Proposed Text Amendment Language

This document presents the community discussion draft of the *Homeless and Transient Shelters Text Amendments.* The amendments in this document are arranged **in the order they appear** in Anchorage's *Title 21 Zoning Ordinance*:

Location of Change by Zoning Code Section	Pages
21.05.010E. Table 21.05-1: Table of Allowed Uses – Allows *Homeless and Transient Shelter* in the B-3 district by conditional use	1
21.05.040C.5. – Creates new use-specific standards for *Homeless and Transient Shelter*	2

How to Read this Document

Amended code language appears on the right-hand pages (numbered pages), and annotation on left-hand pages. The annotation explains how to interpret or apply the draft amendment language. Sometimes the annotation also describes the issue being addressed or the intent of the proposed code change.

Annotation on the left-hand facing page is in Segoe UI font. Zoning code language (right-hand page) is in Arial font and has line numbering in its left margin.

Proposed changes to zoning code language (called "amendments") appear as "tracked changes" text:

- Added code language is underlined.
- Deleted language is in [ALL CAPS IN BRACKETS].
- Text without underlines, caps/brackets, or highlights is current code language not being changed.

Each page of tracked-changes code language begins with a header showing the chapter and major section that contains the proposed changes. In order to show only those subsections being changed, a set of three asterisks (* * *) indicates that all intervening parts of the chapter are unchanged between the section header above the asterisks and the language shown below the asterisks.

Section 21.05.010E. Table of Allowed Uses

Table 21.05-1 establishes which land uses – residential, community, commercial, and industrial – are allowed in each zoning district. Also, the table identifies the type of review procedure for each use, whether it is allowed by-right, through a site plan review, or by the conditional use process.

The *Homeless and Transient Shelter* use-type is currently prohibited in all districts, except the PLI, public lands and institutions district. The text amendment proposes to allow *Homeless and Transient Shelter* in the B-3, general business district, by conditional use, which is the same as the PLI district.

CODE LANGUAGE to be added is underlined. Language to be deleted is in [ALL CAPS IN BRACKETS].

Section 21.05.010E., *Table 21.05-1: Table of Allowed Uses*

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TABLE 21.05-1: TABLE OF ALLOWED USES – RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND OTHER DISTRICTS
P = Permitted Use S = Administrative Site Plan Review C = Conditional Use M = Major Site Plan Review T = Special Land Use Permit for Marijuana
For uses allowed in the A, TA, and TR districts, see section 21.04.050.
All other uses not shown are prohibited.

	RESIDENTIAL																COMMERCIAL					INDUST.			OTHER					
Use Category	Use Type	R-1	R-1A	R-2A	R-2D	R-2M	R-3	R-3A	R-4	R-4A	R-5	R-6	R-7	R-8	R-9	R-10	B-1A	B-1B	B-3	RO	MC	I-1	I-2[1]	MI	AF	DR	PR	PLI	W	Definitions and Use-Specific Standards
	Crematorium																		P			P	P					C		21.05.040C.3.
	Government administration and civic facility																P/S/M	P/S/M	P/S/M	P/S/M	P/S/M	C		P/S/M			M	P/S/M		21.05.040C.4
	Homeless and transient shelter																		C									C		21.05.040C.5.
	Neighborhood recreation center	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	P	P								S		21.05.040C.6.
	Religious assembly	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P		P	P					P		21.05.040C.7.
	Social service facility						C	C	C	C							C	P	P	C								P		21.05.040C.8.

Section 21.05.040C.5. Use-specific Standards for *Homeless and Transient Shelter*

Currently, there are no use-specific standards for the use-type *Homeless and Transient Shelter*. The proposed amendment would create use-specific standards for this use-type. The use-specific standards would apply in every district where the use is allowed, which are the PLI and B-3 districts.

The first use-specific standard requires different *Homeless and Transient Shelters* to be separated by a minimum of 500 feet. This requirement would not prohibit a conditional use permit for a homeless shelter to be amended. An amendment must be approved through the conditional use process which is specified in title 21. If approved, an amendment may allow a homeless shelter to expand on-site or to the neighboring property.

The second use-specific standard requires a *Homeless and Transient Shelter* to be located within one-quarter mile of a public transit route, unless alternative transportation is provided. PeopleMover has two commuter bus routes that provide point to point bus service and are not considered for this standard because they do not make frequent stops.

The third use-specific standard requires secure storage space for guests. This includes storage the of personal belongings and bicycles.

Section 21.05.040C.5., *Use-specific Standards*

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5. Homeless and Transient Shelter

a. *Definition*

A facility designed to provide minimum necessities of life, including overnight accommodation, on a limited, short-term basis for individuals and families during periods of dislocation or emergency pending formulation of longer-term planning. Facility elements may include providing the physical care required, including shelter, food, and necessary medical and clothing needs, directly or by referral to appropriate agency; and planning for more permanent housing and employment, including contact with community resources.

b. *Use-Specific Standards*

i. Homeless and transient shelters shall be located more than 500 feet from other homeless and transient shelters.

ii. Homeless and transient shelters shall be located within one-quarter mile of a public transit route or have a plan to provide transportation to guests. Commuter routes shall not be counted as public transit routes for this standard.

iii. Secure storage for both personal belongings and bicycles shall be provided on-site for guests.

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