



TITLE 21 SELF-HELP CHECKLIST

3-STORY BUILDINGS IN R-2 ZONES: SITE AND DIMENSIONAL REQUIREMENTS



Assembly Ordinance 2022-36 amended Title 21 land use regulations on May 26, 2022, to allow 3-story buildings in the R-2A, R-2D, and R-2M zoning districts. Following is a checklist of the Title 21 site and dimensional criteria for 3-story buildings in the R-2 zones. This checklist is informational only.

Site Criteria for 3-Story Buildings in the Anchorage Bowl (AMC 21.06.030D.7.)

- 3-story buildings are permitted if the property meets one or more of the following site location criteria: (21.06.030D.7.b.)
 - The development site is at least ½ acre (21,780 square feet) in size;
 - One or more lots zoned R-3, R-3A, R-4, R-4A, RO, B-1B, B-3, I-1, or I-2 are either:
 - Abutting the site's side lot line (except not where opposite the primary front lot line on a corner lot); or
 - Adjacent to the development site across a local or collector street (except not a secondary frontage opposite the primary frontage on a double-fronted lot); or
 - The site is adjacent only to non-residential or three-story residential uses.
- 3-story buildings may be approved on properties that do not meet the site criteria above, through:
 - Administrative Site Plan Review per the approval criteria in AMC 21.06.030D.7.e.

Dimensional Standards for 3-story Buildings in Anchorage Bowl (AMC 21.06.030D.7.)

- The 3-story building must meet the following height/bulk transition requirements along lot lines adjacent to properties in the R-1, R-1A, R-2A, R-2D, R-2M, or R-5 residential zones: (21.06.030D.7.c.)
 - The 3-story building does not encroach into a step back plane measured from 20 feet above grade plane, at the lot line of the development site, and rising inward over the site at an 8:12 rise-to-run angle; and
 - The length of the 3-story building elevation(s) facing the side lot line is no more than 70% of the lot depth.
 - The following EXCEPTIONS to the height/bulk transition requirements above are allowed: (21.06.030D.7.d.)
 - Incidental architectural features listed in 21.06.030C.2.d.
 - Height exceptions listed in 21.06.030D.6., except NOT parapet walls or stairwell or elevator enclosures.
 - Gable ends no wider than 50 feet.
 - Exceptions allowed by Minor Modifications in 21.03.120B., Administrative Variances in 21.03.240J.6., or Alternative Equivalent Compliance in 21.07.010D.

Rooftop Appurtenance Height in Anchorage R-2 Zones and Chugiak-Eagle River CE-R-2 Zones (AMC 21.06.030D.6.c.)

- Rooftop enclosures, parapets, and similar appurtenances cannot exceed the 30-foot height limit by more than:
 - Stairwells enclosures and most other appurtenances do not exceed the height limit by more than 12 feet;
 - Elevator enclosures do not exceed the height limit by more than 18 feet on residential buildings; and
 - Parapets, fire-resistant rated walls, and skylights do not exceed the height limit by more than 2 feet on residential buildings. (21.06.030D.6.c.iv.)
- Stairwell and elevator enclosures that exceed the 30-foot height limit must be set back as follows:
 - Set back from the perimeter of street-facing building façade walls by at least 4 feet. (21.06.030D.6.c.v.)