

Municipality of Anchorage

MEMORANDUM

DATE: February 3, 2025

TO: Planning and Zoning Commission

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

FROM: *FM* Francis McLaughlin, Senior Planner

SUBJECT: Case 2025-0006, Text Amendments to Correct AO 2023-103(S)aa

Proposal

The Planning Department is requesting approval of text amendments to AMC 21.04: Zoning Districts and AMC 21.06: Dimensional Standard. The purpose of these amendments is to “clean up” code changes made by AO 2023-103(S)aa.

Attachments

1. Draft Assembly Ordinance
2. Departmental and Public Comments
3. AO 2023-103(S)aa

The proposed text amendments are needed to implement the intent of AO 2023-103(S), Three- and Four-Dwelling Developments. The Planning Department’s proposed amendments are time-sensitive because the zoning code is unclear regarding allowed structure height and setbacks in the R-2M district. The following is an explanation of the proposed amendments:

- 1) AO 2023-103(S) changed the R-2M side setback to use both “building area” and “buildable area” in AMC 21.06.020A., *Table of Dimensional Standards: Residential Districts*. The proposed correction would change the wording to “gross floor area” to be consistent. The Assembly sponsor’s intent was to use the term “gross floor area”, which is a term commonly used throughout AMC Title 21. AMC 21.15 defines gross floor area as, “The total horizontal area of all the floors of a building...”
- 2) The proposed amendments shorten and simplify the regulations for the R-2M side setback by making the setback five feet in all the cells in the Table of Dimensional Standards and providing a cross reference to the regulations that may increase the side setback. Currently, the regulation is overly complex. The proposed change to the table would make the regulations easier to understand. This change requires conforming changes to the R-2M district-specific standards in AMC 21.04.020F., *R-2M: Mixed-Residential District*.
- 3) The maximum height of structures in the R-2A and R-2D districts is corrected in this ordinance by removing the cross reference that no longer applies. Also, the

- 3) The maximum height of structures in the R-2A and R-2D districts is corrected in this ordinance by removing the cross reference that no longer applies. Also, the cross reference needs to be added back for the R-2M district.
- 4) This ordinance simplifies one of the R-2M district-specific standards dealing with building height and length. Currently, the standard limits 30-foot-tall buildings, which is the maximum height in the R-2M district, to 150 feet in building length but allows 29-foot-tall buildings to be 180 feet in length. The amendment to this regulation allows all buildings to be 180 feet in length.
- 5) The zoning regulations currently allow multifamily and townhouse developments with less than five dwelling units to have three stories, but some single-family and two-family structures are limited to only 2.5 stories. The proposed amendment removes reference to “multifamily and townhouse”, so that single-family and two-family may also have three stories, which was the intent of AO 2023-103(S)aa.

AMC 21.03.210 Title 21 - Text Amendments

C. Approval Criteria

Text amendments may be approved if the assembly finds that all of the following approval criteria have been met:

- 1. The proposed amendment will promote the public health, safety, and general welfare.**

These amendments promote the general welfare of the people of the Municipality by making technical corrections to AO 2023-103(S)aa. The intent of AO 2023-103(S)aa was to reduce restrictions for building height and setbacks in the R-2A, R-2D, and R-2M districts. The resulting ordinance was long, complex, and had several amendments. The proposed corrections are a needed “clean up” of the resultant code for clarity and consistency.

- 2. The proposed amendment is consistent with the comprehensive plan and the stated purposes of this title.**

These amendments are needed for a workable zoning code, and this is supported by the Comprehensive Plan. These changes clear up confusing sections of the code.

- 3. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.**

These changes are necessary and desirable to implement the intent of AO 2023-103(S)aa, which is to reduce zoning restrictions on residential development in the R-2A, R-2D, and R-2M districts. These amendments promote housing opportunities for all.

Departmental and Public Comment

State and Municipal reviewing agencies have no objections to this ordinance. As of this writing, no public comments have been received.

Department Recommendation

The Department recommends approval of the amendments to AMC Title 21. Attached is the draft ordinance, which amends:

- AMC 21.04: Zoning Districts.
- AMC 21.06: Dimensional Standards and Measurements.

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 created unintended consequences, conflicting code provisions, and eliminated a code cross reference that needs 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

*** *** ***

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.

*** *** ***

(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

*** *** ***

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: 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 | |
| R-2D: Two-Family Residential District | | | | | | | | |
| 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 | |
| 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; AO 2024-102, 1-7-25)

*** *** ***

21.06.030 MEASUREMENTS AND EXCEPTIONS

*** **

D. Height

*** **

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. The site has[IS A MULTIFAMILY AND/OR TOWNHOUSE DEVELOPMENTS WITH] less than five dwelling units.

*** **

(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 3. This ordinance shall become effective immediately upon adoption.

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

Chair

ATTEST:

Municipal Clerk

Departmental and Public Comments

MUNICIPALITY OF ANCHORAGE



Development Services Department

Private Development Division

Mayor Suzanne LaFrance

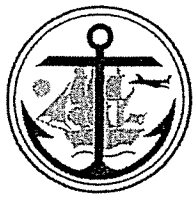
MEMORANDUM

Comments to Planning and Zoning Commission Applications/Petitions

DATE: January 6, 2025
TO: Francis McLaughlin, Senior Planner
FROM: Paul LaFrance, Private Development Engineer
SUBJECT: PZC Case 2025-0006

Case 2025-0006 – Review and Recommendation by Planning and Zoning Commission of 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).

Department Recommendations: The Private Development Division has no objection to the proposed changes.



MUNICIPALITY OF ANCHORAGE

Traffic Engineering Department



MEMORANDUM

RECEIVED

DATE: December 30, 2024 DEC 30 2024

TO: Current Planning Division Supervisor,
Planning Department

THRU: Kristen A. Langley, Traffic Safety Section Supervisor,
Traffic Engineering Department

FROM: Randy Ribble PE, Assistant Traffic Engineer

SUBJECT: 2025-0006 Review and Recommendation by PNZ Commission of an Ordinance amending AMC 21.04 Zoning Districts, 21.06 Dimensional Standards to make technical corrections to Title 21 to address unintended effects of AO 2023-103(S)

Anchorage Alaska

Traffic Engineering recommends approval of these amendments to AMC Title 21. Proposed changes does not impact site access, circulation or parking requirements..

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DEC 30 2024

MEMORANDUM

DATE: December 28, 2024

TO: Elizabeth I. Appleby, AICP, Senior Planner, Current Planning Division,
Municipality of Anchorage Planning Division

Paul Hatcher, Senior Planner, Current Planning Division, Municipality of
Anchorage Planning Division

FROM: Alex Prosak, P.E., Civil Engineer II, Planning Section, AWWU

RE: Zoning Case Comments

Decision date: February 3, 2025

Agency Comments due: January 6, 2024

AWWU has reviewed the materials and has the following comments:

2025-0006 Review and Recommendation by Planning and Zoning Commission of 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).

1. AWWU has no comments or objections to this Review and Recommendation.

If you have any questions pertaining to public water or sewer, please call (907) 786-5694 or send an e-mail to alex.prosak@awwu.biz.





THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Transportation and Public Facilities

Project Delivery and Statewide Planning
Anchorage Field Office

4111 Aviation Avenue
P.O. Box 196900
Anchorage, AK 99519-6900
Main number: 907-269-0520
Fax number: 907-269-0521
Website: dot.state.ak.us

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DEC 18 2024

December 18, 2024

Lori Black and Corliss Kimmel, Office Associate
MOA, Office of Economic and Community Development
Planning Department
P.O. Box 196650
Anchorage, Alaska 99519-6650

[Sent Electronically]

Re: MOA Plat Review

Dear Ms. Black and Ms. Kimmel:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has no comments:

- 2024-0131 – 3202 Arctic Blvd – CUP Warehouse
- 2025-0006 – Title 21 Text Amendments to Correct AO2023-103(S)aa

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following zoning cases and has the following comments:

- 2025-0008 – E 69th Ave Snow Disposal Site Admin Site Plan Review
 - No objection to the proposed site plan
 - No direct access from this lot will be allowed onto Homer Drive.
 - Applicant will need to apply for a ROW permit if any work will required access to DOT&PF right-of-way. ROW permits can be applied for at the DOT&PF ROW ePermits website: <https://dot.alaska.gov/row/Login.po>. A Regional Permit Officer can be reached at 1-800-770-5263 for questions and assistance.

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

If there are any questions regarding these comments please feel free to contact me at (907) 269-0522 or mark.eisenman@alaska.gov.

Sincerely,



Mark Eisenman
Anchorage Area Planner, DOT&PF

cc:

Sean Baski, P.E., Highway Design Group Chief, DOT&PF
Matt Walsh, Property Management Supervisor CR, Right of Way, DOT&PF
Devki Rearden, Engineering Associate, DOT&PF
Anna Bosin P.E, Traffic & Safety Engineer, DOT&PF

Kimmel, Corliss A.

From: Hickok, Tanya S.
Sent: Wednesday, December 18, 2024 12:36 PM
To: Kimmel, Corliss A.; Blake, Lori A.
Cc: Keegan, Taylor H
Subject: RE: 2025-0006 Request for Reviewing Agency Comment

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DEC 18 2024

Hello Ladies,

Anchorage Parks and Recreation has no comment on this proposed Title 21 Text Amendment. Thank you for the opportunity to comment.

Best,
Tanya



Tanya S. Hickok, P.E.
Senior Park Planner / Project Manager
Municipality of Anchorage Parks and Recreation
P 907.343.4135 W www.muni.org/Parks



From: Keegan, Taylor H <taylor.keegan@anchorageak.gov>
Sent: Monday, December 16, 2024 8:10 AM
To: Hickok, Tanya S. <tanya.hickok@anchorageak.gov>
Subject: Fw: 2025-0006 Request for Reviewing Agency Comment

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Friday, December 13, 2024 4:17 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: 2025-0006 Request for Reviewing Agency Comment

Hello all. Attached please find our routing Coversheet for the above referenced Case No. 2025-0006 (T21 Text Amendment), which is scheduled for review and recommendation by the Planning and Zoning Commission at a Public Hearing on 02/03/25. Routing materials can be viewed by clicking on the link below, scrolling to bottom of page and selecting 2025-0006 Reviewing Agency Routing. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake (corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

<https://www.muni.org/CityViewPortal/Planning/Status?planningId=18119>.

Kimmel, Corliss A.

From: Wilson, Karleen K.
Sent: Tuesday, December 17, 2024 1:05 PM
To: Kimmel, Corliss A.; Blake, Lori A.
Subject: 2025-0006 Address Reviewing Agency Comment
Attachments: 2025-0006 Routing Coversheet.pdf

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DEC 17 2024

No comments.

Regards,

Karleen Wilson
Addressing Official
907.343.8168 (desk)
907.343.8466 (shared Addressing)
[Official Address Map](#)

From: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Sent: Friday, December 13, 2024 4:17 PM
Cc: Stewart, Gloria I. <gloria.stewart@anchorageak.gov>
Subject: 2025-0006 Request for Reviewing Agency Comment

Hello all. Attached please find our routing Coversheet for the above referenced Case No. 2025-0006 (T21 Text Amendment), which is scheduled for review and recommendation by the Planning and Zoning Commission at a Public Hearing on 02/03/25. Routing materials can be viewed by clicking on the link below, scrolling to bottom of page and selecting 2025-0006 Reviewing Agency Routing. **PLEASE REMIT COMMENTS EITHER BY MAIL OR EMAIL AS FOLLOWS:** by email to Corliss Kimmel & Lori Blake (corliss.kimmel@anchorageak.gov & lori.blake@anchorageak.gov) or by USPS to the address listed in the upper right hand corner of the Routing Cover Sheet.

<https://www.muni.org/CityViewPortal/Planning/Status?planningId=18119>.



Planning Department
MUNICIPALITY OF ANCHORAGE

Gloria I. Stewart
Senior Planning Technician •
Planning Department
Current Planning Division - Zoning & Platting
Email: gloria.stewart@anchorageak.gov
Phone: (907) 343-7934
4700 Elmore Road, Anchorage, AK 99507
www.muni.org/planning

Kimmel, Corliss A.

From: Farmer, Carolyn H CIV USARMY CEPOA (USA) <Carolyn.H.Farmer@usace.army.mil>
Sent: Monday, December 16, 2024 12:05 PM
To: Kimmel, Corliss A.; Blake, Lori A.
Cc: Stewart, Gloria I.
Subject: RE: 2025-0006 Request for Reviewing Agency Comment
Attachments: 2025-0006 Routing Coversheet.pdf

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[EXTERNAL EMAIL]

DEC 16 2024

Good morning,

The Corps of Engineers (Corps) does not have any specific comments regarding the subject Request for Reviewing Agency Comment.

Department of the Army authorization is required if anyone proposes to place dredged and/or fill material into waters of the U.S., including wetlands and/or perform work in navigable waters of the U.S.

A copy of the DA permit application can be found online at www.poa.usace.army.mil/Missions/Regulatory.

Sample drawings can also be found on our website at

www.poa.usace.army.mil/Portals/34/docs/regulatory/guidetodrawings2012.pdf.

Section 404 of the Clean Water Act requires that a DA permit be obtained for the placement or discharge of dredged and/or fill material into waters of the U.S., including jurisdictional wetlands (33 U.S.C. 1344). The Corps defines wetlands as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Section 10 of the Rivers and Harbors Act of 1899 requires that a DA permit be obtained for structures or work in or affecting navigable waters of the U.S. (33 U.S.C. 403). Section 10 waters are those waters subject to the ebb and flow of the tide shoreward to the mean high water mark, and/or other waters identified by the Alaska District. Aquaculture structures and work would require Section 10 Authorization.

When a property owner proposes construction, they are welcome to submit a preapplication meeting request, a jurisdictional determination request, or a permit application directly to our general mailbox (regpagemaster@usace.army.mil) and it will be assigned a project manager to review. Please feel free to contact our main line if you have any questions or concerns at 907-753-2712.

Sincerely,

Carolyn Farmer



**US Army Corps
of Engineers®**

Carolyn Farmer
Project Manager
North Central Section
U.S. Army Corps of Engineers | Alaska District
Phone 561-785-5634
Email carolyn.h.farmer@usace.army.mil

Kimmel, Corliss A.

From: Walters, Michael S.
Sent: Monday, December 16, 2024 9:49 AM
To: Blake, Lori A.; Kimmel, Corliss A.
Subject: 2025-0006 Request for Reviewing Agency Comments

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DEC 16 2024

ROW has the following comments for case number 2025-0006:

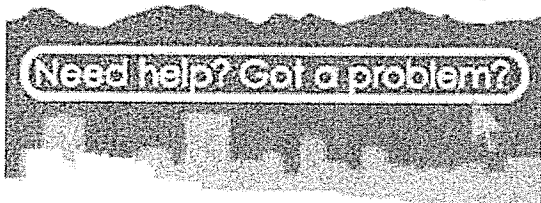
ROW has no comment or objections on the proposed action.

Regards,

Michael S Walters
Senior Plan Reviewer
Right of Way Section
michael.walters@anchorageak.gov
Office: 907-343-8226
Cell: 907-727-7637
Fax: 907-249-7910

#ANCWORKS!

An online tool for Anchorage



AO 2023-103(S)aa

Municipal Clerk's Office
Amended and Approved
Date: December 19, 2023

(S) Submitted by: Assembly Members Volland,
Cross, and Sulte
(S) Prepared by: Legislative Services Office and
Assembly Counsel's Office
(S) Reviewed by: Planning Department, Building
Services Department
Planning and Zoning
Commission
For reading: December 19, 2023

ANCHORAGE, ALASKA
AO No. 2023-103(S), As Amended

1 **AN ORDINANCE OF THE ANCHORAGE ASSEMBLY AMENDING CERTAIN**
2 **PROVISIONS OF ANCHORAGE MUNICIPAL CODE TITLE 21 TO CREATE A**
3 **CLASSIFICATION OF RESIDENTIAL DEVELOPMENT FOR THREE AND FOUR**
4 **DWELLING UNIT CONSTRUCTION; APPLY THE RESIDENTIAL DESIGN**
5 **STANDARDS FOR ONE- AND TWO-FAMILY DWELLINGS TO SUCH**
6 **DEVELOPMENTS; AND CONFORMING CODE AMENDMENTS.**

7
8 **WHEREAS**, with one-third of Alaska's population and nearly half of its jobs in a 100-
9 square-mile area, the Anchorage Bowl is the urban center of an emerging
10 metropolitan region and home to a vibrant community burdened by a housing
11 shortage; and
12

13 **WHEREAS**, in 2022, Alaska built 2.4 new housing units for every 1,000 people, on
14 average. In the same year, the Matanuska-Susitna Valley added 7.0 new housing
15 units and Anchorage only added 1.3 new housing units; and
16

17 **WHEREAS**, the median single family home listing price in Anchorage rose 43% in
18 only three years from \$311,000 in January 2020 to \$446,000 in May 2023,
19 increasing financial barriers for residents who want to become homeowners; and
20

21 **WHEREAS**, the costs of new construction in the Municipality of Anchorage are
22 historically higher than in other local jurisdictions in the state and country, with hard
23 costs from almost \$300 per square foot in Anchorage compared to hard costs of
24 \$120 per square foot in the Lower 48¹; and
25

26 **WHEREAS**, AR 2022-416 identifies actions to alleviate Anchorage's housing
27 shortage and affordability crisis through support of the development of housing
28 across the Municipality and encourages actions that create opportunities for
29 increased and more dense development; and
30

31 **WHEREAS**, the policy principals adopted via AR 2023-260(S) aim to increase the
32 local housing stock and create more diverse, affordable opportunities for home
33 ownership by establishing that the Municipality will work to enact policies that 1)
34 increase the supply of housing for sale, 2) increase the supply of rental housing, 3)
35 increase the proportion of resident-occupied housing, and 4) reduce housing cost
36 burdens on residents; and

¹ Based on housing development analysis by Agnew::Beck, SALT, NeighborWorks Alaska, and ONC,
Housing Alaskans: 2023 Data Takeaways

1
2 **WHEREAS**, the *Anchorage 2040 Land Use Plan (2040 Plan)* assesses the housing
3 and employment needs of current and future Anchorage residents and includes
4 goals, priorities and actions to address those needs; and
5

6 **WHEREAS**, Goal 2 of the *2040 Plan* envisions that “infill and redevelopment meets
7 the housing and employment needs of residents and businesses in Anchorage,”
8 with Policy 2.3 to “remove barriers to desired infill development” and “to promote
9 adaptive reuse of older buildings and compact infill/redevelopment;” and
10

11 **WHEREAS**, Goal 3 of the *2040 Plan* envisions thriving, walkable mixed-use
12 commercial centers within a neighborhood context with “housing affordable to a
13 range of incomes;” and
14

15 **WHEREAS**, Goal 4 of the *2040 Plan* envisions that Anchorage’s neighborhoods
16 provide a range of places to live, meeting the housing needs of residents at all
17 income levels, household sizes, interests, ages, abilities and races and ethnicities,”
18 with Policy 4.2 to “allow and encourage innovative compact housing types and a
19 variety of housing options,” Policy 4.3 to “promote balanced neighborhoods with
20 diverse infill housing,” and Policy 4.4 to “encourage property owners to preserve,
21 rehabilitate, or redevelop properties in ways that minimize housing displacement
22 and maintain affordability, health and safety for residents;” and
23

24 **WHEREAS**, the *2040 Plan* envisions compact mixed residential areas with low
25 density, with the “Compact Mixed Residential – Low” land use designation identified
26 by zones R-2M and R2-D, providing for “a compatible diversity of single-family,
27 attached and multi-family housing choices in the same neighborhood,” at five
28 [EIGHT] to fifteen units per gross acre, with eight or more near Centers or
29 Transit-supportive Development corridors; and
30

31 **WHEREAS**, the *2040 Plan* envisions compact mixed residential areas with medium
32 density, with the “Compact Mixed Residential – Medium” land use designation
33 identified by zones R-2M and R-3, providing for “multi-family and a mix of compact
34 single-family and attached housing,” at ten to thirty units per gross acre, with
35 fifteen or more near Centers or Transit-supportive Development corridors
36 [FIFTEEN TO THIRTY-FIVE UNITS PER GROSS ACRE]; and
37

38 **WHEREAS**, the *2040 Plan* envisions urban residential areas with high density, with
39 the “Urban Residential – High” land use designation identified by zones R-3 and R-
40 4, providing for “urban living opportunities” through “apartment buildings,
41 condominiums and townhouses,” at fifteen to eighty housing units per gross
42 acre, with twenty or more near Centers or transit corridors [THIRTY-FIVE
43 UNITS PER GROSS ACRE]; and
44

45 **WHEREAS**, the R-2M Mixed residential zoning district currently states an
46 intended gross density between five and 15 dwelling units per acre (AMC
47 21.04.020F.1.), but the 2040 Plan includes the R-2M in both designations for
48 Compact Mixed Residential – Low and Compact Mixed Residential – Medium,
49 the latter which has an intended upper density limit of thirty housing units per
50 gross acre, inclusive of the R-2M district; and
51

WHEREAS, the 2018 Housing Survey Report from the Anchorage Economic Development Corporation² reports that only 21 percent of respondents said that they would like to see more large, single-family homes in Anchorage – the bulk of what has been developed for several decades – revealing that this segment may be overbuilt and small high-density or multi-family housing is lacking; and

WHEREAS, the same study revealed that the most attractive housing type to respondents was cottage-style, with 64 percent of respondents wanting more of this type of housing in Anchorage, and that of those surveyed who had attempted to buy a home in the previous three years, 69 percent reported they were unsuccessful because housing was too expensive; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. Anchorage Municipal Code section 21.04.020 is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.04.020 Residential districts.

*** *** ***

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, ~~[small multifamily,]~~ and multifamily dwellings, with gross densities between five and **30** ~~[15]~~ 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, ~~[small multifamily,]~~ 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** ~~[two and a half stories]~~ ~~[30 feet]~~ [TWO AND A HALF STORIES] 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 reduced from ten feet to five feet, provided the building elevation facing the side lot line is:

² Anchorage Economic Development Corporation, 2018 Housing Survey Report

i. No more than 72 feet in length, in order to be compatible in scale to a single-family~~[two-family, or small multifamily]~~ dwelling or duplex [OR DUPLEX]; or

ii. No more than 48 feet in length without a recess in its wall plane, 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.

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 building areas is over 5,000 square feet.

G. *R-3: Mixed residential district.*

1. *Purpose.* The R-3 district is a multifamily residential district with gross densities between 15 and 40 dwelling units per acre, provided, however, that housing allowed in the R-1, R-1A, R-2A, and R-2D are a permitted use. It is intended primarily for ~~[small multifamily,]~~ multifamily and townhouse dwellings characterized by low-rise multistory buildings. It allows a higher percentage of lot coverage than the R-2M zone, while also maintaining the residential living environment with landscaping, private/common open spaces, and other amenities for residents. This district provides greater housing opportunities and efficient use of residential land near commercial, community activity centers, town centers, and areas well served by transit.

*** *** ***

I. *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, ~~[small multifamily,]~~ 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.

*** *** ***

(AO 2012-124(S), 2-26-13; AO No. 2015-100, § 1, 10-13-15 ; AO No. 2017-

176 , § 3, 1-9-18; AO No. 2019-58 , § 2, 5-7-19; AO 2022-36 , § 2, 4-26-22)

Section 2. Anchorage Municipal Code subsection 21.05.030A. is hereby amended to read as follows (*the remainder of the section is not affected and therefore not set out*):

21.05.030 Residential uses: Definitions and use-specific standards.

*** ***

A. *Household living.* This category is characterized by residential occupancy of a dwelling unit by a "household," which is defined in Chapter 21.15. Tenancy is arranged on a month-to-month or longer basis. Common accessory uses include recreational activities, raising of pets, gardens, personal storage buildings, hobbies, and parking of the occupants' vehicles. Specific use types include:

1. *Dwelling, mixed-use.*

a. *Definition.* A dwelling that is located on the same lot or in the same building as a non-residential use, in a single environment in which both residential and non-residential amenities are provided.

b. *Use-specific standards.*

i. Two or more mixed-use dwellings in the same building with a non-residential use constitute a mixed-use development.

ii. Two or more mixed-use dwellings shall comply with the applicable design standards of Section 21.07.110, Residential Design Standards, as determined by the building style.

2. *Dwelling, multifamily.*

a. *Definition.* A residential building or multiple residential buildings comprising **three [five]** [THREE] or more dwelling units on one lot. The definition includes the terms "apartment" or "apartment building."

b. *Use-specific standards.*

i. Multifamily developments that consist of **five** [THREE] or more units in one building shall comply with subsection 21.07.110C., standards for multifamily residential, except as provided in subsection b.iii. below.

ii. Dwellings with single-family style and two-family style construction in multifamily developments, **and multifamily and townhouse developments with less than five units, [except those with four units or fewer]** shall comply with the residential design standards in subsection 21.07.110D., **Standards for Some Single-Family and Two-Family Residential Structures and Multifamily Developments With Less Than Five Units.**

iii. Dwellings with townhouse style construction **with five or more units [except those with four units or fewer]** in multifamily developments shall comply with

subsection 21.07.110C., standards for multifamily and townhouse residential.

*** *** ***

6. *Dwelling, two-family.*

- a. *Definition.* One detached building on one lot designed for and constituting two dwelling units. The definition includes the term "duplex."
- b. *Use-specific standard.* Two-family dwellings constructed after January 1, 2014 shall comply with the applicable residential design standards in Section 21.07.110, Residential Design Standards.

~~7. Dwelling, small multifamily.~~

- ~~a. Definition. One or more detached residential buildings not exceeding three stories, with two to four dwelling units on one lot.~~
- ~~b. Use-specific standard. Small multifamily dwellings shall comply with the applicable residential design standards in Section 21.07.110, Residential Design Standards.]~~

~~7[8][7]. Dwelling, mobile home.~~

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2014-58, § 1, 5-20-14; AO No. 2015-133(S), § 4, 2-23-16 ; AO No. 2017-160 , § 1, 12-19-17; AO No. 2018-118 , § 2, 1-1-19; AO No. 2020-23 , § 2, 3-10-20; AO No. 2020-24 , § 1, 3-10-20)

Section 3. Anchorage Municipal Code subsection 21.05.010E., *Table of Allowed Uses*, is not amended by this ordinance [HEREBY AMENDED TO READ SHOWN IN EXHIBIT A, ATTACHED HERETO].

Section 4. Anchorage Municipal Code section 21.06.020B.A., Table 21.06-1 Table of Dimensional Standards - Residential Districts, is hereby amended to read shown in Exhibit B.Rev1, attached hereto.

Section 5. [New AO section in the (S) version] Anchorage Municipal Code section 21.06.030C. is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

21.06.030 - Measurements and exceptions.

*** *** ***

C. **Setbacks.**

*** *** ***

2. Projections into required setbacks. The following structures or features may project into required front, side, or rear setbacks as specified in this subsection:

*** *** ***

- I. Primary Front Setback Encroachments. A single-family or two-family dwelling, or multifamily and townhouse construction with less than five units, 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.

*** *** ***

D. Height

*** *** ***

7. Three-Story Entitlement in R-2A, R-2D, and R-2M Zoning Districts

a. Purpose

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

b. Three-story Entitlement on Large or Transitional Sites

Development sites that meet one or more of criteria i. to iv[III], 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); **[OR]**
- iii. The site is adjacent only to non-residential or three-story residential uses; or
- iv. The site is multifamily and/or townhouse developments with less than five units.

*** *** ***

(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; AO 2023-77, § 10, 7-25-23)

Section 6[5]. Anchorage Municipal Code Chapter 21.07 is hereby amended to read as follows (*the remainder of the chapter is not affected and therefore not set out*):

**Chapter 21.07 DEVELOPMENT AND DESIGN STANDARDS (NEW
CODE - Effective January 1, 2014)**

*** *** ***

21.07.030 Private open space.

*** *** ***

C. *Exemptions.* The following are exempt from the private open space requirement:

1. Single-family, two-family, [small] multifamily dwellings with less than five units, mobile home, and townhouse residential uses;

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 4(Exh. B), 10-13-15 ; AO No. 2017-176 , § 8, 1-9-18; AO No. 2020-38 , § 8, 5-28-20; AO 2023-77, § 10, 7-25-23)

21.07.040 Drainage, storm water treatment, erosion control, and prohibited discharges.

*** *** ***

F. *Snow storage and disposal.*

*** *** ***

2. *Applicability.* Except where stated otherwise, all existing and new uses with on-site surface areas to be plowed for motorized vehicle access or parking shall comply with this section. For example, this includes surface areas such as parking spaces, circulation and parking aisles, associated driveways, queuing lanes, emergency vehicle access lanes, loading areas, tractor trailer areas, and vehicle sales and display areas. The following uses and surfaces are exempt:

- a. Single-family, two-family, *three-unit* [small] [THREE-UNIT] multifamily [dwellings with less than five units], townhouse, and mobile home dwellings on individual lots;
- b. Snow disposal sites subject to subsection 21.05.060 E.8.; and
- c. Ice-free (snow-melting) surfaces and/or covered surfaces.

*** *** ***

(AO 2012-124(S), 2-26-13; AO No. 2015-100, § 5, 10-13-15 ; AO No. 2021-89(S) , § 21, 2-15-22)

*** *** ***

[NOTE: Subsection 21.07.080F.4.b. is newly added to the (S) version, with only the amendments to its current text indicated by legislative drafting markup.]

21.07.080 - Landscaping, screening, and fences.

*** *** ***

F. *General landscaping requirements and standards.*

*** *** ***

4. *Installation of landscaping.*

*** *** ***

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 and multifamily and townhouse developments with less than five units on individual lots, and lots less than 10,000 square feet 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.

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-82, § 4, 7-28-15 ; AO No. 2017-55 , § 11, 4-11-17; AO No. 2017-160 , § 4, 12-19-17; AO No. 2020-11 , § 2, 2-25-20; AO No. 2020-38 , § 8, 5-28-20; AO No. 2020-93 , § 2, 10-1-20; AO No. 2020-133, § 1, 1-14-21; AO No. 2021-89(S) , §§ 11, 21, 2-15-22)

*** *** ***

21.07.110 Residential design standards.

*** *** ***

C. *Standards for multifamily and townhouse residential.*

*** *** ***

2. *Applicability.* These standards apply to:

- a. Any multifamily or townhouse development with five or more units [STRUCTURE (][five] [THREE] [OR MORE UNITS)]; and
- b. The residential portion of a mixed-use structure[;
- c. **ANY TOWNHOUSE DEVELOPMENT;**
- d. **ANY TOWNHOUSE-STYLE STRUCTURE, INCLUDING ANY ATTACHED SINGLE-FAMILY,] [OR] [TWO-FAMILY][, or small multifamily] [USE THAT IS CONSTRUCTED IN TOWNHOUSE-STYLE].**

This section does not apply in Girdwood or the DT districts.

*** *** ***

- D. *Standards for some single-family and [,] [AND] two-family[, and small multifamily] residential structures [uses] [STRUCTURES], and Multifamily and Townhouse Developments with Less Than Five Units.*

1. *Applicability.* The standards of this subsection D. apply to the developments listed below that are constructed after January 1, 2014. This section does not apply to dwellings constructed prior to January 1, 2014, accessory dwelling unit uses, or in Girdwood or the DT districts.
 - a. Any single-family use except for single-family residential uses on lots of 20,000 square feet or greater.
 - b. Any two-family ~~[small-multifamily]~~ [TWO-FAMILY] use that is [NOT CONSTRUCTED IN TOWNHOUSE-STYLE AND IS] on a lot less than 20,000 square feet.
 - c. Any multifamily use with single-family or two-family style construction with less than five units.
 - d. Multifamily and townhouse developments with less than five units.
2. *Mix of housing models.* Any subdivision or development of five or more principal structures ~~[buildings]~~ [UNITS] shall have a mix of housing models, as determined during the building permit process, according to Table 21.07-10. This applies to abutting or adjacent lots.

TABLE 21.07-10 MIX OF HOUSING MODELS

| Number of <u>principal structures</u> [buildings] [UNITS] | Number of different models required |
|---|-------------------------------------|
| 5—10 | 2 |
| 11—20 | 4 |
| 21—30 | 5 |
| 31 or more | 6 |

*** *** ***

E. *Site design.*

*** *** ***

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.*

This section applies to the development of **five [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, or to developments in the R-4A district, **or to developments of two to four principal residential structures.**

c. Review process.

i. Multiple residential structures on a single lot are permitted in the **[R-2A, R-2D,]** R-2M, R-3, R-3A, R-4, R-4A, **[R-5, R-6,]** B-1B, B-3, and RO districts.

iii. Applicable developments with between **five [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.

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-36, §§ 8, 9, 5-14-15 ; AO No. 2015-100, § 8(Exh. C), 10-13-15 ; AO No. 2016-34(S), § 2, 4-12-16 ; AO No. 2016-136am , § 5, 1-1-17; AO No. 2017-160 , § 5, 12-19-17; AO No. 2017-176 , § 9, 1-9-18; AO No. 2018-59 , § 2, 7-31-18; AO No. 2020-38 , § 8, 5-28-20; AO No. 2021-89(S) , §§ 14, 21, 2-15-22; AO No. 2022-80(S) , § 2, 11-22-22; AO No. 2023-30 , § 1, 3-22-23; AO 2023-42, 8-22-23; AO 2023-50, § 2, 7-11-2023; AO 2023-77, § 14, 7-25-23)

*** *** ***

Section 7[6]. This ordinance shall be effective **January 1, 2024** [IMMEDIATELY UPON PASSAGE AND APPROVAL BY THE ASSEMBLY].

PASSED AND APPROVED by the Anchorage Assembly this 19th day of December, 2023.

Christopher Constant

Chair

ATTEST:

Joan King

Municipal Clerk

Exhibit B.Rev1: AO 2023-103(S) for 3 and 4 Dwelling Unit Construction

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 Area (sq ft) | Width (ft) | Max lot coverage (%) | Front | Side | Rear | Max number of principal structures per lot or tract ² | Maximum height of structures (ft) | |
| *** *** | | | | | | | | | |
| R-2A: Two-Family Residential District (larger lot) | | | | | | | | | |
| Dwelling, single-family detached | 7,200 | 60 | 40 | 20 | 5 | 10 | 1 | Principal: 30, <u>not to exceed two and one-half stories, except where three stories are allowed per 21.06.030D.7.</u> [, NOT TO EXCEED TWO AND ONE-HALF STORIES, EXCEPT WHERE THREE STORIES ARE ALLOWED PER 21.06.030D.7.] | Accessory garages/carports: 25 |
| 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 | | |

(Supp. No. Ma 80)

Created: 2023-05-23 17:17:44 [EST]

Exhibit B.Rev1: AO 2023-103(S) for 3 and 4 Dwelling Unit Construction

| | | | | | | | | | | Other accessory: 12 |
|--|-------|------------------------|----|----|--|----|-----|--|--|---|
| R-2D: Two-Family Residential District | | | | | | | | | | |
| Dwelling, single-family detached | 6,000 | 50 | 40 | 20 | 5 | 10 | 1 | | | Principal: 30, <u>not to exceed two and one-half stories, except where three stories are allowed per 21.06.030D.7.], NOT TO EXCEED TWO AND ONE-HALF STORIES, EXCEPT WHERE THREE STORIES ARE ALLOWED PER 21.06.030D.7.]</u> 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, <u>except where total building area is over 5,000 square feet, in which case 10</u> | 10 | 1 | | | Principal: 30, <u>not to exceed two and one-half stories, except where three stories are allowed per 21.06.030D.7.]</u> |

Exhibit B.Rev1: AO 2023-103(S) for 3 and 4 Dwelling Unit Construction

| | | | | | | | | |
|---|---|------------------------|----|----|---|----|---|---|
| Dwelling, <u>two-family</u> [<u>small multifamily</u>] [TWO-FAMILY] | 6,000 | 50 | 40 | 20 | 5, except where total building area is over 5,000 square feet, in which case 10 | 10 | 1 | [, 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, single-family attached | 3,000 | 35 (40 on corner lots) | 40 | 20 | N/A on common lot line; otherwise 5, 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, except where total building area is over 5,000 square feet, in which case 10 | 10 | 1 | |
| Dwelling, multifamily (<u>up to 8 units permitted per building</u>) | <u>6,000</u> [8,500] + 2,300 for every unit over <u>4</u> [5] [3] | 50 | 40 | 20 | 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 21.07.110 F.2. | |
| Dwelling, multifamily, with single- or two-family style | 3,000 per unit | 50 | 40 | 20 | 10, except 5 where total buildable area is 5,000 square feet or less, or | 10 | | |

Exhibit B.Rev1: AO 2023-103(S) for 3 and 4 Dwelling Unit Construction

| construction of multiple buildings on a lot | | | | | | where 5 is allowed as provided in 21.04.020F.2.c. | | |
|---|---|------------------------|---------------|---------------|---|---|---|------------------|
| All other uses | 6,000 | 50 | 40 | 20 | 5 | 10 | | |
| R-3: Mixed Residential District | | | | | | | | |
| Dwelling, single-family attached | 3,000 | 35 (40 on corner lots) | 40 | 20 | N/A on common lot line; otherwise 5 | 10 | 1 | 35 |
| Dwelling, single-family detached | 6,000 | 50 | 40 | 20 | 5 | 10 | 1 | 35 |
| Dwelling, townhouse | 2,000 | 20 (30 on corner lots) | 60 | 20 | N/A on common lot line; otherwise 5 | 10 | 1 | 35 |
| Dwelling, two-family | 6,000 | 50 | 40 | 20 | 5 | 10 | 1 | 35 |
| Dwelling, small multifamily | 6,000 | 50 | 60 | 10 | 5 | 10 | | [45'] |
| Dwelling, multi-family, three or more units | 6,000 + 1,000 for every unit over 4 units | 50 | 40 | 10 | 5, unless the abutting lot has a lower-density residential zoning, in which case 10 | 10 if abutting an alley; otherwise 20 | More than one principal structure may be allowed on any lot or tract in accordance with | 45 ⁴ |

Exhibit B.Rev1: AO 2023-103(S) for 3 and 4 Dwelling Unit Construction

| | | | | | | | | |
|---|------------------|------------------------|---------------|--|-------------------------------------|---|--|-----------------|
| All other uses | 6,000 | 50 | 40 | 20 | 10 | 20 | subsection 21.07.110F.2. | 45 |
| R-4A: Multifamily Residential Mixed-Use District | | | | | | | | |
| Dwelling, townhouse | 2,000 | 20 (30 on corner lots) | 60 | Min: 10 Max: 20 ⁵ A minimum of 50% of the front building elevation shall be within the maximum front setback (see 21.06.030 C.5.) | N/A on common lot line; otherwise 5 | 15 if adjacent to a residential district (except R-4 or R-4A); otherwise 10 | More than one principal structure may be allowed on any lot or tract in accordance with subsection 21.07.110F.2. | 35 |
| Dwelling, mixed-use | 6,000 | 50 | 75 | | | | | 70 ⁶ |
| [Dwellings] small multifamily | 6,000 | 50 | 75 | | | | | 75 |
| Dwelling, multi-family | 6,000 | 50 | 75 | | | | | |
| All other uses | 6,000 | 50 | 75 | | | | | 75 |
| *** | *** | *** | *** | | | | | |

*** *** ***

(AO 2012-124(S), 2-26-13; AO 2013-117, 12-3-13; AO No. 2015-100, § 2(Exh. A), 10-13-15; AO No. 2016-71, § 1, 6-21-16; AO No. 2017-160, § 3, 12-19-17; AO No. 2017-176, § 6, 1-9-18; AO No. 2018-43(S), § 3(Exh. B), 6-12-18; AO No. 2019-11, § 4, 2-12-19; AO No. 2019-58, § 3, 5-7-19; AO No. 2020-38, § 7, 5-28-20; AO No. 2021-89(S), § 9, 2-15-22; AO No. 2022-36, § 3, 4-26-22; AO 2023-77, §)