

**MUNICIPALITY OF ANCHORAGE**  
**PLANNING AND ZONING COMMISSION RESOLUTION NO. 2012-035**

A RESOLUTION RECOMMENDING ADOPTION OF CHAPTER 10 OF THE ANCHORAGE MUNICIPAL CODE TITLE 21 AS AMENDED.

(Case 2011-087)

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WHEREAS, Anchorage Municipal Code Title 21 is in the process of being rewritten to implement the current comprehensive plan; to promote public health, safety, welfare, and economic vitality; to restructure and reformat the code for easier usability; and to allow for more consistent interpretation and application;

WHEREAS, the Planning and Zoning Commission (Commission) is established by Section 12.02 of the Anchorage Municipal Charter and is required by Anchorage Municipal Code Section 21.10.015 to review and make recommendations to the Assembly regarding proposed amendments to Title 21;

WHEREAS, the Assembly, by AR 2006-072, supports the creation of a separate chapter within Title 21 for the community of Chugiak-Eagle River;

WHEREAS, the Chugiak-Eagle River Comprehensive Plan Update (2006) calls for a separate chapter in Title 21;

WHEREAS, the six community councils in the Chugiak-Eagle River area created the Consortium of Chugiak-Eagle River Community Councils (Consortium) in March 2006 in order to develop a separate chapter;

WHEREAS, the Consortium has worked diligently for six years, contracted for a survey of Chugiak-Eagle River residents with Dittman Research Corporation, and held a multitude of publicly-noticed meetings and work sessions;

WHEREAS, a draft Chapter 21.10 was introduced for public hearing and adoption at the Assembly on March 8, 2011 (AO 2011-033) and the Assembly directed the Commission to review and make a recommendation on Chapter 21.10;

WHEREAS, the Commission held a public hearing on August 8, 2011 at Gruening Middle School in Eagle River, and at this hearing, directed the Planning Division staff to provide more analysis of Chapter 21.10 and to bring it back to the Commission on the same schedule as the other chapters of the Title 21 Rewrite;

WHEREAS, the Commission held a public hearing on July 9, 2012 in Anchorage;

WHEREAS, the Commission held one publicly noticed work session on July 23, 2012 to work through some issues in the proposed Chapter 21.10, and to engage in interactive communications between the Commission and the Consortium, local builders, engineers, planners, developers, and concerned citizens;

WHEREAS, the Commission is made up of individuals with a variety of backgrounds and experiences, including two planners, a builder, a general contractor, a professional engineer, a residential real property developer, a remodeler, a military base manager, and a commercial real estate investor, who have resided in Anchorage for many years and have owned homes and businesses;

WHEREAS, the Commission is dedicated to providing the best possible recommendations to the Assembly in accordance with 21.10.015 regarding the proposed Chapter 21.10 and proposed amendments thereto;

WHEREAS, the Commission wants to ensure that Chapter 21.10 is responsive to the needs of the residents and business-owners of Chugiak-Eagle River;

WHEREAS, through the interactive work session and after review of the Planning Division staff's analysis, the Commission developed recommended amendments to the draft Chapter 21.10; and

WHEREAS, the Commission met and deliberated on all proposed amendments at a public meeting held on August 6, 2012; and

WHEREAS, the Commission encourages the Assembly to take a closer look at the initial recommendations of the Consortium, and with the proper analysis, consider those recommendations for code adoption.

NOW THEREFORE, BE IT RESOLVED by the Anchorage Planning and Zoning Commission that:

A. The Commission makes the following findings of fact:

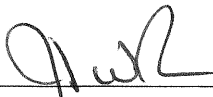
1. Chapter 21.10 with amendments proposed by the Commission reflects the thoughts and concerns from Chugiak-Eagle River about how Title 21 would best serve that community.


2. Many of the provisions in Chapter 21.10 are supported by scientific polling data provided by the Consortium.

B. The Commission directs staff to make any needed changes to Chapter 21.10 based on changes to the other chapters of the Title 21 Rewrite.

C. The Commission recommends that the Assembly adopt Chapter 21.10—red-lined version, as amended by the Planning and Zoning Commission as reflected in the attached documents, with the exception that the Commission does not support the creation of a slate of new zoning districts for Chugiak-Eagle River.

PASSED AND APPROVED by the Planning and Zoning Commission this 10<sup>th</sup> day of September, 2012.

  
\_\_\_\_\_  
Jerry T. Weaver, Jr., Secretary  
Chair

  
\_\_\_\_\_  
For  
Connie Yoshimura,

Attachment A – Red-lined version of Chapter 21.10 and Planning and Zoning Commission recommended amendments in table form.

(Case 2011-087)

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1 Chapter 21.10: CHUGIAK-EAGLE RIVER LAND USE REGULATIONS

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1 **Chapter 21.10: CHUGIAK - EAGLE RIVER LAND USE REGULATIONS**

2  
3 **21.10.010 Purpose.**

4  
5 The purposes of Chapter 21.10 are to provide standards and regulations to implement the comprehensive plan elements of  
6 Chugiak - Eagle River, preserve and enhance the distinctive rural character, abundant natural environment, and unique lifestyle(s)  
7 of the community, while planning for growth and development, and to avoid overlap with standards and regulations applicable to  
8 other districts of the Municipality. (AO Nos. 2006-72 and 2006-93(S-1).)

9  
10 **21.10.020 Application of Chapter 21.10.**

- 11  
12 **A. Applicability.** These regulations and standards shall apply only to the Chugiak-Eagle River area of the Municipality as  
13 further delineated below.
- 14  
15 **B. Relationship to other Title 21 provisions.** To the extent any provisions in this chapter conflict with other provisions of  
16 Title 21 the provisions of this chapter shall govern. If certain provisions overlap but are not in conflict, then the provisions of  
17 this chapter shall be considered to supplement Title 21 requirements and are additional requirements. Unless modified by  
18 this Chapter, the other Chapters and provisions of Title 21 apply to the Chugiak-Eagle River area.
- 19  
20 **C. Chugiak-Eagle River defined.** This chapter applies to, and the term Chugiak-Eagle River in this chapter refers to, the  
21 land in Eklutna, Peters Creek, Birchwood, Chugiak, Eagle River, Eagle River Valley, and South Fork areas shown on the  
22 map in Section 21.10.020E, and having the following real property description:

23  
24 Those lands lying within the boundary of the Municipality of Anchorage, within the Anchorage Recording District, Third  
25 Judicial District, State of Alaska; including all private, municipal and state land and those lands under state selection in  
26 Chugach National Forest; more particularly described as follows:

27  
28 Those lands lying within the boundary of the Municipality of Anchorage, within the Anchorage Recording District, Third  
29 Judicial District, State of Alaska; including all private, municipal and state land; more particularly described as follows:

- 30  
31 1) *Township 13 North, Range 1 East, Seward Meridian, Alaska:*  
32 a) *Sections 3 through 6 inclusive, 9, 10 & 15 , excepting those lands covered by the Chugach State Park*  
33 2) *Township 13 North, Range 1 West, Seward Meridian, Alaska:*

- 1 a) Sections 1, 3, 4, 9, 10 & 15, excepting those lands covered by the Chugach State Park
- 2 3) *Township 14 North, Range 1 East, Seward Meridian, Alaska:*
- 3 a) Sections 30, 31, 32, & 33, excepting those lands covered by the Chugach State Park
- 4 4) *Township 14 North, Range 1 West, Seward Meridian, Alaska:*
- 5 a) Sections 5, 6, 7, 8, 9, 14 through 29 inclusive, 33, 34, 35, & 36, excepting those lands covered by the Chugach State
- 6 Park
- 7 5) *Township 14 North, Range 2 West, Seward Meridian, Alaska:*
- 8 a) Sections 1, 2, 11, 12, 13, 14, 22, 23, & 24, excepting those lands covered by the Chugach State Park and Joint Base
- 9 Elmendorf Richardson
- 10 6) *Township 15 North, Range 2 East, Seward Meridian, Alaska:*
- 11 a) Section 6, excepting those lands covered by the Chugach State Park
- 12 7) *Township 15 North, Range 1 East, Seward Meridian, Alaska:*
- 13 a) Section 1, excepting those lands covered by the Chugach State Park
- 14 8) *Township 15 North, Range 1 West, Seward Meridian, Alaska:*
- 15 a) Sections 2 through 11 inclusive, 14 through 20 inclusive, 29, 30, 31, & 32, excepting those lands covered by the
- 16 Chugach State Park and the Knik Arm of the Cook Inlet
- 17 9) *Township 15 North, Range 2 West, Seward Meridian, Alaska:*
- 18 a) Sections 12, 13, 24, 25, 26, 34, 35, & 36, excepting those lands covered by Joint Base Elmendorf Richardson and
- 19 the Knik Arm of the Cook Inlet
- 20 10) *Township 16 North, Range 1 East, Seward Meridian, Alaska:*
- 21 a) Sections 15, 16, 19, 20, 21, 22, 26, 27, 28, 29, 30, 32, 33, 34, & 35, excepting those lands covered by the Chugach
- 22 State Park and the Knik Arm of the Cook Inlet
- 23 11) *Township 16 North, Range 1 West, Seward Meridian, Alaska:*
- 24
- 25 Sections 23, 24, 25, 26, 27, 32, 33, 34, 35, & 36, excepting those lands covered by the Knik arm of the Cook Inlet.
- 26
- 27

28 **D. Verification of Nonconforming Status.** ~~Nonconformity determinations.~~ The fees associated with verification of  
29 nonconforming status pursuant to AMC 21.03.250 relating to structures, ~~and~~ uses, and lots in the Chugiak-Eagle River area  
30 which have become nonconforming with the adoption of this chapter shall be waived for a period of ~~two~~ one years,

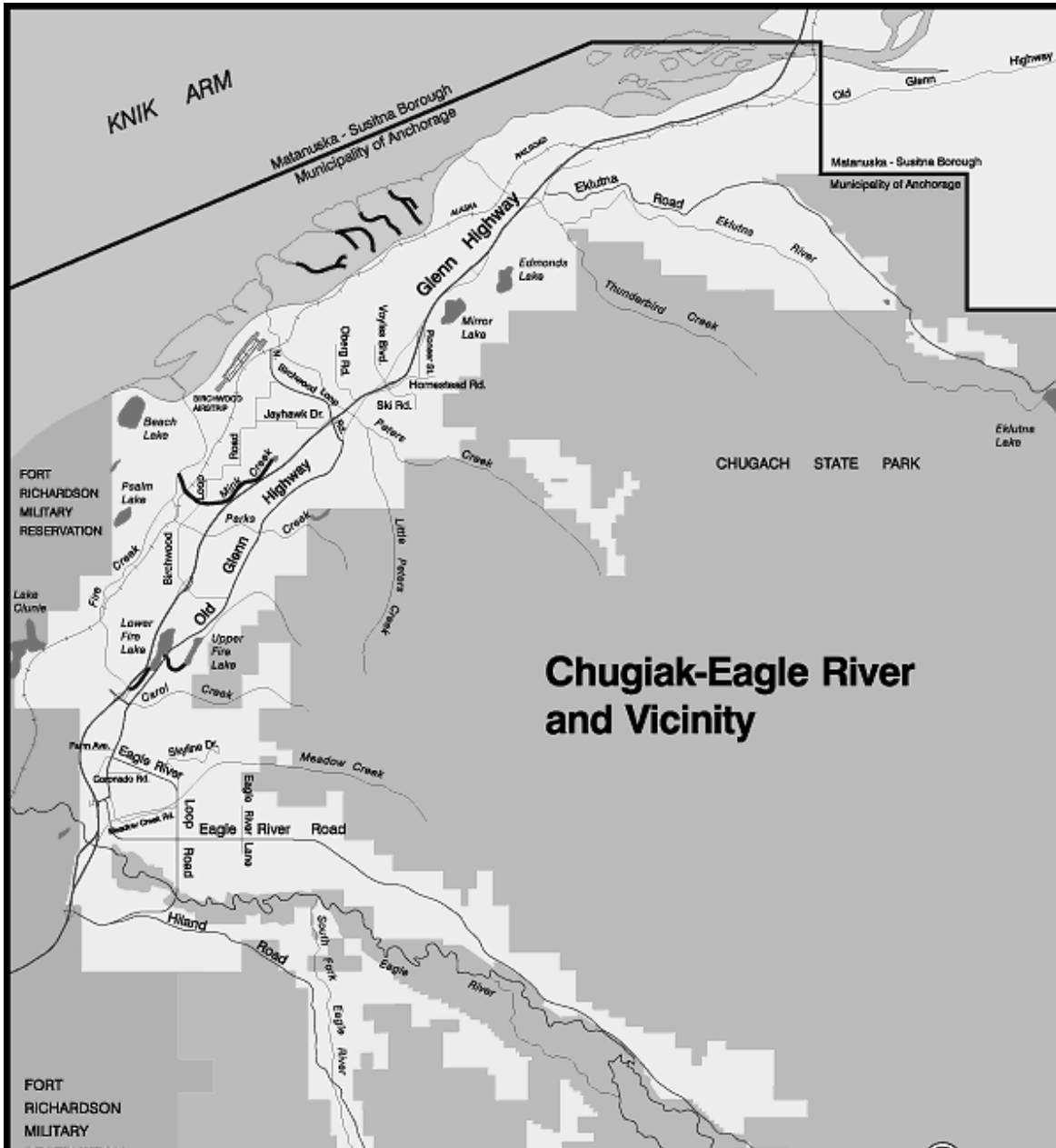
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beginning (Insert date of enactment). Those properties that have received non-conforming determinations may continue under said non-conforming determination.

1 E. Chapter 21.10 Area map.

2

3



1 **21.10.030 Administration and Review Procedures.**

2  
3 **A. Title 21 Administrative Provisions and Procedures Apply.** Except as specifically provided in this chapter, all  
4 development in the Chugiak-Eagle River area shall be subject to and review pursuant to the generally applicable  
5 administrative and review procedures set forth in Chapters 21.01 General Provisions; 21.02, Boards, Commissions and  
6 Municipal Administration; and 21.03 Review and Approval Procedures.

7  
8 **~~B. Chugiak-Eagle River Advisory Board.~~**

9  
10 ~~1. Powers and Duties. An Advisory Board shall be constituted to review and make recommendations on actions~~  
11 ~~addressed in 21.02.020 which affect Chugiak/Eagle River. The Advisory Board shall be constituted from~~  
12 ~~representatives appointed by each of the community councils that represent the C-ER area described in 21.10.020.~~  
13 ~~Each community council shall be represented with one seat on the Advisory board, with one additional~~  
14 ~~representative from the Native Village of Eklutna.~~

15  
16 ~~2. The Chugiak/Eagle River Advisory Board is voluntary, similar to Service Boards, which serves as the focus for area~~  
17 ~~wide concerns. It's authority as an advisory body does not amend or abridge the ability of individual community~~  
18 ~~councils to provide input to any other board or commission, or to the administration, on any matters for which it~~  
19 ~~exercises review authority.~~

20  
21 ~~3. The Advisory Board shall provide review and make recommendations to the Municipality and its boards and~~  
22 ~~commissions on matters including the following:~~

23  
24 ~~a. Changes to the Chugiak/Eagle River Comprehensive Plan and changes to the other comprehensive plans~~  
25 ~~and studies which impact the Chugiak/Eagle River area.~~

26  
27 ~~b. Actions involving the Platting Board, Planning and Zoning Commission, Zoning Board of Examiners and~~  
28 ~~Appeals, and the Urban Design Commission that require public notice to multiple Community Councils in the~~  
29 ~~Chugiak/Eagle River area.~~

30 ~~c. Code changes, public facility site selection, overlay districts, and Large Retail Establishments in the~~  
31 ~~Chugiak/Eagle River area.~~

32  
33 **B. Use Area and Use District Boundaries Established During the Master Planning Process.**

1 Where specific boundary lines need to be established between lands in different ownerships, or lands within the same  
2 ownership with different land uses as defined by an existing master plan, the Chugiak-Eagle River Comprehensive Plan, or  
3 the Table of Allowed Uses in this chapter, and no adequate boundaries exist to serve this purpose, the boundaries may be  
4 defined as outlined below. These steps make explicit the intent of a boundary line. By clearly defining the intent of these  
5 boundaries, the lines may be correctly located during subsequent field surveys.

- 6
- 7 1. The master plan process is used to identify the basis for boundaries separating land uses and lands in different  
8 ownerships (e.g., boundary between lands to remain in public ownership and lands sold for development). This  
9 includes both defining boundaries within the overall master plan area, and refining the external boundaries of the  
10 master plan area.
- 11
- 12 2. Boundaries shall be based on at least one of the references listed below, suitable for final determination of the  
13 boundary at such time as subdivision and the associated survey occurs.
  - 14
  - 15 a. A surveyed or otherwise readily observed geographic reference point or line (such as a public street, property  
16 line or boundary, centerline of a stream channel, etc.);
  - 17
  - 18 b. A land use objective, including those adopted in the Chugiak-Eagle River Comprehensive Plan (such as the  
19 boundary between an area of low and moderate density residential use, controlled in large part by the total  
20 number of residential uses allowed within the master plan area).
- 21
- 22 3. The master plan process is an appropriate tool to refine the external boundaries of land use districts set by the  
23 Chugiak-Eagle River Comprehensive Plan. This tool does not preclude requesting a zoning map amendment for a  
24 change of use over a larger area than may be accommodated through the boundary refinement process.
- 25 4. The written and mapped description of boundaries of all applicable land use districts shall be determined by master  
26 plan analyses and shall be included in the materials submitted as part of the master plan. These boundaries shall  
27 not be modified substantially at the time of subsequent development review without a show of cause by the  
28 applicant, and following review and approval by the approving agency.
- 29

### 30 C. Area Master Planning.

- 31
- 32 1. **Purpose.** An area master plan is intended to facilitate the planned development of large tracts of land under unified  
33 ownership or control, prior to subdivision or development of entire tracts or parcels within large tracts, in order to  
34 provide for land use compatibility and development responding to site-specific environmental constraints and

1 opportunities. The area master plan shall establish the general arrangement of land uses, circulation and  
2 infrastructure systems for the identified development areas.

3  
4 **2. Procedures.** Applications for approval of an area master plan shall be submitted to the director and shall contain  
5 all information and supporting materials specified in Section 21.03.130.

6  
7 **3. Approval criteria.** An area master plan may be approved if the planning and zoning commission finds all of the  
8 following criteria have been met:

9 a. The area master plan substantially conforms to the principles and objectives of the Chugiak-Eagle River  
10 Comprehensive Plan, any approved neighborhood, district, or area plans, and the general purposes of this  
11 Title and as stated in Section 21.10.010, 21.03.110, 21.03.130, and 21.03.180.

## 12 13 14 **21.10.040 Zoning Districts.**

### 15 16 **A. Districts Established; Zoning Map.**

17 This chapter establishes the zoning districts and contains basic information pertaining to zoning districts, including  
18 statements of purpose and district-specific regulations. The following chapters 21.10.05 through 21.10.07 set forth the  
19 uses allowed within the districts, the dimensional, and design standards applying to development in the districts. Upon  
20 approval of chapter 21.10, the Director shall amend the Chugiak-Eagle River zoning map to reflect that all zoning districts  
21 are now designated with the prefix "CE". If a district is designated as having special limitations, SL, the new designation  
22 shall be CE-x-x-SL with the special limitations remaining as authorized by the enacting ordinance.

#### 23 24 **1. Purpose.**

25 The municipality, including the Chugiak-Eagle River area, is divided into zoning districts in order to achieve the  
26 purposes of this title established in 21.01. Included in the General Provision section of 21.01 are the implementation  
27 of the Chugiak-Eagle River Comprehensive Plan, and particularly its land use plan map and other relevant elements  
28 of this plan.

#### 29 30 **2. Zoning Districts Established.**

31 Chugiak-Eagle River is divided into the following zoning districts as shown on Table 21.10-1:  
32  
33

1  
2  
3  
4

| TABLE 21.10-1: Chugiak-Eagle River Zoning Districts Established |                                       |   |                              |
|---|---------------------------------------|---|------------------------------|
| District Type   | District Name                         | District Description  | Corresponding 21.04 District |
| Residential Districts   | CE-R-1                                | Single-Family Residential (1-6 DUA)                           | R-1                          |
|   | CE-R-1A                               | Single-Family Residential (1-4 DUA)                           | R-1A                         |
|   | CE-R-2A                               | Two-Family Residential (5-10 dua)                             | R-2A                         |
|   | CE-R-2D                               | Single & Two-Family Residential (8-12) dua)                   | R-2D                         |
|   | CE-R-2M                               | Mixed Residential (8-15 dua)                                  | R-2M                         |
|   | CE-R-3                                | Multi-Family Residential (16-30 dua)                          | R-3                          |
|   | CE-R-5                                | Suburban Residential (lot with public utilities)              | R-5                          |
|   | CE-R-5A                               | Rural Residential (1 acre minimum, without public utilities)  |                              |
|   | CE-R-6                                | Low-Density Residential (1.0 acres)                           | R-6                          |
|   | CE-R-7                                | Medium-Density Single-Family Residential (20,000 sq. ft. lot) | R-7                          |
|   | CE-R-8                                | Low-Density Residential (rural lot, 5 acres)                  | R-8                          |
|   | CE-R-9                                | Low-Density Residential (rural lot, <b>2.5</b> acres)         | R-9                          |
| CE-R-10   | Low-Density Residential, Alpine/Slope | R-10  |                              |
| Commercial Districts  | CE-B-3                                | General Business  | B-3                          |
|   | CE-RO                                 | Residential Office  | RO                           |
|   | CE-RC                                 | Rural Commercial  |                              |
| Industrial Districts  | CE-I-1                                | Light Industrial District                                     | I-1                          |
|   | CE-I-2                                | Heavy Industrial District                                     | I-2                          |
|   | CE-I-3                                | Rural Industrial District                                     |                              |
| Other Districts   | CE-AD                                 | Airport District (Birchwood)                                  |                              |
|   | CE-AF                                 | Antenna Farm District   | AF                           |
|   | CE-DR                                 | Development Reserve District                                  | DR                           |
|   | CE-PC                                 | Planned Community District                                    | PCD                          |
|   | CE-PLI                                | Public Lands and Institutions                                 | PLI                          |
|   | CE-PR                                 | Parks and Recreation  | PR                           |
|   | CE-W                                  | Watershed District  | W                            |
| Overlay Districts   | CE-AO                                 | Airport Height Overlay District                               | AHO                          |
|   | CE-DO                                 | Downtown Eagle River Overlay District                         |                              |
|   | CE-FO                                 | Flood Hazard Overlay District                                 | FO                           |
|   | CE-EVO                                | Eklutna Village Overlay District                              |                              |

1 **B. Residential Districts.**

- 2
- 3 1. General Purpose. The Chugiak-Eagle River area contains a diverse mix of residential development. The residential
- 4 districts provide a wide variety of lifestyle choices of varying land use intensity. The purpose of this section is to
- 5 protect the diverse residential lifestyles of the area and to implement as outlined in the Chugiak-Eagle River
- 6 Comprehensive Plan by providing districts which conform to the residential densities of the plan. The residential
- 7 zoning districts established in this section are generally intended to:
- 8
- 9 a. Provide appropriately located areas for residential development this is consistent with the comprehensive plan
- 10 and standards of public health and safety established by this code;
- 11
- 12 b. Designate areas for residential living that offer a broad range of lot sizes, dwelling types, densities, and
- 13 housing choices, and that offer a range of living environments;
- 14
- 15 c. Conserve residential lands for housing by limiting conversion of the residential land base to non-residential
- 16 uses, and by encouraging residential development to occur at or near zoned densities or at locations and
- 17 densities in the adopted comprehensive plan in the downtown urban areas;
- 18
- 19 d. Allow for a variety of housing types that meet the diverse economic and social needs of residents;
- 20
- 21 e. Protect the scale and character and unique appeal of existing residential neighborhoods and community
- 22 areas;
- 23
- 24 f. Provide light, air, privacy, and open space for each residential dwelling, and protect residents from the
- 25 harmful effects of excessive noise, glare and light pollution, traffic congestion, and other significant adverse
- 26 effects;
- 27
- 28 g. Protect residential areas from commercial and industrial hazards such as fires, explosions, and toxic fumes
- and substances;
- h. Where appropriate, minimize the location of residences in high natural hazard areas, and mitigate the risk in
- those areas where development may be allowed;
- i. Facilitate the provision of appropriate public and institutional services and facilities, such as schools, parks
- and recreation uses, religious assembly, utility substations, and telecommunications and transportation

1 infrastructure, which are needed to accommodate densities recommended in the comprehensive plan, while  
2 maintaining the residential character of the district;

- 3 j. Protect stream corridors, wetlands, and other important natural resources from the adverse impacts of  
4 residential development; and
- 5 k. Designate areas for residential living that support neighborhood identity and economic vitality and thus give  
6 predictability to residential settings and encourage investments and enhancements.

7 **2. CE-R-1: Single-Family Residential District.**

8  
9 a. Purpose. The CE-R-1 district is intended primarily to provide for detached single-family residential areas with  
10 gross densities up to six dwelling units per acre. These areas generally are intended to have well-developed  
11 infrastructure, and municipal services.

12  
13 b. District Specific Standards.

- 14  
15 i. Gross density shall be up to six (6) dwelling units per acre.

16  
17 **3. CE-R-1A: Single-Family Residential District.**

18  
19 a. Purpose. The CE-R-1A district is intended primarily for detached single-family residential areas with gross  
20 densities up to four dwelling units per acre. The minimum lot size is slightly larger than the CE-R-1 district.  
21 These areas generally are intended to have well-developed infrastructure, and municipal services generally  
22 are intended to be provided.

23  
24 b. District Specific Standards.

- 25  
26 ii. Gross density shall be up to four (4) dwelling units per acre.

27  
28  
29 **4. CE-R-2A: Two-Family Residential District.**

1 a. Purpose. The CE-R-2A district is intended primarily for single- and two-family residential areas with gross  
2 densities of 5-10 dwelling units per acre. The minimum lot size is 7,200 square feet. These areas generally  
3 are intended to have well-developed infrastructure, and municipal services generally are intended to be  
4 provided.

5 b. District Specific Standards.

6 i. In the Chugiak-Eagle River area multiple detached dwelling units built on the same lot or tract, which  
7 do not qualify as an ADU, shall be subject to the requirements of Section 21.03.080 Conditional Uses.

8  
9 ~~ii.~~ Gross density shall be up to ten (10) dwelling units per acre.

10  
11 **5. CE-R-2D: Two-Family Residential District.**

12  
13 a. Purpose. The CE-R-2D district is intended primarily for single- and two-family residential areas with gross  
14 densities of 8-12 dwelling units per acre. The minimum lot size is 6,000 square feet. These areas generally  
15 are intended to have well-developed infrastructure, and municipal services generally are intended to be  
16 provided. The CE-R-2D district shall conform to the district specific standards of the CE-R-2A district.

17  
18 b. District Specific Standards.

19  
20 i. Gross density shall be up to twelve (12) dwelling units per acre.

21  
22 **6. CE-R-2M: Mixed Residential District.**

23 a. Purpose. The CE-R-2M district is intended primarily for residential areas that allow for a variety of single-  
24 family, two-family, and multifamily dwellings, with gross densities between eight and 15 dwelling units per  
25 acre. The CE-R-2M district provides residential neighborhoods with a greater diversity of housing by allowing  
26 a mix of both detached and a variety of attached dwelling types in close proximity to each other, rather than  
27 separated into different use districts. The CE-R-2M district is to be located in established or redeveloping  
28 residential neighborhoods. The design of new development, such as building scale and setbacks, parking

1 facility size and location, and yard landscaping, should be complementary to the existing neighborhood and  
2 mix of dwelling types.

3 b. District-Specific Standards.

4 i. Multifamily buildings shall contain no more than eight dwelling units.

5  
6 ii. On lots of one acre or more where more than one principal structure is allowed (see table 21.06-1), the  
7 development of 2-4 principal structures on a lot requires an administrative site plan review.

8  
9 iii. On lots of one acre or more where more than one principal structure is allowed (see table 21.06-1), the  
10 development of 5 or more principal structures on a lot shall be subject to the requirements of Section  
11 21.03.080 Conditional Uses.

12  
13 iv. No more than 40 percent of the land area between any street facing building elevation and the street  
14 lot line may be paved or used for vehicle driveway or parking.

15  
16 iv-v. **Gross density shall be up to fifteen (15) dwelling units per acre.**

17  
18 **7. CE-R-3: Multifamily Residential District.**

19  
20 a. Purpose. The CE-R-3 District is intended primarily for residential areas that allow for a variety of ~~mutisingle~~-  
21 family, two-family, and ~~single-multi~~family dwellings, with gross densities between 16 and 30 dwelling units per  
22 acre. The design of CE-R-3 development, including building appearance, location of parking, setbacks, and  
23 landscaping, should be complementary to the existing neighborhood and mix of dwelling types.

24  
25 b. District Specific Standards.

26  
27 i. In the Chugiak-Eagle River area multiple detached dwelling units built on the same lot or tract, which  
28 do not qualify as an ADU, shall be subject to the requirements of Section 21.03.080 Conditional Uses.

29  
30 i-ii. **Gross density shall be up to thirty (30) dwelling units per acre.**

31  
32 **8. CE-R-5: Suburban Residential District ( with public utilities) with Mobile Homes.**

1  
2 | a. Purpose. The CE-R-5 district is intended for single- and two-family residential areas with a minimum lot area  
3 of 7,000 square feet, a minimum lot width of 50 feet, and gross densities up to six dwelling units per acre and  
4 to encourage affordable housing. ~~and to protect the rural setting by maintaining large lots and low population~~  
5 ~~densities in the Chugiak-Eagle River area.~~ A mobile home is permitted on any lot or tract.

6  
7 b. District Specific Standards

8  
9 i. Gross density shall be up to six (6) dwelling units per acre.  
10

1  
2 | **9. CE-R-5A: Rural Residential District (without public utilities water and sewer) with Mobile Homes.**  
3

4 | a. Purpose. The CE-R-5A district is intended for single- and two-family residential areas with a minimum lot  
5 | area of one acre, a minimum lot width of 150 feet, and gross densities up to one dwelling unit per acre and to  
6 | encourage affordable housing and to protect the rural setting by maintaining large lots and low population  
7 | densities in the Chugiak-Eagle River area. A mobile home is permitted on any lot or tract.  
8

9 | b. District Specific Standards.

10 | i. Gross density shall be up to one dwelling unit per acre.  
11  
12

13  
14 | **10. CE-R-6: Low-Density Residential District (rural lot, 1.0 acres).**  
15

16 | a. Purpose. The CE-R-6 district is intended for those land areas where large lot development is desirable, with  
17 | densities up to one dwelling unit per acre. The CE-R-6 district is designed to encourage low-density  
18 | residential development while at the same time protecting and enhancing those physical and environmental  
19 | features which add to the desirability of rural residential living. Availability of infrastructure and municipal  
20 | services may vary.  
21

22 | b. District Specific Standards.

23 | i. Gross density shall be up to one dwelling unit per acre.  
24  
25

26 | a-c.  
27

28 | **11. CE-R-7: Medium-Density Single-Family Residential District (20,000 square feet).**  
29

30 | a. Purpose. The CE-R-7 district is intended primarily for single- and two-family residential areas with a minimum  
31 | lot area of 20,000 square feet, minimum lot width of 120 feet, and gross densities between one and two  
32 | dwelling units per acre. This district may also be applied to areas between larger lot districts and higher  
33 | density districts.  
34

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4

b. District Specific Standards.

i. Gross density shall be up to two (2) dwelling units per acre.

1  
2 **12. CE-R-8: Low-Density Residential District (rural lot, 5 acres).**  
3

4 a. Purpose. The CE-R-8 district is intended primarily for single- and two-family residential areas with gross  
5 densities less than one dwelling unit per five acres, where topographic or other natural conditions are such  
6 that higher-density development would be unfeasible. In addition to topography, some of the natural  
7 conditions which could exist to render land desirable for the densities proposed in this zone are wind hazards,  
8 marginal soils, landslide susceptibility, potential for groundwater pollution, and groundwater availability.  
9

10 b. District Specific Standards.  
11

12 i. Gross density shall be one dwelling unit per five (5) acres.  
13

14  
15 **13. CE-R-9: Low-Density Residential District (rural lot, 2.5 acres).**  
16

17 a. Purpose. The CE-R-9 district is primarily for single- and two-family large lot residential areas with a minimum  
18 lot area of ~~two~~2.5 acres, a minimum lot width of 180 feet, and gross densities of one dwelling unit per ~~two~~2.5  
19 acres, where public sewer and water are unlikely to be provided or where topographic or other natural  
20 conditions are such that higher-density development would be unfeasible. Where public facilities may be  
21 provided in the distant future, the regulations are intended to ensure that development during the interim  
22 period does not exceed geological and hydrological capacities for safe and healthful maintenance of human  
23 habitation.  
24

25 b. District Specific Standards.  
26

27 i. Gross density shall be up to two (2) dwelling units per acre.  
28

29  
30 **14. CE-R-10: Low-Density Residential, Alpine/Slope District.**  
31

32 a. Purpose. The CE-R-10 district is intended for use in those areas where natural physical features and  
33 environmental factors such as slopes, alpine and forest vegetation, soils, slope stability, and geologic hazards

1 require unique and creative design for development. District Specific Standards are as established in  
2 21.04.020.P.1 and 2.  
3

4 **15. CE-RO: Residential Office District.**  
5

- 6 a. Purpose. The CE-RO district is intended to extend the professional, business and medical (outpatient) office  
7 uses, or areas with a compatible mix of office and residential uses to the Chugiak-Eagle River area. The  
8 district provides for small to medium sized office buildings, often in transition areas and more intense  
9 commercial uses and road traffic, or in commercial locations inappropriate for intense mixed uses. The  
10 district allows multifamily residential, group living and visitor accommodations.  
11
- 12 b. District Specific Standards.
- 13
- 14 i. Lots within the CE-RO district shall have a minimum lot area of 6,000 square feet and a minimum lot  
15 width of 50 feet.
- 16
- 17 ii. Outside of the Downtown Overlay District, maximum height of structures shall be ~~3545~~-feet.  
18
- 19 c. Limitations on Retail Uses. Any uses allowed in Table 21.10-3 (Accessory Uses Table) and categorized by  
20 this code as “entertainment and recreation,” shall only be permitted in conjunction with a professional or  
21 business office or health services use, and ~~may~~shall not occupy more than 50 percent of the gross floor area  
22 of the building. A stand alone beverage or food kiosk may be located on any lot fronting a street with a  
23 collector or greater designation.  
24
- 25 d. Limitations on visitor accommodations. All visitor accommodations allowed in Table 21.10-3, Allowed Uses  
26 shall comply with the multifamily residential design standards in Section 21.07.110.G.  
27
- 28 e. District Location Requirements.
- 29
- 30 i. New CE-RO districts shall be located in areas where the development buffers residential  
31 neighborhoods from heavy volumes of traffic or more intense commercial uses.  
32
- 33 ii. The CE-RO district shall not be located within or expanded into areas designated residential in the  
34 Chugiak-Eagle River Comprehensive Plan.

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1 **21.10.040C Commercial Districts.**

- 2
- 3 1. **General Purpose.** The purpose of the Chugiak-Eagle River commercial and office districts established in this
- 4 section are generally intended to:
- 5
- 6 a. Provide appropriately located areas consistent with the comprehensive plan that provide a full range of retail
- 7 and service establishments and convenience and office uses needed, and protect such uses from the
- 8 adverse effects of incompatible uses;
- 9
- 10 b. Provide adequate area to meet the needs of future commercial development;
- 11
- 12 c. Encourage the redevelopment, conversion, and reuse of underused commercial areas, and discourage
- 13 further geographic expansion of commercial areas not designated in the comprehensive plan;
- 14
- 15 d. Promote the location of higher intensity commercial uses and traffic into those area of the Chugiak-Eagle
- 16 River area that are best developed for traffic and access;
- 17
- 18 e. Strengthen the economic base of the Chugiak-Eagle River area and provide employment opportunities;
- 19
- 20 f. Provide for commercial land uses that meet the needs of local residents, while providing for development of
- 21 regional services, and businesses;
- 22
- 23 g. Minimize land use impacts of commercial development on adjacent residential districts; and
- 24
- 25 h. Provide sites for public and semi-public uses such as utilities and telecommunications infrastructure needed
- 26 to compliment commercial development.
- 27
- 28 2. **CE-B-3: General Business District.**
- 29
- 30 a. Purpose. The CE-B-3 District is intended primarily for uses that provide commercial goods and services to
- 31 residents of the community in areas that are dependent on automobile access and exposed to heavy
- 32 automobile traffic. These commercial uses are intended to be located on collector or greater roads and to be
- 33 provided with adequate public services and facilities. They are subject to the public view and should provide

1 an attractive appearance with landscaping, sufficient parking, and controlled traffic movement. Adjacent  
2 residential areas should be protected from potentially negative impacts associated with commercial activity.  
3

4 b. District Specific Standards.

- 5
- 6 i. Establishments of the CE-B-3 district or changes to existing district boundaries shall meet the general  
7 rezoning criteria of this code and shall not be expanded along street corridors or into surrounding  
8 neighborhoods unless consistent with the comprehensive plan.
- 9
- 10 ii. Future rezonings to CE-B-3 shall take into consideration the desirability of CE-B-3 being located on  
11 collector or greater roads and being served with adequate public services and facilities.
- 12
- 13 iii. Outside of the Downtown Overlay District, maximum height of structures shall be 45-feet.

14

15 **3. ~~CE-RO: Residential Office District.~~**

16

17 ~~c. Purpose. The CE-RO district is intended to extend the professional, business and medical (outpatient) office~~  
18 ~~uses, or areas with a compatible mix of office and residential uses to the Chugiak-Eagle River area. The~~  
19 ~~district provides for small to medium sized office buildings, often in transition areas and more intense~~  
20 ~~commercial uses and road traffic, or in commercial locations inappropriate for intense mixed uses. The~~  
21 ~~district allows multifamily residential, group living and visitor accommodations.~~

22

23 ~~d. District Specific Standards.~~

- 24
- 25 ~~iii. Lots within the CE-RO district shall have a minimum lot area of 6,000 square feet and a minimum lot~~  
26 ~~width of 50 feet.~~
- 27
- 28 ~~iv. Outside of the Downtown Overlay District, maximum height of structures shall be 3545 feet.~~

29

30 ~~f. Limitations on Retail Uses. Any uses allowed in Table 21.10-3 (Accessory Uses Table) and categorized by~~  
31 ~~this code as "entertainment and recreation," shall only be permitted in conjunction with a professional or~~  
32 ~~business office or health services use, and mayshall not occupy more than 50 percent of the gross floor area~~  
33 ~~of the building. A stand alone beverage or food kiosk may be located on any lot fronting a street with a~~  
34 ~~collector or greater designation.~~

1  
2 g. ~~Limitations on visitor accommodations. All visitor accommodations allowed in Table 21.10-3, Allowed Uses~~  
3 ~~shall comply with the multifamily residential design standards in Section 21.07.110.G.~~

4  
5 h. ~~District Location Requirements.~~

6  
7 ~~iii. New CE-RO districts shall be located in areas where the development buffers residential~~  
8 ~~neighborhoods from heavy volumes of traffic or more intense commercial uses.~~

9  
10 ~~iv. The CE-RO district shall not be located within or expanded into areas designated residential in the~~  
11 ~~Chugiak-Eagle River Comprehensive Plan.~~

12  
13 **4. CE-RC: Rural Commercial District.**

14  
15 a. Purpose. The CE-RC District is intended for uses that provide a range of commercial goods and services  
16 including some light industrial services such as light manufacturing, processing, retail sales, service and  
17 storage of goods, and services performed on site for residents of the community in areas where concentration  
18 of development is prevented by lack of public water and/or sewer. Industrial parks, bulk retail sales and  
19 building supply yards are not permitted. The commercial and light industrial service uses are intended to be of  
20 lower density than other commercial use districts. As such, the standards for building appearance, paved  
21 parking, and traffic control are not required. Development within the CE-RC district will be where commercial  
22 goods and services are generally focused at intersections or in a linear manner along streets of collector or  
23 greater classification. The CE-RC district is not intended for moderate or high density commercial ~~or light~~  
24 ~~industrial developments~~. Residential uses shall be allowed above commercial uses. ~~Mixed uses shall provide~~  
25 ~~adequate yard area for the residential uses of no less than 300 sq. ft. of open space per dwelling unit.~~

26  
27 b. District Specific Standards.

28  
29 i. ~~Limitations on Intensity. Uses and commercial activity within the CE-ER District shall be limited in~~  
30 ~~intensity, in conformance with the rural nature and needs of the area.~~

31  
32 i. Landscaping, Screening and Fencing:  
33

1 (a). Level 4 screening shall be required along any right of way designated as a highway in the  
2 Official Streets and Highways Plan.

3  
4 (b). Level 3 landscaping shall be required along any lot line abutting residential lots.

5  
6 ii. Off Street Parking and Loading

7  
8 (a). 21.07.090(D) and (E) shall apply

9  
10 iii. Maximum height of structures shall be 45-feet.

11  
12 iv. Mixed uses shall provide adequate yard area for the residential uses of no less than 300 sq. ft. of open  
13 space per dwelling unit.

14  
15  
16  
17 **21.10.040D Industrial Districts.**

18  
19 1. General Purpose. The Chugiak-Eagle River Industrial Districts are generally intended to:

20  
21 a. Create sustainable environments for various types of industrial uses;

22  
23 b. Reserve appropriately located areas for industrial purposes, and limit non-industrial uses that may erode the  
24 supply of industrial lands;

25  
26 c. Provide adequate space to meet the needs of future industrial development, including off-street parking and  
27 loading;

28  
29 d. Strengthen and diversity the economic industrial base of Chugiak-Eagle River and to provide employment  
30 opportunities;

31  
32 e. Minimize land use impacts of industrial development on abutting non-industrial districts; and  
33

- 1 f. Protect stream corridors, wetlands, and other important natural resources from the adverse impacts of  
2 industrial development.  
3

4 **2. CE-I-1: Light Industrial.**  
5

- 6 a. Purpose. The CE-I-1 District is intended primarily for public and private light manufacturing, processing,  
7 service, storage, wholesale, and distribution operations along with limited commercial uses that support  
8 and/or are compatible with industrial uses. Office industrial parks and single-commodity bulk retail sales and  
9 building supply stores and services are allowed.  
10  
11 b. District Specific Standards.  
12  
13 i. Maximum height of structures shall be 45-feet.  
14

15 **3. CE-I-2: Heavy Industrial.**  
16

- 17 a. Purpose. The CE-I-2 District is intended primarily as an industrial activity area and reserve for public and  
18 private heavy manufacturing, warehousing and distribution, equipment and materials storage, vehicle and  
19 equipment repair, major freight terminals, waste and salvage, resource extraction and processing, and other  
20 related uses. Non-industrial uses are limited to prevent land use and traffic conflicts and to maintain and  
21 protect the supply of industrial lands within the Chugiak-Eagle River area.  
22  
23 b. District Specific Standards.  
24  
25 i. Heavy industrial uses shall be encouraged to locate along the Alaska Railroad corridor adjacent to Knik  
26 Arm or the Old Glenn Highway Corridor adjacent to existing Industrial-zoned property. Should  
27 overriding public interests to be served for another location, it should be with adequate separation to  
28 less intense uses. Minimum separation to residential uses shall be 200 feet; and  
29  
30 ii. Maximum height of structures shall be 45-feet.  
31

32 **4. CE-I-3: Rural Industrial District.**  
33

- 1 a. Purpose. The CE-I-3 District is intended for certain rural areas which, because of their topography, soil  
2 conditions, or location, or any combination of these factors, are better suited for industrial rather than  
3 residential or commercial development.  
4
- 5 b. District Specific Standards  
6
- 7 i. Rural Industrial uses may be any legal business, commercial, industrial, or manufacturing land use;  
8  
9 ii. No use shall be constructed or operated so as to cause excessive noise, vibrations, smoke, dust or  
humidity, heat or glare at or beyond any boundary of the CE-I-3 District in which it is located;  
10  
11 iii. Large retail establishments are subject to site plan review;  
12  
13 iv. Permitted accessory uses and structures are those customarily accessory and clearly incidental to  
permitted principal uses and structures are permitted; and  
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1 **21.10.040E Other Districts.**

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3 **1. CE-AD: Airport District (Birchwood).**

- 4  
5 a. Purpose. The CE-AD District is intended to provide for the Birchwood Airport, a transportation facility  
6 operated by the State of Alaska, Department of Transportation.  
7  
8 b. District Specific Standards.  
9  
10 i. All activities of the Airport District shall be governed by a State of Alaska Master Plan.  
11  
12 ii. Type(s) of structures(s) shall be determined by the approved Master Plan.

13  
14 **2. CE-AF: Antenna Farm District.**

- 15  
16 a. Purpose. The CE-AF District is intended to create areas dedicated to the erection and maintenance of  
17 communication equipment and to encourage the concentration of such equipment in a few sites throughout the  
18 Chugiak-Eagle River area.  
19  
20 b. District Specific Standards.  
21 The Planning and Zoning Commission and the Assembly shall consider the following factors when deciding on a  
22 request to rezone to the CE-AF district:  
23  
24 i. Compatibility with surrounding land uses;  
25  
26 ii. Potential adverse impacts on environmentally sensitive areas and wildlife corridors;  
27  
28 iii. Visual impacts on views, particularly with regard to ridgelines;  
29  
30 iv. Availability of alternative sites and alternative towers (co-location); and  
31  
32 v. Potential noise impacts on neighboring uses.

33  
34 **3. CE-DR: Development Reserve District.**

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- a. Purpose. The CE-DR district may be applied to lands intended for future development, undesignated municipality-owned lands, and municipal and state tidelands and waters, and military lands. Large lot single-family development such as CE-R-6, CE-R-7, CE-R-8, CE-R-9 or CE-R-10 may exist by-right and a Master Plan shall occur prior to any other development.

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**4. CE-PC: Planned Community District.**

- a. Purpose. The CE-PC district is intended to accommodate large-scale acreage for residential, commercial, industrial, or other land use developments and activities, including combinations of uses. It allows for flexibility under controlled conditions not possible with the other defined districts. The flexibility permitted must demonstrate that the final development will be compatible with the intents and purposes of this title and the goals and policies of the Chugiak-Eagle River Comprehensive Plan, and do not compromise public health, safety, and welfare. A CE-PC district should include design features to ensure that the CE-PC district is integrated with the surrounding neighborhood through features such as transition densities, external boundary buffering, and pedestrian and street connectivity, where the planning and zoning commission makes the specific finding that street connectivity is necessary to support traffic projections or necessary for emergency responders. The CE-PC district is limited to unified, comprehensive planned developments which are of substantial public benefit, consistent with the holding capacity of the land and conform with and enhance the policies of the Chugiak-Eagle River Comprehensive Plan [and may be developed as CE-R-6, CE-R-7, CE-R-8, CE-R-9 or CE-R-10.](#)
- b. Application. The CE-PC district shall be applied as described in subsection 21.03.160.I.
- c. Record-Keeping. The regulatory zoning provisions for each CE-PC district shall be kept on file in the department.

**5. CE-PLI: Public Lands and Institutions District.**

- a. Purpose. The CE-PLI district is intended to include major public and quasi-public civic, administrative, and institutional uses and activities as well as areas designated as a park use or natural resource use designated by an adopted local plan, and lands under the management of the ER-C Parks and Recreation Service District. This district also includes municipal lands of high natural value or that are environmentally sensitive.

**6. CE-PR: Parks and Recreation District.**

- a. Purpose. The CE-PR district is intended to include municipal lands dedicated by the Assembly as parks, in accordance with AMC 25.10.080.

- 1 b. District Specific Standards. Recreational areas developed for spectator sports, such as soccer and softball  
2 fields, shall have Level 3 buffer landscaping between such areas and abutting residential uses.  
3

4 **7. CE-W: Watershed District.**  
5

- 6 a. Purpose. The CE-W District is intended to preserve and protect the potable water reserves available to the  
7 municipality in the Chugach Range. The major responsibility in the management of watershed areas is the  
8 control of factors that may contaminate or pollute the water. Agricultural, residential, commercial, industrial,  
9 or other urban land uses are incompatible with the concept of watershed conservation. All uses of land within  
10 the watershed district permitted by Table 21.10-3 shall be subject to the provisions of section 21.07.040,  
11 Drainage, Storm Water Treatment, Erosion Control, and Prohibited Discharges.  
12  
13

14 **21.10.040F Overlay Districts.**  
15

- 16 **1. General Purpose.** The Chugiak-Eagle River Overlay Districts are intended to support specific uses and services  
17 within the Chugiak-Eagle River area. The requirements of an overlay district are intended to augment the district  
18 regulations and standards. Whenever there is a conflict between the district regulations and those of the overlay  
19 district, the requirements of the overlay district shall apply.  
20
- 21 **2. Creation, Alternation or Elimination of Overlay Districts.** The creation, alteration, or elimination of an overlay  
22 district is a rezoning and is governed by the provisions of section 21.03.160H., Rezonings to Create, Alter, or  
23 Eliminate Overlay Districts.  
24
- 25 **3. CE-AO: Airport Height Overlay District.**  
26
- 27 a. Purpose. The CE-AO District is intended to serve the only State of Alaska operated airport in the area,  
28 specifically the Birchwood Airport.  
29
- 30 b. Specific Airport Height Map Adopted. The airport height zoning map prepared for the Birchwood Airport (most  
31 recently adopted version) is adopted and thus is within the Municipality's Airport Height Overlay District.  
32
- 33 **4. CE-DO: Downtown Eagle River Overlay District.**  
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a. Purpose. The purpose and requirements of the Downtown Eagle River Overlay District are as defined in Chapter 21.66.

**5. CE-FO: Flood Hazard Overlay District.** See AMC 21.04.080(D).

**6. CE-EVO: Eklutna Village Overlay District [RESERVED.]**

1 **21.10.050 Use Regulations.**

2  
3 A. Table of allowed uses. Table 21.10.-2 below lists the uses allowed within the base zoning districts in Chugiak-Eagle River.  
4 When the uses in a district are determined through a master planning or planned community process per subsections  
5 21.10.030 ~~EC~~, and ~~FD~~., this table may not apply.

6  
7 1. Explanation of table abbreviations.

8  
9 a. Permitted uses.

10 "P" in a cell indicates the use is allowed by right in the respective zoning district. Permitted uses are subject to  
11 all other applicable regulations of Title 21.

12  
13 b. Administrative site plan review.

14 "S" in a cell indicates the use requires administrative site plan review in the respective zoning district in  
15 accordance with the procedures of Section 21.03.180B, Administrative Site Plan Review.

16  
17 c. Major site plan review.

18 "M" in a cell indicates the use requires major site plan review in the respective zoning district. Until the  
19 provisions for major site plan review are adopted, an "M" in a cell indicates that the use is allowed only if  
20 reviewed and approved as a conditional use in accordance with the procedures of Section 21.03.180C, Major  
21 Site Plan Review.

22  
23 d. Conditional uses.

24 "C" in a cell indicates, in the respective zoning district, the use is allowed only if reviewed and approved as a  
25 conditional use in accordance with the procedures of Section 21.03.080, Approval of conditional uses.  
26 Throughout Title 21, the term "conditionally allowed" means approval through the conditional use process is  
27 required.

28  
29 e. Multiple Abbreviations

30 Where table 21.10-2 or table 21.10-3 indicates more than one abbreviation for a particular use, such as "P/M"  
31 or "S/M", then the applicable review procedure is determined by size, geographic location, or other  
32 characteristic of the use as specified in this code.

33  
34 f. Prohibited uses.

1 A blank cell indicates the use is prohibited in the respective zoning district.  
2

3 g. Use-specific standards.

4 Regardless of whether a use is allowed by right, subject to major or administrative site plan review, or  
5 permitted as a conditional use, there may be additional standards applicable to the use. The existence of  
6 most use-specific standards is noted through a cross-reference in the last column of the table; however, there  
7 may be other applicable non-referenced portions of Municipal code as well.

8 2. Table organization.

9 In Table 21.10-2, land uses and activities are classified into general "use categories" and specific "use types", based  
10 on common functional, product, or physical characteristics, such as the type and amount of activity, the type of  
11 customers or residents, how goods or services are sold or delivered, and site conditions. This classification provides  
12 a systematic basis for assigning present and future land uses into appropriate zoning districts. This classification  
13 does not list every use or activity appropriate within the categories, and specific uses may be listed in one category  
14 when they may reasonably have been listed in one or more other categories. The use categories in such cases are  
15 intended as indexing tools.

16 3. Unlisted uses.

17 When application is made for a particular use category or use type not specifically listed in Table 21.10-2, the  
18 procedure set forth in Section 21.03.220 shall be followed.  
19

20 4. Use for other purposes prohibited.

21 Approval of a use listed in Table 21.10-2, and compliance with the applicable use-specific standards for the use,  
22 authorizes the specific use only. Development or use of a property for any other use not specifically allowed in Table  
23 21.10-2 is prohibited.  
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5. TABLE 21.10-2, Table of Allowed Uses.

| TABLE 21.10-2: TABLE OF ALLOWED USES  |  |                       |         |         |         |                                     |        |        |         |                     |        |                      |        |                            |                      |        |        |                 |        |        |       |       |       |          |        |       |      |  |
|---|--|-----------------------|---------|---------|---------|-------------------------------------|--------|--------|---------|---------------------|--------|----------------------|--------|----------------------------|----------------------|--------|--------|-----------------|--------|--------|-------|-------|-------|----------|--------|-------|------|--|
| This table shows only those uses allowed in CE zoning districts. All other uses not shown are prohibited. |  |                       |         |         |         |                                     |        |        |         |                     |        |                      |        |                            |                      |        |        |                 |        |        |       |       |       |          |        |       |      |  |
|   |  | P = Permitted Use     |         |         |         | S = Administrative Site Plan Review |        |        |         | C = Conditional Use |        |                      |        | M = Major Site Plan Review |                      |        |        |                 |        |        |       |       |       |          |        |       |      |  |
| Use Category  | Use Type                                       | Residential Districts |         |         |         |                                     |        |        |         |                     |        | Commercial Districts |        |                            | Industrial Districts |        |        | Other Districts |        |        |       |       |       |          |        |       |      |  |
|   |  | CE-R-1                | CE-R-1A | CE-R-2A | CE-R-2D | CE-R-2M                             | CE-R-3 | CE-R-5 | CE-R-5A | CE-R-6              | CE-R-7 | CE-R-8               | CE-R-9 | CE-R-10                    | CE-B-3               | CE-R-0 | CE-R-C | CE-I-1          | CE-I-2 | CE-I-3 | CE-AD | CE-AF | CE-DR | CE-PC *4 | CE-PLI | CE-PR | CE-W |  |
| <b>RESIDENTIAL USES</b>   |  |                       |         |         |         |                                     |        |        |         |                     |        |                      |        |                            |                      |        |        |                 |        |        |       |       |       |          |        |       |      |  |
| Household Living  | Dwelling, mixed use                            |                       |         |         |         |                                     |        |        |         |                     |        |                      |        |                            | P                    | P      | P      |                 |        |        |       |       |       |          |        |       |      |  |
|   | Dwelling, multi-family                         |                       |         |         |         | P                                   | P      |        |         |                     |        |                      |        |                            | P                    | P      | P      |                 |        |        |       |       |       |          |        |       |      |  |
|   | Dwelling, single-family attached               |                       |         | P       | P       | P                                   |        |        |         |                     |        |                      |        |                            |                      |        |        |                 |        |        |       |       |       |          |        |       |      |  |
|   | Dwelling, single-family detached               | P                     | P       | P       | P       |                                     |        | P      | P       | P                   | P      | P                    | P      |                            |                      |        |        |                 |        |        |       |       | P     |          |        |       |      |  |
|   | Dwelling, townhouse                            |                       |         | P       |         | P                                   | P      |        |         |                     |        |                      |        |                            |                      |        |        |                 |        |        |       |       |       |          |        |       |      |  |
|   | Dwelling, two-family                           |                       |         | P       | P       | P                                   | P      | P      | P       | P                   | P      | P                    |        |                            |                      |        |        |                 |        |        |       |       |       |          |        |       |      |  |
|   | Dwelling, manufactured home                    |                       |         |         |         |                                     |        | P      | P       |                     |        |                      |        |                            |                      |        |        |                 |        |        |       |       |       |          |        |       |      |  |
|   | Manufactured home community                    |                       |         |         |         | C                                   | C      | C      | C       |                     |        |                      |        |                            |                      |        |        |                 |        |        |       |       |       |          |        |       |      |  |
| Group Living  | Assisted living facility (3-8 residents)       | P                     | P       | P       | P       | P                                   | P      | P      | P       | P                   | P      | P                    |        |                            | P                    |        |        |                 |        |        |       |       |       |          |        |       |      |  |
|   | Assisted living facility (9 or more residents) | C                     | C       | C       | C       | P                                   | P      | C      | C       | C                   |        |                      |        |                            |                      |        |        |                 |        |        |       |       |       |          |        |       |      |  |
|   | Correctional community residential center      |                       |         |         |         |                                     |        |        |         |                     |        |                      |        |                            | C                    |        | C      |                 |        |        |       |       |       |          |        | C     |      |  |
|   | Habilitative care facility                     | C                     | C       | C       | C       | C                                   | C      | C      | C       | C                   |        |                      |        |                            |                      | C      | C      |                 |        |        |       |       |       |          |        | C     |      |  |
|   | Roominghouse                                   |                       |         |         |         | C                                   | P      | P      | C       | C                   | C      | C                    |        |                            |                      |        |        |                 |        |        |       |       |       |          |        |       |      |  |
| Transitional living facility  |  |                       |         |         |         |                                     |        |        |         |                     |        |                      |        | P                          |                      |        |        |                 |        |        |       |       |       |          | C      |       |      |  |

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TABLE 21.10-2: TABLE OF ALLOWED USES

This table shows only those uses allowed in CE zoning districts. All other uses not shown are prohibited.

P = Permitted Use

S = Administrative Site Plan Review

C = Conditional Use

M = Major Site Plan Review

| Use Category                       | Use Type                                      | Residential Districts |         |         |         |         |        |        |         |        |        | Commercial Districts |        |         | Industrial Districts |        |       | Other Districts |        |        |       |       |       |          |        |       |      |
|------------------------------------|---|-----------------------|---------|---------|---------|---------|--------|--------|---------|--------|--------|----------------------|--------|---------|----------------------|--------|-------|-----------------|--------|--------|-------|-------|-------|----------|--------|-------|------|
|                                    |   | CE-R-1                | CE-R-1A | CE-R-2A | CE-R-2D | CE-R-2M | CE-R-3 | CE-R-5 | CE-R-5A | CE-R-6 | CE-R-7 | CE-R-8               | CE-R-9 | CE-R-10 | CE-B-3               | CE-R-0 | CE-RC | CE-I-1          | CE-I-2 | CE-I-3 | CE-AD | CE-AF | CE-DR | CE-PC *4 | CE-PLI | CE-PR | CE-W |
| <b>PUBLIC / INSTITUTIONAL USES</b> |   |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       |                 |        |        |       |       |       |          |        |       |      |
| Adult care                         | Adult care (3-8 persons)                      | P/S,                  | P/S,    | P/S,    | P       | P/S,    | P/S,   | P/S,   | P/S,    | P/S,   | P/S,   | P/S,                 | P/S,   | P       | P                    | P      |       |                 |        |        |       |       |       | S        | P/S,   |       |      |
|                                    | Adult care (9 or more persons)                | C                     | C       | C       | C       | C       | C      | C      | C       | C      | C      | C                    | C      | P       | C                    | C      |       |                 |        |        |       |       |       |          | C      |       |      |
| Child care                         | Child care center (9 or more children)        | C                     | C       | C       | C       | C       | C      | C      | C       | C      | C      | C                    | C      | P       | C                    | C      |       |                 |        |        |       |       |       |          | C      |       |      |
|                                    | Child care home (up to 8 children)            | P/S,                  | P/S,    | P/S,    | P/S     | P/S,    | P/S,   | P/S,   | P/S,    | P/S,   | P/S,   | P/S,                 | P/S,   | P       | P                    |        |       |                 |        |        |       |       |       |          | P/S,   |       |      |
| Community Service                  | Cemetery or mausoleum                         |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       |                 |        |        |       |       |       |          | C      |       |      |
|                                    | Community center *3                           |                       |         |         |         |         | S      |        |         |        |        |                      |        |         | S                    | S      |       |                 |        |        |       |       | S     | S        |        |       |      |
|                                    | Crematorium                                   |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       |                 |        |        |       |       |       |          | C      |       |      |
|                                    | Government administration and civic buildings |                       |         |         |         |         |        |        |         |        |        |                      |        | M       | M                    | M      |       |                 |        |        | M     |       |       | M        | M      |       |      |
|                                    | Homeless and transient shelter                |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       |                 |        |        |       |       |       |          | C      |       |      |
|                                    | Neighborhood recreation center                | S                     | S       | S       | S       | S       | S      | S      | S       | S      | S      | S                    | S      | S       | S                    | S      | S     |                 |        |        |       |       |       |          | S      |       |      |
| Religious assembly                 | S   | S                     | S       | S       | S       | S       | S      | S      | S       | S      | S      | S                    | S      | S       | S                    | S      |       |                 |        |        |       |       |       | S        |        |       |      |
| Cultural Facility                  | Aquarium                                      |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       |                 |        |        |       |       |       |          | M      |       |      |
|                                    | Botanical gardens *3                          |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       |                 |        |        |       |       |       |          | S      | S     |      |
|                                    | Library                                       | P                     | P       | P       | P       | P       | P      | P      | P       |        |        |                      |        | S       | S                    | S      |       |                 |        |        |       |       |       |          | M      |       |      |
|                                    | Museum or cultural center                     |                       |         |         |         |         |        |        |         |        |        |                      |        | M       | M                    | M      |       |                 |        |        |       |       |       |          | M      |       |      |
|                                    | Zoo   |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       |                 |        |        |       |       |       |          | C      | C     |      |
| Educational Facility               | Boarding school                               |                       |         |         |         |         | M      |        |         |        |        |                      |        | S       | S                    | S      |       |                 |        |        |       |       |       |          | M      |       |      |
|                                    | College or university                         |                       |         |         |         |         |        |        |         |        |        |                      |        | M       | M                    | M      |       |                 |        |        |       |       |       |          | M      |       |      |
|                                    | Elementary or middle school                   | M                     | M       | M       | M       | M       | M      | M      | M       | M      | M      |                      |        | M       | M                    |        |       |                 |        |        |       |       |       |          | M      |       |      |
|                                    | High school                                   | M                     | M       | M       | M       | M       | M      | M      | M       | M      | M      |                      |        | M       | M                    |        |       |                 |        |        |       |       |       |          | M      |       |      |
|                                    | Instructional services                        | C                     | C       | C       | C       | C       | C      | C      | C       | C      | C      | C                    | C      | P       | P                    | P      |       |                 |        |        |       |       |       |          | C      |       |      |
|                                    | Vocational or trade school                    |                       |         |         |         |         |        |        |         |        |        |                      |        | C       | C                    | C      | C     |                 |        |        |       |       |       |          | C      |       |      |

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TABLE 21.10-2: TABLE OF ALLOWED USES

This table shows only those uses allowed in CE zoning districts. All other uses not shown are prohibited.

P = Permitted Use      S = Administrative Site Plan Review      C = Conditional Use      M = Major Site Plan Review

| Use Category                       | Use Type                               | Residential Districts |         |         |         |         |        |        |         |        |        |        |        | Commercial Districts |        |        | Industrial Districts |        |        | Other Districts |       |       |       |          |        |       |      |   |   |
|------------------------------------|--|-----------------------|---------|---------|---------|---------|--------|--------|---------|--------|--------|--------|--------|----------------------|--------|--------|----------------------|--------|--------|-----------------|-------|-------|-------|----------|--------|-------|------|---|---|
|                                    |  | CE-R-1                | CE-R-1A | CE-R-2A | CE-R-2D | CE-R-2M | CE-R-3 | CE-R-5 | CE-R-5A | CE-R-6 | CE-R-7 | CE-R-8 | CE-R-9 | CE-R-10              | CE-B-3 | CE-R-0 | CE-RC                | CE-I-1 | CE-I-2 | CE-I-3          | CE-AD | CE-AF | CE-DR | CE-PC *4 | CE-PLI | CE-PR | CE-W |   |   |
| <b>PUBLIC / INSTITUTIONAL USES</b> |  |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        |                      |        |        |                 |       |       |       |          |        |       |      |   |   |
| Health Care Facility               | Health facility                        |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        |                      |        |        |                 |       |       |       |          |        |       |      |   |   |
|                                    | Health care facility                   |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        |                      | P      | P      | P               |       |       |       |          |        |       |      |   | C |
|                                    | Nursing facility                       |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        |                      | P      | C      | C               |       |       |       |          |        |       |      |   | C |
| Parks and Open Area                | Community garden *3                    |                       |         | P       |         | P       | P      |        |         |        |        |        |        |                      |        |        |                      |        |        |                 |       |       |       |          |        |       | S    | P | P |
|                                    | Park and open space, public or private | S                     | S       | S       | S       | S       | S      | S      | S       | S      | S      | S      | S      | S                    |        |        |                      |        |        |                 |       |       |       |          |        |       | S    | S | S |
| Public Safety Facility             | Community or police substation *2      |                       |         | S       |         | S       | S      |        |         |        |        |        |        |                      |        |        | S                    | S      | S      |                 |       |       |       |          |        |       | S    | S |   |
|                                    | Correctional Institution               |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        |                      |        |        |                 |       |       |       |          |        |       |      | C |   |
|                                    | Fire station *2                        |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        | M                    | M      | M      | M               | M     | M     | M     |          |        |       | M    | M |   |
|                                    | Public safety facility *2, *3          |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        | C                    |        |        | P               |       |       |       |          |        |       |      | C |   |
| Transportation Facility            | Airport                                |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        |                      |        | M      | M               | C     | M     |       |          |        |       | M    |   |   |
|                                    | Airstrip, private                      | C                     | C       | C       | C       |         |        |        |         |        |        |        |        |                      |        |        |                      |        |        |                 | C     |       |       |          |        |       | C    |   |   |
|                                    | Heliport                               |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        |                      |        | M      | M               | C     | M     |       |          |        |       | M    |   |   |
|                                    | Heliport, private                      | C                     | C       | C       |         |         |        |        |         |        |        |        |        |                      |        |        | M                    |        | M      |                 | C     |       |       |          |        |       | C    |   |   |
|                                    | Rail yard *3                           |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        |                      |        | P      | P               |       |       |       |          |        |       |      |   |   |
|                                    | Railroad freight terminal *3           |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        |                      |        | P      | P               |       |       |       |          |        |       |      |   |   |
|                                    | Railroad passenger terminal            |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        |                      |        | P      | P               |       |       |       |          |        |       | M    |   |   |
|                                    | Transit center                         |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        | S      | S                    | S      | P      | P               |       |       |       |          |        | S     | S    |   |   |
| Utility Facility                   | Utility facility *3                    |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        |                      |        | C      | P               |       |       |       |          |        | S     | C    |   |   |
|                                    | Utility substation                     | S                     | S       | S       | S       | S       | S      | S      | S       | S      | S      | S      | S      | S                    | S      | S      | S                    | S      | S      | S               |       | S     | S     | S        | S      | S     | S    | S |   |
| Telecommunication Facilities       | Type 1 tower                           | S                     | S       | S       | S       | S       | S      | S      | S       | S      | S      | S      | S      | S                    | S      | S      | S                    | S      | S      | S               | P/C   | S     | S     | S        |        | S     | S    | S |   |
|                                    | Type 2 tower                           |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        | C                    | C      | C      | C               | C     | P/C   | C     | C        |        |       | C    | C |   |
|                                    | Type 3 tower                           | C                     | C       | C       | C       | C       | C      | C      | C       | C      | C      | C      | C      | C                    | C      | C      | C                    | C      | C      | C               | P/C   | C     | C     | C        |        | C     | C    | C |   |
|                                    | Type 4 tower                           | S                     | S       | S       | S       | S       | S      | S      | S       | S      | S      | S      | S      | S                    | S      | S      | S                    | S      | S      | S               | P/C   | S     | S     | S        |        | S     | S    | S |   |

1  
2  
3

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| Use Category                      | Use Type   | Residential Districts |         |         |         |         |        |        |         |        |        | Commercial Districts |        |         | Industrial Districts |        |       | Other Districts |        |        |       |       |       |          |        |       |      |   |  |
|-----------------------------------|--|-----------------------|---------|---------|---------|---------|--------|--------|---------|--------|--------|----------------------|--------|---------|----------------------|--------|-------|-----------------|--------|--------|-------|-------|-------|----------|--------|-------|------|---|--|
|                                   |  | CE-R-1                | CE-R-1A | CE-R-2A | CE-R-2D | CE-R-2M | CE-R-3 | CE-R-5 | CE-R-5A | CE-R-6 | CE-R-7 | CE-R-8               | CE-R-9 | CE-R-10 | CE-B-3               | CE-R-0 | CE-RC | CE-I-1          | CE-I-2 | CE-I-3 | CE-AD | CE-AF | CE-DR | CE-PC *4 | CE-PLI | CE-PR | CE-W |   |  |
| <b>COMMERCIAL USES</b>            |  |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       |                 |        |        |       |       |       |          |        |       |      |   |  |
| Agricultural Uses                 | Commercial Horticulture *3                       | C                     | C       |         | C       |         |        | C      | P/C     | P/C    | P/C    | P/C                  | P/C    | P/C     | P                    |        | P     | P               | P      | P      |       |       |       |          |        |       |      | C |  |
| Animal Sales, Service & Care      | Animal shelter *3                                |                       |         |         |         |         |        |        |         |        |        |                      |        |         | S                    |        |       | P               | P      | P      |       |       |       |          |        |       | M    |   |  |
|                                   | Kennel, commercial                               |                       |         |         |         |         |        |        | C       |        | C      | C                    | C      | P       |                      |        | P     | P               | P      |        |       |       |       |          |        |       |      |   |  |
|                                   | Large domestic animal facility, principle use *3 |                       |         |         |         |         |        | P/C    | P/C     | P/C    | P/C    | P/C                  | P/C    | C       | C                    | P/C    | C     | C               | C      |        |       | C     |       |          |        | P     | P    |   |  |
|                                   | Retail and pet services                          |                       |         |         |         |         |        |        |         |        |        |                      |        | P       | P                    | P      |       |                 |        |        |       |       |       |          |        |       |      |   |  |
|                                   | Veterinary clinic                                |                       |         |         |         |         |        | C      | C       | C      | C      | C                    | P      | C       | P                    | P      | P     | P               |        |        |       |       |       |          |        |       |      |   |  |
| Assembly                          | Civic / Convention center *3                     |                       |         |         |         |         |        |        |         |        |        |                      |        | C       |                      |        |       |                 |        |        |       |       |       |          |        |       | C    |   |  |
|                                   | Club / lodge / meeting hall                      |                       |         |         |         |         | C      |        |         |        |        |                      |        | P       | P                    | P      |       |                 |        |        |       |       |       |          |        |       | S    |   |  |
| Entertainment and Recreation      | Amusement establishment                          |                       |         |         |         |         |        |        |         |        |        |                      |        | P       |                      | P      |       |                 |        |        |       |       |       |          |        |       | C    |   |  |
|                                   | Entertainment facility, major                    |                       |         |         |         |         |        |        |         |        |        |                      |        | C       |                      |        | C     |                 |        |        |       |       |       |          |        |       | C    |   |  |
|                                   | Fitness and recreational sports center *3        |                       |         |         |         |         |        |        |         |        |        |                      |        | P       | P                    | P      |       |                 |        |        |       |       |       |          |        |       | S    |   |  |
|                                   | General outdoor recreation, commercial           |                       |         |         |         |         |        |        |         |        |        |                      | C      |         |                      |        |       | P               |        |        |       |       |       |          |        |       | C    | C |  |
|                                   | Golf course *3                                   |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       |                 | C      |        |       |       |       |          |        |       | C    | C |  |
|                                   | Motorized sports facility *3                     |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       |                 | C      |        |       |       |       |          |        |       | C    |   |  |
|                                   | Movie theatre                                    |                       |         |         |         |         |        |        |         |        |        |                      |        |         | M                    |        |       |                 |        |        |       |       |       |          |        |       |      |   |  |
|                                   | Nightclub  |                       |         |         |         |         |        |        |         |        |        |                      |        |         | P                    |        | P     |                 |        |        |       |       |       |          |        |       |      |   |  |
|                                   | Shooting range, outdoor                          |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       |                 |        |        |       |       |       |          |        |       |      | C |  |
|                                   | Skiing facility, alpine                          |                       |         |         |         |         |        |        |         |        |        |                      |        | C       |                      |        |       |                 |        |        |       |       |       |          |        |       |      | C |  |
| Theater company or dinner theater |  |                       |         |         |         |         |        |        |         |        |        |                      |        | P       |                      | P      |       |                 |        |        |       |       |       |          |        |       |      |   |  |
| Food and Beverage Service         | Bar  |                       |         |         |         |         |        |        |         |        |        |                      |        | P       |                      | P      |       |                 |        |        |       |       |       |          |        |       | P    |   |  |
|                                   | Food and beverage kiosk                          |                       |         |         |         |         |        |        |         |        |        |                      |        | P       | P                    | P      | P     | P               | P      | P      |       |       |       |          |        |       | P    |   |  |
|                                   | Restaurant                                       |                       |         |         |         |         |        |        |         |        |        |                      |        | P       | P                    | P      | P     |                 |        |        |       |       |       |          |        |       | P    |   |  |
| Office                            | Broadcasting facility                            |                       |         |         |         |         |        |        |         |        |        |                      |        | P       | C                    | P      | P     |                 |        |        |       |       |       |          |        |       | P    |   |  |
|                                   | Financial Institution                            |                       |         |         |         |         |        |        |         |        |        |                      |        | P       | P                    | P      | P     |                 |        |        |       |       |       |          |        |       |      |   |  |
|                                   | Office, business or professional                 |                       |         |         |         |         |        |        |         |        |        |                      |        | P       | P                    | P      | P     |                 |        |        |       |       |       |          |        |       | P    |   |  |

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This table shows only those uses allowed in CE zoning districts. All other uses not shown are prohibited.

P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review

| Use Category                         | Use Type                                       | Residential Districts |         |         |         |         |        |        |         |        |        | Commercial Districts |        |         | Industrial Districts |        |       | Other Districts |        |        |       |       |       |          |        |       |      |   |  |
|--------------------------------------|--|-----------------------|---------|---------|---------|---------|--------|--------|---------|--------|--------|----------------------|--------|---------|----------------------|--------|-------|-----------------|--------|--------|-------|-------|-------|----------|--------|-------|------|---|--|
|                                      |  | CE-R-1                | CE-R-1A | CE-R-2A | CE-R-2D | CE-R-2M | CE-R-3 | CE-R-5 | CE-R-5A | CE-R-6 | CE-R-7 | CE-R-8               | CE-R-9 | CE-R-10 | CE-B-3               | CE-R-0 | CE-RC | CE-I-1          | CE-I-2 | CE-I-3 | CE-AD | CE-AF | CE-DR | CE-PC *4 | CE-PLI | CE-PR | CE-W |   |  |
| <b>COMMERCIAL USES</b>               |  |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       |                 |        |        |       |       |       |          |        |       |      |   |  |
| Personal Services, Repair and Rental | Business service establishment                 |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        | P     | P               | P      | P      |       |       |       |          |        |       |      |   |  |
|                                      | Mortuary services                              |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       | P               | P      | P      |       |       |       |          |        |       |      |   |  |
|                                      | General professional services                  |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       | P               | P      | P      | P     |       |       |          |        |       |      |   |  |
|                                      | Small equipment rental                         |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       | P               | P      | P      | P     |       |       |          |        |       |      |   |  |
| Retail Sales                         | Auction house                                  |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       | P               |        | P      | P     | P     |       |          |        |       |      |   |  |
|                                      | Building materials store                       |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       | P               |        | P      | P     | C     | C     |          |        |       |      |   |  |
|                                      | Convenience store                              |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       | P               |        | P      |       |       |       |          |        |       |      |   |  |
|                                      | Farmers market *3                              |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       | P               |        | P      |       |       |       |          |        |       |      |   |  |
|                                      | Fueling station                                |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       | P               |        | P      |       |       |       |          |        |       |      |   |  |
|                                      | General retail                                 |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       | P               |        | P      | P     | P     | P     |          |        |       |      |   |  |
|                                      | Grocery or food store                          |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       | P               |        | P      |       |       |       |          |        |       |      |   |  |
|                                      | Liquor store                                   |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       | P               |        | P      |       |       |       |          |        |       |      |   |  |
|                                      | Pawnshop                                       |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       | P               |        | P      |       |       |       |          |        |       |      |   |  |
| Vehicles and Equipment               | Aircraft and marine vessel sales *3            |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       | P               |        | P      | P     | P     | P     |          |        |       |      |   |  |
|                                      | Parking lot, principal use                     |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       | P               | C      | P      | P     | P     |       |          |        |       | C    |   |  |
|                                      | Parking structure, principal use               |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       | P               | C      | C      | P     | P     |       |          |        |       | C    |   |  |
|                                      | Parking lot or structure (50+ spaces)          |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       | P               | C      | C      | P     | P     |       |          |        |       | P    |   |  |
|                                      | Parking lot or structure (less than 50 spaces) |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       | P               | C      | C      | P     | P     |       |          |        |       |      |   |  |
|                                      | Vehicle parts and supplies                     |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       | P               |        | P      | P     |       |       |          |        |       |      |   |  |
|                                      | Vehicles-large sales and rental                |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       | P               |        | P      | P     |       |       |          |        |       |      |   |  |
|                                      | Vehicle-small sales and rental                 |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       | P               |        | P      | P     |       |       |          |        |       |      |   |  |
|                                      | Vehicle service and repair, major              |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       | P               |        | P      | P     |       |       |          |        |       |      |   |  |
| Vehicle service and repair, minor    |  |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        | P     |                 | P      | P      |       |       |       |          |        |       |      |   |  |
| Visitor Accommodations               | Camper park                                    |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       |                 |        | C      |       |       |       |          |        |       | C    | C |  |
|                                      | Extended-stay lodgings                         |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       | P               | S      | P      |       |       |       |          |        |       |      |   |  |
|                                      | Hostel   |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       | P               | S      | P      |       |       |       |          |        |       |      |   |  |
|                                      | Hotel / motel                                  |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       | P               | M      | P      |       |       |       |          |        |       |      |   |  |
|                                      | Inn  |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       | P               | S      | P      |       |       |       |          |        |       |      |   |  |
|                                      | Recreational and vacation camp *3              |                       |         |         |         |         |        |        |         |        |        |                      |        |         |                      |        |       |                 |        |        |       |       |       |          |        |       | C    | C |  |

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|-------------------------------|---|-----------------------|---------|---------|---------|---------|--------|--------|---------|--------|--------|--------|--------|----------------------|--------|--------|----------------------|--------|--------|-----------------|-------|-------|-------|----------|--------|-------|------|---|
|                               |   | CE-R-1                | CE-R-1A | CE-R-2A | CE-R-2D | CE-R-2M | CE-R-3 | CE-R-5 | CE-R-5A | CE-R-6 | CE-R-7 | CE-R-8 | CE-R-9 | CE-R-10              | CE-B-3 | CE-R-0 | CE-RC                | CE-I-1 | CE-I-2 | CE-I-3          | CE-AD | CE-AF | CE-DR | CE-PC *4 | CE-PLI | CE-PR | CE-W |   |
| <b>INDUSTRIAL USES</b>        |   |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        |                      |        |        |                 |       |       |       |          |        |       |      |   |
| Industrial Services           | Data processing facility                              |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        | P                    | P      | P      | P               | C     | C     |       |          |        |       |      | P |
|                               | Dry cleaning establishment                            |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        |                      | P      | P      | P               | P     |       |       |          |        |       |      |   |
|                               | General industrial service *3                         |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        |                      |        |        | P               | P     | P     |       |          |        |       |      |   |
|                               | Government service *3                                 |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        |                      |        |        | P               | P     | P     |       |          |        |       | C    |   |
|                               | Heavy equipment sales and rental                      |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        |                      |        |        | P               | P     | P     |       |          |        |       |      |   |
|                               | Research laboratory                                   |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        |                      | P      |        | P               | P     | P     |       |          |        |       | C    |   |
| Manufacturing and Production  | Commercial food production                            |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        | C                    | P      | P      |                 |       |       |       |          |        |       | P    |   |
|                               | Cottage crafts  |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        | P                    | P      | P      |                 |       |       |       |          |        |       |      |   |
|                               | Manufacturing, heavy *3                               |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        |                      |        | C      | P               | P     |       |       |          |        |       |      |   |
|                               | Manufacturing, light *3                               |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        |                      |        | P      | P               | P     |       |       |          |        |       |      |   |
|                               | Natural resource extraction, organic and inorganic *3 | C                     | C       | C       | C       | C       | C      | C      | C       | C      | C      | C      | C      | C                    | C      | C      | C                    | C      | C      | C               | C     | C     | C     | C        | C      | C     | C    |   |
|                               | Natural resource extraction, placer mining *3         |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        |                      |        |        | C               | C     | C     |       |          | C      |       | C    |   |
| Warehouse and Storage         | Bulk storage of hazardous materials                   |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        |                      |        |        | C               | C     | C     |       |          |        |       |      |   |
|                               | Impound yard  |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        |                      |        |        | P               | P     | P     |       |          |        |       | C    |   |
|                               | Motor freight terminal                                |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        |                      |        |        | P               | P     | P     |       |          |        |       |      |   |
|                               | Self-storage facility                                 |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        | P      |                      | P      | P      | P               |       |       |       |          |        |       |      |   |
|                               | Storage yard  |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        |                      |        |        | P               | P     | P     |       |          |        |       |      |   |
|                               | Warehouse *3  |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        |                      |        |        | P               | P     | P     |       |          |        |       | C    |   |
|                               | Wholesale establishment                               |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        |                      |        |        | P               | P     | P     |       |          |        |       |      |   |
| Waste and Salvage             | Composting facility *3                                |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        |                      |        |        |                 | P     | P     |       |          |        |       | C    |   |
|                               | Incinerator or thermal desorption unit                |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        |                      |        |        |                 | C     | C     |       |          |        |       | C    |   |
|                               | Junkyard or salvage yard *3                           |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        |                      |        |        |                 | C     | C     |       |          |        |       |      |   |
|                               | Land reclamation                                      | C                     | C       | C       | C       | C       | C      | C      | C       | C      | C      | C      | C      | C                    | C      | C      | C                    | S      | S      | S               | S     |       |       |          |        | C     | S    |   |
|                               | Landfill  |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        |                      |        |        |                 | C     | C     |       |          |        |       | C    |   |
|                               | Recycling drop-off *3                                 |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        | P      |                      | P      | P      | P               | P     |       |       |          |        | P     |      |   |
|                               | Snow disposal site                                    | C                     | C       | C       | C       | C       | C      | C      | C       | C      | C      | C      | C      | C                    |        |        | C                    | S      | S      | S               | S     |       |       |          |        | C     |      |   |
| Solid waste transfer facility |   |                       |         |         |         |         |        |        |         |        |        |        |        |                      |        |        |                      |        | C      | P               | P     |       |       |          |        | C     |      |   |

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\*1 - 5-8 persons/children requires an Administrative Site Plan Review per Section 21.03.180.B.

\*2 - Where a PC development has been approved and a need for government or civic services arises, such may be permitted by Site Plan Review at the request of the PC.

\*3 - In the Class A and B commercial, industrial, PLI, and PR zoning districts, fabric structures are a permitted principal or accessory use. In the Class B residential zoning districts fabric structures are a permitted accessory use in all zoning districts.

\*4 - When the uses in a District are determined through a master planning or planned community process per subsections 21.10.030 C and D, this table may not apply.

- 1 **B. Generally Applicable Use Standards.** See 21.05.020 and 21.10.110.
- 2
- 3 **C. Residential Uses: Definitions and Use Specific Standards.** See 21.05.030 and
- 4 21.10.110:
- 5
- 6 **D. Public/Institutional Uses: Definitions and Use Specific Standards.** See 21.05.040
- 7 and 21.10.110:
- 8
- 9 **E. Commercial Uses: Definitions and Use Specific Standards.** See 21.05.050 and
- 10 21.10.110:
- 11
- 12 **F. Industrial Uses: Definitions and Use Specific Standards.** See 21.05.060 and
- 13 21.10.110.
- 14
- 15 **G. Table of Allowed Accessory Uses and Structures.** Table 21.10-4 below lists the
- 16 accessory uses and structures allowed within all base zoning districts in the C-ER area.
- 17
- 18 1. Explanation of Table Abbreviations.
- 19
- 20 a. Permitted Uses.
- 21 "P" in a cell indicates that the accessory use or structure is allowed by-
- 22 right in the respective zoning district. Permitted uses are subject to all
- 23 other applicable regulations of this title, including the use-specific
- 24 standards of this section and the development and design standards set
- 25 forth in 21.10.070.
- 26
- 27 b. Administrative Site Plan Review.
- 28 "S" in a cell indicates that the accessory use or structure requires
- 29 administrative site plan review in the respective zoning district in
- 30 accordance with the procedures of section 21.03.190B, Administrative Site
- 31 Plan Review.
- 32
- 33 c. Conditional Uses.
- 34 "C" in a cell indicates that, in the respective zoning district, the accessory
- 35 use or structure is allowed only if reviewed and approved as a conditional
- 36 use in accordance with the procedures of section 21.03.180.D, Conditional
- 37 Uses.
- 38
- 39 d. Multiple Abbreviations
- 40 Where table 21.10-2 or table 21.10-3 indicates more than one
- 41 abbreviation for a particular use, such as "P/M" or "S/M", then the
- 42 applicable review procedure is determined by size, geographic location, or
- 43 other characteristic of the use as specified in this code.
- 44
- 45 e. Prohibited Uses.

1 A blank cell indicates that the accessory use or structure is prohibited in  
2 the respective zoning district.

3  
4 f. Use-Specific Standards.

5 Regardless of whether an accessory use or structure is allowed by-right or  
6 subject to administrative site plan review or conditional use, there may be  
7 additional standards that are applicable to the use. The existence of these  
8 use-specific standards is noted through a section reference in the last  
9 column of the table. These references apply in all C-ER districts unless  
10 otherwise specified.

11 g. Unlisted Accessory Uses or Structures.

12 An accessory use or structure that is not listed in table 21.10-4 shall  
13 comply with all standards set forth in subsection 21.05.070.B  
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### h. Table of Permitted Accessory Uses and Structures.

| TABLE 21.10-3: TABLE OF ACCESSORY USES AND STRUCTURES                              |                       |         |         |         |         |        |        |         |        |        |        |        |         |                      |        |        |                      |        |        |                 |       |       |          |        |       |      |   |   |
|--|-----------------------|---------|---------|---------|---------|--------|--------|---------|--------|--------|--------|--------|---------|----------------------|--------|--------|----------------------|--------|--------|-----------------|-------|-------|----------|--------|-------|------|---|---|
| P = Permitted S = Administrative Site Plan Review                                  |                       |         |         |         |         |        |        |         |        |        |        |        |         |                      |        |        |                      |        |        |                 |       |       |          |        |       |      |   |   |
| Accessory Uses   | Residential Districts |         |         |         |         |        |        |         |        |        |        |        |         | Commercial Districts |        |        | Industrial Districts |        |        | Other Districts |       |       |          |        |       |      |   |   |
|  | CE-R-1                | CE-R-1A | CE-R-2A | CE-R-2D | CE-R-2M | CE-R-3 | CE-R-5 | CE-R-5A | CE-R-6 | CE-R-7 | CE-R-8 | CE-R-9 | CE-R-10 | CE-B-3               | CE-R-0 | CE-R-C | CE-I-1               | CE-I-2 | CE-I-3 | CE-AD           | CE-AF | CE-DR | CE-PC *1 | CE-PLI | CE-PR | CE-W |   |   |
| Accessory Dwelling Unit (ADU)  |                       |         | P       | P       | P       |        | P      | P       | P      | P      | P      | P      | P       |                      |        |        |                      |        |        |                 |       |       |          |        |       |      |   |   |
| Bed and Breakfast (up to 3 guestrooms)   | P                     | P       | P       | P       | P       |        | P      | P       | P      | P      | P      | P      | P       |                      |        |        |                      |        |        |                 |       |       |          |        |       |      |   |   |
| Bed and Breakfast (4-5 guestrooms)   | S                     | S       | S       | S       | S       |        | S      | S       | S      | S      | S      | S      | S       |                      |        |        |                      |        |        |                 |       |       |          |        |       |      |   |   |
| Beekeeping   | P                     | P       | P       | P       | P       |        | P      | P       | P      | P      | P      | P      | P       |                      |        |        |                      |        |        |                 |       |       |          |        |       |      |   |   |
| Caretaker's residence  |                       |         |         |         |         |        |        |         |        |        |        |        |         |                      |        |        | P                    | P      | P      |                 |       |       |          |        |       | P    | P |   |
| Dormitory  |                       |         |         |         |         |        |        |         |        |        |        |        |         |                      |        |        | C                    |        |        |                 |       |       |          |        |       | P    |   |   |
| Drive-through service  |                       |         |         |         |         |        |        |         |        |        |        |        |         | P                    | P      | P      | P                    | P      | P      |                 |       |       |          |        |       |      |   |   |
| Fabric Structures, Engineered  |                       |         |         |         |         |        | P      | P       | P      | P      | P      | P      | P       | P                    |        | P      | P                    | P      | P      | P               |       | P     | P        | P      | P     | P    | P |   |
| Family self-sufficiency Service  |                       |         |         |         |         | P      |        |         |        |        |        |        |         |                      | C      | C      |                      |        |        |                 |       |       |          |        |       |      |   |   |
| Farm, hobby  |                       |         |         |         |         |        |        | P       | P      | P      | P      | P      | S       |                      |        |        |                      |        |        |                 |       |       |          |        |       | P    |   |   |
| Garage or carport, private residential   | P                     | P       | P       | P       | P       | P      | P      | P       | P      | P      | P      | P      | P       | P                    | P      | P      | P                    |        |        |                 |       |       |          |        | P     | P    |   |   |
| Home and garden related use  | P                     | P       | P       | P       | P       | P      | P      | P       | P      | P      | P      | P      | P       | P                    | P      | P      |                      |        |        |                 |       |       |          |        | P     | P    |   |   |
| Home occupation  | P                     | P       | P       | P       | P       | P      | P      | P       | P      | P      | P      | P      | P       |                      | P      |        |                      |        |        |                 |       |       |          |        | P     | P    |   |   |
| Intermodal shipping container / Railroad car                                       | P                     | P       | P       | P       | P       | P      | P      | P       | P      | P      | P      | P      | P       | P                    | P      | P      | P                    | P      | P      | P               | P     | P     | P        | P      | P     | P    | P |   |
| Large domestic animal facility   |                       |         |         |         |         |        | P/C    | P/C     | P/C    | P/C    | P/C    | P/C    | P/C     |                      | P/C    | P/C    | P/C                  | P/C    | P/C    |                 |       |       |          |        |       | P/C  | P | P |
| Outdoor display accessory to a commercial use                                      |                       |         |         |         |         |        |        |         |        |        |        |        |         |                      | P      | P      | P                    | P      | P      | P               |       |       |          |        |       |      |   |   |
| Outdoor keeping of animals   | P                     | P       | P       | P       | P       |        | P      | P       | P      | P      | P      | P      | P       |                      |        |        |                      |        |        |                 |       |       |          |        |       | P    | P |   |
| Outdoor storage accessory to a commercial use                                      |                       |         |         |         |         |        |        |         |        |        |        |        |         |                      | P      | P      | P                    | P      | P      |                 |       |       |          |        |       |      |   |   |
| Parking of business vehicles, outdoors, accessory to a residential use             | P                     | P       | P       | P       | P       | P      | P      | P       | P      | P      | P      | P      | P       | P                    | P      | P      |                      |        |        |                 |       |       |          |        | P     | P    | P |   |
| Parking of commercial vehicles, outdoor  | P                     | P       | P       | P       | P       | P      | P      | P       | P      | P      | P      | P      | P       | P                    | P      | P      | P                    | P      | P      |                 |       |       |          |        |       |      |   |   |
| Private outdoor storage of non-commercial equipment accessory to a residential use | P                     | P       | P       | P       | P       | P      | P      | P       | P      | P      | P      | P      | P       |                      |        |        |                      |        |        |                 |       |       |          |        |       | P    | P |   |
| Quonset Hut  |                       |         |         |         |         |        |        | P       | P      | P      | P      | P      | P       | P                    |        | P      | P                    | P      | P      | P               |       |       |          |        |       | P    | P |   |
| Vehicle repair/rebuilding, outdoor, hobby  | P                     | P       | P       | P       | P       | P      | P      | P       | P      | P      | P      | P      | P       |                      |        |        |                      |        |        |                 |       |       |          |        |       |      | P |   |

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\*1 - When the uses in a District are determined through a master planning or Planned Community process per subsections 21.10.030 C and D, this table may not apply.

1 **H. Accessory Uses, Structures and Use-Specific Standards, Exceptions and**  
2 **Amendments for C-ER Area.**

3 See Section 21.10.110, C-ER Use Standards.  
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6 **21.10.060 Dimensional Standards.**  
7

8 **A. Purpose.** The purpose of this section is to implement the goals and objectives of the  
9 Chugiak, Eagle river Comprehensive Plan's intent to preserve light, air, water quality  
10 and quality of life in all areas of the C-ER area. Specific purposes of this section  
11 include:  
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- 13 1. Avoiding congestion in residential areas;
- 14 2. Promoting fire protection through appropriate separation of structures;
- 15 3. Ensuring setbacks which promote a reasonable relationship between residences  
16 and streetscape;
- 17 4. Reinforce a pedestrian oriented streetscape in Class A improvement districts;
- 18 5. Control the overall building bulk and lot coverage to help define the character of  
19 different zones;
- 20 6. Promote reasonable building scale that is consistent with the function of local  
21 commercial areas and surrounding neighborhoods; and
- 22 7. Promote the efficient use of service capacity in areas with the highest levels of  
23 public services and intended development.  
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31 **B. Applicability.**

32 This section is applicable to all development within the area encompassed by the  
33 Chugiak-Eagle River Comprehensive Plan.  
34

35 **C. Dimensional Standards Tables.**

36 This section contains the tables listing the requirements for lot dimensions and building  
37 bulk, density, location and height for all development. General rules for measurement  
38 and exceptions are set forth in section 21.06.030. However, in the C-ER area, the  
39 following exceptions apply in the CE-R-2A, CE-R-2D, CE-R-2M, CE-R-3, CE-R-5A, CE-  
40 R-6, CE-R-7, CE-R-8, CE-R-9, and CE-RC zoning districts. These general standards  
41 may be further limited or modified by other applicable section of this title.  
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1. CE-R-2A Dimensional Standards shall be as follows:

| Use                              | Area (sq. ft.) | Width (ft.)           | Max. Lot Coverage (%) | Front Setback Min. (ft.) | Side Setback Min. (ft.)   | Rear Setback Min. (ft.) | Maximum Number of Principal Structure(s) per lot or tract | Max. Height of Structures (ft.)  |
|----------------------------------|----------------|-----------------------|-----------------------|--------------------------|---------------------------|-------------------------|---|--|
| Dwelling, single-family detached | 7,200          | 60                    | 40                    | 20                       | 5                         | 10                      | 1   | Principal: 30;<br>Accessory<br>garages/carports:<br>25; Other<br>Accessory: 12 |
| Dwelling, two-family             | 8,400          | 70                    | 40                    | 20                       | 5                         | 10                      | 1   |  |
| Dwelling, single-family attached | 5,400          | 35, 40 on corner lots | 40                    | 20                       | 5, N/A on common lot line | 10                      | 1   |  |
| All Other Uses                   | 7,200          | 60                    | 40                    | 20                       | 10                        | 10                      | N/A   |  |

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2. CE-R-2D Dimensional Standards shall be as follows:

| Use                              | Area (sq. ft.) | Width (ft.)           | Max. Lot Coverage (%) | Front Setback Min. (ft.) | Side Setback Min. (ft.)            | Rear Setback Min. (ft.) | Maximum Number of Principal Structure(s) per lot or tract | Max. Height of Structures (ft.)  |
|----------------------------------|----------------|-----------------------|-----------------------|--------------------------|------------------------------------|-------------------------|---|--|
| Dwelling, single-family detached | 6,000          | 50                    | 40                    | 20                       | 5                                  | 10                      | 1   | Principal: 30, not to exceed two and one half stories;<br>Accessory<br>garages/carports:<br>25; Other<br>Accessory: 12 |
| Dwelling, two-family             | 6,000          | 50                    | 40                    | 20                       | 5                                  | 10                      | 1   |  |
| Dwelling, single-family attached | 3,500          | 35, 40 on corner lots | 40                    | 20                       | NA on common lot line; otherwise 5 | 10                      | 1   |  |
| All Other Uses                   | 6,000          | 50                    | 40                    | 20                       | 10                                 | 10                      | N/A   |  |

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3. CE-R-2M Dimensional Standards shall be as follows:

| Use  | Area (sq. ft.) | Width (ft.)           | Max. Lot Coverage (%) | Front Setback Min. (ft.) | Side Setback Min. (ft.) | Rear Setback Min. (ft.) | Maximum Number of Principal Structure(s) per lot or tract | Max. Height of Structures (ft.)   |
|--|----------------|-----------------------|-----------------------|--------------------------|-------------------------|-------------------------|---|---|
| Dwelling, Single-Family  | 6,000          | 50                    | 40                    | 20                       | 5                       | 10                      | 1   | Principal 30';<br>Accessory Garage /<br>Carport 25'; Other<br>Accessory 12' |
| Dwelling, Two-Family   | 6,000          | 50                    | 40                    | 20                       | 5                       | 10                      | 1   |   |
| Dwelling, Single-Family, Attached                              | 3,500          | 35, 40 on corner lots | 40                    | 20                       | NA/5                    | 10                      | 1   |   |
| Townhouse  | 2,400          | 24, 30 on corner lots | 60                    | 20                       | NA/5                    | 10                      | 1   |   |
| Multi-Family, 3000 square foot additional for each unit over 8 | 8,500          | 50                    | 50                    | 20                       | 10                      | 10                      | 1, lots > one acre > 1 structure                          |   |
| All other uses   | 6,000          | 50                    | 40                    | 20                       | 5                       | 10                      | N/A   |   |

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4. CE-R-3 Dimensional Standards shall be as follows:

| Use                    | Area (sq. ft.) | Width (ft.)           | Max. Lot Coverage (%) | Front Setback Min. (ft.) | Side Setback Min. (ft.) | Rear Setback Min. (ft.) | Maximum Number of Principal Structure(s) per lot or tract | Max. Height of Structures (ft.)   |
|------------------------|----------------|-----------------------|-----------------------|--------------------------|-------------------------|-------------------------|---|---|
| Dwelling, Multi-Family | 6,000          | 50                    | 40                    | 20                       | 10                      | 10                      | >1/lot> one acre  | Principal 35';<br>Accessory Carport /<br>Garage 30'; Other<br>Accessory 12' |
| Dwelling, Two-Family   | 6,000          | 50                    | 40                    | 20                       | 5                       | 10                      | 1   |   |
| Townhouse              | 2,400          | 24, 30 on corner lots | 60                    | 20                       | NA/5                    | 10                      | 1   |   |
| All Other              | 6,000          | 50                    | 40                    | 20                       | 10                      | 10                      | N/A   |   |

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5. CE-R-5A Dimensional Standards shall be as follows:

| Use   | Area* (sq. ft.)   | Width (ft.) | Max. Lot Coverage (%) | Front Setback Min. (ft.) | Side Setback Min. (ft.) | Rear Setback Min. (ft.) | Maximum Number of Principal Structure(s) per lot or tract | Max. Height of Structures (ft.)  |
|---|---|-------------|-----------------------|--------------------------|-------------------------|-------------------------|---|--|
| Dwelling, single-family detached or one mobile home | 43,560  | 150         | 30                    | 25                       | 10                      | 20                      | 1   | Principal: 35;<br>Accessory<br>garages/carports:<br>30; Other<br>Accessory: 25 |
| Dwelling, two-family                                | 87,120  | 150         | 30                    | 25                       | 10                      | 20                      | 1   |  |
| Dwelling, three-family                              | 130,680   | 200         | 30                    | 25                       | 10                      | 20                      | 1   |  |
| Dwelling, four-family                               | 174,240   | 250         | 30                    | 25                       | 10                      | 20                      | 1   |  |
| Dwelling, five-family                               | 217,800 plus 43,560 for each dwelling unit in excess of 5 | 250         | 30                    | 25                       | 10                      | 20                      | 1   |  |
| All Other Uses                                      | 43,560  | 150         | 30                    | 25                       | 10                      | 20                      | N/A   |  |

\* Includes one-half the area of abutting dedicated rights-of-way

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6. CE-R-6 Dimensional Standards shall be as follows:

| Use                              | Area* (sq. ft.) | Width (ft.) | Max. Lot Coverage (%) | Front Setback Min. (ft.) | Side Setback Min. (ft.) | Rear Setback Min. (ft.) | Maximum Number of Principal Structure(s) per lot or tract | Max. Height of Structures (ft.)  |
|----------------------------------|-----------------|-------------|-----------------------|--------------------------|-------------------------|-------------------------|---|--|
| Dwelling, single-family detached | 43,560          | 135         | 30                    | 25                       | 15                      | 25                      | 1   | Principal: 35;<br>Accessory<br>garages/carports:<br>30; Other<br>Accessory: 25 |
| Dwelling, two-family             | 87,120          | 150         | 30                    | 25                       | 15                      | 25                      | 1   |  |
| All Other Uses                   | 43,560          | 135         | 30                    | 25                       | 15                      | 25                      | N/A   |  |

\* Includes one-half the area of abutting dedicated rights-of-way.

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7. CE-R-7 Dimensional Standards shall be as follows:

| Use                              | Area* (sq. ft.) | Width (ft.) | Max. Lot Coverage (%) | Front Setback Min. (ft.) | Side Setback Min. (ft.) | Rear Setback Min. (ft.) | Maximum Number of Principal Structure(s) per lot or tract | Max. Height of Structures (ft.)                                    |
|----------------------------------|-----------------|-------------|-----------------------|--------------------------|-------------------------|-------------------------|---|--|
| Dwelling, single-family detached | 20,000          | 120         | 30                    | 25                       | 10                      | 20                      | 1   | Principal: 35; Accessory garages/carports: 30; Other Accessory: 25 |
| Dwelling, two-family             | 40,000          | 120         | 30                    | 25                       | 10                      | 20                      | 1   |  |
| All Other Uses                   | 20,000          | 120         | 30                    | 25                       | 10                      | 20                      | N/A   |  |

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8. CE-R-8 Dimensional Standards shall be as follows:

| Use                              | Area* (sq. ft.) | Width (ft.) | Max. Lot Coverage (%) | Front Setback Min. (ft.) | Side Setback Min. (ft.) | Rear Setback Min. (ft.) | Maximum Number of Principal Structure(s) per lot or tract | Max. Height of Structures (ft.)                                    |
|----------------------------------|-----------------|-------------|-----------------------|--------------------------|-------------------------|-------------------------|---|--|
| Dwelling, single-family detached | 217,800         | 300         | 5                     | 25                       | 15                      | 25                      | 1   | Principal: 35; Accessory garages/carports: 30; Other Accessory: 25 |
| Dwelling, two-family             | 326,700         | 300         | 5                     | 25                       | 15                      | 25                      | 1   |  |
| All Other Uses                   | 217,800         | 300         | 5                     | 25                       | 15                      | 25                      | N/A   |  |

\* Includes one-half the area of abutting dedicated rights-of-way

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9. CE-R-9 Dimensional Standards shall be as follows:

| Use                              | Area* (sq. ft.) | Width (ft.) | Max. Lot Coverage (%)                           | Front Setback Min. (ft.) | Side Setback Min. (ft.) | Rear Setback Min. (ft.) | Maximum Number of Principal Structure(s) per lot or tract | Max. Height of Structures (ft.)                                    |
|----------------------------------|-----------------|-------------|---|--------------------------|-------------------------|-------------------------|---|--|
| Dwelling, single-family detached | 108,900         | 180         | 15 from 108,900 to 163,350 sf, 10 above 163,350 | 25                       | 15                      | 25                      | 1   | Principal: 35; Accessory garages/carports: 30; Other Accessory: 25 |
| Dwelling, two-family             | 163,350         | 180         | 10  | 25                       | 15                      | 25                      | 1   |  |
| All Other Uses                   | 108,900         | 180         | 10  | 25                       | 15                      | 25                      | N/A   |  |

\* Includes one-half the area of abutting dedicated rights-of-way

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**10. CE-RC Dimensional Standards shall be as follows:**

| Use                              | Area (sq. ft.) | Width (ft.) | Max. Lot Coverage (%) | Front Setback Min. (ft.) | Side Setback Min. (ft.) | Rear Setback Min. (ft.) | Max. Height of Structures (ft.)    |
|----------------------------------|----------------|-------------|-----------------------|--------------------------|-------------------------|-------------------------|------------------------------------|
| Dwelling, single-family detached | 43,560         | 150         | 50                    | 10                       | 5                       | 10                      | Principal: 45; Other Accessory: 25 |
| Commercial                       | 43,560         | 150         | Unrestricted          | 10                       | 5                       | 10                      |                                    |
| All Other Uses                   | 43,560         | 150         | 50                    | 10                       | 5                       | 10                      |                                    |

3  
4  
5  
6  
7  
8

D. Measurements and Exceptions. See Section 21.06.030.

1 **21.10.070 Development and Design Standards.**

2  
3 **A. Purpose.** The development and design standards set forth Section 21.10.070 apply to  
4 the physical layout and design of development within the Chugiak-Eagle River area.  
5 These provisions govern the physical attributes of a development and its relationship  
6 with adjacent properties and the natural environment. The unique rural life style within  
7 the community is expressed in the comprehensive plan and is reflected in the provisions  
8 of this section. Unless otherwise provided the provisions of Chapter 21.07 apply in the  
9 Chugiak-Eagle River area.

10  
11 **B. Natural Resource Protection.**

12  
13 1. Buffer/Setback Requirements.

14  
15 a. Water Courses

16  
17 i. AMC 21.07.020B.4.a is amended for the C-ER area as follows:

18  
19 ii. In all zoning districts, buildings, accessory structures, and parking  
20 lots shall be set back at least 25 feet horizontally from the ordinary  
21 high-water mark on each side of streams or, if not readily  
22 discernable, from each side of the defined bank of the stream.  
23 Except as provided in 21.07.020B.6, no disturbance is permitted in  
24 the 25 foot setback area.

25  
26 b. Water Bodies.

27  
28 i. AMC 21.07.020B.4.d is amended for the C-ER area as follows:

29  
30 ii. In all districts, buildings, accessory structures and parking lots shall  
31 be set back at least 25 feet from the ordinary high water mark. The  
32 setback shall be vegetated, except for minimal areas to allow  
33 access to those uses such as docks, boathouses, boat ramps and  
34 floatplane storage that require direct access to a water body by the  
35 nature of their use.

36  
37 c. Development Standards.

38  
39 i. AMC 21.07.020B.6.b.ii and 6.b.iii, Activities, Uses and Structures  
40 Allowed in a required Water Course or Wetland Setback Without  
41 Prior Approval, Unless Specifically Noted, are amended for the C-  
42 ER area as follows:

43  
44 ii. The following structures and uses of land or structures are  
45 permitted parallel to the stream within the outer 15 feet of the  
46 setback.  
47

1 (a) Lawns, landscaping, ~~play equipment, fences, pervious~~  
2 ~~decks, unpaved patios~~, and other similar features that are  
3 based on a pervious surface and existing grade.  
4

5 iii. Trails are permitted parallel to the stream within the outer 20 feet of  
6 the setback. Through the design and permitting process, trails may  
7 be located closer to the stream for a justified reason.  
8

9 **C. Private Open Space.**

10  
11 1. Applicability and Open Space Requirement.

12  
13 Except as provided otherwise in the C-ER area development shall set aside  
14 private open space according to the following minimum requirements:  
15

- 16 a. CE-R-2M district: 480 square feet per dwelling unit, or an area equal to  
17 five percent of the gross floor area of group living uses or non-residential  
18 development.  
19  
20 b. CE-R-3 district: 400 square feet per dwelling unit. At least half of the  
21 private open space area shall be shared in common among the units. An  
22 area equal to five percent of the gross floor area of group living uses or  
23 non-residential development shall be retained as open space.  
24  
25 c. CE-B-3, CE-RC and CE-RO districts, and nonresidential uses in  
26 residential districts: five percent of the gross floor area of the  
27 nonresidential portion of the development shall be preserved as open  
28 space.  
29  
30 i. Where dwelling units are part of the development an additional 120  
31 square foot of private open space shall be provided per dwelling  
32 unit, which shall not be combined with open space requirements for  
33 the nonresidential uses.  
34

35 2. Exemptions. The following are exempt from private open space requirements in  
36 the C-ER area:  
37

- 38 a. Single-family, two-family and townhouse residential uses;  
39  
40 b. Parks, public safety facility, transportation facility, utility facility,  
41 telecommunication facility, agricultural uses, large domestic animal  
42 facilities, commercial kennels, vehicles and equipment, manufacturing and  
43 production, warehousing and storage, waste and salvage uses;  
44  
45 c. Any building area devoted to parking and loading area; and  
46  
47 d. Any nonresidential use with less than 5,000 square feet of gross floor  
48 area.

- 1  
2 3. Standards.  
3  
4 a. AMC 21.07.030D.3, Physical delineation, is amended for the C-ER area  
5 as follows.  
6  
7 i. Nonresidential private open space shall be exempt from the  
8 requirements of Section 21.07.030D.3 where such abuts a public  
9 sidewalk or landscaping within the right of way.  
10  
11 b. AMC 21.07.030D.6.c, Incentive for high quality spaces, is amended for the  
12 C-ER area as follows.  
13  
14 i. Has a minimum inside dimension of 25 feet for residential uses and  
15 20 feet for nonresidential uses.  
16

- 17 **D. Utility Distribution Facilities.** Section 21.07.050B, Underground Placement Required  
18 for New or Relocated Lines, Exceptions is amended for the C-ER area as follows.  
19  
20 1. Except where an assessment district has been formed to convert overhead utility  
21 distribution lines as provided in Section 19.60, utility distribution lines need not be  
22 placed underground in the Class B improvement area defined in 21.10.080 or  
23 within the CE-I2 district.  
24

25 **E. Transportation and Connectivity.**

- 26  
27 1. In the C-ER area, 21.07.060 shall be modified as follows:  
28  
29 a. Section 21.07.060C.1.a Traffic Impact Mitigation, Traffic Impact Analysis,  
30 is amended for the C-ER area as follows:  
31  
32 i. Thresholds established in the Traffic Impact Analysis are met.  
33  
34 b. Section 21.07.060C.2.b TIA Development Review Process, is amended  
35 for the C-ER area as follows:  
36  
37 i. The development and review of a TIA shall be according to  
38 municipal/ AKDOT regulations.  
39  
40 ~~c. Section 21.07.060D3.b.iii, Street Connectivity, Internal Street Connectivity~~  
41 ~~(Connectivity Index) for the C-ER area is amended as follows:~~  
42  
43 ~~i. The connectivity index standard for the C-ER area Class B districts~~  
44 ~~is 1.0 or greater.~~  
45  
46

1 **F. Neighborhood Protection Standards.**

- 2
- 3 1. Nonresidential Development Adjacent to Existing Residential Development.
- 4 Standards for the C-ER area are amended as follows.
- 5
- 6 a. As a condition of approval for any conditional use, site plan review,
- 7 subdivision or variance for any nonresidential use located within 300 feet
- 8 of a residential district, the decision making body may impose conditions
- 9 necessary to reduce potential adverse impacts on residential property.
- 10 Such conditions shall be based on findings which support the imposed
- 11 conditions as required by Section 21.07.070B and Chapter 21.03.
- 12

13 **G. General Landscaping Requirements and Standards.**

- 14
- 15 1. Plant Materials.
- 16
- 17 a. Plant Choices and Quality.
- 18 Section 21.07.080F.1.a is amended as follows. Non-native plant species
- 19 identified as invasive by the State of Alaska shall not be used.
- 20
- 21 b. Tree Plantings.
- 22 Section 21.07.080F.1.b is amended as follows. Planted and transplanted
- 23 tre~~ess~~ shall be mulched with shredded or chipped tree bark, composted
- 24 material, shredded or chipped wood, rock products, or mineral mulches
- 25 that do not become compacted. ~~m~~Mulch two to four inches in depth, with
- 26 no bark or wood chip mulch within four inches of the base of the trunk.
- 27
- 28 c. Ground Cover and Mulches.
- 29 Section 21.07.080F.3.c.i is amended as follows. Planting beds containing
- 30 trees and shrubs shall use mulches. These mulches may consist of
- 31 shredded or chipped bark, composted material, shredded or chipped
- 32 wood, rock products, or mineral mulches that do not become compacted.
- 33
- 34 2. Screening.
- 35
- 36 a. Refuse Collection.
- 37 Within the C-ER area refuse collection receptacles shall be adequately
- 38 screened from abutting streets, in a manner approved by the utility [as it](#)
- 39 [relates to reasonable access](#). For the purpose of this chapter a “refuse
- 40 collection receptacle” includes dumpsters, garbage cans, and grease
- 41 containers, but does not include public trash receptacles place in the right
- 42 of way, drop-off recycling bins, or temporary waste receptacles such as
- 43 those used on construction sites.
- 44
- 45 i. Class A Districts.
- 46 Single family, two-family and three family dwellings, on lots of less
- 47 than 40,000 square feet shall not utilize dumpsters. With the
- 48 exception that a dumpster may be used temporarily during

1 construction or remodeling. Screening may be achieved by  
2 structures, fences, landscaping or a screened enclosure. Class A  
3 lots over 40,000 square feet shall meet the requirements for  
4 dumpsters in Class B districts.  
5

- 6 ii. Class B Districts.  
7 Dumpsters are permitted and shall be screened. The enclosure  
8 need not be gated providing the trash receptacle is not visible from  
9 the abutting street. A dumpster may be used temporarily during  
10 construction or remodeling.  
11

12 **H. Off-Street Parking and Loading.**

- 13 1. Paving.  
14  
15 a. Parking lots of 20 40 or fewer spaces in the Class B districts may be  
16 surfaced with a layer of crushed rock of no more than one inch in  
17 diameter, to a minimum of three inches in depth.  
18  
19

20 **I. Exterior Lighting.**

21 **[RESERVED]**  
22 ~~C-ER Consortium of Community Councils reserves the right to review this section for~~  
23 ~~conformance with the C-ER Comprehensive Plan prior to implementation or adoption.~~  
24  
25

26 **J. Residential Design Standards.**

- 27 1. AMC 21.07.110.D.5.a. (Townhouse Standards) is amended for the C-ER area as  
28 follows:  
29  
30 a. Windows and/or primary entrance doors shall be a minimum of 7 percent  
31 of the wall area of any building.  
32  
33 2. Standards for All Single-Family Residential Structures.  
34  
35 a. Section 21.07.110.E.3.a. shall not apply in the C-ER area.  
36  
37  
38 |

1 3. Mix of Housing Models.

- 2  
3 a. Section 21.07.110.F.2, Table 21.07-12 is amended in the C-ER area as  
4 follows:  
5

| TABLE 21.07-4 MIX OF HOUSING MODELS |                            |
|-------------------------------------|----------------------------|
| Number of Units required            | Number of different models |
| 5-15                                | 2                          |
| 16-40                               | 3                          |
| 41 or greater                       | 4                          |

6  
7 4. Windows.

- 8  
9 a. Section 21.07.110.F.5.a. is amended in the C-ER area to read: Windows  
10 and primary entrance door(s) shall occupy a minimum of 7 percent of the  
11 wall area of a building. Windows in the garage door do not count towards  
12 the 7 percent requirement.  
13

14 5. Alleys.

- 15  
16 a. Section 21.07.110.H.4.a. shall be amended in the C-ER area to provide  
17 that access to parking for residential uses may be from the alley, when the  
18 site abuts an alley.  
19

20 6. [AMC 21.07.090 H.12.B.](#)

21  
22 [AMC 21.07.090 H.12.B.](#) is amended as follows: In the C-ER area, Class B  
23 districts, driveways do not have to be paved if connecting to a paved public street.  
24

25 **K. Public/Institutional and Commercial Design Standards.**

26  
27 1. Prohibitions and Requirements.

- 28  
29 a. Section 21.07.120.D.1. shall not apply in the C-ER area.  
30

31 **L. Large Establishments.**

32  
33 1. Prohibited Materials.

- 34  
35 a. Section 21.07.~~3120~~.A.5.k. shall not apply in the C-ER area.  
36

37 2. Outdoor Sales, Display, and Storage.  
38

1  
2  
3  
4

- a. Section 21.07.120.A.5.m.ii.(D) shall be amended in the C-ER area so that outdoor storage display and sales areas shall have a permanent walls and/or screening fences no more than 25-feet high.

1 **21.10.080 Subdivision Standards.**

2  
3 A. *RESERVED.*

4  
5 B. Section 21.08.050B, Table 21.08-1 is amended by table 21.10-5 for use in the C-ER  
6 area.  
7

| Table 21.10-5: Improvement Areas Defined |         |         |
|--|---------|---------|
| District Type                            | Class A | Class B |
| Residential                              | CE-R-1  | CE-R-5A |
|  | CE-R-1A | CE-R-6  |
|  | CE-R-2A | CE-R-7  |
|  | CE-R-2D | CE-R-8  |
|  | CE-R-2M | CE-R-9  |
|  | CE-R-3  | CE-R-10 |
|  | CE-R-5  |         |
| Commercial                               | CE-B-3  | CE-RC   |
|  | CE-RO   |         |
| Industrial                               | CE-I-1  | CE-I-3  |
|  | CE-I-2  |         |
| Other Districts                          | CE-AD   | CE-W    |
|  | CE-AF   |         |
|  | CE-DR   |         |
|  | CE-PLI  |         |
|  | CE-PR   |         |

8  
9  
10 **21.10.090 Land Use Maps.**

11 This section applies to, and the term Chugiak-Eagle River in this section, refers to, the land in  
12 Eklutna Valley, Peters Creek, Birchwood, Chugiak, Eagle River, Eagle River Valley, and South  
13 Fork areas, as depicted on maps A through C: (To be provided by the Planning Department  
14 prior to final adoption.)  
15

**1 MAP A. (Fort Richardson to Meadow Creek)**

1 **MAP B. (Meadow Creek to Peters Creek)**  
2

1 **MAP C. (Peters Creek to North Municipal Boundary)**  
2

1 **21.10.110 C-ER Use Standards.**

2  
3 **A. Animal Shelter, Principal or Accessory Use.** As provided in AMC Chapter 21.17, a  
4 facility used to house or contain stray, homeless, abandoned, or unwanted animals and  
5 that is owned, operated, or maintained for the welfare, protection and humane treatment  
6 of animals. The term "animal shelter" shall not include residences where animals are  
7 fostered while awaiting adoption.

8  
9 **1. Use-Specific Standards (also applies to "Retail and Pet Services", "Kennel,**  
10 **Commercial", and "Veterinary Clinic").**

- 11  
12 a. *General Standards when Use is within 100 Feet of a Residential District.*  
13 All facilities, including all treatment rooms, cages, pens, kennels, and  
14 training rooms, shall be maintained within a completely enclosed building.  
15 Areas for the care of large domestic animals that are associated shall  
16 meet the setback standards of subsection 21.10.110.B.1.c. below, Large  
17 Domestic Animal Facility.
- 18  
19 b. *Standards When Use is Not within 100 Feet of a Residential District.*  
20 A facility's outdoor runs shall be located on site and shall be screened  
21 from the view of all adjacent streets and properties by fencing or  
22 vegetation
- 23  
24 c. *Standards When Use is On Lot of 40,000 Square Feet or Larger.*  
25 Facilities, including outdoor runs shall be located on site with a minimum  
26 of 25 foot setbacks and fenced.
- 27  
28 d. *Waste Management.*  
29 Waste shall be managed in accordance with AMC Title 15.

30  
31 **B. Kennel, Commercial, Principal or Accessory Use.** An establishment where small  
32 domestic animals, such as dogs and cats are boarded.

33  
34 **1. Use-Specific Standards.**

35 Commercial kennels providing care for six (6) or more animals shall comply with  
36 the use-specific standards above for "animal shelter."

37  
38 **C. Large Domestic Animal Facility, Principal or Accessory Use.** A structure or  
39 structure(s) on a lot or tract or abutting lots or tracts and the riding, keeping, boarding,  
40 harboring, stabling, training, exercising, breeding, or related use of four (4) or more  
41 large domestic animals regardless of animal ownership. Large domestic animal  
42 facilities include without limitation structures such as barns, stables, arenas, corrals,  
43 paddocks, exercise tracks, and any structures used for the storage of feed, tack, tools,  
44 animal waste, or equipment. Includes riding stable facilities for the care and exercise of  
45 horses and related equestrian activities. Such establishment may be a commercial  
46 establishment or may be in conjunction with a residence but exceed the incidental and  
47 subordinate nature of an accessory use. Properties with fewer than four (4) large

1 domestic animals are permitted in residential zoning districts in conformity with the  
2 requirements of titles 15, 17 and 21.  
3

4 1. Use-Specific Standards.  
5

6 a. *Allowed as Principal or Accessory Use.*

7 *Large Domestic Animal Facilities are allowed on properties within the CE-*  
8 *R-5, CE-R-5A, CE-R-6, CE-R-7, CE-R-8, CE-R-9, CE-R-10, CE-RO, CE-*  
9 *RC, CE-I-1, CE-I-2, CE-DR, CE-PLI and CE-PR Districts with a minimum*  
10 *of 10,000 square feet of land per animal. Structures are allowed up to*  
11 *8,000 square feet. Exceeding square footage limitations of either per*  
12 *animal or structure size must be by Conditional Use.*  
13

14 b. *Lot Coverage.*

15 Lot coverage shall be that of the underlying zoning district except that the  
16 planning and zoning commission may allow up to 10 percent additional lot  
17 coverage above the maximum allowed in the district.  
18

19 c. *Adjacent Lots.*

20 Adjacent lots may be used in square footage calculations for site size only.  
21 If the adjacent lots are not under single ownership, the lot owners shall  
22 submit a recorded joint usage agreement for review and approval by the  
23 director. In such cases, yard setback requirements shall not apply to the  
24 common interior lot lines and a primary use need not be located on the  
25 adjacent lot.  
26

27 d. *Setbacks.*

28 Notwithstanding the setbacks of the underlying zoning district, covered  
29 structures associated with a large domestic animal facility, such as a  
30 stable or barn, shall be set back at least 25 feet from any abutting lot line,  
31 not including interior lot lines between lots in common ownership.  
32 Uncovered enclosures shall meet one of the following setback options:  
33

34 (i.) Twenty-five feet from any abutting neighbor's lot line; or

35  
36 (ii.) Seventy-five feet from residences existing on February 28, 2006,  
37 not including any residence in common ownership with the large  
38 domestic animal facility; or

39  
40 (iii.) Ten feet from any abutting lot line, not including interior lot lines  
41 between lots in common ownership, if the separation area is  
42 vegetated with L3 buffer landscaping.  
43

44 e. *Fences.*

45 Barbed wire shall not be used for fencing of any large domestic animal  
46 facilities.  
47

48 f. *Other Requirements.*

1 Large domestic animal facilities shall:

- 2
- 3 (i.) Meet the requirements of AMC chapter 15.20 regarding animal  
4 waste, AMC subsection 15.55.060B, concerning separation  
5 requirements from water supply wells, and section 21.07.020  
6 concerning stream protection setbacks;
- 7
- 8 (ii.) Obtain an animal control facility license per Title 17 requirements;
- 9
- 10 (iii.) Obtain certification of compliance with a State of Alaska,  
11 Anchorage Soil and Water Conservation District Conservation Plan,  
12 or obtain a letter of intent from the District showing demonstrated  
13 intent to come into compliance with a Conservation Plan within one  
14 year; and
- 15
- 16 (iv.) Comply with licensing and other laws concerning the keeping of  
17 animals as set forth in AMC titles 15, 17, 21.
- 18

19 g. *Conditional Use Standards.*

20 If animal density exceeds one large domestic animal per 10,000 square  
21 foot of land or structure size exceeds 8,000 square feet, the following shall  
22 also apply during the Conditional Use process:

23

- 24 (i.) *Access.*  
25 Traffic access shall be from a street constructed to standards found  
26 by the traffic engineer to be appropriate to intensity of use  
27 proposed.
- 28
- 29 (ii.) *Parking Standards.*  
30 In the event arena seating is provided, the required parking shall be  
31 one (1) space per every four (4) seats, or one (1) parking space per  
32 stall, whichever is greater.
- 33
- 34 (iii.) *Lot Coverage.*  
35 Lot coverage shall be that of the underlying zoning district unless  
36 the planning and zoning commission allows additional lot coverage  
37 above the maximum allowed in the district, not to exceed a ten  
38 percent (10%) increase.
- 39
- 40 (iv.) *Additional Conditions.*  
41 The planning and zoning commission may impose additional  
42 conditions upon a conditional use permit that are found necessary  
43 to protect any person or neighboring use from unsanitary conditions  
44 or unreasonable noise or odors, or to protect to the public health  
45 and safety.
- 46

47 **D. *Retail and Pet Services, Principal or Accessory Use.*** An establishment primarily  
48 engaged in the sale, bathing, and or grooming of domestic animals, such as dogs, cats,

1 fish, birds, reptiles, exotic animals and farm animals such as horses, goats, sheep, and  
2 poultry. Accessory uses may include overnight stays incidental to the primary use.  
3

4 1. Use-Specific Standards.

5 Retail and Pet Services shall comply with the use-specific standards above for  
6 "animal shelter".  
7

8 **E. *Veterinary Clinic, Principal or Accessory Use.*** An establishment for the medical care  
9 and treatment of animals by a licensed veterinarian.

10 1. Use-Specific Standards.

11 Veterinary clinics shall comply with the use-specific standards above for "animal  
12 shelter", unless conducted as a home occupation in which no surgical  
13 procedure(s) or boarding are allowed.  
14  
15

16 **F. *Fabric Structures, Engineered, Principal or Accessory Use.*** An engineered and  
17 commercially manufactured fabric structure designed to meet the wind and snow loads  
18 of the C-ER area.  
19

20 1. Use-Specific Standards.

21 a. Fabric Structures, Engineered are allowed on Class B properties of  
22 40,000 square feet or larger, or CE-B-3, CE-I-1, CE-I-2, CE-RC, CE-AD,  
23 CE-DR, CE-PLI, CE-PR, CE-PC Districts, and Class B residential districts  
24 of 40,000 square feet or larger.;

25 b. Maximum square footage of the structure shall be 8,000 square feet or  
26 less, structures exceeding 8,000 square feet by Conditional Use; and  
27

28 c. Setbacks and height and setback restrictions shall be as per underlying  
29 zoning district.  
30  
31  
32

33 **G. *Heliport, Private.*** A facility intended to be used exclusively by the owner for the  
34 landing and takeoff of helicopters, and may include hangers or service facility and  
35 parking for helicopters and ground vehicles.  
36

37 1. Private use heliport. A facility restricted in use by the owner, governmental or  
38 private, such as public safety or guiding services. Providing FAA approved  
39 markings and lighting with a touchdown and lift-off area (TLOF), final approach  
40 and take-off area (FATO), functional parking, servicing and fueling facilities for  
41 helicopters and ground vehicles.  
42

43 2. *Personal use heliport.* A facility restricted in use by the owner, governmental or  
44 private, such as public safety or guiding services. Providing FAA approved  
45 markings and lighting with a touchdown and lift-off area (TLOF), final approach  
46 and take-off area (FATO), functional parking, servicing and fueling facilities for  
47 helicopters and ground vehicles.  
48

1           3. Use-Specific Standards.  
2

- 3           a.       Setbacks shall be twice the rotor diameter of the helicopter from all  
4                buildings, side and rear lot lines and utility lines for personal-use heliports,  
5                and those established by the FAA for private-use heliports.  
6  
7           b.       Appropriate dust suppression measures for TLOF and FATO areas shall  
8                be approved by the director, these may include but are not limited to:  
9                grassed areas, paving, or graveled surfaces with adequate dust  
10              suppression.  
11

12 **H.    *Intermodal Shipping Container (Connex Unit / Railroad car), Accessory Use Only.***  
13    A pre-fabricated, standardized, reusable, metal container designed and intended for  
14    transporting cargo on ocean-going ships, trains, or tractor trailers, also commonly called  
15    cargo containers, transport containers, or marine cargo containers.  
16

17    1.    Use-Specific Standards.

18        The use of a connex unit is allowed in all zoning districts subject to the following:  
19

20    a.    Standards When Use Is Within Class A Residential Districts:

- 21           (i.)    Shall meet setbacks of underlying zoning district;  
22           (ii.)   Connex shall be screened from view by other structures, vegetative  
23                buffer to L2 standards, sided with materials similar to those of the  
24                principal structure, or as approved by the administrative official; and  
25           (iii.)  Shall obtain a land use permit.  
26  
27

28    b.    Standards When Use Is Within Class B Residential Districts:

- 29           (i.)    Shall meet setbacks of underlying zoning district;  
30           (ii.)   Connex shall be screened from view by other structures by  
31                vegetative buffer to L2 standards fencing, or sided.; and  
32           (iii.)  Shall obtain a land use permit.  
33  
34

35    c.    Standards When Use Is Within Commercial Districts:

- 36           (i.)    Shall meet setbacks of zoning district;  
37           (ii.)   Connex shall be screened from view by other structures, vegetative  
38                buffer to L2 standards, fencing, or sided; and  
39           (iii.)  Shall obtain a land use permit.  
40  
41

42    d.    Standards When Use Is Within Industrial Districts.  
43  
44  
45  
46  
47  
48

1  
2 (i.) Shall meet setbacks of zoning district.  
3

4 e. Self-storage establishments in compliance with the development  
5 standards of 21.05.060.D.4, Self-Storage Facility, are exempt from this  
6 section;

7  
8 f. Loading or unloading a connex unit, or the use of a connex during  
9 construction is exempt from this section;

10  
11 g. In residential districts on lots of less than 40,000 square feet, connex units  
12 existing on [effective date] that are not in compliance with this section shall  
13 be brought into compliance, removed, or relocated within two years of  
14 [effective date] without charge for the associated land use permit(s).  
15

16 **I. Quonset huts, Accessory or Principal Use.** A prefabricated structure usually made  
17 of corrugated metal, in the shape of a longitudinal half cylinder intended as a principal or  
18 accessory building.  
19

20 1. Use-Specific Standards.

21  
22 a. In the Class B commercial, industrial, PLI, and PR zoning districts,  
23 Quonset huts are a permitted principal or accessory use.  
24

25 b. In the Class B residential zoning districts, Quonset huts are a permitted  
26 accessory use in all zoning districts.  
27

28 **J. Accessory Dwelling Unit (ADU), Accessory Use Only.**

29 CE adopts Section 21.05.070.D.1. ~~is hereby adopted~~ with the following exceptions:  
30

31 1. Size. Section 21.05.070.1.iii.B.6. is hereby amended in the C-ER area, to add the  
32 allowance on lots of 1 acre or more, the gross floor area of a detached ADU shall  
33 ~~be~~ not ~~to~~ exceed 50% of the gross floor area of the principal dwelling unit.  
34

35 2. Additional Requirements for Detached ADUs.

36  
37 a. Detached ADUs shall not exceed height of principal structure;

38  
39 b. ADUs in the C-ER area shall share a common driveway with the principal  
40 dwelling unit or have access from an alley.  
41

42 c. Section 21.05.070.D.1.b.iii(C) shall not apply in the C-ER area.  
43

44 **K. Garage or Carport, Private Residential, Accessory Use Only.** In the C-ER area  
45 Section 21.05.070.D.9.b.iii. is replaced by the following:  
46

47 1. In Class A improvement areas and in the CE-R-7 district, all garages or carports  
48 accessory to a single residential use, whether attached to or detached from the

1 principal structure, shall cumulatively be no larger than 50% of the total gross  
2 floor area of the principal structure, up to maximum lot coverage permitted in the  
3 underlying zoning district.  
4

- 5 2. Section 21.05.070.D.9.b.iv. is hereby replaced with: In Class B improvement  
6 areas of 40,000 square feet or larger, except for the CE-R-7 district, all garages  
7 or carports accessory to a single residential use are restricted in size only by the  
8 maximum percentage of lot coverage shown in Table 21.10-3, Table of  
9 Dimensional Standards.

10  
11 **L. Home- and Garden-Related Use, Accessory Use Only.** Section 21.05.070.10.b.iii is  
12 hereby amended to read in Class B improvement areas, except for the CE-R-7 district,  
13 all detached accessory structures under this use, are restricted in size only by the  
14 maximum percentage of lot coverage shown in Table 21.10-3, Table of Dimensional  
15 Standards.  
16

17 **M. Home Occupation, Accessory Use Only.** Section 21.05.070.D.11 is replaced by the  
18 following:  
19

- 20 1. Definition.  
21 An activity that results in a product or service, carried out for consideration or not,  
22 and conducted as a customary, incidental, and accessory use to a dwelling unit.  
23 This use expressly does not include bed and breakfasts, hobby farms, small and  
24 large assisted living facilities, or adult or child care homes.  
25
- 26 2. Use-Specific Standards.  
27 A home occupation may be conducted in a dwelling unit or in a building  
28 accessory to a dwelling unit, but not an ADU, provided that:  
29
- 30 a. A permanent resident of the dwelling unit is engaged in the home  
31 occupation on the premises. Each property is limited to two home  
32 occupations;  
33
- 34 b. Only one nonresident may be engaged in the home occupation on the  
35 premises;  
36
- 37 c. On lots less than 40,000 square feet the use of a dwelling unit for a home  
38 occupation shall be clearly incidental and subordinate to its residential  
39 use. This standard is met by and limited to one of the following:  
40
- 41 i. No more than the lesser of 25 percent or 500 square feet of the  
42 floor area of the principal dwelling is devoted to any home  
43 occupation; or  
44
- 45 ii. No more than 300 square feet of an accessory building is devoted  
46 to any home occupation; or  
47

- 1                   iii.     No more than 250 square feet of the principal dwelling and 250  
2                   square feet of the accessory building are devoted to any home  
3                   occupation.  
4  
5           d.     On lots 40,000 square feet or greater the use of a dwelling unit for a home  
6           occupation shall be clearly incidental and subordinate to its residential  
7           use. This standard is met by and limited to one of the following:  
8  
9                   (i.)    No more than the lesser of 40% or 650 square feet of the gross  
10                  floor area of the primary structure is devoted to the home  
11                  occupation use; or  
12  
13                  (ii.)   No more than 100 percent of a single accessory structure, not to  
14                  exceed the square footage of the principal structure, is devoted to  
15                  the home occupation. This provision does not apply to Large  
16                  Domestic Animal Facilities; or  
17  
18                  (iii.)  No more than 25 percent of the principal dwelling and 60 percent of  
19                  the accessory building are devoted to any home occupation.  
20  
21           e.     Except as provided for in [h.ii g.ii.](#) below and in chapter 21.11, Signs, there  
22           shall be no change to the outside of the building or premises, nor shall  
23           there be other visible evidence of the conduct of such home occupation to  
24           the outside of the building or the premises.  
25  
26           f.     Vehicles making deliveries shall not be parked at the site for a period  
27           exceeding one hour;  
28  
29           g.     No traffic or deliveries shall be generated by such home occupation in  
30           greater volume than would normally be expected in a residential  
31           neighborhood;  
32  
33           h.     All visible vehicles used in connection with the home occupation shall,  
34           except for delivery vehicles allowed above, be of the type commonly used  
35           for personal non-commercial transportation, and:  
36  
37                   i.     On lots less that 40,000 square feet home occupations shall comply  
38                  with the requirements of subsection 21.05.070.D.17;  
39  
40                  ii.    On lots of 40,000 square feet or greater, no more than two motor  
41                  vehicles bearing visible signage of the home occupation is allowed  
42                  for each home occupation.  
43  
44           i.     The peace and quiet of the neighborhood shall not be disturbed. No  
45           equipment or process shall be used in such home occupation that creates  
46           noise, vibration, glare, fumes, or odors detectable to the normal senses at  
47           the property line. No equipment or process shall be used which creates  
48           visual or audible interference in any radio or television receivers off the

1 premises, or causes a fluctuation in line voltage off the premises. No  
2 hazardous or toxic materials shall be stored on the property as part of the  
3 home occupation;

4  
5 j. The hours of operation during which an employee or co-worker, clients, or  
6 customers are allowed to come to the home in connection with the  
7 business activity are limited to between 7:00 a.m. and 10:00 p.m. Monday  
8 through Saturday. Care and feeding of animals is exempted from this  
9 provision; and

10  
11 k. Any storage of wholesale or retail stock in trade in conjunction with the  
12 home occupation shall not exceed ten percent of the area devoted to the  
13 home occupation, except on lots 40,000 square feet or larger. On lots  
14 meeting this exception, storage of stock in trade may equal the area  
15 devoted to the home occupation, if the storage is screened from  
16 neighboring lots and separated from the neighboring lot line by at least the  
17 established district setback.

18  
19 l. Uses Prohibited as Home Occupation.  
20 A home occupation shall not include, but is not limited to excluding, the  
21 following: veterinary or animal hospital; restaurant; and vehicle repair,  
22 unless allowed below under "vehicle repair/rebuilding, outdoor, hobby."  
23

24 **N. Parking of Commercial Vehicles, Outdoor, Accessory Use Only.** In the C-ER  
25 area, Section 21.05.070.E.7 is amended to read:

26  
27 1. Use-Specific Standards. The outdoor storage or parking of a commercial vehicle  
28 or trailer ~~for less than 48 hours~~ is permitted in all residential districts, if the vehicle  
29 or trailer is licensed or regularly used for business purposes, and is either:

30  
31 a. On lots less than 40,000 square feet:

32  
33 i. A vehicle for which a commercial driver's license is not required by  
34 state law; or

35  
36 ii. A vehicle or trailer having two axles or less; or

37  
38 iii. Any trailer not bearing commercial signage, logo, or carrying  
39 commercial or industrial equipment or supplies; or

40  
41 iv. A vehicle or trailer having a height of 90 inches or less.

42  
43 b. On lots 40,000 square feet or larger:

44  
45 i. A vehicle or trailer having no more than three axles; or

46  
47 ii. Any trailer not carrying commercial or industrial equipment or  
48 materials; or

1  
2                   iii.     A vehicle or trailer having a height of 160 inches or less.  
3

4 **O.   Vehicle Repair/Rebuilding, Outdoor Storage, Hobby, Accessory Use Only.** In the  
5 C-ER area, Section 21.05.070.D.19 is amended to read:  
6

7       1.     Definition. The storage, repair or rebuilding of an inoperative motor vehicle,  
8             airplane, boat, or other recreational vehicle as an accessory use.  
9

10      2.     Use-Specific Standards.

11           a.     On lots less than 40,000 square feet:  
12

13               i.     Only one inoperative vehicle may be stored outdoors on the site at  
14               any given time.  
15

16               ii.    Any vehicle being rebuilt or repaired shall be the property of the  
17               resident of the principal structure.  
18

19               iii.   Repair or rebuilding work shall take place to the rear or side of the  
20               principal structure and shall be screened from view from all  
21               property lines and adjacent rights-of-way by a sight obscuring fence  
22               between six and eight feet in height, or by Level 2 landscaping as  
23               described in 21.07.080E.  
24

25           b.     On lots 40,000 square feet or larger:  
26

27               i.     Up to three inoperable vehicles may be stored outdoors on the site  
28               at any given time.  
29

30               ii.    Any vehicle being rebuilt or repaired shall be the property of the  
31               resident of the principal structure.  
32

33               iii.   Repair or rebuilding work shall be screened from view of all  
34               property lines and adjacent rights-of-way by sight obscuring fencing  
35               or Level 3 landscaping as described in 21.07.080E.  
36  
37  
38

1 **21.10.120 Definitions.**

2  
3 Within the Chugiak-Eagle River area there are specific types and uses which are unique to the  
4 rural lifestyle of the community. The following definitions are intended for uses within the  
5 Chugiak-Eagle River area to the extent that they apply to those lands covered in Section  
6 21.10.020C and E. Unless otherwise indicated below, the provisions of Chapter 21.14 shall  
7 apply to words and terms set forth in this chapter as to definitions, interpretations and rules of  
8 construction. If a conflict should occur between a definition applied in this section with one  
9 provided elsewhere in this title, the definition within Chapter 21.10 shall apply to uses within  
10 the C-ER area.

11  
12 **Heliport, Private.** A facility intended to be used exclusively by the owner for the landing and  
13 takeoff of helicopters, and may include hangers or service facility and parking for helicopters  
14 and ground vehicles. Private heliports include private use and personal use heliports.

15  
16 **Mortuary Service.** Practice of preparing dead bodies for burial or cremation. The facilities  
17 for such use may be referred to as funeral parlor, mortuary or morgue. Mortuary services may  
18 be performed as part of a hospital.

19  
20 **Quonset huts.** A prefabricated structure usually made of corrugated metal, in the shape of a  
21 longitudinal half cylinder.

22  
23 **Vehicle Repair/Rebuilding, Outdoor Storage, Hobby.** The storage, repair or rebuilding of  
24 an inoperative motor vehicle, airplane, boat, or other recreational vehicle.

25  
26  
27 ###

**PZC'S PROPOSED AMENDMENTS TO CHAPTER 10: CHUGIAK-EAGLE RIVER LAND USE REGULATIONS**

| Number | Section            | Amendment  | Comments  |
|--------|--------------------|--|---|
| 1.     | 21.10.020D.        | Amend the title of the section to "Verification of Nonconforming Status"   | Clarification and consistency with the Bowl code provisions   |
| 2.     | 21.10.020D.        | Amend to provide for a waiver of fees for two years.   | Provides consistency with Bowl code. Helps minimize the impact of the proposed changes.   |
| 3.     | 21.10.030B.        | Delete the section providing for an Advisory Board.  | The Advisory Board has legal ramifications and costs associated with it. Also, there are already community councils in place and it would be a bad precedent to set up more boards, |
| 4.     | 21.10.030C. and D. | These sections need to be re-worked. There needs to be a better understanding of the underlying intent. These sections should be referred to the Assembly for further discussion and revision.   |   |
| 5.     | 21.10.040          | Chugiak-Eagle River should not have different zoning districts from the ones in Anchorage.   |   |
| 6.     | 21.10.040C.3.      | The RO district needs to be included as a residential district under 21.10.040 B.  | Consistency with Bowl code  |
| 7.     | 21.10.040C.4.a.    | Amend the sentence at lines 24-25 to delete "or light industrial. The sentence shall provide as follows: "The CE-RC district is not intended for moderate or high density commercial developments.   | Eliminates the inconsistency that was present in the paragraph as it relates to light industrial.   |
| 8.     | 21.10.040C.4.b.i.  | Add a new section C.4.b.i. which provides as follows: "Limitations on Intensity. Uses and commercial activity within the CE-ER District shall be limited in intensity, in conformance with the rural nature and needs of the area." Renumber remaining sections. | Limits the intensity allowed within the district.   |
| 9.     | 21.10.040E.3.a.    | Add "such as CE-R-6, CE-R-7, CE-R-8, CE-R-9 or CE-R-10" after the word "development" in line 46.   | Clarifies that large lot development is allowed by-right in the Development Reserve zone.   |
| 10.    | 21.10.040E4.a.     | At the end of the last sentence add the following "or may be developed as CE-R-6, CE-R-7, CE-R-8, CE-R-9 or CE-R-10 byright."  | Clarifies that large lot development is allowed by-right in the Planned Community District.   |

|     |                            |  |  |
|-----|----------------------------|--|--|
| 11. | 21.10.060C.6.              | Change the R-6 setbacks in the C-ER area to 25' in the front, 15' in the side, and 25' in the rear.  |  |
| 12. | 21.10.060C.9.              | Amend the dimensional standards to provide for the front setback to be 25, the side setback to be 15 and the rear setback to be 25.  | Continue current setbacks in the R-9.  |
| 13. | 21.10.060C.10.             | Amend the principal height to be "45"  | Provides consistency with 21.10.040 C.4.b.3.iii.   |
| 14. | 21.10.070<br>B.1.c.ii.(a). | Amend to provide as follows: "Lawns, landscaping and other similar features that are based on a pervious surface and existing grade."  | Incorporates recommendations so that flood insurance rating can be retained.                                     |
| 15. | 21.10.070E.1.c.            | Delete this section.   | The connectivity index is proposed to be deleted from Title 21 as it is too confusing.                           |
| 16. | 21.10.070G.2.a.            | After the phrase "in a manner approved by the utility," amend to add the following: "as it relates to reasonable access."  | The utility should approve access related matters and not screening or landscaping.                              |
| 17. | 21.10.070H.1.a.            | Amend to change "40" to "20". Parking lots of 20 or fewer spaces may be surfaced with a layer of crushed rock.   | This reduces the size of the parking lot that may be surfaced with crushed rock.                                 |
| 18. | 21.10.070 I.               | Delete the existing language and replace it with "Reserved."   |  |
| 19. | 21.10.070J.1-5             | Delete the residential design standards in these subsections.  |  |
| 20. | 21.10.070J.                | Add a new section which provides "AMC 21.07.090 H 12. B. is amended as follows: In the C-ER area, Class B districts, driveways do not have to be paved if connecting to a paved public street."                    | Eliminates the requirement for driveways to be paved if connected to a paved public street in Class B districts. |
| 21. | 21.10.110C. and<br>21.10-2 | The issue of large domestic animal facilities should be addressed by the Assembly in light of the large animal ordinance.  |  |
| 22. | 21.10.110M.                | Allow up to two home occupations at each residential unit.   |  |
| 23. | 21.10.110M.2.e.            | Change "g.ii" to "h.ii"  | Corrects a typo.   |
| 24. | 21.10.110N.1               | Revise this section to delete "for less than 48 hours" in the first sentence.  | Allows for the outdoor storage or parking of commercial vehicles in residential districts.                       |
| 25. |                            | Changes made to the bowl code should also be incorporated into Chapter 10. For example, there are references to L3 landscaping which will no longer be applicable if the PZC's recommended amendments are adopted. |  |