

Municipality of Anchorage

MEMORANDUM

DATE: November 25, 2024

TO: All Community Councils

THRU: *MB* Méliisa R. K. Babb, Planning Director

FROM: *FM* Francis McLaughlin, Senior Planner

SUBJECT: Case 2025-0006: Title 21 Text Amendments to Correct AO 2023-103(S)aa, Reducing Regulation of Three and Four Dwelling Developments in the R-2M District

With this memorandum, the Planning Director wishes to notify all community councils that the Planning Department will initiate a text amendment to Anchorage Municipal Code (AMC) Title 21 Land Use Planning Regulations, in accordance with AMC 21.03.210, Title 21 - Text Amendments.

Enclosed is the draft ordinance which amends:

- AMC 21.04, Zoning Districts
- AMC 21.06, Dimensional Standards and Measurements

These text amendments are corrections to AO 2023-103(S)aa, which was adopted on December 19, 2023. The Planning and Zoning Commission will hold a public hearing on these corrections on February 3, 2025.

Please contact Francis McLaughlin at francis.mclaughlin@anchorageak.gov or at (907) 343-8003 with questions on the proposed text amendments.

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Planning Department
For reading: _____

ANCHORAGE, ALASKA
AO No. 2025-____

1 **AN ORDINANCE OF THE ANCHORAGE MUNICIPAL ASSEMBLY AMENDING**
2 **ANCHORAGE MUNICIPAL CODE TITLE 21 CHAPTERS 21.04: ZONING**
3 **DISTRICTS AND 21.06: DIMENSIONAL STANDARDS AND MEASUREMENTS,**
4 **TO MAKE TECHNICAL CORRECTIONS, ELIMINATE INCONSISTENCIES,**
5 **AND ADDRESS UNINTENDED EFFECTS OF THE RECENTLY ADOPTED AO**
6 **2023-103(S).**

7
8 (All Community Councils) (Case 2025-0006)
9

10 **WHEREAS**, the Anchorage Assembly adopted AO 2023-103(S) on December 19,
11 2023, with the intent to reduce zoning requirements for three and four dwelling
12 developments in the R-2M district; and

13
14 **WHEREAS**, the ordinance that created unintended consequences, conflicting
15 code provisions, and eliminated a code cross reference that need to be corrected;
16 now, therefore,

17
18 **THE ANCHORAGE ASSEMBLY ORDAINS:**

19
20 **Section 1.** Anchorage Municipal Code Chapter 21.04, Zoning Districts, is
21 hereby amended to read as follows (*the remainder of the chapter is not affected*
22 *and therefore not set out*):

23
24 **21.04.020 RESIDENTIAL DISTRICTS**

25
26 *** **

27 **F. R-2M: Mixed Residential District**

28
29 **1. Purpose**

30
31 The R-2M district is intended primarily for residential areas that
32 allow for a variety of single-family, two-family, and multifamily
33 dwellings, with gross densities between five and 30 dwelling units
34 per acre. The R-2M district provides residential neighborhoods with
35 a greater diversity of housing by allowing a mix of both detached
36 and a variety of attached dwelling types in close proximity to each
37 other, rather than separated into different zoning districts. The R-
38 2M district is to be located in established or redeveloping residential
39 neighborhoods or is to create a transition between single-family,
40 two-family, and higher density multifamily and mixed-use areas.
41 The design of new development, such as building scale and
42 setbacks, parking facility size and location, and yard landscaping,

1 should be complementary to the existing neighborhood and mix of
2 dwelling types.

3
4 **2. District-Specific Standards**

5
6 a. Residential buildings shall contain no more than eight
7 dwelling units.

8
9 b. The maximum length of a building elevation [THAT IS 30
10 FEET OR MORE IN HEIGHT AT ANY POINT SHALL BE 150
11 FEET. OTHERWISE, THE MAXIMUM LENGTH] shall be
12 180 feet.

13
14 c. The minimum side setback established in Table 21.06-1
15 [FOR MULTIFAMILY DWELLINGS IN THE R-2M DISTRICT]
16 is increased from five feet to ten feet for the structure when
17 [REDUCED FROM 10 FEET TO 5 FEET, PROVIDED THE
18 BUILDING ELEVATION FACING THE SIDE LOT LINE IS]:

19
20 i. The building elevation facing the side lot line is
21 greater[NO MORE] than 72 feet in length[, IN ORDER
22 TO BE COMPATIBLE IN SCALE TO A SINGLE-
23 FAMILY DWELLING OR DUPLEX; OR]

24
25 [II.] except the building elevation is exempt from this
26 requirement if it is [N]no more than 48 feet in length
27 without a recess in its wall plane_and[, SUCH THAT]
28 the remaining portion of the building elevation has a
29 minimum side setback of at least 15 feet[, IN ORDER
30 TO APPEAR AS AN ARRANGEMENT OF SMALLER,
31 CONNECTED STRUCTURES WITH BACKYARD
32 SPACE].

33
34 ii.[D.] THE MINIMUM SIDE SETBACK ESTABLISHED IN
35 TABLE 21.06-1 FOR ALL RESIDENTIAL DEVELOPMENT
36 IS FIVE FEET WHEN THE TOTAL BUILDING AREA IS
37 5,000 SQUARE FEET OR LESS, AND TEN FEET WHEN
38 TOTAL] The gross floor area of the structure[BUILDING
39 AREA] is greater than[OVER] 5,000 square feet.

40
41 *** **

42 (AO 2012-124(S), 2-26-13; AO 2014-132, 11-5-14; AO 2015-100, 10-13-15; AO
43 2017-176, 1-9-18; AO 2019-58, 5-7-19; AO 2022-36, 4-26-22; AO 2023-77, 7-25-
44 23; AO 2023-42, 8-22-23; AO 2023-50, 7- 11-23; AO 2023-103(S), 12-18-23)

45
46 **Section 2.** Anchorage Municipal Code Chapter 21.06, Dimensional Standards
47 and Measurements, is hereby amended to read as follows (*the remainder of the*
48 *chapter is not affected and therefore not set out*):

21.06.020 DIMENSIONAL STANDARDS TABLES

*** **

A. Table of Dimensional Standards: Residential Districts

TABLE 21.06-1: TABLE OF DIMENSIONAL STANDARDS - RESIDENTIAL DISTRICTS
(Additional standards may apply. See district-specific standards in chapter 21.04 and use-specific standards in chapter 21.05.)

Use	Minimum lot dimensions ¹		Max lot coverage (%) ²	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract ²	Maximum height of structures (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear		
R-2A: Two-Family Residential District (larger lot)								
Dwelling, single-family detached	7,200	60	40	20	5	10	1	Principal: 30[NOT TO EXCEED TWO AND ONE-HALF STORIES, EXCEPT WHERE THREE STORIES ARE ALLOWED PER 21.06.030D.7.] Accessory garages/carports: 25 Other accessory: 12
Dwelling, two-family	8,400	70	40	20	5	10	1	
Dwelling, single-family attached	3,500	35 (40 on corner lots)	40	20	N/A on common lot line, otherwise 5	10	1	
All other uses	7,200	60	40	20	5	10	N/A	
R-2D: Two-Family Residential District								
Dwelling, single-family detached	6,000	50	40	20	5	10	1	Principal: 30[NOT TO EXCEED TWO AND ONE-HALF STORIES, EXCEPT WHERE THREE STORIES ARE ALLOWED PER 21.06.030D.7.] Accessory garages/carports: 25 Other 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	N/A on common lot line, otherwise 5	10	1	
All other uses	6,000	50	40	20	5	10	N/A	
R-2M: Mixed Residential District								
Dwelling, single-family detached	6,000	50	40	20	5, subject to 21.04.020F.2.c.[EXCEPT WHERE TOTAL BUILDING AREA IS OVER 5,000 SQUARE FEET, IN WHICH CASE 10]	10	1	Principal: 30, not to exceed two and one-half stories, except where three stories are allowed per 21.06.030D.7. Accessory garages/carports: 25 Other accessory: 12
Dwelling, two-family	6,000	50	40	20	5, subject to 21.04.020F.2.c.[EXCEPT WHERE TOTAL BUILDING AREA IS OVER 5,000 SQUARE FEET, IN WHICH CASE 10]	10	1	
Dwelling, single-family attached	3,000	35 (40 on corner lots)	40	20	N/A on common lot line; otherwise 5, subject to 21.04.020F.2.c.[EXCEPT WHERE TOTAL BUILDING AREA IS OVER 5,000 SQUARE FEET, IN WHICH CASE 10]	10	1	
Dwelling, townhouse	2,400	24 (30 on corner lots)	60	20	5, subject to 21.04.020F.2.c.[EXCEPT WHERE TOTAL BUILDING AREA IS OVER 5,000 SQUARE FEET, IN WHICH CASE 10]	10	1	
Dwelling, multifamily (up to 8 units permitted per building)	6,000 + 2,300 for every unit over 4	50	40	20	5, subject to 21.04.020F.2.c.[10, EXCEPT 5 FOR MULTIFAMILY WITH LESS THAN FIVE UNITS AND 5,000 SQUARE FEET OR LESS TOTAL BUILDABLE AREA, OR WHERE 5 IS ALLOWED AS PROVIDED IN 21.04.020F.2.C.]	10	More than one principal structure may be allowed on any lot or tract in accordance with subsection 21.07.110F.2.	
Dwelling, multifamily, with single- or two-family style construction of multiple buildings on a lot	3,000 per unit	50	40	20	5, subject to 21.04.020F.2.c.[10, EXCEPT 5 WHERE TOTAL BUILDABLE AREA IS 5,000 SQUARE FEET OR LESS, OR WHERE 5 IS ALLOWED AS PROVIDED IN 21.04.020F.2.C.]	10		

*** **

(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; AO 2023-77, 7-25-23; AO 2023-42, 8-22-23; AO 2023-103(S), 12-18-23; AO 2023-87(S-1), 6-25-24)

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1 **21.06.030 MEASUREMENTS AND EXCEPTIONS**

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3 *** **

4 **D. Height**

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6 *** **

7 **7. Three-Story Entitlement in [R-2A, R-2D, AND] the R-2M Zoning**
8 **District[S]**

9
10 **a. Purpose**

11 The intent of this section is to allow three-story buildings in the
12 R-2M zoning district[S] at transitions to higher-intensity zones
13 or in locations that minimize bulk, shadowing, privacy, and
14 character impacts on R-2M zoned residential neighborhoods.

15
16 **b. Three-story Entitlement on Large or Transitional Sites**

17 Development sites that meet one or more of criteria i. to iv.
18 are exempt from the two-and-one-half story limit in Table
19 21.06-1, provided all structures meet the 30-foot height limit
20 and provide the height/bulk transition described in subsection
21 c.:

- 22
23 i. The development site is at least ½ acre;
- 24
25 ii. The site is located at a transition to an R-3, R-3A, R-4,
26 R-4A, RO, B-1B, B-3, I-1, or I-2 zoning district, either
27 abutting at its side lot line (except not the side lot line
28 opposite the primary front lot line on a corner lot), or
29 adjacent facing across a local or collector street
30 (except not a secondary frontage opposite the primary
31 frontage on a double-fronted lot);
- 32
33 iii. The site is adjacent only to non-residential or three-
34 story residential uses; or
- 35
36 iv. Multifamily and townhouse developments with less
37 than five units.

38
39 *** **

40 (AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO 2014-132, 11-5-14; AO
41 2015-100, 10-13-15; AO 2017-11, 1-1-17; AO 2017-176, 1-9-18; AO 2018-12, 2-
42 27-18; AO 2020-10(S), 3-10-20; AO 2020-38, 5-28-20; AO 2022-36, 4-26-22; AO
43 2023-77, 7-25-23; AO 2023-103(S), 12-18-23; AO 2023-120, 12-5-23; AO 2024-
44 24, 4-23-24)

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1 **Section 12.** This ordinance shall become effective immediately upon adoption.

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3 PASSED AND APPROVED by the Anchorage Assembly this _____ day of
4 _____, 2025.

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9 _____
Chair

10 ATTEST:

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14 _____
15 Municipal Clerk