


# *Municipality of Anchorage*


## MEMORANDUM

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**DATE:** November 25, 2024

**TO:** All Community Councils

**THRU:**  Mélisa R. K. Babb, Planning Director

**FROM:**  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](mailto: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-\_\_\_\_**

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

(All Community Councils) (Case 2025-0006)

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

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

**THE ANCHORAGE ASSEMBLY ORDAINS:**

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

**21.04.020 RESIDENTIAL DISTRICTS**

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

**1. Purpose**

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

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

## 2. District-Specific Standards

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

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

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

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

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

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

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

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

## 21.06.020 DIMENSIONAL STANDARDS TABLES

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### 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 dimensions¹		Max lot coverage (%)²	Minimum Setback Requirements (ft)			Max number of principal structures per lot or tract ³	Maximum height of structures (ft)
	Area (sq ft)	Width (ft)		Front	Side	Rear		
<b>R-2A: Two-Family Residential District (larger lot)</b>								
Dwelling, single-family detached	7,200	60	40	20	5	10	1	Principal: 30f, 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	
<b>R-2D: Two-Family Residential District</b>								
Dwelling, single-family detached	6,000	50	40	20	5	10	1	Principal: 30f, 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	
<b>R-2M: Mixed Residential District</b>								
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	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.1	10		

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(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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**21.06.030 MEASUREMENTS AND EXCEPTIONS**

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**D. Height**

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

**a. Purpose**

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

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

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

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

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

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

PASSED AND APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of  
\_\_\_\_\_, 2025.

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Chair

ATTEST:

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Municipal Clerk