AN OMNIBUS ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 TO ALIGN TITLE 21 WITH CURRENT PRACTICES AND TO PROVIDE CLARITY FOR IMPLEMENTATION OF CODE AND RELATED MATTERS.

(All Community Councils) (Planning and Zoning Case 2023-0028)

WHEREAS, the Administration recommends changes to Title 21 to align Anchorage Municipal Code with the current practices followed by the Municipality of Anchorage and the Planning Department; now therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.03.020 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.03.020 Common Procedures

C. Community Meetings
   1. Purpose
      The community meeting is an informal opportunity for the developer to inform the surrounding area residents and property owners of the details of a proposed development and application, how the developer intends to meet the standards contained in this title, and to receive public comment and encourage dialogue at an early time in the review process.

   2. Applicability
      a. Types of Applications
         The applicant shall hold a community meeting for any of the following types of applications.
            i. Rezonings (zoning map amendments);
            ii. Subdivisions, except for abbreviated plats;
            iii. Conditional uses;
            iv. Marijuana—special land use permit, associated endorsements, and modifications requiring a public hearing;
            v. Institutional master plans;
            vi. Major site plan review;
            vii. Public facility site selection; and
            viii. Small Area Implementation Plan.
b. Community Councils

The applicant shall use as its first choice the community council(s) meeting of the project area as the community meeting when the community council(s) meeting is available. If an applicant chooses not to use the community council for the community meeting, the applicant shall provide a written explanation to the director outlining the reasons for this decision. The explanation shall be available to the appropriate board or commission at the time of authorization review. If the community council(s) meeting for the project area is not scheduled in a timely manner, the applicant shall organize a community meeting. If the project area spans more than one community council and the applicant chooses to attend community council meetings, the applicant shall attend the community council meetings of all applicable community councils.

3. Timing and Number of Community Meetings

When required, there shall be at least one community meeting held within six months prior to the submittal of an application, unless one extension is granted by the director not to exceed an additional six months. If a complete application is not submitted within six months or an extension has not been granted, a new community meeting shall be required prior to submitting an application.

H. Notice

1. Content of Notices

Public notice required under this chapter shall, unless otherwise specified in this title:

a. Identify the date, time, and place of the public hearing or community meeting, if applicable;

b. If applicable, describe the property involved in the application by street address or by legal description and nearest cross street;

c. Describe the nature, scope, and purpose of the proposed action;

d. If applicable, indicate that interested parties may appear at the hearing or community meeting and speak on the matter; and

e. Indicate where additional information on the matter may be obtained.
3. **Written (Mailed) Notice**

When Table 21.03-1 requires that written notice be provided, the director (or developer when notifying a community meeting) shall deposit such notice into first class mail at least 21 days prior to the scheduled date of the hearing or community meeting. In computing such period, the day of mailing shall not be counted, but the day of the hearing or community meeting shall be counted. Written notice shall be provided to the following persons or groups:

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-131, 1-12-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2017-75, 5-9-2017; AO 2017-175(S), 2-13-18; AO 2019-67, 6-18-19; AO 2021-46(S), 6-8-21 AO 2021-89(S), 2-15-2022)

**Section 2.** Anchorage Municipal Code subsection 21.03.116F. is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.03.116 **Reinvestment Focus Area Designation**

**F. Amendments to Approved RFAs**

1. Approval Procedure for Major Amendments: Amendment of an RFA approval shall follow the same process required for the standard approval of the RFA, unless the amendment is determined to be a minor amendment as described in subsection F.2. below.

2. Approval Procedure for Minor Amendments: The director may, at any time on their own motion, request an evaluation and approval of a minor amendment to an approved RFA. Minor amendments address items in the original adopting ordinance, and include:

   a. Adding new property to an RFA, not to exceed 15% of existing RFA acreage;

   b. Insustantial changes to the text for clarifications or corrections;

   c. Changes in a street alignment, if the change furthers the intent of the project and this code, and is acceptable to the municipal engineer; and

   d. Other incidental changes to an existing RFA approved by resolution of the assembly.
Section 3. Anchorage Municipal Code subsection 21.04.020l. is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.04.020l. R-4: Multifamily Residential District

1. Purpose
The R-4 district is a multifamily medium to high density residential district. It is intended primarily for multifamily and multi-story residential buildings, but also allows single-family, duplex, and townhouse residential development. For multi-story buildings, the maximum size of buildings and intensity of use is regulated by floor area ratio (FAR) and other site development standards. Multi-story development is intended to be applied in areas well served by transit and/or arterial streets, and by supportive commercial services near the major commercial and employment centers in downtown and midtown. Although some commercial development is allowed within a residential development, the district is intended to be primarily residential. For multi-story buildings, development is intended to be oriented to the sidewalk with windows, entrances, and walkways to provide strong pedestrian connections to nearby services.

2. District-Specific Standards
   a. Allowed Commercial Uses
      The commercial uses listed below are allowed through the approval process shown in table 21.05-1, shall only be developed in conjunction with multifamily or mixed use dwellings, and are limited to five percent of the gross floor area of the development on a site, or 1,500 square feet, whichever is less.
      
      i. Fitness and recreational sports center;
      ii. Restaurant;
      iii. Convenience store;
      iv. Grocery or food store.
   
   e. Alcohol Sales Prohibited
      Special land use permits for alcohol shall not be authorized for uses in the R-4 district.
   
   c. Floor Area Ratio (FAR)
      The maximum floor area ratio (FAR) in the R-4 district is 1.5 [1.0], but may be increased through the bonus provisions in subsection 21.04.020l.2.d. below.
Section 4. Anchorage Municipal Code section 21.04.030C is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.04.030C. B-1B: Community Business District

1. Purpose
The B-1B district is intended for consumer-oriented business uses which serve the needs of the surrounding community. The district is intended for small, compact sites at or near the intersection of streets designated for collector (industrial-commercial), arterial, or greater capacity on the Official Streets and Highways Plan.

2. District-Specific Standards
   a. Prohibitions
      i. Drive-throughs are allowed only on those lots with frontage on and access to an arterial street.
      ii. Outdoor storage is prohibited in the B-1B district.
      iii. Nonresidential development that does not have access from a street of collector class or greater on the Official Streets and Highways Plan shall not be open to the public between 10:00 p.m. and 7:00 a.m.

   b. Gross Floor Area Limitations
      i. The gross floor area of each allowed nonresidential use is limited to 10,000 square feet per use, without any review beyond that required by table 21.05-1.
      ii. Gross floor area of allowed nonresidential uses between 10,001 [5,001] and 20,000 square feet may be requested through an administrative site plan review.
      iii. Notwithstanding b.i. and b.ii., the maximum gross floor area of grocery or food stores is 40,000 square feet without any review beyond that required by table 21.05-1.

   c. Mixed-Use Development
      Mixed-use development in this district shall comply with the standards of subsection G. below.

   d. Nursing Facilities
      Nursing facilities with up to 16 residents are a permitted use in the B-1B district. Nursing facilities with more than 16 residents are allowed by conditional use approval in the B-1B district.

3. District Location Requirements
In addition to the general rezoning criteria, the following
requirements shall apply in the creation or expansion of the B-1B district:

a. The minimum contiguous area for a B-1B district shall be two acres.

b. The maximum contiguous area for a B-1B district shall be 20 acres.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-132, 11-5-14; AO 2017-58, 4-11-17; 2019-11, 2-12-19; AO 2022-80(S), 11-22-22)

**Section 5.** Anchorage Municipal Code section 21.05.010 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

**Table 21.05-1: Table of Allowed Uses – Residential, Commercial, Industrial, and Other Districts**

<table>
<thead>
<tr>
<th>Use Category</th>
<th>Use Type</th>
<th>RESIDENTIAL</th>
<th>COMMERCIAL</th>
<th>INDUST.</th>
<th>OTHER</th>
<th>Definition and Use-Specific Standards</th>
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<tr>
<td>Warehouses or wholesale</td>
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<tr>
<td>Waste and</td>
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<td>P</td>
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<tr>
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<tr>
<td>Hazardous Wastes</td>
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<td>Juliard or</td>
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<td>Recycling drop-off</td>
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**Section 6.** Anchorage Municipal Code subsection 21.05.050B. is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

**21.05.050B. Animal Sales, Service, and Care**
2. Animal Shelter
   
a. Definition
   A facility used to house or contain stray, homeless, abandoned, or unwanted animals and that is owned, operated, or maintained by a public or nonprofit organization devoted to the welfare, protection, and humane treatment of animals. This term shall not include residences where animals are fostered while awaiting adoption.

a. Use-Specific Standards (also apply to “Retail and Pet Services”, “Animal Boarding”, and “Veterinary Clinic”)

i. General Standards When Use is within 100 Feet of a Residential Use [DISTRICT]
   All facilities, including all treatment rooms, cages, pens, kennels, and training rooms, shall be maintained within a completely enclosed building. Areas for the care of large domestic animals that are associated with veterinary clinics are exempt from this requirement, but shall meet the setback standards of subsection 21.05.050B.3.b.iv.

ii. Standards When Use is Not within 100 Feet of a Residential Use [DISTRICT]
   Outdoor runs shall be located on site and shall be screened from the view of all adjacent streets and properties by fencing or vegetation.

iii. Waste Management
   Waste shall be managed in accordance with AMC section 15.20.020.

   (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-133, 11-5-14; AO 2015-82, 7-28-15)

Section 7. Anchorage Municipal Code subsection 21.05.060E. is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.05.060E. Waste and Salvage

2. Hazardous Waste Treatment Facility
   a. Definition
   The processing of hazardous waste by means other than incineration, for the purposes of rendering the waste non-dangerous or less dangerous, safer for transport, amenable for storage, and/or able to be reused for energy production.

b. Use-Specific Standards
HAZARDOUS WASTE TREATMENT FACILITIES SHALL BE LOCATED AT LEAST 1,000 FEET FROM ANY RESIDENTIAL DISTRICT.]

i. Unless otherwise indicated in table 21.05-1, table 21.10-4, and table 21.11-2, a facility having fully enclosed operations and a gross floor area of no more than 5,000 square feet is permitted by-right.

ii. Unless otherwise indicated in table 21.05-1, table 21.10-4, and table 21.11-2, a facility having outdoor operations or a gross floor area of more than 5,000 square feet is permitted by conditional use.

iii. Hazardous waste treatment facilities shall be located at least 1,000 feet from any residential district.


Section 8. Anchorage Municipal Code subsection 21.05.070D. is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.05.070D. Definitions and Use-Specific Standards for Allowed Accessory Uses and Structures

2. Aircraft Hangar, Private Residential
   a. Definition
      An [A] attached or detached accessory structure that is used for the parking and storage of private personal aircraft by residents of the principal structure.
   c. Use-Specific Standards
      i. Hangars shall comply with all required setback standards.
      ii. Such accessory uses shall serve only the residents of the property and shall not be used for commercial purposes except as part of a home occupation approved under subsection D.10, above.
      iii. Both the principal use or structure and the accessory use or structure are developed in conjunction with a legally established airstrip.
      iv. The gross floor area of the accessory aircraft hangar shall not exceed the gross floor area of the principal residential structure by more than 200%. 
9. Garage or Carport, Private Residential
   a. Definition
      A detached accessory or portion of a principal structure that is used for the parking and storage of vehicles owned and operated by the residents thereof.

   b. Use-Specific Standards
      i. A private garage or carport [GARAGES] may encroach into a [THE] required rear or side setback abutting [WHEN THAT SETBACK ABUTS] an alley.

16. Outdoor Keeping of Animals
   a. Definition
      Restraining or restricting the movement of animals outside of a principal structure, by any means not involving the continued presence and/or participation of a human being.

   b. Use-Specific Standards
      i. One to three large domestic animals may be kept outdoors on lots of 20,000 square feet or greater, but any structures or enclosures for keeping such animals shall meet the setback standards of subsection 21.05.070D.13[12].b.iii.

      ii. The following standards apply to the outdoor keeping of all domestic animals except for dogs, [DOMESTIC] cats, and large domestic animals as defined in AMC 21.15:


Section 9. Anchorage Municipal Code 21.06.020A. is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.06.020 Dimensional Standards Tables.

A. Table of Dimensional Standards: Residential Districts
(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-100, 10-13-15; AO 2016-71, 6-21-16; AO 2017-160, 12-19-17; AO 2017-176, 1-9-18; AO 2018-43(S), 6-12-18; AO 2019-11, 2-12-19; AO 2018-58, 5-7-19; AO 2020-38, 5-28-20; AO 2022-36, 4-26-22)

**Section 10.** Anchorage Municipal Code subsection 21.06.030C.2. is hereby amended to read as follows *(the remainder of the section is not affected and therefore not set out)*:

### 21.06.030C. Setbacks

#### 2. Projections into Required Setbacks

- **k. Skywalks**
  
  Skywalks may project into any required setback, provided they are approved in accordance with section 21.11.080.

- **l. Primary Front Setback Encroachments**
  
  A single-family or two-family dwelling may encroach into the primary front setback by up to five feet when there is no...
garage, or where there is a garage (attached or detached) where the front wall of the garage is located at least 8 feet behind the front façade of the house.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 3, 10-13-15; AO No. 2017-176, § 7, 1-9-18; AO No. 2018-12, § 1, 2-27-18; AO No. 2020-10(S), § 1, 3-10-20; AO No. 2020-38, § 7, 5-28-20; AO No. 2021-89(S), § 10, 2-15-22; AO 2022-36, § 3, 4-26-22)

Section 11. Anchorage Municipal Code 21.07.020C.3. is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.07.020C. Steep Slope Development

3. Standards

f. Site Disturbance Envelope

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

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

(A) Lots less than 40,000 square feet: 10,000 square feet maximum or 50 percent of the lot area maximum, whichever is less.

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

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

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

iii. Areas outside the site disturbance envelope shall not be used for stockpiling materials or excess fill, construction vehicle access, storage of vehicles during construction, or similar uses. Temporary construction fencing or flagging shall be installed around the perimeter of the site disturbance envelope, to be removed after the final certificate of zoning compliance is issued.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2016-34(S), 4-12-16; AO
Section 12. Anchorage Municipal Code subsection 21.07.030D.2. is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.07.030D. Standards

2. Private Open Space Areas

In accordance with various open space requirements in subsection B. above, some required open space may be allocated to individual units (individual private open space) and some must be common to all residents/employees/visitors (common private open space).

b. Common Private Open Space

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

i. At least half of the required common private open space shall be contiguous, up to a maximum of 3,000 square feet.

ii. The minimum inside dimension for an area used to meet the requirement shall be 15 [18] feet for residential uses and 12 [15] feet for nonresidential uses. This dimension may be reduced by three feet where abutting required site perimeter landscaping on the site, as long as the open space and the landscaping are not separated by a fence or other separating feature.

iii. Common private open space may include lawn areas; picnic areas; gardens; natural vegetation; snow storage areas; equipped recreation areas; sports courts; hard surfaced pedestrian spaces such as patios, decks, courtyards, housing courtyards, or plazas; indoor private open space pursuant to D.3. below; and/or roof tops or terraces.

iv. Up to 25 percent of the total required open space area may be developed for active recreation, such as with play equipment or delineated sports field.

v. Private open space shall be separated from refuse
collection areas by L1 visual enhancement landscaping.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-100, 10-13-15; AO 2017-176, 1-9-18; AO 2020-38, 4-28-20)

Section 13. Anchorage Municipal Code subsection 21.07.090G. is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.07.090G. Off-Street Loading Requirements

No building or structure used for any use specified in the loading column of table 21.07-4 shall be erected, nor shall any such existing building or structure be altered so as to increase its gross floor area by 25 percent or more, without prior provision for an off-street loading berth in conformance with the following minimum requirements:

1. Types of Loading Berths
   Required off-street loading shall be provided in berths that conform to the following minimum specifications:

   a. Type A berths shall be at least 60 feet long by 10 feet wide by 14 feet six inches high, inside dimensions.

   a. Type B berths shall be at least 30 feet long by 10 feet wide by 14 feet six inches high, inside dimensions.

   b. Type C berths shall be located in the rear of a lot and utilize part of an adjacent alley. The building setback shall be a minimum of five feet from the property line along the alley for the entire width of the lot.

2. Number of Spaces
   The following numbers and types of berths shall be provided for the specified uses in table 21.07-6, Off-Street Loading Berths; provided, however, that, in any DT district, or in any mixed-use development where an alley is available that is not shared with any adjacent R-1, R-1A, R-2A, R-2D, R-2M, or R-3 zoned residential lot, one type C berth may be substituted for one type B berth. The uses specified in this subsection shall include all structures designed, intended, or arranged for such use.

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

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

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

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

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

8. Modifications
The traffic engineer may approve a modification to the loading requirements as they apply to any individual case if documentation demonstrates to the satisfaction of the traffic engineer that the change is appropriate, will not interfere with pedestrian or vehicle traffic circulation or safety, and is consistent with the intent of the requirements. The traffic engineer shall set conditions on approval of modifications as necessary to ensure that loading operations conform to the intent of this title.

Section 14.
Anchorage Municipal Code section 21.07.110 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.07.110 Residential Design Standards

C. Standards for Multifamily and Townhouse Residential
10. Landscaping
  a. Semi-Private Transition Space
When site perimeter landscaping is not otherwise required for dwelling units that front onto a street, the area between an individual unit’s front entry porch or landing and the abutting street shall be planted as provided in 10.d. below. Front driveway width and other motor vehicle parking facilities shall not encroach into this area. The director may modify or exempt this requirement in site specific instances (such as narrow lots and shared entry porches) that will not allow the area to extend to the street due to other requirements of code.
b. Front Driveway Separations
Where units are served by individual garages or driveways fronting onto the street or on the same building elevation as the primary front entry to the dwelling, a landscaping planting area with a width of no less than four feet shall be provided between each individual driveway. The planting area shall extend out from the building façade or front entry landing the full distance to the street, shared driveway, parking bay, or circulation aisle, but in no case extend out less than eight feet from the building garage façade. Driveways may be combined for a maximum of two dwellings, however no driveway or driveway combination shall exceed 32 feet in width without a landscaped break. A parking courtyard may provide an alternative design that departs from this provision in accordance with subsection 21.07.060F.18.

c. Common Parking Facilities and Driveways
A foundation planting bed of at least five feet in width shall separate parts of residential building elevations not subject to subsections 10.a. or 10.b. above from common parking and access facilities, including parking bays, circulation aisles, and access driveways shared in common among multiple units.

d. Landscaping Bed and Planting Material Standards
i. Landscaping areas required by subsections 10.a. and 10.b. above shall be planted as follows:

(A) Where the building elevation is less than 20 feet [EIGHT FEET OR LESS] from the street or driveway, the landscaping areas shall be planted with one tree and five shrubs for every two dwelling units. No landscaping area shall be devoid of plant material.

(B) Where the building elevation is 20 feet or more from the street or driveway, the landscaping areas shall be planted with one tree and five shrubs in front of each dwelling unit.

ii. The foundation planting bed area in subsection 10.c. above shall be planted with at least ten shrubs per 20 linear feet of applicable building length. Trees may be used in lieu of shrubs with one tree replacing five shrubs.

iii. The director may modify or exempt the standards where it can be shown that plantings would interfere with solar panels, foundation insulation, or other
elements that promote other objectives in title 21.

D. Standards for Some Single-Family and Two-Family Residential Structures

4. Garages

a. Where a garage (with no habitable floor area above) extends from the rest of the structure towards the street, the width of the non-garage portion of the front building elevation shall be no less than the length that the garage extends from the rest of the structure.

b. Garage doors facing the street shall comprise no more than 67 percent of the total width of a dwelling's building elevation.

c. Dwelling units with a street-facing building elevation that is 40 feet wide or narrower and with garage doors that face the street shall feature at least one design element from each of the three lists below.

i. List A:

(A) At least one dormer that is oriented toward the street.

(B) The front building elevation has two or more facades that are offset by at least 16 inches. Each façade or a combination of offset facades shall be at least one third of the area of the building elevation.

(C) Front-facing balcony, accessible from a habitable room, at least six feet wide, that projects from a façade at least two feet and is enclosed by an open railing.

ii. List B:

(A) A primary entrance area with a covered porch or landing at least eight feet wide, incorporating visual enhancements such as gabled roof forms, roof brackets, fascia boards, side lights, and/or ornamental columns divided visually into top, middle, and bottom.

(B) A bay window on the front elevation at least six feet wide that extends a minimum of 12 inches outward from a façade, forming a bay or alcove in the room within.

(C) If the garage is more than one car wide, multiple garage doors are used.

iii. List C:

(A) Windows and primary entrance door(s) that occupy a minimum of 25 percent of the wall
area of the front elevation. Windows in the garage door do not count towards the 25 percent.

(B) Trim (minimum three and one half inches wide) of a different color from the primary siding color, shall outline all windows, doors, and roof edges on the front building elevation, and may outline corners and projections/recesses on the front building elevation.

(C) A minimum of two different siding materials and/or patterns are used on the front building elevation. Doors and trim do not qualify as a type of siding material.

[D. THE HOUSE MAY ENCROACH INTO THE PRIMARY FRONT SETBACK BY UP TO FIVE FEET WHEN THERE IS NO GARAGE, OR WHERE THERE IS A GARAGE (ATTACHED OR DETACHED) WHERE THE FRONT WALL OF THE GARAGE IS LOCATED AT LEAST 8 FEET BEHIND THE FRONT FAÇADE OF THE HOUSE.]

*** *** ***

F. Site Design

1. Subdivisions
   Subdivisions of land shall comply with the standards of chapter 21.08, Subdivisions.

2. Multiple Structures on One Lot
   a. Intent
      This section regulates the development of multiple residential structures on a single lot. The section is intended to allow flexibility from the subdivision regulations while still achieving neighborhoods that are healthy, safe, and convenient, and meet the goals of the comprehensive plan. The approval processes and standards are intended to result in a development with a cohesive neighborhood identity, an attractive and functional streetscape, a hierarchy of streets and driveways, convenient and safe pedestrian circulation, sufficient parking near each dwelling unit, usable and well-located open space, a positive image of higher density residential development, and well designed and visually pleasing structures and neighborhoods.

   b. Applicability [AND REVIEW PROCESS]
      This section applies to the development of three or more principal residential structures on a single lot. It does not apply to the development of an accessory dwelling unit or a caretaker’s unit.
c. Review Process

i. [THIS SECTION APPLIES TO THE DEVELOPMENT OF THREE OR MORE PRINCIPAL RESIDENTIAL STRUCTURES ON A SINGLE LOT. IT DOES NOT APPLY TO THE DEVELOPMENT OF AN ACCESSORY DWELLING UNIT OR A CARETAKER’S UNIT.]

ii.] Multiple residential structures on a single lot are permitted in the R-2M, R-3, R-3A, R-4, R-4A, B-1B, B-3, and RO districts.

ii.[iii.] Applicable developments with between three and 30 dwelling units shall be approved by administrative site plan review pursuant to subsection 21.03.180C. Applicable developments with 31 or more dwelling units shall be approved by major site plan review pursuant to subsection 21.03.180D.

[IV. ALL APPROVALS UNDER THIS SECTION SHALL USE THE APPROVAL CRITERIA OF SUBSECTION 2.C. BELOW, IN ADDITION TO THE GENERAL SITE PLAN REVIEW APPROVAL CRITERIA. THE DECISION-MAKING BODY MAY PLACE CONDITIONS ON THE DEVELOPMENT AS IT MAY DEEM NECESSARY TO MEET THE APPROVAL CRITERIA.]

d.[C.] Approval Criteria

All approvals under this section shall use the approval criteria below, in addition to the general site plan review approval criteria. The decision-making body may place conditions on the development as it may deem necessary to meet the approval criteria.

i. The proposal shall clearly distinguish between streets and driveways. Streets shall allow vehicles to travel into and within the development, and shall be the means for assigning an address to dwelling units. Driveways shall access garages and parking areas. Some small developments may not need a street network.

ii. Dwelling units shall be oriented towards streets (either within the development or along the
boundary of the development) or towards a courtyard or similar common open space. Buildings with frontage on both a street and a driveway shall be oriented towards the street. If the development is so small that no internal street network is necessary, then buildings and dwelling units shall be oriented towards the local public streets on the boundaries of the development, or towards common open space.

iii. The area between the front of a unit facing a street and the street shall include landscaping or lawn, so that the streetscape features green space rather than just paved parking areas. Adequate snow storage area shall be provided. On-street parking shall be accommodated (if provided).

iv. Developers should make every effort to design and arrange dwelling units in such a manner as to provide “eyes on the street,” take advantage of solar access, and to the extent feasible, provide privacy for neighboring units' yards.

v. In addition to sidewalks required by section 21.07.060, pedestrian pathways shall be provided to large open space areas and in the middle of long blocks. Pedestrian circulation should be convenient both within the development and to appropriate neighboring areas outside the development.

vi. The development is designed to take advantage of any significant natural features on site, and to provide usable open space and recreation areas.

g[D]. Development Agreement

The developer shall enter into a development agreement with the department, using the provisions established in subsection 21.03.100E., Improvements Associated with Land Use Permits.

f[E]. Minimum Standards

All development with multiple residential structures on a single lot shall meet the following minimum standards, in addition to the applicable standards of this title.

i. Open Space
For developments with 31 or more dwelling units, at least half of the private open space required by section 21.07.030 shall be provided as common private open space, meeting the standards of section 21.07.030, and designed and placed to serve all residences. The decision-making body may adjust the amount of open space required to be common by up to 10 percent, based on written findings regarding site specific conditions.

ii. Building Spacing
If subsection 21.07.110C.4. does not apply, then the following shall apply: within a development, no portion of any single-, two-, or three-story building shall be closer than 10 feet from any other single-, two-, or three-story building. All portions of any building taller than three stories shall be separated by no less than 20 feet from any other building.

iii. [VEHICLE PLUG-IN
{EACH UNIT WITH NO GARAGE SHALL BE PROVIDED WITH AT LEAST ONE ELECTRICAL OUTLET THAT IS CONVENIENT TO THE REQUIRED PARKING SPACE(S).}

IV. Guest Parking
Locate guest parking spaces as to minimize maneuvering in private streets and circulation aisle and not exclusive to or physically associated with any individual dwelling.


Section 15. Anchorage Municipal Code subsection 21.08.030K. is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.08.030K. Lot Dimensions

K. Lot Dimensions

Subject to the lot dimensions and area requirements of chapter 21.06, all lots shall have the minimum dimensions required by this section.
1. The depth of a lot shall be at least 80 feet.

2. The width of a lot, except for a townhouse lot and a narrow lot or unit lot subdivision lot, shall be at least one-third the depth of the lot.

3. If a lot is to be served by an on-site wastewater disposal system, the lot shall have the minimum area required for such a lot under AMC chapter 15.65.

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2015-131, 1-12-16; AO 2020-38, 4-28-20)

**Section 16.** Anchorage Municipal Code section 21.10.050., Chugiak-Eagle River – Use Regulations, is hereby amended to read as follows *(the remainder of the section is not affected and therefore not set out):*

**21.10.050 Use Regulations**

Table 21.10-4: Table of Allowed Uses – Chugiak-Eagle River Residential, Commercial, Industrial, and Other Districts

<table>
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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, 01-28-14; AO 2014-40(S), 5-20-14; AO 2014-58, 5-20-14; AO 2015-133(S), 2-23-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-54, 6-7-16; AO 2016-136, 11-15-16; AO 2017-10, 1-24-17; AO 2017-57, 4-11-17; AO 2017-160, 12-19-17; AO 2019-11, 2-12-19; AO 2021-89(S), 2-15-22)

**Section 17.** Anchorage Municipal Code section 21.11.050., Downtown – Use
Regulations, is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

21.11.050 Use Regulations

Table 21.11-2: Table of Allowed Uses – Downtown Districts
### TABLE 21.05-2: TABLE OF ALLOWED USES – DOWNTOWN DISTRICTS

<table>
<thead>
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<th>Use Category</th>
<th>Use Type</th>
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</table>

¹ Uses with structures with a gross floor area over 20,000 square feet require a major site plan review through subsection 21.07.120A., Large Commercial Establishments.

² In accordance with subsection 21.05.040K.3.g., a tower or antenna that is not permitted in a district may be requested through the conditional use process.

(AO 2020-38, 4-28-20)

**Section 18.** Anchorage Municipal Code section 21.05.010 is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

Table 21.05-1: Table of Allowed Uses – Residential, Commercial, Industrial, and Other Districts
Section 19. Anchorage Municipal Code section 21.10.050H. is hereby amended to read as follows (the remainder of the section is not affected and therefore not set out):

AMC 21.10.050H.1. Accessory Dwelling Unit (ADU)

1. Accessory Dwelling Unit (ADU)

   a. Size

   The gross floor area of an ADU, not including any related garage, shall be up to 1,000 square feet or 40% of the total gross floor area of the principal dwelling unit, whichever is larger.

   b. Additional Requirements for Detached ADUs

   i. [SUBSECTION 21.05.070D.1.B.III.(D). SHALL NOT APPLY IN THE CHUGIAK-EAGLE RIVER AREA.] Detached ADUs shall not exceed the height of the principal structure.

   ii. ADUs in the Chugiak-Eagle River area shall share a common driveway with the principal dwelling unit or have access from an alley.
(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2013-139, 01-28-14; AO 2014-40(S), 5-20-14; AO 2014-58, 5-20-14; AO 2015-133(S), 2-23-16; AO 2015-142(S-1), 6-21-16; AO 2016-3(S), 2-23-16; AO 2016-54, 6-7-16; AO 2016-136, 11-15-16; AO 2017-10, 1-24-17; AO 2017-57, 4-11-17; AO 2017-160, 12-19-17; AO 2019-11, 2-12-19; AO 2021-89(S), 2-15-22; AO 2022-107, 2-7-23)

Section 20. This ordinance shall be effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _______ day of ________________, 2023.

______________________________
Chair of the Assembly

ATTEST:

______________________________
Municipal Clerk