

Submitted by: CHAIR OF THE ASSEMBLY AT THE
REQUEST OF THE MAYOR
Prepared by: Community Development Department
For reading:

ANCHORAGE, ALASKA
AO NO. 2015-

AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 ("NEW" CODE, EFFECTIVE JANUARY 1, 2014), SECTIONS 21.05.050I., 21.05.060D., 21.07.060E.4., 21.07.080F., 21.07.090E., 21.12.060C., AND 21.14.040 TO INCLUDE SMALL BOAT SALES AND REPAIR IN VEHICLE SALES AND REPAIR USES, AND ADDRESS NEEDED CORRECTIONS.

(Planning and Zoning Commission Case 2015-0042)

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.05.050I. is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

I. Vehicles and Equipment

This category includes a broad range of uses for the sale, rental, and/or repair and maintenance of motor vehicles and related equipment. Some uses in this category include provisions for small boats. Large parking lots and outdoor storage areas may be included with these uses. Accessory uses may include incidental repair and storage, offices, and sales of parts and/or tires. Specific use types include:

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4. Vehicle Parts and Supplies

a. Definition

The display and sale of new, reconditioned, or rebuilt parts, supplies, or equipment for automobiles, motorcycles, trucks, vans, trailers, recreational vehicles, mobile homes, boats less than 30 feet in length and/or less than 12,000 lbs., or snowmobiles.

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6. Vehicle-Small, Sales and Rental

a. Definition

An establishment engaged in the display, sale, leasing, or rental of small motor vehicles, personal watercraft (jet skis), and/or associated equipment. Vehicles include, but are not limited to: motorcycles, [PERSONAL WATERCRAFT (JET SKIS), UTILITY TRAILERS,] snowmobiles, and all-terrain vehicles (ATVs).

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5. Vehicle-Large, Sales and Rental

a. Definition

An establishment engaged in the display, sale, leasing, or rental of new or used motor vehicles, and boats less than 30 feet in length and/or less than 12,000 lbs. Vehicles include, but are not limited to, automobiles, light trucks, vans, trailers, recreational vehicles, and mobile homes.

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7. Vehicle Service and Repair, Major

a. Definition

An establishment engaged in the major repair and maintenance of automobiles, motorcycles, trucks, vans, trailers, recreational vehicles, boats less than 30 feet in length and/or less than 12,000 lbs., or snowmobiles. Vehicles served by this type of establishment, except for recreational vehicles, shall have a gross vehicular weight rating (GVWR) of no more than 12,000 lbs. Services include all activities listed in "vehicle service and repair, minor", as well as engine, transmission, or differential repair or replacement; body, fender, or upholstery work; and painting.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)

Section 2. Anchorage Municipal Code Section 21.05.060D.4. is hereby amended to read as follows *(the remainder of the section is not affected and therefore not set out)*:

4. Self-Storage Facility

a. Definition

A completely enclosed structure(s) containing three or more areas or rooms available for lease or rent for the purpose of the general storage of household goods and business or personal property, where the lessee of the unit is provided direct access to deposit or store items. Also known as a "ministorage facility." A self-storage facility may have associated outdoor vehicle/boat storage, but a stand-alone vehicle/boat storage establishment is classified under "storage yard".

b. Use-Specific Standards

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viii. Fencing and Landscaping

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(B) The fence shall be constructed of concrete, solid wood, or chain link with a neutral color fabric screening or vinyl covering, and shall be approved by the department for compatibility with surrounding properties. The structure shall be maintained in a safe, sound, and orderly condition, and shall be kept free of any advertising matter other than signs permitted by this title. Security wire, such as concertina, razor, or barbed wire, is permitted but only if

1 inverted inside the fence. The wire may be exposed and
2 visible above the fence by a maximum of one foot, but if not
3 exposed, the fence shall be posted with prominent warning
4 signs. [ONLY ONE FOOT OF SECURITY WIRE, SUCH AS
5 CONCERTINA, RAZOR, OR BARBED WIRE, IS
6 PERMITTED TO BE EXPOSED AND VISIBLE OUTSIDE
7 THE FENCE.]

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9 (C) Where a self storage or vehicle storage facility abuts a
10 commercially zoned district [OR A STREET OF
11 COLLECTOR CLASSIFICATION OR GREATER ON THE
12 OFFICIAL STREETS AND HIGHWAYS PLAN], L1 visual
13 enhancement landscaping shall be required external to the
14 sight-obscuring fence. Where lot lines for these facilities
15 abut a residential district, L2 buffer landscaping shall be
16 required. No landscaping shall be required where a lot line
17 abuts an industrial district, or on the portion of site
18 boundaries where a structure, excluding containerized
19 storage units, abuts either side of the lot line, unless
20 otherwise required by this title.

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22 ix. Vehicle/Boat Storage Yards

23 The vehicle/boat storage portion shall be accessory to the self-
24 storage facility. The yard may not be used to display or advertise
25 any merchandise for sale, including vehicles/boats. No salvaging,
26 dismantling, or disassembly of vehicles/boats is permitted in a
27 vehicle storage yard.

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29 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)

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31 **Section 3.** Anchorage Municipal Code section 21.07.060E.4. is hereby amended to read as
32 follows (*the remainder of the section is not affected and therefore not set out*):

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34 4. **On-Site Pedestrian Walkways**

35 a. ***Continuous Pedestrian Access***

36 Pedestrian walkways are intended to form a convenient on-site
37 circulation system that minimizes conflict between pedestrians and traffic
38 at all points of pedestrian access to on-site parking and building
39 entrances. This subsection E.4. does not apply to single- and two-family
40 development, or to industrial and utility facility uses in the I-1, [AND] I-2,
41 MC, and MI zoning districts.

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43 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)

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45 **Section 4.** Anchorage Municipal Code section 21.07.080F. is hereby amended to read as
46 follows (*the remainder of the section is not affected and therefore not set out*):

F. General Landscaping Requirements and Standards

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2. Planting Location

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b. Visibility Clearance Areas

All landscaping and screening materials shall comply with the clear vision area requirements of the traffic engineer. The decision-making body may approve alternate plant locations to accommodate the clear vision area requirements.

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4. Installation of Landscaping

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b. Guarantee of landscaping survival.

i. The owner shall be responsible for landscaping installed to fulfill the requirements of this title and the approved site landscape plan. In order to ensure the preservation or replacement of required and installed landscaping, the owner shall provide to the municipality a warranty guarantee such as a letter of credit, escrow, performance bond, or other surety as approved by the director. Single-family and two-family homes on individual lots, and lots less than 10,000 sf in area are exempt from providing this guarantee. The warranty guarantee shall be in an amount equal to the following schedule, and shall remain in effect for two years, starting on the date the municipality witnesses the installation per the approved landscape plan.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)

Section 5. Anchorage Municipal Code section 21.07.090E., Table 21.07-4, is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

TABLE 21.07-4: OFF-STREET PARKING SPACES REQUIRED ("du" = dwelling unit; "sf" = square feet; "gfa" = gross floor area)			
Use Category	Use Type	Minimum Spaces Required	See Loading Subsection 21.07.090G.
INDUSTRIAL USES¹¹			
***	***	***	***
Warehouse and Freight Movement	Self-storage facility	1 per 75 <u>self-storage</u> units, plus vehicle queuing spaces for security gate. Aisles suitable for temporary loading and unloading may be counted as required parking spaces in accordance with table 21.07-4 as	X

		determined by the traffic engineer. <u>1 per 75 vehicle/boat storage spaces</u>	
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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)

Section 6. Anchorage Municipal Code section 21.12.060C. is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

C. Bringing Characteristics into Compliance

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2. Standard

- a. An applicant for a building or land use permit for a multifamily, commercial, mixed-use, community use, or industrial development that meets the applicability thresholds of section C.1. above, shall be required to spend 10 percent of the total project costs on bringing the development towards compliance with the district-specific standards of chapter 21.04, the use-specific standards of chapter 21.05, and/or the design and development standards of chapter 21.07 (hereafter called "characteristics").

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)

Section 7. Anchorage Municipal Code section 21.14.040 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

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Variance

A grant of relief from the requirements, or a relaxation of the strict application of the terms of this chapter that permits construction in a manner that would otherwise be prohibited by this title. This definition shall not be construed to permit a use in any district which use is prohibited therein.

Vehicle

Has the same meaning as set forth in AMC title 9.

Verification of Nonconforming Status

A document issued by the municipality confirming the legal nonconforming status of a use, structure, or characteristic of use.

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(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13)

Section 8. This ordinance shall become effective immediately upon passage and approval by the Assembly.

PASSED AND APPROVED by the Anchorage Assembly this _____ day of _____, 2015.

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ATTEST:

Chair

Municipal Clerk