCEMENT
26 LANDSCAPING.] Front driveway width and other motor vehicle parking facilities
27 shall not encroach into this area.

28 b. ***Front Driveway Separations***

29 Where townhouse units are served by individual garages or driveways fronting
30 onto the street or on the same building elevation as the primary entry to the
31 dwelling, a landscaping planting area with a width of no less than four feet shall
32 be provided between each individual driveway. The planting area shall extend
33 out the full distance to the street, shared driveway, parking bay, or circulation
34 aisle, but in no case extend out less [BE SHORTER] than eight feet from the
35 building garage facade. Driveways may be combined for a maximum of two
36 dwellings, however no driveway or driveway combination shall exceed 32 feet
37 without a landscaped break.

Page 447 ANNOTATION

To simplify and streamline the code, the foundation planting bed requirement for a townhouse building next to its parking lot is made consistent with the equivalent requirement for multifamily buildings. The multifamily planting requirement is similar, but simpler and easier to understand.

The planting requirement is converted from the provisionally adopted landscaping units system, in order to reflect changes in the landscaping section.

The last sentence is proposed by the Administration to be deleted in response to a comment from homebuilders that the requirement for a barrier between landscaping and townhouse driveways is too expensive.

The Administration proposed to delete all of the design standards for single-family dwellings. However, the PZC recommended to retain both sections of standards for single-family, with substantive changes.

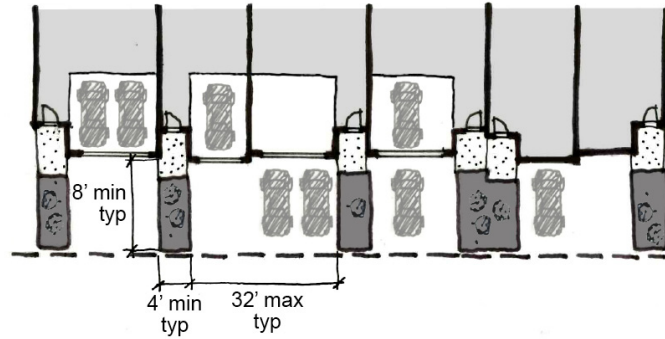
The Assembly Title 21 Committee recommends to delete the first section of single-family standards, which required a certain aspect ratio, roof design, and a permanent foundation in order to address manufactured housing. The Committee recommends to retain Section E., with amendments as shown.

Administration Addition
[ADMINISTRATION DELETION]

PZC Addition
[PZC DELETION]

Assy Cmte Addition
[ASSY CMTE DELETION]

Tech Edit Addition
[TECH EDIT DELETION]



 compliant landscape break

c. **Common Parking Facilities and Driveways**

A foundation planting bed conforming to the requirements of subsection 21.07.110C.4., *Relationship to Parking*, shall be provided along townhouse-style structure elevations that abut common parking and access facilities, including parking bays, circulation aisles, and access driveways shared in common among multiple units. [OF AN AVERAGE OF SIX FEET IN DEPTH (MINIMUM OF FIVE AT ANY POINT) SHALL BE PROVIDED (WITH BREAKS ALLOWED FOR BUILDING ACCESS) ALONG TOWNHOUSE STRUCTURE ELEVATIONS THAT ABUT COMMON PARKING AND ACCESS FACILITIES, INCLUDING PARKING BAYS, CIRCULATION AISLES, OR ACCESS DRIVEWAYS SHARED IN COMMON AMONG MULTIPLE UNITS. AS AN ALTERNATIVE, THE LANDSCAPING AREA REQUIRED BEYOND THE MINIMUM FOUR FOOT DEPT MAY BE PLACED ELSEWHERE ON THE SITE ABUTTING THE COMMON PARKING FACILITY. THE BED SHALL BE PLANTED WITH 0.1 LANDSCAPING UNITS PER SQUARE FOOT.]

d. **Landscaping Bed and Planting Material Standards**

Landscaping area required by subsections 8.a. and 8.b. above [THIS SECTION] shall be planted with at least one tree and five shrubs in front of each dwelling [0.2 LANDSCAPE UNITS PER SQUARE FOOT OF PLANTING AREA, EXCEPT THAT PLANTING AREAS WITH A MINIMUM INSIDE DIMENSION OF 12 FEET OR MORE MAY BE PLANTED WITH 0.1 LANDSCAPE UNITS PER SQUARE FOOT]. Planting beds shall be separated from parking spaces and driveways by landscape edging. [LANDSCAPING AREAS SHALL BE PROTECTED FROM COMMON PARKING AREAS AND CIRCULATION AISLES BY VERTICAL CURBING OR A PERMANENT HARDSCAPE FEATURE SUCH AS CURB STOPS, BOLLARDS, OR BOULDERS.]

9. **Utility Meters, Electrical Conduit, and Other Service Utility Apparatus**

Utility meters and rooftop mechanical equipment shall comply with the multifamily utility screening requirements in subsection C.9.d. above.

STANDARDS FOR ALL SINGLE-FAMILY RESIDENTIAL STRUCTURES

1. **APPLICABILITY**

THE STANDARDS OF THIS SUBSECTION E. APPLY TO ALL SINGLE-FAMILY RESIDENTIAL STRUCTURES.

2. **PERMANENT FOUNDATION**

ALL DWELLINGS SHALL BE ON A PERMANENT FOUNDATION.

Page 448 ANNOTATION

Proposed clarifications to the applicability section.

The Assembly Committee supported retaining the number of different housing models required, while clarifying the meaning of “noticeably different” for ease of interpretation.

Administration Addition
[ADMINISTRATION DELETION]

PZC Addition
[PZC DELETION]

Assy Cmte Addition
[ASSY CMTE DELETION]

Tech Edit Addition
[TECH EDIT DELETION]

3. **ASPECT RATIO OR ROOF DESIGN**

- a. THE DIMENSIONS OF A RECTANGLE, DRAWN TO ENCOMPASS THE WHOLE STRUCTURE MEASURED AT 30 INCHES ABOVE THE GROUND, SHALL BE AS FOLLOWS: THE SHORTER DIMENSION OF THE RECTANGLE SHALL BE MORE THAN 30 PERCENT OF THE LONGER DIMENSION OF THE RECTANGLE; OR
- b. IF ALL OF THE DWELLING IS SINGLE-STORIED, IT SHALL HAVE A PITCHED ROOF OF AT LEAST THREE TO 12 (RISE TO RUN).
- c. THE DIRECTOR MAY PROVIDE A WAIVER IN WRITING AT A DESIGN CONCEPT PHASE, THAT EXEMPTS A STRUCTURE FROM MEETING EITHER OF THESE REQUIREMENTS.

4. **APPEALS**

THE URBAN DESIGN COMMISSION SHALL HEAR APPEALS FROM THE DIRECTOR'S DECISION IN THIS SUBSECTION.]

E. **Standards for Some Single-Family and Two-Family Residential Structures**

1. **Applicability**

The standards of this subsection E[F]. apply to the developments listed below. [ANY SINGLE-FAMILY USE EXCEPT FOR SINGLE-FAMILY RESIDENTIAL USES ON LOTS OF 20,000 SQUARE FEET OR GREATER, AND APPLY TO ANY MULTIFAMILY USE WITH SINGLE-FAMILY STYLE CONSTRUCTION ON A SINGLE LOT.] This section does not apply to accessory dwelling unit uses or in Girdwood.

- a. Any single-family use except for single-family residential uses on lots of 20,000 square feet or greater.
- b. Any two-family use that is not constructed in townhouse-style and is on a lot less than 20,000 square feet.
- c. Any multifamily use with single-family or two-family style construction.

2. **Mix of Housing Models**

Any subdivision or development of five or more units shall have a mix of housing models, as determined during the building permit process, according to the following table:

TABLE 21.07-12 MIX OF HOUSING MODELS	
Number of units	Number of different models required
5-10	2
11-20	4
21-30	5
31 or more	6

Each housing model shall be noticeably different through at least three of the following variations. For the purposes of this provision, "noticeably different" means a change that is easily apparent when looking at building plans and elevation drawings, without resorting to using measurements and scales/rulers in order to determine a difference in design.]

Page 449 ANNOTATION

The dimensional standard for a porch is proposed by PZC to be made more flexible.

The Assembly Title 21 Committee supports the recommendation of PZC to allow the garage door to extend up to 67 percent of the front façade of the house, and to delete the limitations on how much of the wall area of the front façade can be a garage.

Administration Addition
[ADMINISTRATION DELETION]

PZC Addition
[PZC DELETION]

Assy Cmte Addition
[ASSY CMTE DELETION]

Tech Edit Addition
[TECH EDIT DELETION]

- 1 a. [NOTICEABLY DIFFERENT W]Window placement and entrance location.
- 2 b. [NOTICEABLY DIFFERENT F]Façade detail elements, siding material, or siding
3 colors.
- 4 c. [NOTICEABLY DIFFERENT P]Placement of the building footprint on the lot. A
5 four foot setback differential to the closest front corner of the adjacent façade
6 shall be acceptable.
- 7 d. [NOTICEABLY DIFFERENT G]Garage placement.
- 8 e. [NOTICEABLY DIFFERENT R]Roof design/feature. This includes the main
9 ridgeline being oriented differently, two or more additional roof planes, addition of
10 at least one dormer, or a different roof style.
- 11 f. [NOTICEABLY DIFFERENT E]Exterior elevations.
- 12 g. [NOTICEABLY DIFFERENT B]Building massing.

13 The development (of five or more units) shall be arranged to avoid placing identical
14 housing types, including mirror image floor plans, on lots that share side lot lines.

15 **3. Primary Entrance**

- 16 a. A porch or landing with [A MINIMUM INSIDE DIMENSION OF] at least 16 square
17 [FOUR] feet shall be provided at the primary entrance. The porch or landing
18 shall be covered by a roof of at least 16 square [FOUR] feet [BY FOUR FEET,
19 LOCATED AT THE PRIMARY ENTRANCE].
- 20 b. The primary entrance of each residence and the walkway to that entrance shall
21 be clearly visible from the street. The roofed porch/landing of primary entrances
22 on side elevations shall extend at least three feet from the elevation. Primary
23 entrances shall not be located on the rear of the structure.
- 24 c. A hard-surfaced pedestrian walkway shall be provided from the street, sidewalk,
25 or driveway to the primary entrance. Roof drainage shall not fall upon the
26 walkway.

27 **4. Garages**

- 28 a. Where a garage (with no habitable floor area above) extends from the rest of the
29 structure towards the street, the width of the non-garage portion of the front
30 building elevation shall be no less than the length that the garage extends from
31 the rest of the structure.
- 32 b. Garage doors facing the street shall comprise no more than 67 [60] percent of
33 the total width of a dwelling's building elevation [AND NO MORE THAN 30
34 PERCENT OF THE OVERALL SQUARE FOOTAGE (AREA) OF THE
35 DWELLING'S FRONT ELEVATION THAT FACES THE STREET.] [SINGLE-
36 STORY HOMES ARE EXEMPTED FROM THE GARAGE DOOR AREA
37 LIMITATION.]
- 38 c. Dwelling units with a street-facing building elevation that is 40 feet wide or
39 narrower and with garage doors that face the street shall feature at least one
40 design element from each of the three lists below.
 - 41 i. List A:
42 (A) At least one dormer that is oriented toward the street.

Page 450 ANNOTATION

PZC proposes to allow a bay window that receives credit in “List C” menu to also count toward the minimum number of features required under the “List A” menu.

Clarifications are proposed. Also, rather than reducing the setback for this specific situation, which could have had impacts on other things such as outbuildings, the provision is reworded to allow the building to encroach into the setback.

Administration Addition
[ADMINISTRATION DELETION]

PZC Addition
[PZC DELETION]

Assy Cmte Addition
[ASSY CMTE DELETION]

Tech Edit Addition
[TECH EDIT DELETION]

- 1 (B) The front **building** elevation has two or more facades that are
2 offset by at least 16 inches. Each façade or a combination of
3 offset facades shall be at least one third of the area of the
4 **building** elevation[, AND FACADES THAT RECEIVE CREDIT
5 FOR A BAY WINDOW SHALL NOT RECEIVE CREDIT FOR
6 THIS CHOICE].
- 7 (C) Front-facing balcony, accessible from a habitable room, at least
8 six feet wide, that projects from a façade at least two feet and is
9 enclosed by an open railing.
- 10 ii. *List B:*
- 11 (A) A primary entrance area with a covered porch or landing at least
12 eight feet wide, incorporating visual enhancements such as
13 gabled roof forms, roof brackets, fascia boards, side lights,
14 and/or ornamental columns divided visually into top, middle, and
15 bottom.
- 16 (B) A bay window on the front elevation at least six feet wide that
17 extends a minimum of 12 inches outward from a façade, forming
18 a bay or alcove in the room within.
- 19 (C) If the garage is more than one car wide, multiple garage doors
20 are used.
- 21 iii. *List C:*
- 22 (A) Windows and primary entrance door(s) that occupy a minimum
23 of 25 percent of the wall area of the front elevation. Windows in
24 the garage door do not count towards the 25 percent.
- 25 (B) Trim (minimum three and one half inches wide) of a different
26 color from the primary siding color, shall outline all windows,
27 doors, and roof edges on the front **building** elevation, and may
28 outline corners and projections/recesses on the front **building**
29 elevation.
- 30 (C) A minimum of two different siding materials and/or patterns are
31 used on the front **building** elevation. Doors and trim do not
32 qualify as a type of siding material.
- 33 d. The **house may encroach into the primary [MINIMUM]** front **[BUILDING]** setback
34 **[MAY BE REDUCED]** by **up to** five feet when there is no garage, or where there
35 is a garage (attached or detached) where the front wall of the garage is located
36 at least **8 [10]** feet behind the front façade of the house.
- 37 5. **Windows**
- 38 a. Windows and primary entrance door(s) shall occupy a minimum of 15 percent of
39 the wall area of a building elevation facing a street or **required** private common
40 open space. Windows in the garage door do not count towards the 15 percent
41 requirement.
- 42 b. Any **building** elevation with solar orientation shall have at least one window that is
43 a minimum of six square feet.
- 44 c. An overall reduction in required window area may be approved if demonstrated
45 by calculation by an energy rater certified by the state of Alaska that the

Page 451 ANNOTATION

The definition of Quonset Hut has been moved to Chapter 14 terms and definitions section, and is subject to proposed changes there.

Inserts content into the reserved section which is intended to address developments with multiple residential structures on a lot (sometimes referred to as “site condominiums” or “horizontal condominiums”). Content is as approved by PZC. The standards are designed to be administered through a site plan review process. Larger developments are recommended by PZC to be subject to a public hearing site plan review before a board or commission.

Administration Addition
[ADMINISTRATION DELETION]

PZC Addition
[PZC DELETION]

Assy Cmte Addition
[ASSY CMTE DELETION]

Tech Edit Addition
[TECH EDIT DELETION]

reduction is necessary to achieve an upgraded Energy Star rating of Five Star or Five Star Plus.

F. Prohibited Structures

[RESERVED]

[QUONSET HUT IS DEFINED AS A SELF-SUPPORTING STRUCTURE THAT IS SHAPED LIKE A LONGITUDINAL HALF OF A CYLINDER RESTING ON ITS FLAT SURFACE, WITH OR WITHOUT STRAIGHT SIDES OF SIX FEET OR LESS ON THE CYLINDER (NON-GABLE) SIDES, THAT IS MORE THAN 10 FEET WIDE ACROSS THE GABLE END, OR 15 FEET ALONG THE NON-GABLE SIDE, OR 10 FEET HIGH, AND HAS TWO OF THE FOUR FOLLOWING CHARACTERISTICS:

1. PREFABRICATION.
2. FABRIC OR PLASTIC MATERIAL OR CORRUGATED METAL ROOFING.
3. RIBBED APPEARANCE IN THE ROOFING MATERIAL.
4. A ROOF SYSTEM THAT IS IN HEIGHT AS TALL AS OR TALLER THAN THE WALL SYSTEMS ON THE NON-GABLE SIDES.]

G. Site Design

1. Subdivisions

Subdivisions of land shall comply with the standards of chapter 21.08, *Subdivisions*.

2. Multiple Structures on One Lot

[RESERVED]

a. Intent

This section regulates the development of multiple residential structures on a single lot. The section is intended to allow flexibility from the subdivision regulations while still achieving neighborhoods that are healthy, safe, and convenient, and meet the goals of the comprehensive plan. The approval processes and standards are intended to result in a development with a cohesive neighborhood identity, an attractive and functional streetscape, a hierarchy of streets and driveways, convenient and safe pedestrian circulation, sufficient parking near each dwelling unit, usable and well-located open space, a positive image of higher density residential development, and well designed and visually pleasing structures and neighborhoods.

b. Applicability and Review Process

- i. This section applies to the development of two or more principal residential structures on a single lot. It does not apply to the development of an accessory dwelling unit or a caretaker's unit.
- ii. Multiple residential structures on a single lot are permitted in the R-2M, R-3, R-4, R-4A, B-3, and RO districts.
- iii. Applicable developments with between two and 15 dwelling units shall be approved by administrative site plan review pursuant to subsection 21.03.180B. Applicable developments with 16 or more dwelling units shall be approved by major site plan review pursuant to subsection 21.03.180C.

Page 452 ANNOTATION

Administration Addition
[ADMINISTRATION DELETION]

PZC Addition
[PZC DELETION]

Assy Cmte Addition
[ASSY CMTE DELETION]

Tech Edit Addition
[TECH EDIT DELETION]

- 1 iv. All approvals under this section shall use the approval criteria of
2 subsection 2.c. below, in addition to the general site plan review approval
3 criteria. The decision-making body may place conditions on the
4 development as it may deem necessary to meet the approval criteria.
- 5 c. **Approval Criteria**
- 6 i. The proposal shall clearly distinguish between streets and driveways.
7 Streets shall allow vehicles to travel into and within the development, and
8 shall be the means for assigning an address to dwelling units.
9 Driveways shall access garages and parking areas. Some small
10 developments may not need a street network.
- 11 ii. Dwelling units shall be oriented towards streets (either within the
12 development or along the boundary of the development) or towards a
13 courtyard or similar common open space. Buildings with frontage on
14 both a street and a driveway shall be oriented towards the street. If the
15 development is so small that no internal street network is necessary,
16 then buildings and dwelling units shall be oriented towards the local
17 public streets on the boundaries of the development, or towards common
18 open space.
- 19 iii. The area between the front of a unit facing a street and the street shall
20 include landscaping or lawn, so that the streetscape features green
21 space rather than just paved parking areas. Adequate snow storage
22 area shall be provided. On-street parking shall be accommodated (if
23 provided).
- 24 iv. Developers should make every effort to design and arrange dwelling
25 units in such a manner as to provide “eyes on the street,” take advantage
26 of solar access, and to the extent feasible, provide privacy for
27 neighboring units’ yards.
- 28 v. In addition to sidewalks required by section 21.07.060, pedestrian
29 pathways shall be provided to large open space areas and in the middle
30 of long blocks. Pedestrian circulation should be convenient both within
31 the development and to appropriate neighboring areas outside the
32 development.
- 33 vi. The development is designed to take advantage of any significant natural
34 features on site, and to provide usable open space and recreation areas.
- 35 d. **Development Agreement**
- 36 The developer shall enter into a development agreement with the department,
37 using the provisions established in subsection 21.03.100E., *Improvements*
38 *Associated with Land Use Permits.*
- 39 e. **Minimum Standards**
- 40 All development with multiple residential structures on a single lot shall meet the
41 following minimum standards, in addition to the applicable standards of this title.
- 42 i. **Open Space**
- 43 A minimum of 30 percent of the site shall be reserved as open space
44 which shall meet the standards of section 21.07.030, *Private Open*
45 *Space.* Any requirement in section 21.07.030 for open space for the
46 individual use of a dwelling shall count towards the total 30 percent
47 requirement. The open space shall not be simply the lot setbacks and

Page 453 ANNOTATION

Changes to the driveway width requirements for residential developments are proposed by the Administration in order to make the section clearer and more flexible, in response to comments from the building community.

The changes include allowing driveways to be up to the same percentage of a lot's street frontage width as allowed by current Title 21.

The provisionally adopted residential driveway provision is kept more flexible than current code with respect to narrow lots in three exceptions in subsection c.

Applicability provisions are consolidated and clarified and provided with subsection headings.

Subsection d. is added give the traffic engineer the authority to approve narrower residential driveways than established by the Municipal Driveway Standards, where appropriate.

Administration Addition
[ADMINISTRATION DELETION]

PZC Addition
[PZC DELETION]

Assy Cmte Addition
[ASSY CMTE DELETION]

Tech Edit Addition
[TECH EDIT DELETION]

- 1 leftover fragments such as corner bits that are unusable for other
2 purposes.
- 3 ii. Buffers for Neighboring Uses
4 Common open space with L3 screening landscaping shall be provided
5 along any lot line abutting a residential neighborhood where the density
6 is less than half the density of the development with multiple residential
7 structures on a single lot.
- 8 iii. Building Spacing
9 Within a development, no portion of any single-, two-, or three-story
10 building shall be closer than 10 feet from any other single-, two-, or
11 three-story building. All portions of any building taller than three stories
12 shall be separated by no less than 20 feet from any other building.
- 13 iv. Vehicle Plug-In
14 Each unit with no garage shall be provided with at least one electrical
15 outlet that is convenient to the required parking space(s).
- 16 3. **Driveway Width**
- 17 a. **Purpose**
18 This section limits the width of a driveway at the property line and at the street
19 curb. The intent of these limitations is to provide adequate space for snow
20 storage within the right-of-way, to have space for on-street parking where
21 appropriate, and to discourage the majority of the front area of a lot from being
22 paved and/or used for vehicle parking.
- 23 b. **Applicability**
- 24 i. This section applies to driveway throat width at the property line and
25 street curb.
- 26 ii. Residential driveways are also subject to the municipal driveway
27 standards currently established by the traffic engineer. Where there is a
28 conflict, this section shall govern. Access to streets owned by the state
29 of Alaska requires compliance with state driveway standards, as
30 provided in subsection 21.07.090H.9.d.
- 31 iii. When a driveway serves both residential and nonresidential principal
32 uses, the driveway dimensions shall be as required for the nonresidential
33 use, unless approved otherwise by the traffic engineer.
- 34 c. **Percent of Lot Frontage**
35 **[UNLESS OTHERWISE PROVIDED IN THIS TITLE, T]The total width of**
36 **driveway entrances to a residential lot from a street shall not exceed 40 percent**
37 **of the frontage of the lot, or 33 percent of the frontage if the platting authority or**
38 **traffic engineer finds that conditions warrant it [ON THE STREET AT THE**
39 **PROPERTY LINE AND 30 PERCENT AT THE CURB].**
- 40 i. A driveway for multifamily dwellings, mixed-use dwellings, or a group
41 living use may always be at least 14 feet wide. **[NOTWITHSTANDING**
42 **THE ABOVE, A DRIVEWAY FOR RESIDENTIAL USES MAY ALWAYS**
43 **BE A MINIMUM OF 14 FEET WIDE AT THE CURB AND SHALL NOT**
44 **BE WIDER THAN 20 FEET AT THE CURB.]**
- 45 ii. A driveway for a single-family, two-family, or townhouse dwelling may
46 always be at least ten feet wide, provided the traffic engineer determines

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Rather than reducing the setback for this specific situation, which could have had impacts on other things such as outbuildings, the provision is reworded to allow the building to encroach into the setback.

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1 snow storage, traffic flow and safety, and the urban context are
2 addressed, and provided townhouse driveways are attached in pairs to
3 the maximum extent feasible. [FOR TOWNHOUSE USES, THE TOTAL
4 WIDTH OF DRIVEWAY ENTRANCES SHALL NOT EXCEED 50
5 PERCENT OF THE FRONTAGE OF THE LOT ON THE STREET AT
6 THE PROPERTY LINE AND AT THE CURB.]

7 iii. Flag lots are exempt from the percentage limitations, but shall have a
8 maximum driveway width [AT THE CURB] of 20 feet. Abutting flag lots
9 may share a driveway up to 24 feet wide (12 feet per lot).

10 d. **Exceptions**

11 The traffic engineer may approve a departure from the standards of this section,
12 such as a narrower driveway, if documentation prepared by a traffic engineering
13 professional demonstrates to the satisfaction of the traffic engineer that the
14 change is appropriate. Traffic engineer approval shall be contingent on factors
15 such as street classification, street typology, urban context, traffic volume and
16 speed, curb return radii, street travel lane offset from face of curb, pedestrian and
17 bicycle facilities, snow storage, driveway configuration and length, site and
18 project characteristics, number of vehicles expected to use the driveway, and
19 comprehensive plan policies. The traffic engineer may also be more restrictive
20 than the standards of this section, provided the traffic engineer documents the
21 rationale.

22 4. **Alleys**

23 a. Access to parking for residential uses shall be from the alley when the site abuts
24 an alley, except that street access is permitted in any of the following situations:

25 i. Access to a townhouse dwelling on a corner lot may be from the
26 [SECONDARY] street frontage having the secondary front setback or the
27 alley.

28 ii. Due to the relationship of the alley to the street system and/or the
29 proposed housing density of the development, the traffic engineer
30 determines that use of the alley for parking access would be a significant
31 traffic impact or safety hazard.

32 iii. The traffic engineer determines that topography or other natural feature
33 or physical barrier makes alley access infeasible.

34 iv. The alley is not improved and traffic engineer determines that
35 improvement is not feasible.

36 v. A single-family dwelling, two-family dwelling, or [TWO-UNIT] townhouse
37 dwelling with two units, with alley access may have a garage or driveway
38 that faces the street if the garage door is no wider than 10 feet and the
39 driveway no wider than 12 feet at any point.

40 b. In situations where a group of lots front[ING] an entire block on one side of a
41 street between two intersections, abut a mid-block alley, and are being
42 developed together, then parking access to the structures shall be from the alley,
43 and building(s) may encroach into the front setback by up to five feet [MAY BE
44 REDUCED TO 10 FEET].

45 c. If a new development includes alleys, the lot depth requirement is reduced by
46 half the width of the alley and the lot area requirement is reduced by 12 percent

The Assembly Title 21 Committee increased the flexibility of this section, while supporting keeping its focus limited to three things:

- + Screening of mechanical equipment;
- + Promoting building accessibility and orientation the street, in consideration of pedestrian access, views, safety; and the functioning of the commercial district; and
- + Encouraging ‘Northern city’ climate related features for weather protection and solar access.

The section does not include building architectural design standards, such as wall articulation or design style. Instead, building design standards appear in a later section (21.07.130), and apply only to large retail stores.

This mixed-use development standards in Chapter 4 (as approved by the Committee) refer to and depend on this section. Floor area bonus menus also use the section. The section is also referenced as an alternative choice for large retail stores in 21.07.130.

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1 for those lots that abut an alley. Vehicular access to all dwelling units on lots
2 abutting alleys shall be from the alley, and vehicular access to such units from
3 the street is prohibited.

4 **H. Affordable Housing**

5 **1. Purpose**

6 This subsection provides the minimum acceptable standards for affordable housing units
7 that are intended to be counted towards a bonus incentive or any other requirement of
8 this title, to ensure that affordable housing will provide a benefit to future residents and
9 the community overall.

10 **2. Standards**

11 Affordable housing units shall meet the following standards in order to be credited
12 towards a requirement, menu choice, or as a special feature bonus incentive of this title.

- 13 a. The affordable housing units shall meet the definition of affordable housing in
14 chapter 21.14;
- 15 b. At least 50 percent of the habitable floor area of affordable housing units shall be
16 located in a story above grade plane, as defined in chapter 21.14, except that the
17 finished surface of the floor above the affordable housing unit shall be a minimum
18 of four feet above grade;
- 19 c. The affordable housing units shall be intermingled with all other dwelling units in
20 the development; and
- 21 d. The exterior appearance of the affordable housing units shall be indistinguishable
22 from the other dwelling units in the development, except where the director
23 determines that the exterior is compatible in appearance and consistent in quality
24 with the other dwelling units.

25 **21.07.120 COMMUNITY USE [PUBLIC/ INSTITUTIONAL] AND COMMERCIAL DESIGN**
26 **STANDARDS**

27 **A. Purpose**

28 This section is intended to promote high-quality building design that actively considers the
29 surrounding context in nonresidential [AND MIXED-USE] areas, encourages visual variety in such
30 areas, promotes building layout and design suitable for the municipality's northern climate, fosters
31 a human scale, promotes accessible and attractive street fronts, projects a positive image to
32 encourage economic development in the municipality, and protects property values of both the
33 subject property and surrounding development. It is also the intent of this section to provide
34 flexible standards that allow for creativity and innovation, and to differentiate between different
35 commercial areas.

36 **B. Applicability**

37 Development of any use categorized in table 21.05-1 [OR TABLE 21.05-2], Table[S] of Allowed
38 Uses, as a community [PUBLIC/INSTITUTIONAL] or commercial use shall comply with the
39 standards of this section 21.07.120, except as follows:

- 40 1. Special-purpose public facilities such as schools, airports, and fire stations with highly
41 unique design and functionality requirements shall be granted specific exemptions from
42 this section, if the director finds substantial public benefit and adequate mitigation of
43 impacts to the immediate neighborhood.

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1 2. Developments that meet the applicability threshold of section 21.07.130A. are exempt
2 from this section.

3 3. In the case of a mixed-use residential building, these standards shall apply to the
4 nonresidential portion of the structure and the standards of section 21.07.110, *Residential*
5 *Design Standards*, shall apply to the residential portion of the structure. In case of
6 overlap and/or conflict, the more stringent standard shall apply.

7 **C. Alternative Equivalent Compliance**

8 The alternative equivalent compliance procedure in subsection 21.07.010D. may be used to
9 propose alternative means of complying with the intent of this section. Applicants for alternative
10 equivalent compliance shall demonstrate design strategies that address each of the core subject
11 areas set forth below in subsection E.

12 **D. Prohibitions and Requirements**

13 1. **Fabric Structures**

14 Frame-supported, arch-supported, or inflated tension fabric or membrane structures are
15 prohibited in all commercial **AND MIXED-USE** districts, except that a portion of a
16 structure's roof or wall membrane may consist of non-inflated tension fabric based on a
17 site-specific architectural design, subject to an administrative site plan review.

18 2. **Mechanical and Electrical Equipment**

19 Mechanical and electrical equipment serving a single building shall be screened from
20 view as provided below. This requirement applies to heating, ventilation, and cooling
21 equipment; pumps; generators; and groups of four or more utility meters. The screening
22 requirement does not apply to telecommunications equipment, chimneys, minor vent
23 pipes, wall vents that are flush/near-flush with the building wall, or solar collectors and
24 reflectors. Screening shall comply with AMC title 23 and the access and safety
25 requirements of utilities.

26 a. **Rooftop Mechanical and Electrical Equipment**

27 Rooftop mechanical and electrical equipment shall be screened from view of
28 abutting streets and the ground level of residentially zoned lots using the menu
29 choices provided in subsection 2.b. below. If menu choice b.iii. is the only choice
30 selected, then the roof mounted equipment shall also be set back from the roof
31 edge (where the roof meets the façade wall) at least three feet for each foot of
32 height of the equipment.

33 b. **Mechanical and Electrical Equipment – Other**

34 All other mechanical and electrical equipment shall be screened from view from
35 abutting streets, except where located more than 40 feet from the street or right-
36 of-way, using one of the following choices, as long as the choices do not conflict
37 with the requirements and standards of the utility companies:

38 i. Sight-obscuring landscaping consisting of shrubs, trees, berms, and/or
39 hardscape materials. Other landscaping required by this title, such as
40 perimeter landscaping, may be used if it meets this standard.

41 ii. A sight-obscuring fence, wall, or structure that is adequate in height to
42 screen the equipment.

43 iii. Wall-mounted utility meter bases and CT cabinets finished in a color that
44 is consistent with other areas of the building façade, unless an
45 alternative color or design is approved by the director.

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This change, approved by the Assembly Title 21 Committee, increases the flexibility of the menu-based standards for building orientation and weather protection. Applicants can replace up to three required menu choices in the menus, with their own alternative methods to meet the section objectives.

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1 iv. Equipment that is disguised, camouflaged, or hidden so that its function
 2 as mechanical or electrical equipment is imperceptible to an uneducated
 3 eye.

4 **E. Menu of Design Choices**

5 To provide for flexibility, the standards of this section 21.07.120 are arranged into menus of
 6 design feature choices. The applicant shall select a minimum number of design features from
 7 each menu. The menus are organized into two subject areas that affect the community/public
 8 realm: (a) building orientation and (b) wind protection and sunlight.

9 1. **Minimum Number of Design Features**

10 The minimum number of design feature choices required from each menu is provided in
 11 Table 21.07-13.

12 2. **Shared Credit Among Menu Choices**

13 Unless otherwise indicated, achievement of a design feature choice in a menu may count
 14 toward other design features in the same menu or other menus if the feature also
 15 achieves the requirements of the other design feature choice(s).

16 3. **Design Innovation Credit**

17 The decision-making body may approve [A] design innovations [THAT IS] not covered by
 18 the menu choices, to be used as credit for up to three [ONE] design features in this
 19 section. The applicant shall demonstrate a specific design quality that realizes the intent
 20 of the subsection, and

21 a. Achieves an equal or better design solution for the development than would
 22 result from application of a basic menu choice; and

23 b. Does not adversely affect adjacent properties or streets.

TABLE 21.07-13: BUILDING SIZE AND MINIMUM NUMBER OF DESIGN FEATURES		
Design Feature Menus	Less than or equal to 12,000 square feet of gross floor area	Greater than 12,000 square feet of gross floor area
Building Orientation Choices	2	3
Wind Protection And Sunlight Choices	2	2

24
 25 4. **Building Orientation**

26 a. **Purpose**

27 The design choices for building orientation address the building’s relationship to
 28 surrounding streets, walkways, and parking. Building orientation features are to
 29 encourage pedestrian accessibility and views to indoor activity, enhance public
 30 street safety and natural surveillance opportunities, and promote active uses at
 31 or near the ground-level.

32 b. **Orientation Design Choices**

33 i. *Windows and Entrances*

34 Provide visual access windows and/or primary entrances on street-facing
 35 building elevations (up to a maximum of two elevations) [ON THE
 36 GROUND FLOOR] for at least 35 percent of the length and 15 percent of
 37 the ground floor wall area. An elevation that is more than 150 feet away
 38 from the facing street shall be exempt, unless it is the only applicable

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The mixed-use districts are proposed to be deleted. In their place, the Chapter 4 mixed-use development standards for the B-3 and B-1B districts now reference this menu.

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- 1 elevation. Qualifying windows shall be no more than four feet above
2 finished grade.
- 3 ii. *Building Placement Closer to the Street*
4 A building that achieves item b.i. above may receive credit for an
5 additional orientation feature if at least 40 percent of the length of at least
6 one ground floor street-facing building elevation complies with the
7 maximum setback standards of subsection 21.06.030C.5. [IN MIXED-
8 USE DISTRICTS, THE PERCENTAGE IS INCREASED TO AT LEAST
9 60 PERCENT OF THE BUILDING ELEVATION LENGTH.]
- 10 iii. *Corner Building*
11 At a street corner provide items b.i. and b.ii. above on both street-facing
12 building elevations of a corner building.
- 13 iv. *Street Oriented Entrances*
14 Provide at least one primary entrance within 60 feet of a street sidewalk,
15 or 90 feet for buildings over 25,000 square feet of gross floor area, and
16 connected to the street by a clear and direct walkway.
- 17 v. *Primary Pedestrian Walkway*
18 Provide a primary pedestrian walkway that meets the requirements of
19 21.07.060F.4., *Primary Pedestrian Walkway* (except that when the
20 building is within 50 feet of the street, the walkway may be shorter than
21 50 feet), between a primary entrance and the abutting street. This choice,
22 while offered in both menus, shall only count as a choice for one menu.
- 23 vi. *Upper Floor [LEVEL] Windows*
24 Provide windows or spandrel glass (fake windows) on each building
25 elevation facing an abutting street or having a primary entrance for
26 customers or visitors. Windows shall comprise an average of 35 percent
27 or more of the length and 15 percent of the area of each upper floor
28 building elevation. Exterior wall areas of building mechanical rooms are
29 exempt.
- 30 vii. *Additional Window Area*
31 Achieve menu choice b.i., *Windows and Entrances*, and increase the
32 coverage to 67 percent of the ground floor wall area. If there is more
33 than one story, also achieve b.vi., *Upper Level Windows*, and increase
34 the coverage to 34 percent of the upper floor wall area.
- 35 viii. *Screening Vegetation*
36 [IN AREAS NOT ZONED FOR MIXED-USE,] L3 [L4] screening
37 landscaping along abutting streets may count as an orientation feature.
- 38 ix. *Prominent Entrance Feature*
39 Provide a prominent and inviting primary entrance that is visible from the
40 street, connected by a direct walkway to the street, and highlighted by
41 two of the following:
- 42 (A) Portico, overhang, canopy, or similar permanent feature
43 projecting from the wall;
- 44 (B) Recessed and/or projected entrance that covers at least 80
45 square feet;

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- 1 (C) Arches, peaked roof forms, terracing parapets, or other change
2 of building roofline;
- 3 (D) Changes in siding material, or detail features such as tilework, to
4 signify the entrance;
- 5 (E) Entrance plaza, patio, or similar common private open space.

6 **5. Wind Protection and Sunlight**

7 **a. Purpose**

8 The design choices for wind protection and sunlight address the combined
9 effects of Alaska's northern climate, including snow, ice, rain, temperature, wind
10 exposure, long and dark winters, and the low and seasonal sunlight conditions.
11 Building design should maximize the use, comfort, convenience, and accessibility
12 of public spaces and walkways; optimize relationships to sunlight and wind; and
13 give consideration to microclimatic impacts on the site and surrounding
14 community.

15 **b. Weather Protection Design Choices**

16 **i. Weather Protected Entrance**

17 Provide either an outdoor pedestrian shelter (entry canopy) or a
18 recessed protected area that covers at least 80 square feet for primary
19 entrances (up to a maximum of two entrances) that serve a building less
20 than or equal to 12,000 gross square feet, and at least 120 square feet
21 for primary entrances (up to a maximum of two) that serve a building
22 greater than 12,000 gross square feet.

23 **ii. Weather Protected Passenger Loading Zone, Bicycle Parking, or Transit
24 Shelter**

25 Provide a pedestrian shelter over a taxi stand, valet or passenger loading
26 zone, bicycle parking, or transit stop.

27 **iii. Sheltered Façade Walkway**

28 Provide pedestrian shelter meeting the requirements of subsection
29 21.07.060F.9., *Pedestrian Shelter such as a Canopy, Awning, or*
30 *Marquee* or a pedestrian arcade meeting the requirements of subsection
31 21.07.060F.10., *Arcade (or Building Recess)*. The shelter shall extend
32 over a minimum of 35 percent of the length of one ground floor building
33 elevation that contains a primary entrance or abuts a sidewalk or
34 walkway.

35 **iv. Primary Pedestrian Walkway**

36 Provide a primary pedestrian walkway that meets the requirements of
37 21.07.060F.4., *Primary Pedestrian Walkway* (except that when the
38 building is within 50 feet of the street, the walkway may be shorter than
39 50 feet), between a primary entrance and the abutting street. This
40 choice, while offered in both menus, shall only count as a choice for one
41 menu.

42 **v. Ice-free Walkway**

43 Provide an ice-free (snow melting [HEATED]) walkway meeting the
44 requirements of subsection 21.07.060F.5., *Ice-Free (Snow Melting*
45 *[HEATED]) Walkway*, for a required walkway connection to a primary
46 entrance or for the sidewalk passenger loading zone at the primary
47 entrance, extending at least the full length of the passenger loading
48 zone, but not required to exceed more than three loading spaces.

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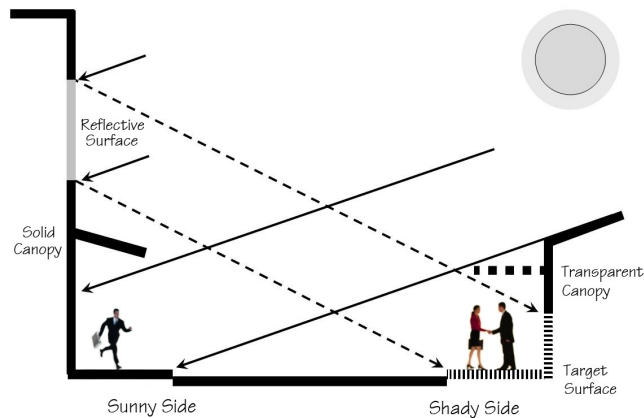
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- 1 vi. *Weather Protected Transition Space*
2 Provide an outdoor, publicly accessible sheltered transition space
3 meeting the requirements of subsection 21.07.060F.14., *Sheltered*
4 *Transition Space*, such as seating along a building façade that faces the
5 street or publicly accessible open space, as a transition between indoor
6 areas and unsheltered outdoor spaces.
- 7 vii. *Sunlight Access for Neighbors*
8 Preserve sunlight access to adjacent public parks, sidewalks across the
9 street, and neighboring properties through building placement, height,
10 and/or massing. The building placement, massing, and height shall be
11 such that at least two-thirds of the neighboring area receives at least four
12 hours of sunlight access on March/September 21.
- 13 viii. *Sun Trap*
14 Preserve or create a publicly accessible sun trap or “sun pocket” meeting
15 the requirements of subsection 21.07.060F.12., *Sun Pocket*, that
16 captures direct and/or reflected sunlight, as part of a public space or
17 common private open space.
- 18 ix. *Reflected Sunlight as an Amenity*
19 Provide reflected sunlight as described in subsection 21.07.060F.13.,
20 *Reflected Sunlight*, into publicly accessible pedestrian spaces and
21 walkways, and/or any ground floor wall areas abutting such public
22 spaces, to brighten or increase the microclimatic comfort of those
23 spaces.



- 24 x. *Transparent or Translucent Sheltering Roof*
25 Provide a transparent or translucent roof on one of the design choices
26 from the weather protection menu above if the roof covers more than 60
27 square feet, has no dimension shorter than 6 feet or clearance height
28 less than 12 feet. The transparent or translucent roof shall allow sunlight
29 to penetrate through to the sheltered pedestrian area.
- 30 xi. *Atrium*
31 Provide a publicly accessible atrium, galleria, or similar kind of sunlit
32 interior space meeting the requirements of subsection 21.07.060F.11.,
33 *Atrium, Galleria, or Winter Garden*, which takes advantage of direct
34 and/or reflected sunlight to provide brightness and orientation, and
35 reduce the need for artificial lighting.

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A potential section to address the impacts of multi-story min-storage structures was discussed by the Assembly Title 21 Committee in 2009-2010. The concept has not been further developed.

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1 xii. *Height Transition*
2 Provide a building form that is terraced down using a building wall step
3 back above the first, second, or third floor along the full length of at least
4 one of its elevations facing abutting streets, public parks, or shorter
5 buildings on abutting lots. The building mass shall not penetrate a
6 daylight plane that rises inward over the building at an angle of one foot
7 of run for every two feet of rise, and starting at the building wall at the
8 height at which the step back begins. For buildings greater than 60 feet
9 in height, the high rise portion is exempt.

10 xiii. *Plaza or Courtyard*
11 Provide a publicly accessible plaza or courtyard of at least 1,200 square
12 feet in area with a minimum dimension of 30 feet. The plaza shall be
13 located along a walkway connection between the street and a primary
14 entrance of use or between the parking lot and a primary entrance.

15 **21.07.130 LARGE ESTABLISHMENTS**

16 **A. Large Commercial Establishments**

17 Large commercial establishments often have high visibility from major public streets and a great
18 volume of use by many residents and visitors. As a consequence, their design determines much
19 of the character, function, and image of this community and its streetscapes and commercial
20 areas. The purpose of this section is to encourage major commercial developments to contribute
21 to and respect the municipality as a unique place and to physically integrate with the community
22 in a positive and architectural and site design sensitive manner. The standards of this section
23 augment existing basic standards for development found elsewhere in this chapter with more
24 specific interpretations that apply to large commercial establishments. These standards promote:
25 a basic level of architectural variety and interest; a compatible appearance and scale; pedestrian
26 and parking lot access; orientation of buildings and entrances in relation to surrounding streets;
27 provisions for adaptive reuse of prominent vacant buildings; and mitigation of negative impacts of
28 large scale commercial developments.

29 **1. Applicability**

30 The standards of this section 21.07.130 shall apply to any use in the Retail Sales; Animal
31 Sales, Service, and Care; Food and Beverage Services; or Entertainment and Recreation
32 use categories, or any combination thereof, occupying more than 20,000 gross square
33 feet of floor area, provided the following limitations:

34 a. The standards of this section shall apply only to buildings which are intended
35 exclusively or principally for the uses listed above, such as a general
36 merchandise retail store, grocery store, or multi-tenant retail building.

37 b. This section shall not apply to mixed-use buildings with upper stories, or distinct
38 sections designed specifically for residential, office, or other uses not listed
39 above.

40 c. **[RESERVED—POTENTIAL AMENDMENTS TO SELF-STORAGE FACILITIES**
41 **IN 21.05 TO ADDRESS MULTI-STORY FACILITIES]**

42 **2. Relationship to Other Standards**

43 The provisions of this section shall replace the provisions of section 21.07.120,
44 *Community Use [PUBLIC/INSTITUTIONAL]* and *Commercial Building Standards*, but
45 shall apply in addition to all other generally applicable standards found elsewhere in this
46 chapter and title. Where there is a conflict with generally applicable standards in this

Page 462 ANNOTATION

The review roles of the UDC and PZC with respect to major site plan reviews are proposed to vary depending on the size of the proposed large commercial establishment. See Chapters 2 and 3.

Clarifies what are the minimum expectations.

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chapter, the standards of this section shall apply. Where there is a conflict with district-specific standards in chapter 21.04 of this title, the district-specific standards shall apply.

3. Alternative Equivalent Compliance

The alternative equivalent compliance procedure in subsection 21.07.010D. may be used to propose alternative means of complying with the intent of this section. Applicants for alternative equivalent compliance shall demonstrate design strategies that address each of the mandatory standards set forth below in subsection E.

4. Major Site Plan Review

All applicable large commercial establishments shall be approved by major site plan review in accordance with section 21.03.180. The applicable URBAN DESIGN commission shall ensure that the site plan provides architectural variety, compatible scale, access amenities, mitigation of negative impacts, and convenience and safety of patrons.

5. Mandatory Standards

a. Vehicular Access

Primary vehicular access shall be from a street designated collector or greater on the *Official Streets and Highways Plan*. Secondary vehicular access may be from a street designated less than a collector, provided the applicant demonstrates that any traffic and visual impacts on adjacent residential and commercial areas are sufficiently minimized.

b. Parking

Aesthetic features, landscaping, and the design of parking lots AREAS shall reduce the appearance of large expanses of parking from neighboring streets, and enhance the view of the establishment from its principal point(s) of access.

c. Weather Protection for Pedestrians

i. Buildings and roofs shall be designed so that drainage from the roof shall not fall on sidewalks, walkways, or building entrances.

ii. All primary entrances shall have a roof, canopy, arcade, overhang, or similar effective weather protection that meets the standards of subsection 21.07.060F.9., *Pedestrian Shelter*.

iii. Building elevations that face public streets or customer parking lots AREAS and that have a walkway along the façade shall provide weather protection meeting the standards of subsection 21.07.060F.9., *Pedestrian Shelter such as a Canopy, Awning, or Marquee*, or subsection 21.07.060F.10., *Arcade (or Building Recess)*, along at least 60 percent of such building elevation. This standard is intended to apply to up to two elevations, but the applicable URBAN DESIGN commission may increase or reduce the requirement.

d. Adjacent Residential Development

Level 3[4] screening landscaping shall be provided along property lines that are adjacent to a residential district. The landscaping shall allow for any pedestrian connections provided by this section.

e. Community Space

The establishment shall provide at least one public space, such as a plaza, patio, courtyard, or atrium, either indoors, outdoors, or a combination of indoors/outdoors, at or near the principal customer building entrance. Each public space shall be no less than 5 percent of the gross building area, up to a

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1 maximum of 2,000 square feet, and no dimension shall be less than 30 feet.
2 Outdoor community space shall meet the standards for plaza or courtyard in
3 subsection 21.07.060F.6. Indoor community space shall meet the standards for
4 atrium, galleria, or winter garden in subsection 21.07.060F.11. Common spaces
5 are encouraged to provide views of the Chugach mountains or other major
6 landmark(s). Community space fulfills the private open space requirement of
7 section 21.07.030. If any standards of this subsection conflict with subsection
8 21.07.030, this subsection shall control.

9 **f. Wall Modulation**

10 Each building elevation that faces a street or a customer parking lot [AREA] shall
11 be modulated. The wall and foundation line shall be offset at intervals so that
12 there is at least one offset every 140 feet of wall length that varies the depth of
13 the building wall by a minimum of 12 feet. Offsets shall comprise at least 20
14 percent of the length of the elevation, for at least 60 percent of the building
15 height.

16 **g. Ground Level Expression**

17 Each building elevation that faces a public street shall provide, along at least 60
18 percent of the building length, three of the following features:

- 19 i. Windows with kickplates or projecting sills;
- 20 ii. Architectural bays and mullions dividing windows;
- 21 iii. Pedestrian scale ornamental lighting;
- 22 iv. Tilework, masonry or stone veneer, glass block, or other similar accent
23 materials;
- 24 v. Belt courses or masonry strips of distinct color or texture;
- 25 vi. Columns with plinths; or
- 26 vii. Other façade detail features [ORNAMENTAL DETAILS] integrated into
27 the façade design.

28 **h. Materials and Colors**

29 The buildings shall have exterior building materials and colors which are
30 aesthetically pleasing and compatible with the overall site plan. Construction
31 material shall provide color, texture, and scale.

32 **i. Roofs**

33 Provide a modulated roof on each building elevation facing a street or
34 residentially zoned lot, using features such as a terracing parapet, multiple
35 peaks, jogged ridge lines and dormers, with a maximum of 140 feet of
36 uninterrupted roofline between roof modulation elements. Each modulation
37 element shall provide a minimum of three feet of vertical change in the roofline.
38 Modulation elements shall equal [FOR] at least 20 percent of the roofline on each
39 applicable building elevation.

40 **j. Entryways**

41 Primary entrances shall incorporate changes in architectural mass, surface, or
42 finish to provide a clearly defined primary entrance that is easily visible from
43 streets and sidewalks. At least two of the following features shall be provided:

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Amendments proposed for consistency and clarity.

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- 1 i. Recessed or projected entrance;
- 2 ii. Peaked, arched, or other entrance roof form;
- 3 iii. Transom or clerestory windows, along with double entry doors and
4 sidelight windows;
- 5 iv. Façade detail **[ORNAMENTAL ARCHITECTURAL]** features such as
6 tilework, moldings, or lighting, integrated into the building design; or
- 7 v. Integrated planters or wing walls that incorporate landscaped and/or
8 seating areas.
- 9 k. ***Prohibited Materials***
10 Exterior building materials shall not include the following as a general field
11 material:
- 12 i. Plywood;
- 13 ii. Unstained or untreated wood, except for cedar or redwood; and
- 14 iii. T-111 siding.
- 15 l. ***Mechanical and Electrical Equipment Screening***
16 Large commercial establishments shall comply with the mechanical and electrical
17 equipment screening provisions of subsection 21.07.120D.2.
- 18 m. ***Outdoor Sales, Display, and Storage***
- 19 i. ***Intent Statement***
20 To screen storage and display areas of large commercial establishments
21 from adjacent properties, public streets, and customer entrances, and to
22 mitigate visual and noise impacts.
- 23 ii. ***Permanent Outdoor Display, Sales, and Storage of Merchandise***
- 24 (A) Any outdoor storage, display, or sales location shall be
25 permanently defined on a site plan.
- 26 (B) The maximum size of permanent outdoor storage, display, and
27 sales areas shall be 10 percent of the footprint of the principal
28 building, or 15,000 square feet, whichever is less.
- 29 (C) Permanent outdoor storage, display, and sales areas shall be
30 contiguous to the building and shall not be within 100 feet of
31 residential property.
- 32 (D) All outdoor storage, display, and sales areas shall have
33 permanent walls and/or screening fences, no more than 15 feet
34 high, made of materials and colors designed to be
35 complementary to those used as predominant materials and
36 colors on the building. Merchandise shall not be stacked above
37 the height of the screening wall or fence.
- 38 (E) Outdoor storage, display, and sales areas shall be counted when
39 calculating required parking.
- 40 iii. ***[TEMPORARY OUTDOOR DISPLAY AND SALES]***

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PZC recommends that temporary outdoor displays of merchandise should be allowed to be placed in required parking spaces, required plaza areas, and required walkways.

PZC states that “requiring two features is sufficient and not overly burdensome”.

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TEMPORARY OUTDOOR DISPLAY AND SALES OF MERCHANDISE SHALL NOT BE LOCATED IN REQUIRED PARKING AREAS, ON REQUIRED PEDESTRIAN WALKWAYS OR SIDEWALKS, IN THE REQUIRED COMMUNITY SPACE, OR IN REQUIRED LANDSCAPING.]

n. **Master Site Plan and Secondary Buildings**

i. *Intent*

To integrate the location, orientation, and appearance of all structures and improvements within a large commercial establishment as a unified, coherent and accessible site development.

ii. *Master Site Plan*

Large commercial establishments on sites that include more than one building, or that include multiple pad lots or platted lots for separate commercial establishments, shall, at the time of plat review or major site plan review, be required to establish a master site plan for the location, design and orientation of principal and secondary buildings on site.

iii. *Applicability of Large Commercial Establishment Regulations*

Building and site design standards for large commercial establishments in this section, unless stated to apply specifically to principal buildings, apply to both principal and secondary buildings on any commercial tract within a large commercial establishment site or site master plan area.

iv. *Usage of Community Use [PUBLIC/INSTITUTIONAL] and Commercial Design Standards*

As an alternative to meeting the building orientation requirements of subsection o.v. below, and the requirements of *Mandatory Standards* subsections 5.a. through 5.m., and subsection A.6., *Optional Standards Menu*, the design of individual secondary buildings with less than 20,000 square feet of gross floor area may instead be approved through compliance with the standards of subsection 21.07.120, Community Use [PUBLIC/INSTITUTIONAL] and *Commercial Design Standards*.

v. *Secondary Building Orientation to Public Streets*

Peripheral secondary buildings located at the edge of the site next to a public street or street corner shall provide windows on the street-facing elevation as established in subsection 21.07.120E.4.b.i.

6. **Optional Standards Menu**

In addition to the mandatory standards of subsection E. above, establishments shall choose two [THREE] features from the options below.

a. **Location of Parking Lots**

No more than 50 percent of vehicle parking spaces provided shall be located in the front parking lot [AREA] (defined in chapter 21.14).

b. **Building Placement Close to the Street**

A minimum of 30 percent of the front building elevation of the principal building shall be within 20 feet of a property line abutting a street, and a customer entrance shall be located in the 30 percent.

c. **Pedestrian-Friendly Entrance**

At least one primary [CUSTOMER] entrance of the principal building is located within 90 feet of the property line abutting the street from which the main access to the site is taken, and connected to the street by a direct walkway.

Page 466 ANNOTATION

These changes are to make the requirement simpler, clearer, more practical, and more consistent with the generally applicable design standards for commercial development in section 21.07.120.

These changes to the landscaping requirements reflect changes to the landscape category names and proposed simplification of the planting requirements. The amount of trees and shrubs is an equal conversion from the provisionally adopted points based requirement.

Vehicle overhang is addressed in the parking section.

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1 d. **Multiple Entrances**

2 The principal building(s) shall have customer entrances on at least two sides of
3 the building that face an abutting street from which access to the site is taken,
4 with at least one of the required entrances facing the street to which the building
5 is closest. A corner entrance shall be counted as an entrance on either façade.

6 e. **Building [FAÇADE] Walkways**

7 Walkways a minimum of six feet unobstructed clear width, excluding vehicular
8 overhang, shall be provided along the full length of every building **elevation**
9 [FAÇADE] that has a customer entrance or abuts a customer parking lot.
10 [VEHICLE OVERHANG SHALL NOT ENCROACH INTO THE MINIMUM
11 REQUIRED WALKWAY WIDTH OR AREA.]

12 f. **Street Facing [UPPER LEVEL] Windows**

13 Provide visual access windows and/or primary entrances on each street-facing
14 building elevation (up to a maximum of two elevations) comprising at least 15
15 percent of the ground-floor wall area. An elevation that is more than 150 feet
16 away from the facing street right-of-way shall be exempt, unless it is the only
17 applicable elevation. Qualifying windows shall be no more than four feet above
18 finished grade. [ELEVATIONS FACING STREETS AND RESIDENTIALLY
19 ZONED LOTS SHALL PROVIDE WINDOWS ALONG 35 PERCENT OF EACH
20 UPPER FLOOR FAÇADE. FOR THE PURPOSES OF THIS SECTION ONLY,
21 FLOORS SHALL BE CONSIDERED 15 FOOT INCREMENTS IN HEIGHT, AND
22 ROOFTOP MECHANICAL PENTHOUSES ARE EXEMPT.]

23 g. **Screening Vegetation**

24 [IN AREAS NOT ZONED MIXED-USE,] L3 [L4] screening landscaping shall be
25 provided along lot lines that abut public streets, totaling at least 25 percent of the
26 site perimeter.

27 h. **Foundation Landscaping**

28 Planting beds at least eight feet wide with **one tree and six shrubs per 20 linear**
29 **feet [1.0 LANDSCAPING UNITS PER LINEAR FOOT]** shall be provided along at
30 least 50 percent of each building elevation that faces public streets and/or
31 parking **lots [AREAS]**.

32 i. **Ice-free Walkway**

33 Provide an ice-free (**snow melting [HEATED]**) walkway along a minimum of 35
34 percent of the length of the building elevation that contains a primary entrance.
35 The walkway shall be a minimum of six feet unobstructed clear width, excluding
36 vehicular overhang. [VEHICLE OVERHANG SHALL NOT ENCROACH INTO
37 THE MINIMUM REQUIRED WALKWAY WIDTH OR AREA.] This feature is not
38 applicable for credit where the walkways and entrances are covered.

39 **B. Large Non-Residential Establishments in or Surrounded by Large Lot Residential Districts**

40 Certain non-residential uses that are allowed in large lot residential districts have the potential to
41 create negative impacts on large lot residential neighborhoods when the nonresidential uses are
42 significantly larger and more intensive than the typical development in these areas. This section
43 provides consistent standards for such cases.

44 1. **Applicability**

45 The standards of this section shall apply to any child care center, neighborhood
46 recreation center, religious assembly, educational facility (elementary, middle, or high
47 school, or instructional services), commercial horticulture, commercial kennel, veterinary
48 clinic, cultural facility, or utility facility, or any combination thereof, where the sum of the

To deal with the potential wind and shadowing effects of high rise towers at Anchorage's latitude, a requirement for tall buildings to consider wind and shadowing was included in every draft of the Title 21 Rewrite, through to the 2007 public hearing draft. During the provisional adoption process the Department, PZC, Assembly Title 21 Committee, and public participants discussed and revised the tall buildings section.

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1 gross floor area of all applicable buildings on the lot is more than 10,000 square feet, and
2 the use is within a class B zoning district or the parcel under development abuts property
3 in a class B zoning district for more than 50 percent of its boundary. Single-family
4 residential dwelling units associated with such a use (e.g., a rectory) shall not be counted
5 toward the gross floor area size threshold, but shall meet the standards below.

6 **2. Relationship to Other Standards**

7 The provisions of this section are in addition to other requirements of this title, and may
8 be more stringent than other requirements of this title. Where there is a conflict with
9 other applicable standards, the more stringent standard shall apply.

10 **3. Setbacks**

11 Structures that are over 35 feet in height shall be setback beyond the underlying side or
12 rear setbacks of the district by one foot per foot of height over 35 feet.

13 **4. Buffers**

14 a. **L2 L3** buffer landscaping shall be provided along all lot lines that abut a
15 residential zoning district or a street.

16 b. The developer shall retain existing vegetation in buffer areas that are in the side
17 and rear setbacks.

18 c. The decision-making body may adjust the buffer requirements of subsections
19 5.a. and 5.b. above if the applicant demonstrates that the requirements are
20 unreasonable for the specific situation.

21 **5. Parking**

22 a. No parking lot, circulation aisle, driveway, loading area, or vehicular storage area
23 shall be within 25 feet of any side or rear lot line.

24 b. Vehicle storage and fleet vehicle parking are not allowed within setbacks equal to
25 those of the abutting property.

26 **6. Vegetated Open Space**

27 A minimum of 35 percent of the lot area shall remain as planted open area, landscaped
28 area, bio-retention area (and other similar vegetated area designed to retain/detain storm
29 water runoff), or natural vegetation area, to exclude buildings, driveways, parking areas,
30 sidewalks, etc., unless the decision-making body determines that retention of less than
31 35 percent provides a development character in keeping with the surrounding
32 neighborhood.

33 **7. Long Elevations**

34 Building elevations longer than 100 feet that face residential lots or public streets shall
35 provide façade modulations that meet either subsection 21.07.110C.6.a., or
36 21.07.110C.6.b., or provide an eight-foot wide foundation planting bed along the
37 foundation of the entire elevation (breaks allowed for garage doors and pedestrian
38 entrances), planted with at least one tree and six shrubs per 20 linear feet.

39 **C. Tall Buildings**

40 **[RESERVED]**

41 This section addresses the effects of tall buildings in Alaska's northern climate, including wind
42 downdraft impacts on pedestrian comfort and safety, and shadowing impacts on sunlight access
43 to neighboring properties.

Page 468 ANNOTATION

The Assembly Title 21 Committee reviewed and revised several draft iterations in 2010. The wind study section was revised with the assistance by one of the world's foremost industry experts on wind studies, the consulting firm RWDI. It was demonstrated that the potential climatic impacts of a proposed tower can be predicted and mitigated in advanced using a wind study.

During PZC hearings on Title 21 in 2012, the public made further comments regarding the shadowing and climatic impacts of high rise towers. The section was subsequently returned to the Assembly Title 21 Committee.

The Assembly Committee has approved further revisions to the draft section. The building height at which the section applies is raised to 90-feet. The wind study section is clarified so that the applicant may use ASCE industry standards for pedestrian wind comfort and safety criteria.

Some improvements were also considered for the draft sunlight shadowing criteria. However, the sunlight access provisions are not as well developed as the wind provisions, so the Assembly Title 21 Committee recommends

This inserts a placeholder for a new section, 21.07.140, and indicates that the section will be developed to address skywalks and other structures projecting into public airspace from private property. The section is intended to carry forward, clarify, and update existing Title 21 conditional use and design standards for skywalks, marquees, and other substantial projections, which had not been provided for in the draft rewrite.

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- 1 1. **Wind**
2 Buildings that exceed 90 feet in building height (as measured in subsection 21.06.030D.),
3 including additions or modifications to the exterior building envelope, shall be designed
4 so that wind speeds on sidewalks, walkways, and other pedestrian spaces surrounding
5 the building will remain within thresholds for outdoor comfort and safety, or at least not
6 add to existing wind problems, as follows:
- 7 a. **Wind Speed Criteria**
8 Acceptable wind speed thresholds for outdoor comfort and safety shall be as
9 specified in the title 21 user's guide, or as supported by ASCE publications, and
10 based on the types of pedestrian activity anticipated to occur around the
11 proposed building.
- 12 b. **Method for Determining Wind Conditions**
13 A wind study by a wind engineering/building aerodynamics expert shall be used
14 to forecast wind conditions and present wind control measures or design
15 modifications as necessary to demonstrate that wind speeds will remain within
16 the accepted thresholds.
- 17 c. **Incentives for Wind Mitigation**
18 Any development that incorporates a wind tunnel test and the wind speed criteria
19 of this section into the design of a multistory building shall be eligible for a floor
20 area bonus as provided in section 21.04.030H.2.b.
- 21 2. **Sunlight Access**
22 [RESERVED]
- 23 3. **Exceptions**
24 The director may allow wind speeds to exceed accepted thresholds for comfort, and/or
25 shadowing beyond the accepted minimum threshold for sunlight access, if:
- 26 a. The building avoids worsening pre-existing conditions;
- 27 b. The impact will be insubstantial because of the limited location or time period in
28 which the wind speed or sunlight shadowing threshold is exceeded; or
- 29 c. It has been demonstrated that the proposed development conforms to the
30 maximum extent feasible.

31 **21.07.140 SKYWAYS AND OTHER PROJECTIONS INTO PUBLIC AIRSPACE**

32 [RESERVED: Updated land use regulations to address overpasses, skywalks, building
33 marquees, and similar substantial projections into the public airspace from private property,
34 will be prepared and adopted separately. These development standards will not apply to
35 bridges that are part of the street and trail network. Instead, these development standards will
36 be specific to updating the pre-existing title 21 regulations in order to provide for skywalks and
37 other structures originating from private property and projecting over or across rights-of-way
38 and other public property.]

39 **21.07.150 OPERATIONAL STANDARDS**

40 **A. Purpose**

41 The purpose of these operational standards is to prevent land or buildings within the municipality
42 from being used or occupied in any manner so as to create any dangerous, injurious, noxious, or
43 otherwise objectionable condition that would create adverse impacts on the residents,
44 employees, or visitors on the property itself or on nearby properties.

1 **B. Applicability**

2 The provisions of this section 21.07.150~~140~~ shall apply to all land within the municipality. The
3 director may authorize temporary exemptions from one of more of the standards in this section
4 during construction.

5 **C. Standard**

6 No use may cause excessive noise, vibrations, smoke, dust or other particulate matter, toxic or
7 noxious matter, humidity, heat, or glare at or beyond any lot line of the lot on which it is located.
8 No equipment or process shall be used which creates visual or audible interference in any radio
9 or television receivers off the premises, or causes a fluctuation in line voltage off the premises.

10 The term “excessive” is defined for the purpose of this subsection as to a degree exceeding that
11 generated by uses permitted in the district in their customary manner of operation, or to a degree
12 injurious to the public health, safety, welfare, or convenience.

13
14

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16